



**City of Maple Ridge**

# **PUBLIC HEARING**

**January 19, 2021**

CITY OF MAPLE RIDGE

PUBLIC HEARING AGENDA

January 19, 2021

7:00 pm

Virtual Online Meeting including Council Chambers

*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.*

*For virtual public participation register by going to [www.mapleridge.ca/640/Council-Meetings](http://www.mapleridge.ca/640/Council-Meetings) and clicking on the meeting date.*

*Note: This Agenda is also posted on the City's Website at [www.mapleridge.ca/AgendaCenter](http://www.mapleridge.ca/AgendaCenter) (see: Public Hearing)*

- 1) **2020-327-RZ**  
**Removal of Owner Occupancy Requirement for Secondary Suites and Detached Garden Suites**

**Maple Ridge Zone Amending Bylaw No. 7674-2020**

To remove the owner occupancy requirement for those properties on which secondary suites and detached garden suites may be located.

**The current application is to remove the owner occupancy requirement for those properties on which secondary suites and detached garden suites may be located.**

- 2) **2020-389-RZ**  
**Temporary Use Permits**

**Maple Ridge Official Community Plan Amending Bylaw No. 7685-2020**

To designate the entire City as a Temporary Use Permit Area, and thus removing the requirement to amend the Official Community Plan for each Temporary Use Permit application.

**The current application is to designate the entire City as a Temporary Use Permit Area, and thus removing the requirement to amend the Official Community Plan for each Temporary Use Permit application.**

- 3) **2019-064-RZ**  
**11045 Cameron Court**  
Lot 32 Section 10 Township 12 New Westminster District Plan 66748

**Maple Ridge Zone Amending Bylaw No. 7551-2019**

To rezone from RS-2 (One Family Suburban Residential) to RS-1d (One Family Urban (Half Acre) Residential) zone utilizing the Albion Area Density Bonus provision to allow the development of RS-1b (One Family Urban (Medium Density) Residential) sized single family lots of less than 2000m<sup>2</sup> and not less than 557m<sup>2</sup>.

**The current application is to permit a future subdivision of six (6) lots utilizing the Albion Area Density Bonus provisions.**

- 4) **2020-362-RZ**  
**11300 Pazarena Place**  
Lot C District Lots 402 and 403 Group 1 New Westminster District Plan EPP79514

**Maple Ridge Official Community Plan Amending Bylaw No. 7678-2020**

To re-designate the Urban Residential designated portion of the subject site to Commercial.

**Maple Ridge Zone Amending Bylaw No. 7679-2020**

To rezone the RM-1 (Townhouse Residential) zoned portion of the subject site to C-1 (Neighbourhood Commercial) so that the entire subject site has the same C-1 zoning.

**The current application is to re-designate a portion of the subject site from Urban Residential to Commercial within the Official Community Plan and rezone this portion from RM-1 (Townhouse Residential) to C-1 (Neighbourhood Commercial).**

- 5) **2018-243-RZ**  
**21963 Dewdney Trunk Road, an unaddressed lot on 220 Street and 12029 220 Street**  
Lot 1 District Lot 396 Group 1 New Westminster District Plan 15883  
Lot 2 District Lot 396 Group 1 New Westminster District Plan 15883  
Lot 3 District Lot 396 Group 1 New Westminster District Plan 15883

**Maple Ridge Zone Amending Bylaw No. 7484-2018**

To rezone from RS-1 (One Family Urban Residential) to RM-5 (Low Density Apartment Residential).

**The current application is to permit construction of approximately twelve (12) townhouse units.**

## **CITY OF MAPLE RIDGE**

### **NOTICE OF VIRTUAL ONLINE PUBLIC HEARING INCLUDING COUNCIL CHAMBERS**

**TAKE NOTICE THAT** a virtual online Public Hearing, including Council Chambers, will be held in the Council Chamber of the City Hall, 11995 Haney Place, Maple Ridge, North-East corner entrance, at 7:00 p.m., Tuesday, January 19, 2021.

For virtual public participation register by going to [www.mapleridge.ca/640/Council-Meetings](http://www.mapleridge.ca/640/Council-Meetings) and clicking on the meeting date.

The Public Hearing Agenda and full reports are posted on the City's Website at [www.mapleridge.ca/AgendaCenter](http://www.mapleridge.ca/AgendaCenter) (see: Public Hearing).

This Public Hearing is held in order to consider the following bylaws:

- 1) **2020-327-RZ  
Removal of Owner Occupancy Requirement for Secondary Suites and Detached Garden Suites**

**Maple Ridge Zone Amending Bylaw No. 7674-2020**

To remove the owner occupancy requirement for those properties on which secondary suites and detached garden suites may be located.

**The current application is to remove the owner occupancy requirement for those properties on which secondary suites and detached garden suites may be located.**

- 2) **2020-389-RZ  
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To designate the entire City as a Temporary Use Permit Area, and thus removing the requirement to amend the Official Community Plan for each Temporary Use Permit application.

**The current application is to designate the entire City as a Temporary Use Permit Area, and thus removing the requirement to amend the Official Community Plan for each Temporary Use Permit application.**



3)

**2019-064-RZ**

**11045 Cameron Court**

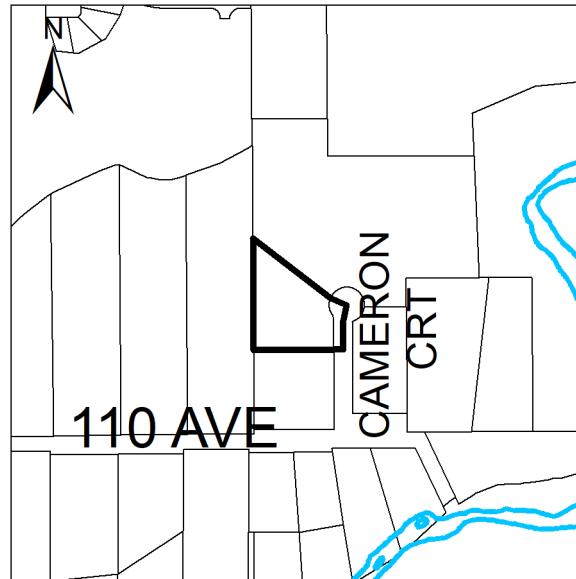
Lot 32 Section 10 Township 12 New Westminster District Plan 66748



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**The current application is to permit a future subdivision of six (6) lots utilizing the Albion Area Density Bonus provisions.**



4a)

**2020-362-RZ**

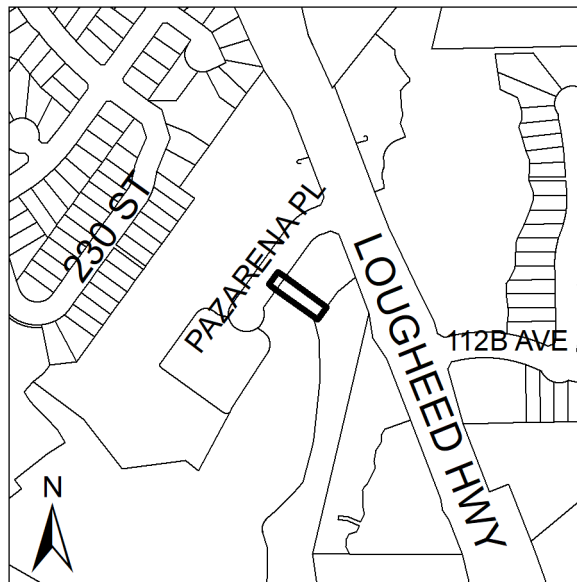
**11300 Pazarena Place**

Lot C District Lots 402 and 403 Group 1 New Westminster District Plan EPP79514



**Maple Ridge Official Community Plan Amending Bylaw No. 7678-2020**

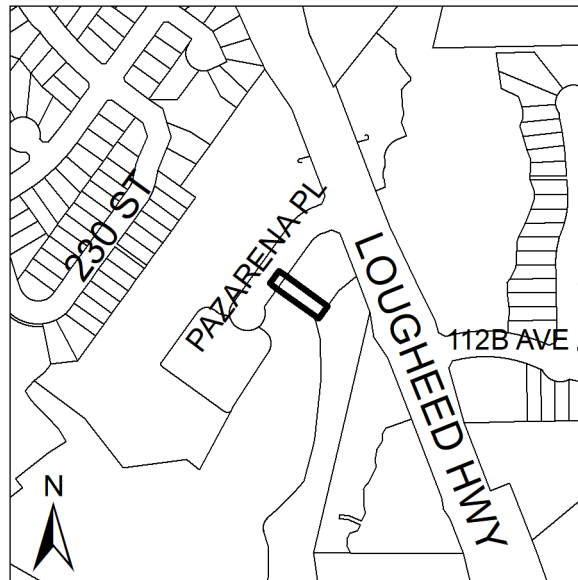
To re-designate the Urban Residential designated portion of the subject site to Commercial.



**4b) Maple Ridge Zone Amending Bylaw No. 7679-2020**

To rezone the RM-1 (Townhouse Residential) zoned portion of the subject site to C-1 (Neighbourhood Commercial) so that the entire subject site has the same C-1 zoning.

The current application is to re-designate a portion of the subject site from Urban Residential to Commercial within the Official Community Plan and rezone this portion from RM-1 (Townhouse Residential) to C-1 (Neighbourhood Commercial).



5)

**2018-243-RZ**

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Lot 1 District Lot 396 Group 1 New Westminster District Plan 15883

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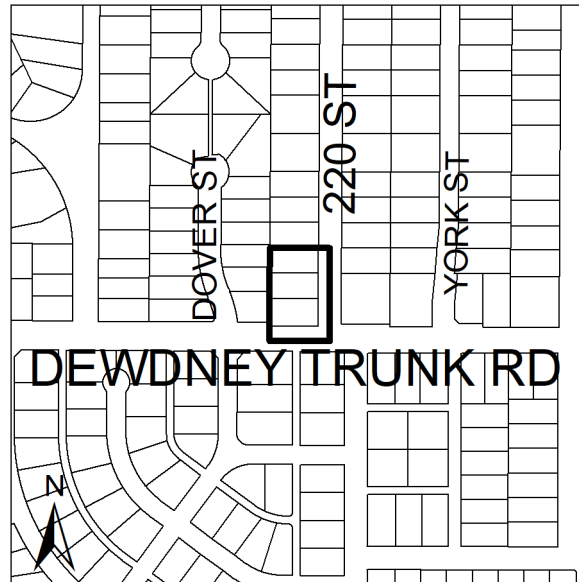
Lot 3 District Lot 396 Group 1 New Westminster District Plan 15883



**Maple Ridge Zone Amending Bylaw No. 7484-2018**

To rezone from RS-1 (One Family Urban Residential) to RM-5 (Low Density Apartment Residential).

The current application is to permit construction of approximately twelve (12) townhouse units.



**AND FURTHER TAKE NOTICE** that a copy of the aforesaid bylaws and copies of staff reports and other information considered by Council to be relevant to the matters contained in the bylaws are available for viewing on the City's Land Development Viewer site at:

<https://gis.mapleridge.ca/LandDevelopmentViewer/LandDevelopmentViewer.html>

During the COVID-19 health emergency it is important to ensure that our democratic processes continue to function and that the work of the City remains transparent for all citizens. As authorized by Ministerial Order No. 192, the Public Hearing pertaining to the aforesaid bylaws will be conducted virtually using the link set out below. Attendance and participation virtually is encouraged, however, limited opportunities to attend and participate in-person will also be provided.

**ALL PERSONS** who believe themselves affected by the above-mentioned bylaws shall be afforded a reasonable opportunity to be heard at the Public Hearing before Council on the matters contained in the bylaws. Please note that all written submissions provided in response to this notice will become part of the public record which includes the submissions being made available for public inspection.

**These are the ways to participate:**

- **Virtually, by going to:** [www.mapleridge.ca/640/Council-Meetings](http://www.mapleridge.ca/640/Council-Meetings) and clicking on the meeting date to register. When registering you will be asked to give your name and address, to give Council your proximity to the land that is the subject of the application. We ask that you have your camera on during the Public Hearing;
- **Attendance in person by pre-registering** with the Corporate Officer at [snichols@mapleridge.ca](mailto:snichols@mapleridge.ca) **by 12:00 Noon, Tuesday, January 19, 2021.** Please provide your name, address, and phone number as well as the item you wish to speak to. Due to restrictions under Provincial Health Orders, in-person attendance will be limited, and registrations will be assigned on a first come basis. **Persons who have not pre-registered will not be permitted to attend or to speak in person at the Public Hearing.**
- **Submitting correspondence** prior to the Public Hearing to the Corporate Officer **by 12:00 Noon, Tuesday, January 19, 2021 (quoting file number)** via drop-box at City Hall or by mail to 11995 Haney Place, Maple Ridge, V2X 6A9; or,
- **Emailing correspondence** to [clerks@mapleridge.ca](mailto:clerks@mapleridge.ca) to the attention of the Corporate Officer, **by 12:00 Noon, Tuesday, January 19, 2021 (quoting file number).**

Dated this 6<sup>th</sup> day of January, 2021.

Stephanie Nichols  
Corporate Officer

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**MEETING DATE:** November 17, 2020  
**FILE NO:** 2020-327-RZ  
**MEETING:** C o W

**SUBJECT:** Removal of the Owner Occupancy Requirement for Secondary Suites and Detached Garden Suites  
First and Second Reading  
Zone Amending Bylaw No. 7674-2020; and  
First, Second and Third Reading  
Business Licencing and Regulation Amending Bylaw No. 7675-2020

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#### **EXECUTIVE SUMMARY:**

At the July 14, 2020 Council Workshop, staff presented an approach to expand housing choice and encourage more rental units, while also implementing mechanisms for ensuring accountability on the part of property owners. During this meeting, staff also proposed the permanent removal of the owner occupancy requirement for secondary suites and detached garden suites. The owner occupancy requirement has not been in force since Council passed a resolution for abeyance on May 7, 2019, which Council subsequently renewed at the June 25, 2019 and the July 14, 2020 Council Workshops. Staff also proposed, as an accountability mechanism, a Good Neighbour Agreement that would become a condition of a business licence for properties with two or more rental units.

From the July 14, 2020 meeting, Council directed staff to prepare a Zoning Bylaw amendment, to remove the owner occupancy requirement for secondary suites and detached garden suites and to also prepare Business Licencing and Regulation Bylaw amendments, to require the Good Neighbour Agreement as a condition of a Business Licence for rental units.

It is anticipated that the removal of owner occupancy requirement will have a positive impact on the number of registered suites in Maple Ridge. Additionally, implementation of the proposed Good Neighbour Agreement and changes to the Business Licence Bylaw will enable the City to suspend or cancel a rental Business Licence if the Licensee or the tenant have continually disregarded City Bylaws.

Maple Ridge's Housing Action Plan describes housing options has a continuum and suggests that residents should have the opportunity to move across the housing continuum and find housing that is most appropriate and best suited to their needs and circumstances. The creation of rental housing is recognized as assisting in the establishment of housing along the continuum. Tenants in affordable housing or transitional house may move into market rental units, thus opening up space along non-market end of the continuum.

The purpose of this report is to bring forward the two separate amending bylaws that will: 1) Remove the owner occupancy requirement for secondary suites and detached garden suites from the Zoning Bylaw 3510 – 1985 (Appendix A); and 2) Implement a Good Neighbour Agreement, as a condition of the Business Licencing and Regulation Bylaw No. 6815-2011, for property owners who will require a Business Licence if they are renting two or more rental units on the property (Appendix B).

## RECOMMENDATION:

1. That Zone Amending Bylaw No. 7674-2020 be given first and second reading and be forwarded to Public Hearing;
2. That Business Licencing and Regulation Amending Bylaw No. 7675-2020 be given first, second and third reading and be held for final reading until Zone Amending Bylaw No. 7674-2020 is brought forward for final reading;
3. That the owner occupancy requirement covenant for secondary suites and detached garden suites may be discharged from Certificate of Title once Zone Amending Bylaw No. 7674-2020 and Business Licencing and Regulation Amending Bylaw No. 7675-2020 are adopted;
4. That enforcement of the owner occupancy requirement continue to be held in abeyance until Zone Amending Bylaw No. 7674-2020 and Business Licencing and Regulation Amending Bylaw No. 7675-2020 are adopted; and
5. That Policy 6.14 “Secondary Suites” and Policy 6.15 “Secondary Suites Guidelines for Exclusion” be repealed.

## 1.0 BACKGROUND:

### a) History

The review of current regulations for secondary suites and detached garden suites has been underway since Council directed staff to explore opportunities to expand housing choice and encourage more rental units, while also implementing mechanisms for ensuring accountability on the part of property owners.

At the September 17, 2019 Council Workshop, Council expressed interest in removing the owner occupancy requirement and creating a Good Neighbour Agreement that could be designed to increase the level of accountability for property owners with rental units who do not reside on the same property. As discussed in the September 17, 2019 report, a Good Neighbour Agreement would be created as a condition of obtaining a Business Licence for property owners with two or more rental units.

Most recently, at the July 14, 2020 Council Workshop, the process and impacts of removing the owner occupancy requirement for secondary suites and detached garden suites and implementing the accountability mechanism of a Good Neighbour Agreement was presented. At this meeting, Council passed the following resolution:

*That staff be directed to prepare amendments to the Business Licencing and Regulation Bylaw to require the Good Neighbour Agreement as a condition of a Business Licence for rental units; and*

*That staff be directed to prepare amendments to the Zoning Bylaw to remove the owner occupancy requirement for secondary suites and detached garden suites; and further*

*That enforcement of the owner occupancy requirement continue to be held in abeyance until the Zoning Bylaw and Business Licencing and Regulation Bylaw amendments are adopted by Council.*

During the July 14<sup>th</sup> meeting, staff also noted that the Good Neighbour Agreement template would be presented at the same time as the amending bylaws for Council's review, but would not form part of the bylaw amendment.

#### **b) Current Zoning Bylaw Regulations**

Under current Zoning Bylaw requirements, property owners with a secondary suite or a detached garden suite must reside on the site, either within the principal dwelling unit or the Accessory Dwelling Unit (ADU). Final occupancy of a secondary suite or detached garden suite is not approved until Restrictive Covenants are registered on the property title confirming that the property owner will reside on the site and provide one onsite parking space for the occupant(s). Restrictive Covenants are a regulatory tool (provided through the *Local Government Act*) that runs with the land and remains on title if the property is sold and it then applies to all subsequent owners.

#### **c) Policy Housekeeping**

Staff is recommending that Policy 6.14 and 6.15 be repealed as these two Council policy's, which were approved twenty years ago when the secondary suites program was initially permitted through the Zoning Bylaw, are outdated with respect to current Maple Ridge policies and programs.

The conditions within Policy 6.14 are duplicated within the existing Zoning Bylaw 3515-1985 and are also within the anticipated Zoning Bylaw 7600-2019. Additionally, should Council adopt Zone Amending Bylaw No. 7674-2020, which removes the owner occupancy requirement within the Zoning Bylaw, this Policy will contradict the Zoning Bylaw.

Policy 6.15 provides criteria for applications from property owners to amend the Zoning Bylaw to prohibit secondary suites within a neighbourhood. When the secondary suite program began, Council wanted neighbourhoods to have the ability to be identified in the Zoning Bylaw as areas where secondary suites are not permitted. To date, no neighbourhoods have prohibited secondary suites within the Zoning Bylaw and, as mentioned above, it is an outdated approach as it contradicts Maple Ridge housing policies and the Housing Action Plan.

## **2.0 DISCUSSION:**

The removal of the owner occupancy requirement is likely to have a positive impact on the number of registered suites in Maple Ridge and the mechanism of a Good Neighbour Agreement will enable the City to suspend or cancel a rental Business Licence if the Licensee or the tenant have continually disregarded City Bylaws.

The existing owner occupancy requirement has not been enforced since a Council resolution was passed, on May 7, 2019, to hold the owner occupancy requirement in abeyance. Council renewed this abeyance resolution at the June 25, 2019 and July 14, 2020 Council Workshops. With Council direction, received July 14, 2020, to proceed with bylaw amendments for an accountability mechanism for rental units and removal of the City's owner occupancy requirement, it is timely to bring the standing abeyance resolution to a conclusion. Continuing to not enforce sections of the bylaw could become problematic and cause frustration among residents. If a complaint is submitted, it could be seen that those who are non-compliant with the bylaw are facing no consequences and



cause frustration among those who are compliant with the bylaw. Also, the lack of enforcement on this part of the bylaw can cause confusion around secondary suite and detached garden suite requirements.

## **2.1 Zone Amending Bylaw No. 7674-2020**

The Zone Amending Bylaw No. 7674-2020 in Appendix A removes the owner occupancy regulatory requirement that has been in effect since 1999 for secondary suites and 2008 for detached garden suites. The removal of the owner occupancy requirement will help facilitate an increase in registered secondary suites within the City as well as create clarity around secondary suite and detached garden suite requirements. If Council pursues the removal of the owner occupancy requirement, abeyance of enforcement will continue until after Zone Amending Bylaw No. 7600-2019 receives final reading.

Covenants requiring that the registered owner must reside on the lot when there is either a secondary suite or detached garden suite will be discharged from title. These covenants will be removed at the owners request as consent from the property owner is required to discharge a covenant on title.

## **2.2 Business Licencing and Regulation Amending Bylaw No. 7675-2020**

The Business Licencing and Regulation Amending Bylaw No. 7675-2020 in Appendix B introduces a Good Neighbour Agreement as a condition of a Business Licence for properties that have two or more rental units on a property. The Amending Bylaw adds other regulations for the Residential Dwelling Unit Lessor that mirror the conditions within the Good Neighbour Agreement in order to increase clarity.

The bylaw also clarifies the existing role of the “Property Manager” and creates a new definition for “Residential Dwelling Unit Lessor” that correlates with the language used in the Good Neighbour Agreement template. The amending bylaw definition amendments are proposed as follows:

***“Property Manager”** means a person or business hired to manage the day to day operations of a commercial property for a fee.*

***“Residential Dwelling Unit Lessor”** means a person that rents or leases or offers to rent or lease two or more Dwelling Units to other persons.*

The business licence fee for rental units will not change from the existing \$110 and will continue to be charged upon first receiving a licence and annually for renewal. However, a one-time Application Review fee of \$500 is proposed to be added to the fee schedule. It is proposed that this application fee will be waived for one year after adoption of the amending bylaw in order to incentivize property owners to come forward and register their secondary suites and receive a business licence before the one year grace period is up. After year one, the \$500 application fee will help offset staff resource costs for inspecting the properties for licencing and life safety (i.e. smoke detectors) purposes.

Requiring a Business Licence and a Good Neighbour Agreement is intended to increase the property owner's level of accountability, as it enables the City to suspend or cancel the Business Licence associated with the property. No public hearing is required if Council proceeds with amending the Business Licencing and Regulation Bylaw, but public notice of the amendments to the Business Licence Bylaw will be advertised through the City's usual communication channels, such as the City's website and social and print media. It is proposed that the Business Licencing and Regulation Bylaw receive first, second, and third reading at the next Council meeting and then be held until after the

Zone Amending Bylaw No. 7674-2020 receives third reading. Then both bylaws would proceed to the next Council meeting for consideration of final reading.

### **2.3 The Good Neighbour Agreement**

The intent of the proposed Good Neighbour Agreement template in Appendix C is to set out reasonable responsibilities for the Residential Dwelling Unit Lessor (property owner) and the rental unit tenants that promote being a 'good neighbour'. This Agreement sets out the City's expectations for the Licensee and the tenant(s) and states that the Licensee is responsible for ensuring that tenants are abiding by the Agreement. The Good Neighbour Agreement template does not form part of the bylaw amendments, but is attached to this report (Appendix C) for Council's review and comment.

Once the Good Neighbour Agreement template is finalized, property owners who are renting out two or more dwelling units on a property will be required to read and execute the document in order to obtain a business licence, enabling rental of their units. Additionally, the Good Neighbour Agreement template will be available for the public to access on the City's Business and Licensing webpage.

### **2.4 Enforcement**

The Good Neighbour Agreement, which is proposed as a condition of the Business Licence, enables the City to suspend or cancel the Business Licence associated with the property if the property owner or tenants are non-compliant with City Bylaws. When a Business Licence is suspended, the rental units are no longer be permitted by the City, which gives the landlord reasonable cause to give a one month eviction notice. However, until the Business Licence is cancelled, the City does not request eviction.

Prior to cancelling a Business Licence and requesting eviction, the City would work with the Licensee to come into compliance with City bylaws.

### **2.5 BCBC Changes to Expand Options for Secondary Suites**

At the July 14, 2020 Council Workshop meeting, staff provided an overview of the BC Building Code (BCBC) changes that took effect December 12, 2019. These changes aim to offer a greater range of design solutions that will encourage more property owners to construct secondary suites in new and existing buildings and to register an existing secondary suite.

The BCBC now allows for the construction of secondary suites in duplexes and row housing, which is a large departure from previous codes. However, the most notable change is removal of the size restriction. The City of Maple Ridge's Zoning Bylaw currently states that a secondary suite shall have a minimum floor area of 37 m<sup>2</sup> and a maximum floor area of 90 m<sup>2</sup>, not to exceed 40% of the total floor area of the building. The Province has also included 'Alternate Compliance Methods for Alterations to Existing Buildings to Add a Secondary Suite' and has left open the ability for local governments to develop their own criteria for approval of existing unregulated secondary suites.

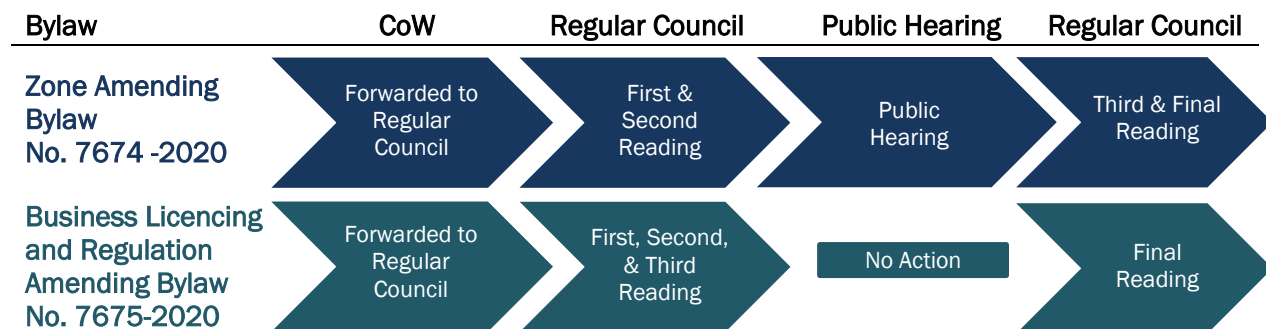
A report regarding the BCBC changes and the alternative compliance methods will be presented to Council in the first quarter of 2021.

## 2.5 Education and Awareness

The timely changes of the BCBC and the alternative compliance methods will provide a platform to launch a public awareness campaign. This campaign will be focused on education and not proactive enforcement. Education pieces will revolve around frequently asked questions and information intended to encourage property owners who are on the fence about legalizing their secondary suite to take the next step. The campaign will also provide information to property owners looking to add a secondary suite or detached garden suite to their current home. As an incentive, the \$500 Application Review Fee will be waived for the first year after bylaw adoption. The awareness campaign will be circulated through the city's usual communication channels, including the City's webpage, social media and information brochures that will be mailed to property owners of secondary suites and detached garden suites. Staff can also proactively reach out to property owners that have been identified as having unregistered secondary suites. Should Council move the two amending bylaws forward, the awareness campaign would launch shortly after adoption.

## 3.0 NEXT STEPS

Should Council direct, the bylaw amending process would proceed as follows:



Note that it is recommended in this report that enforcement of the owner occupancy requirement continue to be held in abeyance until the Zoning Bylaw and Business Licencing and Regulation Bylaw amendments are adopted by Council. Also, it is intended that the property owner Licensees will not be required to enter into a Good Neighbour Agreement until the Business Licencing and Regulation Amending Bylaw No. 7675-2020 is adopted and in effect.

## 4.0 INTERDEPARTMENTAL IMPLICATIONS:

The removal of the owner occupancy requirement and addition of a Good Neighbour Agreement as a condition of a business licence for property owners continues to be an inter-departmental undertaking between Planning, Bylaw & Licensing Services, and Building and will proceed through implementation of regulatory changes in 2021.

## CONCLUSION:

This report presents two amending bylaws to: 1) Remove the owner occupancy requirement for secondary suites and detached garden suites from the Zoning Bylaw No. 3510 – 1985; and 2) Implement a Good Neighbour Agreement, as a condition of the Business Licencing and Regulation Bylaw No. 6815-2011, for property owners who will require a Business Licence if they are renting two or more rental units on the property.

The removal of the owner occupancy requirement is likely to have a positive impact on the number of registered suites in Maple Ridge and the mechanism of the Good Neighbour Agreement will enable the City to suspend or cancel a rental Business Licence if the Licensee or the tenant have continually disregarded City Bylaws.

“Original signed by Krista Gowan”

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*Prepared by:* **Krista Gowan, HBA, MA**  
**Planner 1**

“Original signed by Chuck Goddard”

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

“Original signed by Michelle Orsetti”

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*Reviewed by:* **Michelle Orsetti**  
**Director of Bylaw & Licensing Services**

“Original signed by Christine Carter”

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

“Original signed by Al Horsman”

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*Concurrence:* **Al Horsman**  
**Chief Administrative Officer**

The following appendix is attached hereto:  
Appendix A – Zone Amending Bylaw No. 7674-2020

A Bylaw to amend the text of Maple Ridge Zoning Bylaw No. 3510 – 1985 as amended

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

- READ** a first time the 24<sup>th</sup> day of November, 2020.

**READ** a second time the 24<sup>th</sup> day of November, 2020.

**PUBLIC HEARING** held the       day of       , 20

**READ** a third time the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

**ADOPTED**, the            day of            , 20

CORPORATE OFFICER

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** **First and Second Reading**  
**Official Community Plan Amending Bylaw No. 7685-2020;**  
**Temporary Use Permits**

**MEETING DATE:** December 1, 2020  
**FILE NO:** 2020-389-RZ  
**MEETING:** C o W

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**EXECUTIVE SUMMARY:**

A Temporary Use Permit (TUP) authorizes a temporary use that is not otherwise permitted in the Zoning Bylaw without the need for a rezoning. TUPs may only be issued if provision is made for them in the Official Community Plan Bylaw (OCP).

Currently, Council considers Temporary Use Permits (TUP) by way of a two-part process whereby the OCP is amended to create a specific TUP Area and then the actual TUP is issued by Council. The current process typically takes between 16 and 26 weeks and costs the applicant \$4,898 in City application fees. As a result of the Covid-19 Pandemic, staff are seeing situations where businesses have moved from appropriately zoned locations, to others that are not appropriately zoned. In such instances, staff are unable to issue business licences or building permits due to the non-compliance with zoning. In many of these cases, the business owners note that the location is considered to be a temporary fix, so are reluctant to seek rezoning. The revised TUP process would take from 12 to 16 weeks to complete.

In recognition of the length of time to obtain a TUP under the current process and consistent with efforts to identify efficiencies, staff recommend that the proposed revision to the process is to designate the entire City as a TUP Area, thus removing the requirement to amend the OCP for each TUP application. By taking this approach, TUPs would be considered at one Committee of the Whole (COW) meeting and one Council meeting with public notification provided in a similar manner to a Public Hearing.

It is recommended that Council consider first and second readings simultaneously, proceed to Public Hearing, and then provide for Council consideration of third reading and adoption of the proposed OCP Amending Bylaw No. 7685-2020.

**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. 7685-2020 on the municipal website, and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;
- 2) That Official Community Plan Amending Bylaw No. 7685-2020 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. 7685-2020 is consistent with the Capital Expenditure Plan and Waste Management Plan; and
- 4) That Official Community Plan Amending Bylaw No. 7685-2020 be given first and second readings and be forwarded to Public Hearing.

## 1.0 BACKGROUND:

As noted above, Council currently considers an OCP Amending Bylaw to designate individual sites as Temporary Use Permit (TUP) Areas. The second part of the process involves issuance of a TUP by Council resolution. The TUP application includes the information included within Schedule H of the Development Procedures Bylaw (see Appendix A). The plans and other information that may be required for a TUP application would remain the same under the revised process.

TUPs can be issued for a maximum of three (3) years and renewed only once for additional three (3) years by Council resolution.

## 2.0 DISCUSSION:

### 2.1 Official Community Plan:

The TUP process is provided within Appendix D of the Official Community Plan and includes the following policies:

1. *Lands in the City may be designated to permit temporary uses if a condition or circumstance exists that warrants the use for a short period of time but does not warrant a change of land use designation or zoning of the property.*
2. *Council has the authority by resolution to issue Temporary Use Permits to allow temporary uses on specific properties. Council may specify conditions for the temporary use.*
3. *Designated Temporary Use Permit areas will require guidelines that specify the general conditions regarding the issuance of permits, the use of the land, and the date the use is to terminate.*
4. *As a condition of issuing the permit, Council may require applicants or owners to remove buildings, to restore the property to a specific condition when the use ends, and to post a security bond. A permit may be issued for a period of up to three years, and may be renewed only once.*
5. *Council may issue Temporary Use Permits to allow:*
  - a) *temporary commercial uses, i.e., temporary parking areas;*
  - b) *temporary industrial uses, i.e. soil screening; and*
  - c) *other temporary uses.*
6. *A Temporary Use Permit is issued in accordance with the provisions of Section 492 of the Local Government Act.*

The above current TUP policies would remain in place that allow the City to require conditions and guidelines for the use, as well as removal and restoration requirements once the TUP terminates.

These conditions and guidelines are similar to Development Permit requirements such as surface finishes, landscaping, and fencing.

The proposed change would be to be modify OCP Policy 7 from:

7. *The following Section lists areas designated for Temporary Uses and describes the purpose of the use. The described purpose and the specified general conditions for issuing a Permit for the declared areas are described as part of the Temporary Use Permit.*

And replace it with the following:

7. *The entire City of Maple Ridge is designated as a Temporary Use Permit Area which may allow Council to issue a Temporary Use Permit. The described purpose of the use and the specified general conditions for issuing a permit are to be described as part of the Temporary Use Permit.*

The proposed OCP Amending Bylaw would thus remove the need to include specific TUP Areas in the OCP for each TUP and remove the individual site-specific TUP Area maps. The existing, issued TUPs would remain valid within the City-wide TUP Area for the remainder of their three-year terms.

## **2.2 Current and Revised TUP Consideration Processes**

The current and proposed processes are provided as permitted under Sections 492 to 497 of the *Local Government* relating to TUPs.

### *Current Process*

The current Council consideration process includes between six (6) and nine (9) steps, depending on the complexity of the TUP and conditions that may need to be addressed.

1. Application received and reviewed by City staff.
2. Committee of the Whole discusses the OCP Amending Bylaw to create a TUP Area.
3. Council considers first reading to the OCP Amending Bylaw.
4. Council considers second reading the OCP Amending Bylaw.  
(Steps 2 and 3 may be at the same meeting if there are no items left to be addressed).
5. Public Hearing notification undertaken by the City.
6. Public Hearing is held where Council receives any correspondence and hears from any residents/owners.
7. Council considers third reading of the OCP Amending Bylaw.
8. Council considers adoption for the OCP Amending Bylaw.
9. Council authorizes issuance of the TUP.  
(Steps 5 to 8 may be at the same meeting if there are no conditions left to be addressed).

The current process typically takes between 16 and 26 weeks, depending on the complexity of an application and number of conditions to be addressed by an applicant.

### *Proposed Process*

The proposed Council consideration process includes four (4) steps.

1. Application received and reviewed by City staff.
2. Public notification undertaken by the City.
3. Committee of the Whole discusses the TUP application.
4. Council considers issuance of the TUP after receiving any correspondence and hearing from any residents/owners.



The revised process is estimated to take between 12 and 16 weeks, depending on the complexity of an application and number of conditions to be addressed by an applicant for an uncomplicated proposal (e.g. additional office/retail use in a building, or storage yard).

The proposed process is similar to the Development Variance Permit (DVP) process with the application considered at two (2) meetings with prior public notification. This requires that the applicant address any conditions and referral comments from City Departments prior to Council consideration, similar to a Development Permit.

As provided by Section 494 of the *Local Government Act*, the public notification would be the same as that provided for a Public Hearing with two newspaper advertisements and notices sent to owners/occupiers of properties within 50 m (164 ft.) of the subject site 14 days prior to the Council meeting where the TUP is considered for issuance.

### **2.3 Application Fees**

Currently, there are fees of \$1,913 for an OCP amendment application, a Public Hearing fee of \$882 and \$2,103 for a TUP application for a total cost of \$4,898.

Under the proposed approach, an applicant would pay only the \$2,103 fee for the TUP application. This is similar to the DVP application fee of \$2,442 for non-residential uses for which there is a similar amount of Council review.

### **3.0 INTERGOVERNMENTAL ISSUES:**

The proposed approach for issuing TUPs follows the requirements within the *Local Government Act* as discussed above.

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 Appendix D Temporary Use Permits is considered to be minor in nature. It has been determined that no additional consultation beyond holding a Public Hearing on the bylaw is required.

### **4.0 STRATEGIC ALIGNMENT:**

As part of the *City of Maple Ridge Strategic Plan 2019 – 2022*, under the ‘Growth’ theme, the promotion of industrial and commercial businesses is encouraged. Growth would be supported by a reduction in the time and cost to gain approval for temporary commercial and industrial uses. Such temporary uses can assist business in starting an operation more easily, and then seeking a rezoning for a permanent operation if the temporary venture proves successful.

### **5.0 INTERDEPARTMENTAL IMPLICATIONS:**

The Planning Department has discussed the proposed changes with the Licences and Bylaws Department who see that the revised TUP process could allow applicants to more quickly address bylaw compliance.

Building Permits for structures and buildings would still be required by the Building Department. Servicing works could still be required under the Subdivision and Development Bylaw where applicable. This is a similar to approach taken for issuance of Development Permits on pre-zoned land within the City.

The Legal and Legislative Services staff would prepare newspaper notices and mail notices to nearby owners/occupiers of land following the approach currently taken for a Public Hearing. This would occur earlier in the process, prior to Council's initial review of the TUP application, with similar timing to the DVP process.

## **6.0 FINANCIAL IMPLICATIONS:**

The proposed change to the TUP approval process will reduce application fees for this type of application but also reduce the amount of Council time and staff resources required. However, it is recognized as being supportive of business in the community and for that reason is supportable.

## **CONCLUSION:**

The proposed revised process reduces the cost and time taken by the applicant and City to process TUP applications, while maintaining similar consultation to that now provided. Given this, it is recommended that first and second reading be given to OCP Amending Bylaw No. 7685-2020, and that application 2020-389-RZ be forwarded to Public Hearing on January 19, 2021.

"Original signed by Mark McMullen"

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*Prepared by:* **Mark McMullen, MA, MCIP, RPP**  
**Manager of Development & Environmental Services**

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

"Original signed by Al Horsman"

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*Concurrence:* **Al Horsman**  
**Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Excerpt Development Procedures Bylaw - Temporary Use Permits

Appendix B – OCP Amending Bylaw No. 7685-2020



## DISTRICT OF MAPLE RIDGE PLANNING DEPARTMENT

### Development Application Submission Checklist

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#### Schedule H TEMPORARY INDUSTRIAL OR TEMPORARY COMMERCIAL USE PERMIT APPLICATION

Applications for Temporary Industrial or Temporary Commercial Use Permits are to be made to the Planning Department, and must include the following:

- 1) A completed application form with the prescribed fee;
- 2) A Certificate of Title and a Consent Form (if the applicant is different from the owner shown on the certificate of title) plus copies of any restrictive covenant documents registered against title;
- 3) A Site Profile;
- 4) A written statement describing the proposal or and the rationale for it;
- 5) Sufficient plans and written information to properly explain and graphically portray improvements proposed with the temporary use including but not limited to:
  - Plans of any new buildings or building renovations;
  - Parking, loading and access provisions;
  - Details of the proposed use and hours of operation;
  - Details of any material storage;
  - The locations of fire related infrastructure such as the Fire Department access routes and connection, fire alarm panel, sprinkler room, and standpipe connections;
  - Information as to whether the proposed use will discharge or emit odorous, noxious, or toxic matter or vapours, heat, glare, noise or reoccurring ground vibrations;
  - Details of the size and number of vehicle movements to and from the site;
  - Drainage plans that indicate the method of storm water disposal and any required detention or retention facilities;
  - Erosion and sediment control plans that indicate the method to be used to prevent the release of sediment into any ravine, watercourse or storm sewer.

#### Notes:

- Staff or Council may require additional information at any time to properly assess the application.
- All plans to be in metric scale;
- Incomplete applications **will not** be accepted
- A pre-application meeting with staff prior to submission of an application is strongly recommended to assist in identifying issues and expedite processing times.

**CITY OF MAPLE RIDGE  
BYLAW NO.7685-2020**

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

**WHEREAS** Section 882 of the Local Government Act provides that the Council may revise the Official Community Plan;

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

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7685-2020."
2. Appendix D. TEMPORARY USE PERMITS, TEMPORARY USE PERMITS, Item 7. is amended by deleting the text:

“The following Section lists areas designated for Temporary Uses and describes the purpose of the use. The described purpose and the specified general conditions for issuing a Permit for the declared areas are described as part of the Temporary Use Permit.”;

And replacing it with the following:

“The entire City of Maple Ridge is designated as a TEMPORARY USE PERMIT AREA which may allow Council to issue a Temporary Use Permit. The described purpose of the use and the specified general conditions for issuing a Permit are to be described as part of the Temporary Use Permit.”

3. Within Appendix D. TEMPORARY USE PERMITS, the sub-section TEMPORARY USE PERMIT AREA is deleted its entirety.
4. Maple Ridge Official Community Plan Bylaw No. 7060-2014 is hereby amended accordingly.

**READ** a first time the 8<sup>th</sup> day of December, 2020.

**READ** a second time the 8<sup>th</sup> day of December, 2020.

**PUBLIC HEARING** held the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

**READ** a third time the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

**ADOPTED**, the            day of            , 2021.

## PRESIDING MEMBER

CORPORATE OFFICER

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** **Second Reading**  
**Zone Amending Bylaw No. 7551-2019;**  
**11045 Cameron Court**

**MEETING DATE:** November 17, 2020  
**FILE NO:** 2019-064-RZ  
**MEETING:** C o W

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**EXECUTIVE SUMMARY:**

An application has been received to rezone the subject property located at 11045 Cameron Court (Appendix A and B) from RS-2 (One Family Suburban Residential) to RS-1d (One Family Urban (Half Acre) Residential), with a density bonus, to permit a future subdivision of approximately six (6) lots. Council granted first reading to Zone Amending Bylaw No 7551-2019 on May 14, 2019.

The proposed RS-1d (One Family Urban (Half Acre) Residential) zone utilizing the Density Bonus will allow the development of RS-1b (One Family Urban (Medium Density) Residential) sized single family lots of 557m<sup>2</sup>. The proposed RS-1d zone and Density Bonus complies with the policies of the Official Community Plan (OCP).

In order to achieve the Density Bonus provision and have RS-1b (One Family Urban (Medium Density) Residential) zone sized lots a Density Bonus contribution of approximately \$18,600 will be required.

Pursuant to Council Policy, this application is subject to the City-wide Community Amenity Contribution Program at a rate of \$5,100.00 per single family lot, for an estimated amount of \$30,600.

There is not sufficient suitable land for park dedication on the subject site and it is recommended that Council require the developer to pay to the City an amount that equals five percent (5%) of the market value of the land required for parkland purposes, as determined by an independent appraisal.

**RECOMMENDATIONS:**

- 1) That Zone Amending Bylaw No. 7551-2019 be given second reading, and be forwarded to Public Hearing;
- 2) That, as a condition of subdivision approval, the developer pay to the City an amount that equals 5% of the market value of the land, as determined by an independent appraisal, in lieu of parkland dedication in accordance with Section 510 of the *Local Government Act*; and
- 3) 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 Cameron Court as required;
- iii) Design and construction of a sanitary sewer pump station, which requires the acquisition of land to facilitate the sanitary pump station at the sole cost of the applicant to the City's satisfaction;
- iv) Submission of a site grading and storm water management plan to the City's satisfaction;
- v) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;
- vi) Registration of a Restrictive Covenant for the protection of the Environmentally Sensitive Areas (wetlands) on the subject property;
- vii) Registration of a Statutory Right-of-Way plan and agreement for infrastructure;
- viii) Registration of a Reciprocal Cross Access Easement Agreement;
- ix) Registration of a Restrictive Covenant for Tree Protection and Storm-water Management;
- x) Registration of a no-build Restrictive Covenant restricting the building areas on some lots to facilitate the optimum subdivision design incorporating the lands to the north addressed as 11060 Cameron Court;
- xi) Removal of existing buildings;
- xii) 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; and if so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site;
- xiii) That a voluntary contribution, in the amount of \$30,600 (\$5,100 per lot X 6 lots) be provided in keeping with the Council Policy with regard to Community Amenity Contributions; and
- xiv) Payment of the Density Bonus provision of the RS-1d (One Family Urban (Half Acre) Residential), in the amount \$18,600.00 (\$3,100 per lot X 6 lots).

#### DISCUSSION:

##### 1) Background Context:

Applicant:	WSP Canada Inc., Dexter Hirabe
Legal Description:	Lot 32, Section 10, Township 12, New Westminster District Plan 66748
OCP:	
Existing:	Low Density Residential
Proposed:	Low Density Residential

**Zoning:**

Existing:	RS-2 (One Family Suburban Residential)
Proposed:	RS-1d (One Family Urban (Half Acre) Residential)

**Surrounding Uses:**

North:	Use:	Single-Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Low Density Residential
South:	Use:	Single-Family Residential
	Zone:	RS-2 (One Family Suburban Residential)
	Designation:	Low Density Residential
East:	Use:	Single-Family Residential
	Zone:	RS-2 (One Family Suburban Residential)
	Designation:	Low Density Residential
West:	Use:	Single-Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Low Density Residential and Conservation

Existing Use of Property:	Single-Family Residential
Proposed Use of Property:	Single-Family Residential
Site Area:	0.400 HA. (1 acre)
Access:	Cameron Court
Servicing requirement:	Urban Standard

**2) Project Description:**

The applicant has requested to rezone the subject property from RS-2 (One Family Suburban Residential) to RS-1d (One Family Urban (Half Acre) Residential), with a Density Bonus.

The RS-1d (One Family Urban (Half Acre) Residential) zone specifies the base density a minimum net lot area of 2,000m<sup>2</sup>, minimum lot width of 30m, and a minimum lot depth of 40m. A Density Bonus is an option in the RS-1d (One Family Urban (Half Acre) Residential) zone and shall be applied as follows:

- a. An Amenity Contribution of \$3,100 per lot will be required in any subdivision containing one or more lots with an area of less than 2,000m<sup>2</sup>.
- b. The maximum density permitted through the Density Bonus option is:
  - i. minimum net lot area of 557m<sup>2</sup>;
  - ii. minimum lot width of 14m;
  - iii. minimum lot depth of 27m.
- c. Zoning requirements consistent with the RS-1b (One Family Urban (Medium Density) Residential) zone will apply and supersede the zoning requirements for the RS-1d zone.

The proposal consists of 6 (six) lots amounting to a Density Bonus Contribution of approximately \$30,600. As per Council direction, this application will also be subject to the City-wide Community Amenity Contribution Program which will require a contribution of \$5,100.00 per lot. (Appendix E)

The proposed subdivision design of the subject property will eventually require portions of those lands located directly north addressed as 11060 Cameron Court Avenue to be consolidated with the subject property in order to create lots that currently cannot be created as they would not meet minimum parcel size, lot width or depth. Until the lands to the south develop, a restrictive covenant will be required to protect portions of the lands under application from being built upon in order to secure the design of the ultimate subdivision concept of the subject property as well as 11060 Cameron Court. (Appendix E)

This rezoning application is one of several along the 110<sup>th</sup> Avenue corridor all of which require the installation of a sanitary sewer pump station. The details and final location of the sanitary sewer pump station has not been finalized with Engineering Department. Morningstar Homes is negotiation with all the applicants in the area to land the pump station in a strategic location. This must be done and completed before any application can proceed to final reading.

### **3) Planning Analysis:**

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

The subject property is located within the Albion Area Plan and is currently designated Low Density Residential.

The Low Density Residential designation corresponds with single detached residential development at a lot density urban standard with lot sizes at 2000m<sup>2</sup> (half acre). Higher densities may be supportable in compliance with the Density Bonus Program regulations prescribed in the Zoning Bylaw and Albion Area Plan.

Albion Plan Policy 10.2.2 is intended to meet the needs of the community and respond to changes in housing form and demand over time by enabling an additional means of providing neighbourhood amenities. The Albion Area Plan Community Amenity Program provides the opportunity for a Density Bonus within a number of zones identified with the Albion Zoning Matrix. Within these zones, 'bonus' density may be achieved through an Amenity Contribution toward community amenities that will be located within the boundaries of the Plan Area.

The application is in compliance with the Density Bonus option in the *Low Density Residential* designation in the Albion Area Plan. The applicant intends to apply the Density Bonus option to this project, as discussed above in the Project Description.

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

The current application proposes to rezone the property located at 11045 Cameron Court from RS-2 (One Family Suburban Residential) to RS-1d (One Family Urban (Half Acre) Residential) with a Density Bonus, to permit future subdivision of six(6) RS-1b One Family Urban (Medium Density) sized single family lots. The application of the Density Bonus, which is specific to the Albion Area Plan, will permit the application to reduce the single-family lot size from RS-1d (One Family Urban (Half Acre) Residential base density of 2,000m<sup>2</sup> to 557m<sup>2</sup> as discussed above.



iii) **Proposed Variances:**

The applicant has not applied for any variances to facilitate the proposed subdivision layout. Any variances that maybe required to the RS-1d (One Family Urban (Half Acre) Residential) zone will be subject of a future Council report. With the Density Bonus provision of the to RS-1d (One Family Urban (Half Acre) Residential) zone, the RS-1b One Family Urban (Medium Density) zone siting requirements apply.

iv) **Development Permits:**

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

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

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

v) **Development Information Meeting:**

A Development Information Meeting was held at Albion Elementary School Gym on November 28, 2019. There were 17 people in attendance. A summary of the main comments and discussions with the attendees was provided by the applicant as shown below in italics:

- *"The future road extension of Cameron Court to meet 112<sup>th</sup> Street will pass through rough terrain and will not be able to maintain the 30m setback from top of bank on Dunlop Creek."*

**Developer's Response**

"During the preliminary planning approval process, the importance of this future roadway was highlighted by staff as a necessary linkage to provide access to potential future subdivisions planned for the north. The developer was directed by staff to include provisions for this potential future roadway, however as currently contemplated the proposed subdivision does not violate the City's SPEA [Streamside Protection and Enhancement Area] bylaw. Should the roadway be deemed unnecessary, the allocated area can be developed into a single family lot.

- *Want the City require you to complete the road and upgrade services between lots 4 and 5 to your north property line? Currently you are showing services ending on Road A. A w/m [watermain] loops in addition to the one from 112<sup>th</sup> Ave will be required on the old guide plan. "*

**Developer's Response**

"The roadway will be dedicated up to the development boundary, pavement is proposed to terminate ~20m to the south to facilitate the construction of future tie in grades given the terrain logistics of building the future roadway. This also allows for greater flexibility if plans for the future north road are eliminated, allowing potential re-development as a lot. The

watermain loop is proposed to be constructed to the north boundary within the proposed roadway and will continue north within a right of way contained within the development boundaries. The storm outlets are planned to drain to the north as per the staff's request to provide water recharge to the ditch to the north-west while maintaining the setbacks for the creek. Sanitary servicing will be provided for the lots with a lift station planned for the surrounding developments, this lift station is to be located in a right of way south east of the development."

**vi) 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 no suitable land for park dedication on the subject property and it is therefore recommended that Council require the developer to pay to the City an amount that equals the market value of five percent (5%) of the land required for parkland purposes. The amount payable to the City in lieu of park dedication must be derived by an independent appraisal at the developer's expense. Council consideration of the cash-in-lieu amount will be the subject of a future Council report.

**4) Interdepartmental Implications:**

**i) Engineering Department:**

**Sanitary Sewer:**

In order for the proposed development to be serviced by sanitary sewer a pump station is required at the sole cost of the applicant. The location of the required sanitary sewer pump station has not been agreed upon by this applicant or another nearby applicant capable of providing the pump station. The location of the pump station needs to be approved and accepted by the City before adoption of Zone Amending Bylaw 7409-2017; and security from the applicant will be required for the full cost of the sanitary sewer pump station as it not yet been constructed.

**Storm-water Drainage:**

There is no existing storm drainage system fronting the property. A storm sewer main would need to be installed upon the site as a condition of rezoning. The preliminary drawings show the drainage system outfall to the nearby Kanaka Creek system. This would require a design and sign off from a Qualified Environmental Professional. The drainage proposal would need to be referred to the City's environmental staff as well as the appropriate agencies. It is expected that an outfall of this nature would also require permission from the Province.

A storm-water management plan needs to be provided with respect to the proposed development and should include all contributing factors such as adjacent lots, road runoff etc. This will also need to be accompanied by storm sewer design and catchment analysis. The discharge to the creek will need to be controlled via a source control facility such as a flow control manhole.

**Water:**

The existing 150mm watermain does not meet the minimum size of 200mm. In addition it does not provide sufficient fire flow and is exceeding the maximum length for a dead end watermain. The existing 150mm watermain would need to be upgraded to a minimum 250mm main from 240 Street provided that this is sufficient in delivering the required 60-120 L/s required for single family

residential development. The developers engineer will need to demonstrate that this is achievable. The watermain could also be looped to the existing system on 112 Avenue.

Any water servicing option would require assessment of the existing City water distribution system.

### **Forests, Lands, Natural Resource Operations and Rural Development – Approval**

The proposed storm water outfall to Kanaka creek may require approval from the Province and other government agencies as applicable.

### **Geotechnical:**

The geotechnical report must be reviewed by the engineer of record with respect to the final civil design.

### **CONCLUSION:**

It is recommended that second reading be given to Zone Amending Bylaw No. 7551-2019, and that application 2019-064-RZ be forwarded to Public Hearing.

It is further recommended that Council require, as a condition of subdivision approval, the developer to pay to the City an amount that equals (five percent) 5% of the market value of the land, as determined by an independent appraisal, in lieu of parkland dedication.

“Original signed by Wendy Cooper”

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*Prepared by:* **Wendy Cooper, M.Sc., MCIP, RPP**  
**Planner**

“Original signed by Chuck Goddard”

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

“Original signed by Christine Carter”

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

“Original signed by Al Horsman”

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*Concurrence:* **Al Horsman**  
**Chief Administrative Officer**

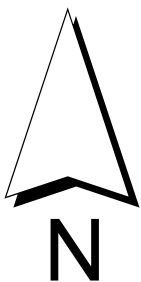
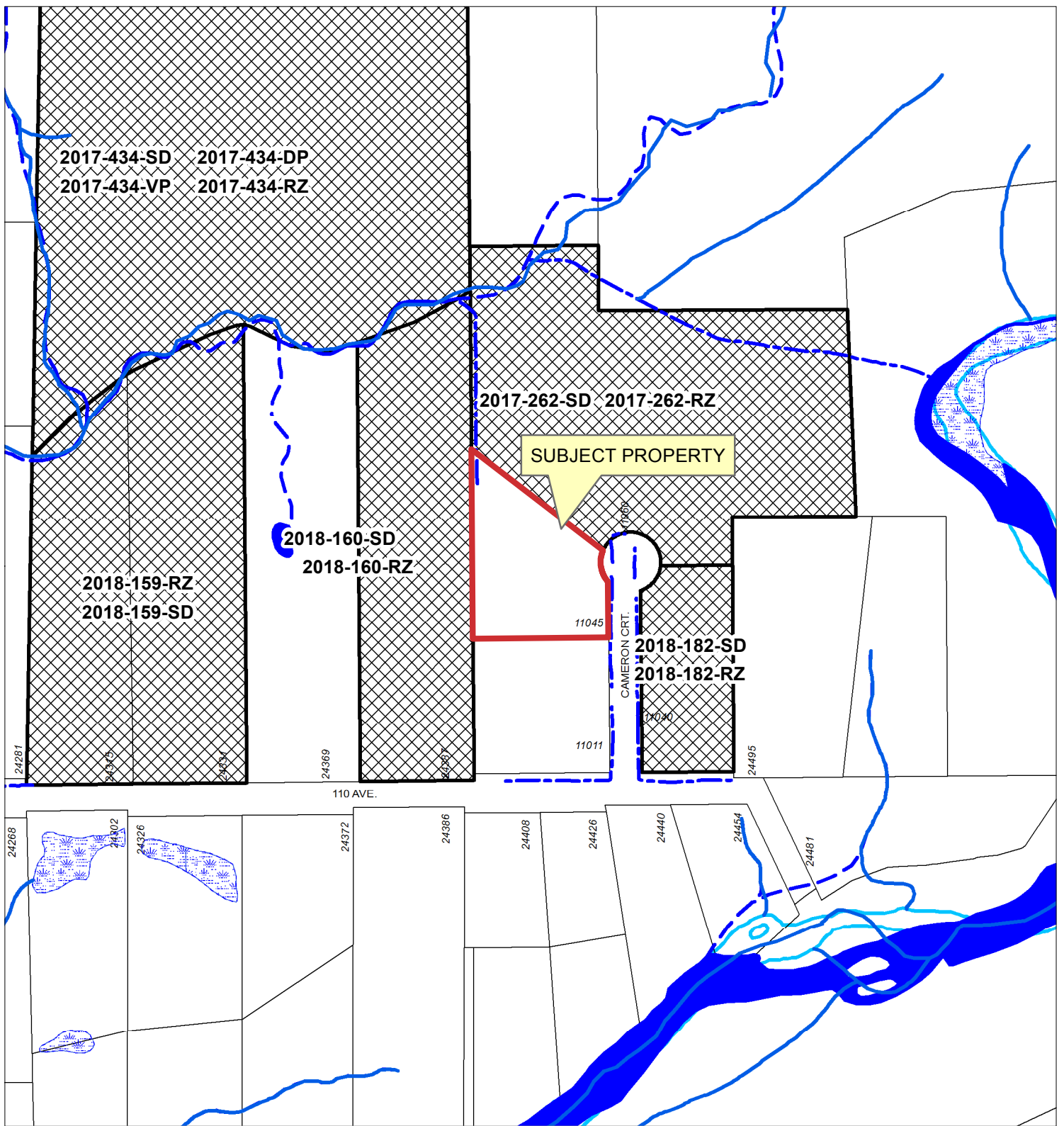
The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Zone Amending Bylaw No. 7551-2019

Appendix D – Site Plan



Scale: 1:2,500

### Legend

 Active Applications (RZ/SD/DP/VP)

11045 CAMERON COURT  
PID 002-139-715

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

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

FILE: 2019-064-RZ  
DATE: Feb 22, 2019

BY: PC





**CITY OF MAPLE RIDGE  
BYLAW NO. 7551-2019**

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7551-2019."
2. That parcel or tract of land and premises known and described as:

Lot 32, Section 10, Township 12, New Westminster District, Plan 66748

and outlined in heavy black line on Map No. 1797 a copy of which is attached hereto and forms part of this Bylaw, is are hereby rezoned to RS-1d (One Family Urban (Half Acre) Residential).

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

**READ** a first time the 14<sup>th</sup> day of May, 2019.

**READ** a second time the 24<sup>th</sup> day of November, 2020.

**PUBLIC HEARING** held the       day of       , 20

**READ** a third time the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

**ADOPTED,** the            day of            , 20

**PRESIDING MEMBER**

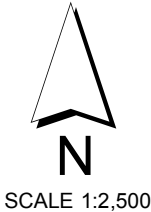
CORPORATE OFFICER

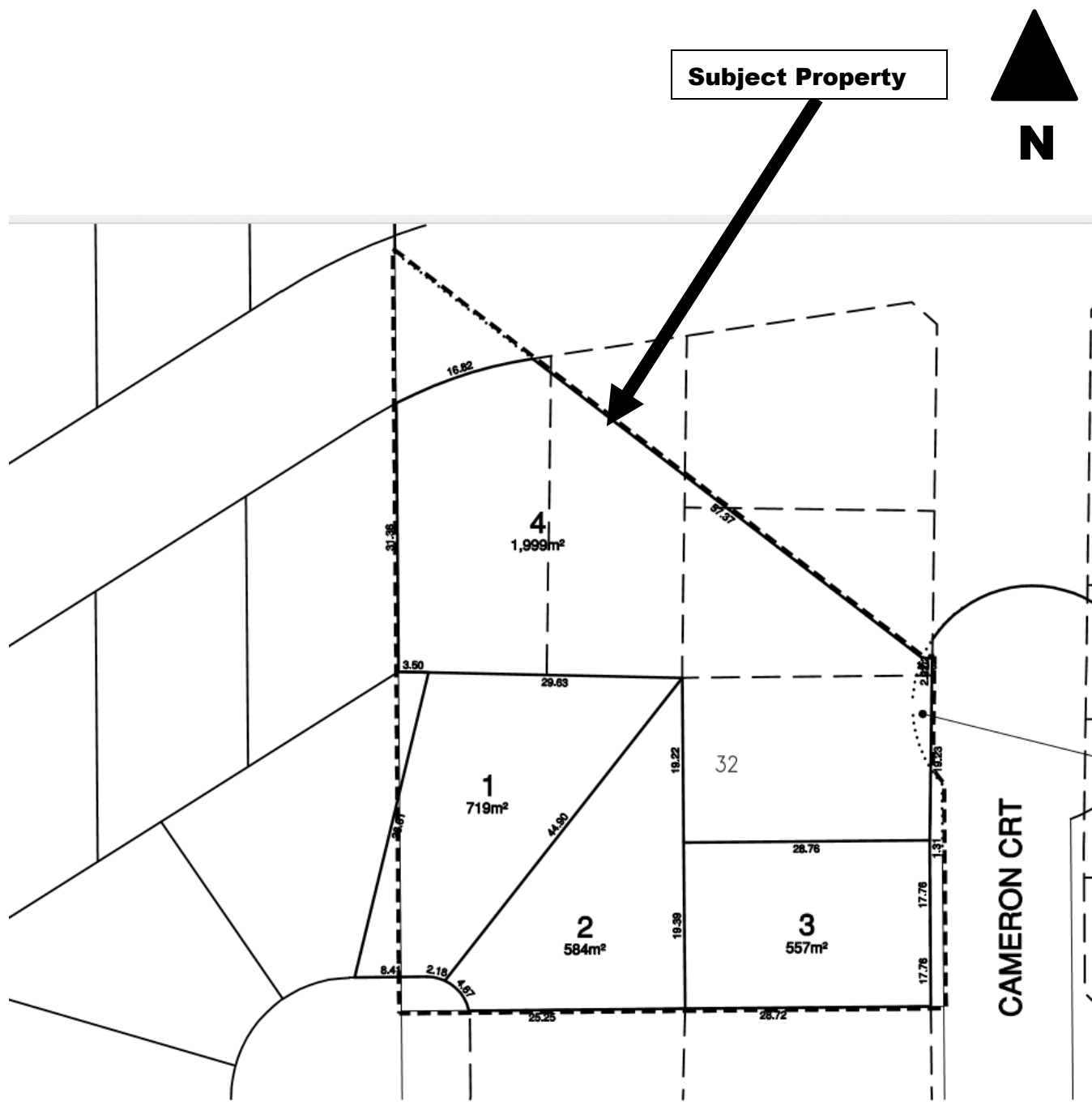




# MAPLE RIDGE ZONE AMENDING

Bylaw No. 7551-2019  
 Map No. 1797  
 From: RS-2 (One Family Suburban Residential)  
 To: RS-1d (One Family Urban (Half Acre) Residential)





# CONCEPT PLAN



**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** First and Second Reading  
Official Community Plan Amending Bylaw No. 7678-2020;  
First and Second Reading  
Zone Amending Bylaw No. 7679-2020;  
11300 Pazarena Place

**MEETING DATE:** December 1, 2020  
**FILE NO:** 2020-362-RZ  
**MEETING:** C o W

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#### **EXECUTIVE SUMMARY:**

An application has been received for an OCP and Zoning boundary adjustment for the subject property located at 11300 Pazarena Place (Appencies A and B). At the time that the overall 19 hectare (45 acre) Polygon Provenance development was rezoned, the boundary between the townhouse site and the mixed-use commercial / rental apartment site was approximate. Through subdivision, the exact boundary of the site has been established. Therefore, a narrow strip of land, having an area of approximately 500 sq. m. (5,381 sq. ft.), needs to be redesignated from Urban Residential to Commercial and rezoned from RM-1 (Townhouse Residential) to C-1 (Neighbourhood Commercial) as shown on Appendices C to E.

A Development Permit application for the form and character of the mixed-use building site is proceeding separately. Following Advisory Design Panel review, a report will be taken to Council at a future date.

All the terms and conditions of the original rezoning application 2015-297-RZ, such as payment of the Community Amenity Contribution and entering into a Rezoning Servicing Agreement, have been completed by the applicant. Therefore, this application can proceed to first and second readings followed by Public Hearing. Final reading is subject to the rezoning bylaw being approved by the Ministry of Transportation and Infrastructure.

#### **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. 7678-2020 on the municipal website, and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;
- 2) That Official Community Plan Amending Bylaw No. 7678-2020 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. 7678-2020 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Official Community Plan Amending Bylaw No. 7678-2020 be given first and second readings and be forwarded to Public Hearing;

- 5) That Zone Amending Bylaw No. 7679-2020 be given first and second reading, and be forwarded to Public Hearing;

## DISCUSSION:

### 1) Background Context:

Applicant: Polygon Provenance Homes Ltd. (Craig Simms)

Legal Description: Lot C District Lots 402 and 403 Group 1 New Westminster District  
Plan EPP79514

#### OCP:

Existing: Commercial and Urban Residential  
Proposed: Commercial

#### Zoning:

Existing: C-1 (Neighbourhood Commercial) and RM-1 (Townhouse Residential)  
Proposed: C-1 (Neighbourhood Commercial)

#### Surrounding Uses:

North:	Use:	Residential
	Zone:	RM-1 (Townhouse Residential)
	Designation:	Urban Residential
South:	Use:	Residential
	Zone:	RM-1 (Townhouse Residential)
	Designation:	Urban Residential
East:	Use:	Open space (Ravine and creek)
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Conservation
West:	Use:	Residential
	Zone:	RM-1 (Townhouse Residential)
	Designation:	Urban Residential

Existing Use of Property: Vacant

Proposed Use of Property: Mixed-use Commercial and Rental Apartments

Site Area: Lot Area: 0.238 Ha (0.59 Acres)

Portion being rezoned: 0.05 Ha (0.12 Acres)

Access: Pazarena Place

Servicing: Urban Standard

Original Rezoning Application: 2015-297-RZ

### 2) Background:

The original Polygon Provenance Project site was rezoned in May 2018 for a comprehensively planned development with single-family residential, townhouse, a mixed-use commercial rental apartment and a neighbourhood park. The first phase has been developed with 125 townhouses. Development Permit applications have been recently submitted for the remaining phases. As expected, fine tuning of the zone boundary between the second townhouse phase and the mixed-use

commercial rental apartment building is required with more detailed information now being submitted.

### **3) Project Description:**

The purpose of this application is to rezone a narrow strip of land, having an area of approximately 500 sq. m. (5,381 sq. ft.), to be redesignated from Urban Residential to Commercial and rezoned from RM-1 (Townhouse Residential) to C-1 (Neighbourhood Commercial) (see Appendix E). By completing this application, the OCP designation and zone boundaries will match the subdivision boundaries and accommodate both Development Permit applications for the subject mixed-use site and adjacent townhouse site in accordance with the comprehensive development plan for the Polygon Provenance development.

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

This application is a minor adjustment to allow the designation and boundaries zone to match the subdivision boundaries, as well as the overall comprehensive development plan.

The applicable OCP policies are fundamentally unchanged. The commercial component of this mixed use site will continue to achieve Policy 6-34 by being a “Neighborhood Commercial Centre within walking distance of neighbourhoods it is intended to serve”. The residential component involves rental housing secured by way of a Housing Agreement. This aligned with OCP Policy 3-27 encouraging “rental housing be provided in the community”.

The original zoning in 2018 was based on a conceptual plan using the best available information at the time respecting the portion of the site to become a Neighborhood Commercial Centre. With more detailed information produced by the developer, the need for a zone and OCP boundary adjustment became evident. This will allow the entire parcel to be zoned C-1 (Neighbourhood Commercial) for the intended mixed use commercial / rental apartment building.

#### **i) Development Permits:**

Pursuant to Sections 8.5 of the OCP, a Commercial Development Permit application has been submitted and will be forwarded to Council a future date following submission to the Advisory Design Panel.

Pursuant to Section 8.9 and 8.10 of the OCP, a combined Watercourse Protection and Natural Features Development Permit application was issued by the Director of Planning in accordance with Council’s Delegation Bylaw. There are no further requirements arising from this rezoning application.

#### **ii) Development Information Meeting:**

A Development Information Meeting is not required for this application.

### **5) Traffic Impact:**

As the subject property is located within 800 metres of a provincial (e.g. Lougheed Highway and the Haney Bypass). Therefore, a referral to the Ministry of Transportation and Infrastructure is required.

Ministry approval of the Zone Amending Bylaw will be required as a condition of final reading.

**6) Interdepartmental Implications:**

There were no concerns identified by City Departments to be addressed with this minor zoning and OCP amendment application.

**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 boundary between the Commercial and Urban Residential designations to match the south lot line of the subject site, is considered to be minor in nature. It has been determined that it is unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw

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

**CONCLUSION:**

It is recommended that first and second reading be given to OCP Amending Bylaw No. 7678-2020 and to Zone Amending Bylaw No. 7679-2020, and that application 2020-362-RZ be forwarded to Public Hearing.

“Original signed by Adrian Kopystynski”

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*Prepared by:* **Adrian Kopystynski, M Sc, MCIP, RPP, MCAHP  
Planner**

“Original signed by Chuck Goddard”

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

“Original signed by Christine Carter”

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

“Original signed by Al Horsman”

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*Concurrence:* **Al Horsman  
Chief Administrative Officer**

The following appendices are attached hereto:

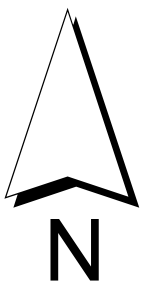
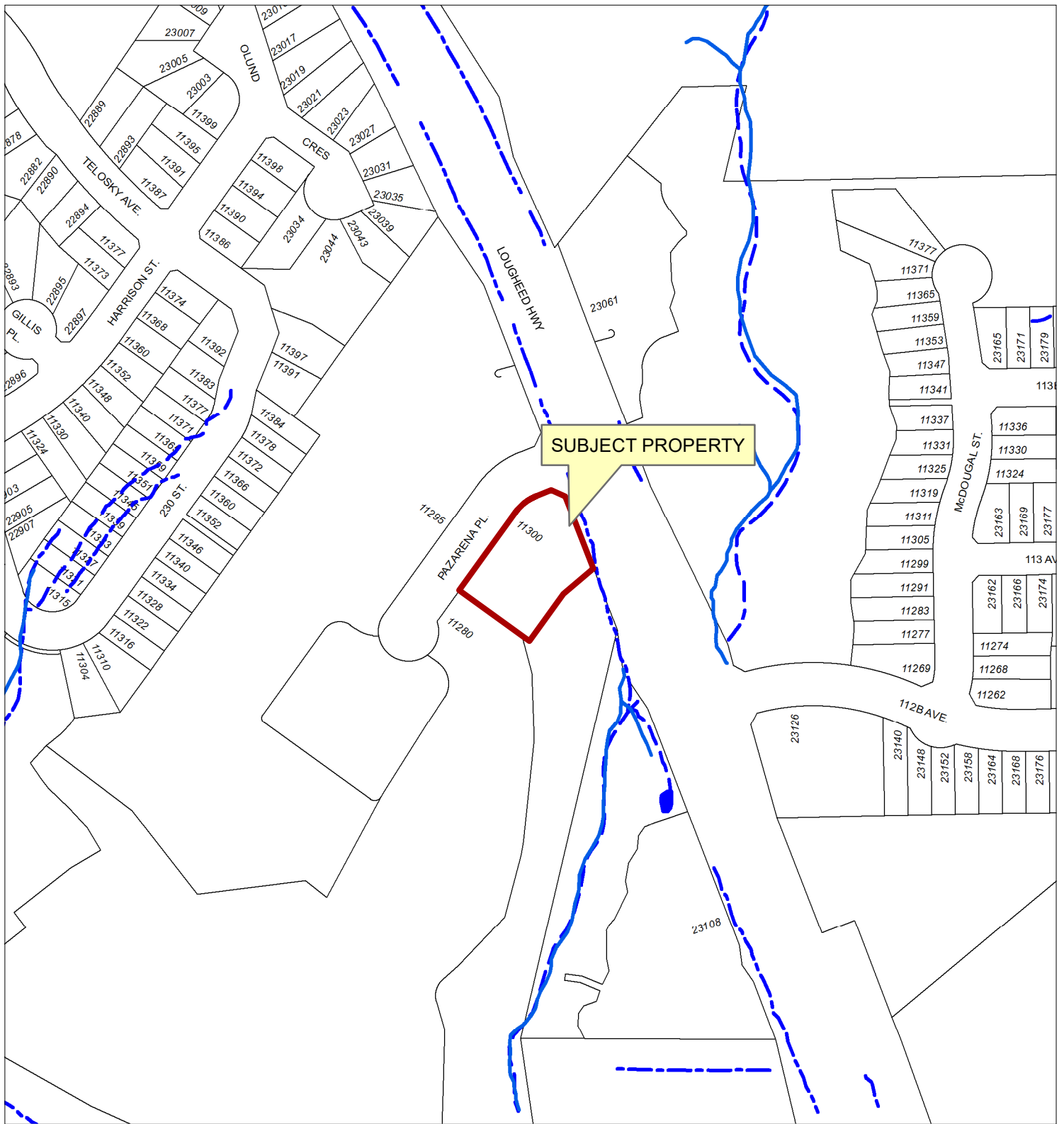
Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – OCP Amending Bylaw No. 7678-2020

Appendix D – Zone Amending Bylaw No. 7679-2020

Appendix E – Subject portion of the site



Scale: 1:2,500

### Legend

- Stream
- Ditch Centreline
- ... Indefinite Creek
- Lake or Reservoir

11300 PAZARENA PLACE  
PID: 030-627-788

PLANNING DEPARTMENT



MAPLE RIDGE

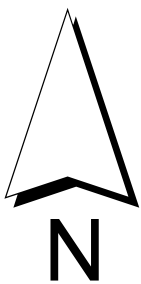
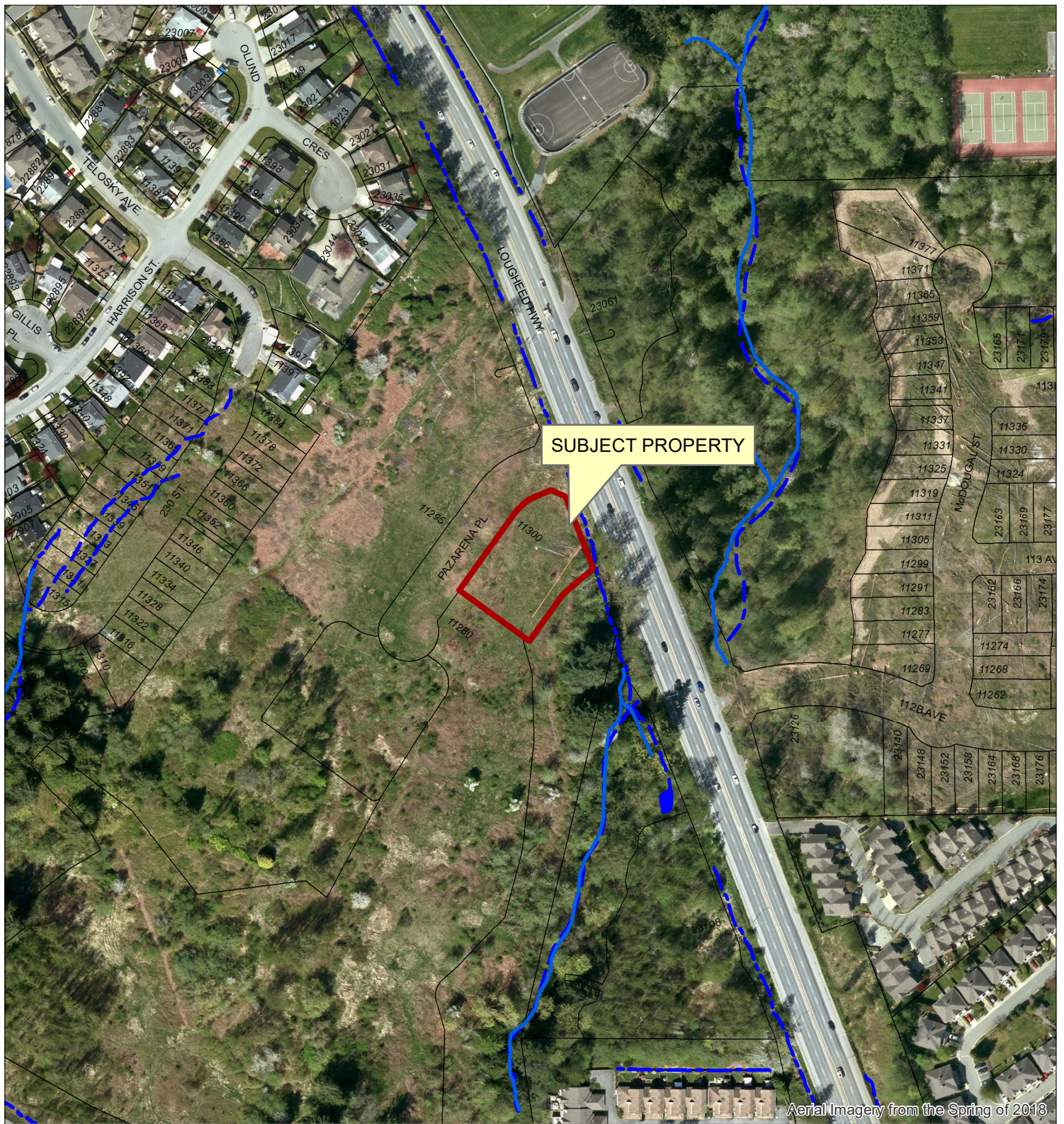
British Columbia

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

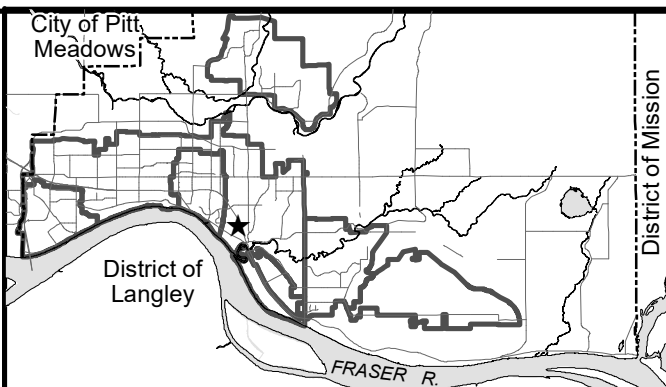
FILE: 2020-362-RZ  
DATE: Oct 20, 2020

BY: PC





Scale: 1:2,500



**11300 PAZARENA PLACE**  
**PID: 030-627-788**

PLANNING DEPARTMENT



**MAPLE RIDGE**

British Columbia

**mapleridge.ca**

FILE: 2020-362-RZ  
 DATE: Oct 20, 2020

BY: PC



**CITY OF MAPLE RIDGE  
BYLAW NO. 7678-2020**

## 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 "B" 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. 7678-2020."
2. Schedule "B" is hereby amended for that parcel or tract of land and premises known and described as:

Lot C District Lots 402 and 403 Group 1 New Westminster District  
Plan EPP79514

and outlined in heavy black line on Map No. 1029, a copy of which is attached hereto and forms part of this Bylaw, is hereby designated/amended as shown.

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

**READ** a first time the 8<sup>th</sup> day of December, 2020.

**READ** a second time the 8<sup>th</sup> day of December, 2020.

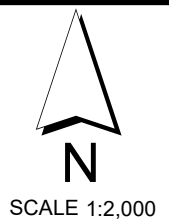
**PUBLIC HEARING** held the       day of       , 20

**READ** a third time the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

**ADOPTED**, the            day of            , 20   .

**PRESIDING MEMBER**

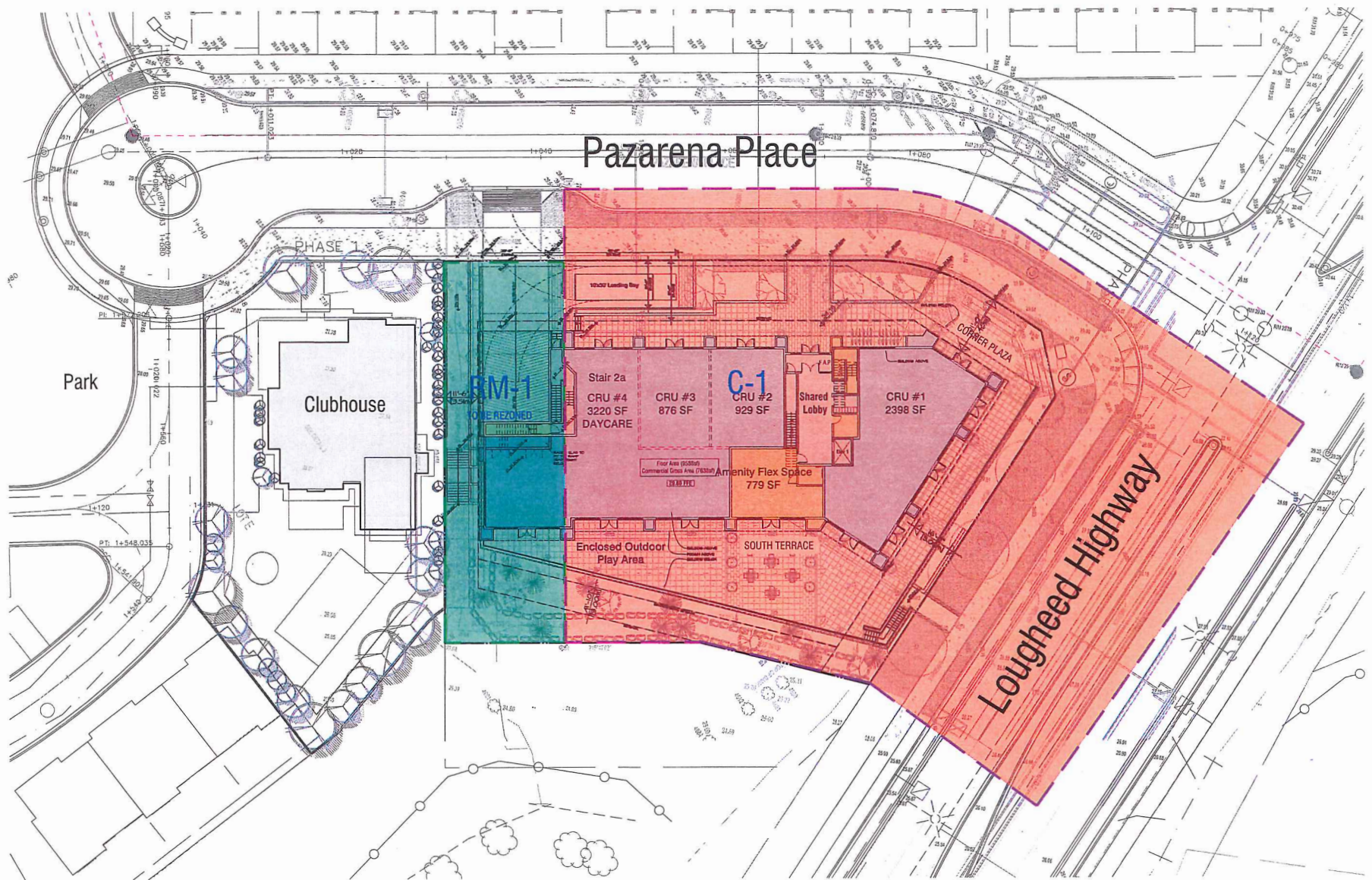
CORPORATE OFFICER





CORPORATE OFFICER





**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Second Reading  
Zone Amending Bylaw No. 7484-2018;  
21963 Dewdney Trunk Road, unaddressed lot and 12029 220 Street

**MEETING DATE:** December 1, 2020  
**FILE NO:** 2018-243-RZ  
**MEETING:** C o W

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**EXECUTIVE SUMMARY:**

An application has been received to rezone the subject properties located at 21963 Dewdney Trunk Road, an unaddressed lot on 220 Street and 12029 220 Street from RS-1 (One Family Urban Residential) to RM-5 (Low Density Apartment Residential), to permit the future construction of approximately twelve (12) townhouse units. Council granted first reading to Zone Amending Bylaw No. 7484-2018.

This application is in compliance with the OCP.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of (\$4,100.00 per townhouse dwelling unit), for an estimated amount of \$49,200. The proposed project density (Floor Space Ratio or FSR) is 0.83, which complies with the density regulation within the RM-5 zone that allows additional density through a cash contribution at a rate of \$344.46 per square meter (\$32.00 per square foot) for the FSR above 0.80. This bonus density payment is approximately \$28,738.30.

**RECOMMENDATIONS:**

- 1) That Zone Amending Bylaw No. 7484-2018 be given second reading as amended, 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) Approval from the Ministry of Transportation and Infrastructure;
  - iii) Road dedication, including corner truncation, along both street frontages as required
  - 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 Restrictive Covenant for stormwater management, including maintenance standards;
- vii) Registration of a Restrictive Covenant for protecting the Visitor Parking;
- viii) Removal of existing buildings;
- ix) 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;
- x) That a voluntary contribution, in the amount of \$49,200 (\$4,100/unit) be provided in keeping with the Council Policy with regard to Community Amenity Contributions; and
- xi) That a voluntary contribution, in the amount of \$28,738.30, be provided complying with the density bonus provision in the RM-5 zone that includes a cash contribution at a rate of \$344.46 per square meter (\$32.00 per square foot) for the FSR above 0.80.

## DISCUSSION:

### 1) Background Context:

Applicant: Robert Salikan Architect

Legal Description: Lot 1 District Lot 396 Group 1 New Westminster District Plan 15883  
 Lot 2 District Lot 396 Group 1 New Westminster District Plan 15883  
 Lot 3 District Lot 396 Group 1 New Westminster District Plan 15883

#### OCP:

Existing: Urban Residential  
 Proposed: Urban Residential

#### Zoning:

Existing: RS-1 (One Family Urban Residential)  
 Proposed: RM-5 (Low Density Apartment Residential)

#### Surrounding Uses:

North:	Use:	Single Family Residential
	Zone:	RS-1 One Family Urban Residential
	Designation:	Urban Residential
South:	Use:	Single Family Residential
	Zone:	RS-1 One Family Urban Residential
	Designation:	Urban Residential
East:	Use:	Apartment
	Zone:	RM-2 Low Rise Apartment
	Designation:	Urban Residential
West:	Use:	Single Family Residential
	Zone:	RS-1 One Family Urban Residential
	Designation:	Urban Residential

Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Townhouse
Site Area:	0.23 Ha. (0.57 acres)
Access:	220th Street
Servicing requirement:	Urban Standard

## 2) Site Characteristics:

The subject site is located just west of the Town Centre. It consist of three (3) lots at the northwest corner of 220th Street and Dewdney Trunk Road (See Appendix A and B). Its location off Dewdney Trunk Road and the overall site context includes large single family lots with relatively low improvement values to the north along the west side of 220th Street, and an apartment building with RM-2 Zoning to its east across 220th Street.

## 3) Project Description:

This proposal includes a twelve (12) unit townhouse development sited on a central Mews, with underground parking (Appendix D).

There is no surface parking with all of the parking is within a common underground parkade. The parkade will include private two-car garages (side by side) for each unit with stairway access to the dwelling unit above. This arrangement frees up space for private outdoor areas at grade, including an attractive courtyard or mews element, creating a strong north-south private pedestrian area for future residents.

All units have three (3) bedrooms and average approximately 154.5 square metres (1,663.3 square feet) in area. With road dedication removed, the net floor space ratio (FSR) is estimated at 0.83, slightly higher than the 0.8 maximum in the RM-5 Zone. (See Appendix D & E)

At first reading, one of the lots included in Map No. 1768 attached to and forming part of Zone Amending Bylaw No. 7484-2018, was not included in the body of the bylaw. The bylaw attached as Appendix C has been amended to include the legal descriptions of all three intended subject lots.

## 4) Planning Analysis:

### i) Official Community Plan:

Given the site context, and the frontage along Dewdney Trunk Road, this application meets the requirements for Major Corridor Residential Infill development, described in OCP Policies 3-20 and 3-21 with excerpts 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; ...*
- c) a maximum height of four storeys for apartments; ...*



*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;...*

This proposal will be three (3) storeys above grade, meeting the requirements of the RM-5 (Low Density Apartment Residential) zone, and providing compatibility with surrounding single family houses. This project height reflects the maximum 11 metres that is currently permitted in the predominant single family RS-1 zone on adjacent lots. This compatibility is further enhanced by retaining a hedge buffer with the lands to the west as part of the overall site landscaping plan.

**ii) Zoning Bylaw:**

The proposal is to rezone the subject properties from RS-1 (One Family Urban Residential) to RM-5 (Low Density Apartment Residential). The proposal density (Floor Space Ratio or FSR) is 0.83, which complies with the density regulation applying additional density through a cash contribution at a rate of \$344.46 per square meter (\$32.00 per square foot) for the FSR above 0.80. This bonus density payment is approximately 28,738.30.

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

All underground parking is proposed. Each townhouse unit will have a two (2) car garage with its own garage door and separate stairs leading to the townhouse unit that it serves. There will be a total of 24 parking spaces provided meeting the Bylaw requirement. The bylaw requires 0.2 visitor parking spaces per dwelling unit, for a total of 3.0 spaces; however, only two (2) are provided. They are located within the underground structure close to the entrance ramp. If the layout cannot be modified to accommodate the third visitor space, a variance will be required.

**iv) Proposed Variances:**

A Development Variance Permit application has been received for this project and involves the following relaxations to the Maple Ridge Zoning Bylaw No. 3510 -1985:

- ☐ Section 606 (6) Sitting 9 a: the setback from a front lot line (Dewdney Trunk Road) is reduced from 7.5 meters to 4.26 metres; and an exterior side lot line (220 Street) is reduced from 7.5 meters to 6.0 metres;
- ☐ Section 606 (6) Sitting 9 b: the setback from a rear lot line (north property line) from 6.0 metres to 4.5 metres;
- ☐ Section 606 (8) Other Regulations c (i): the unencumbered continuous 90 degree horizontal arc from living room windows be reduced from 15 metres to 7.5 metres; and
- ☐ Section 606 (8) Other Regulations c (ii): the unencumbered continuous 90 degree horizontal arc from bedroom windows be reduced from 10 metres to 7.5 metres.

The requested variances to RM-5 (Low Density Apartment Residential) zone will be the subject of a future Council report.

**v) Advisory Design Panel:**

The application was reviewed by the ADP at a meeting held on September 16, 2020 and their comments and the applicants responses can be seen in Appendix G.

The applicant has addressed most comments and suggestions. A detailed description of the project's form and character and how the remaining matters from ADP were addressed, will be included in a future development permit report to Council.

**vi) Development Information Meeting:**

A Development Information Meeting was held remotely over the period of August 24 to September 4 2020.

One person submitted feedback on a number of matters with the following responses from the applicant:

- ☐ Question about size of vehicles that can be accommodated in the individual garages. The response: The garages can accommodate small to mid-size pick-up trucks and vans, but not large pick-ups (or trailers or campers) and the applicant will look into increasing the garage lengths to potentially 19', to allow longer vehicles.
- ☐ Question on lot amalgamation. The response: the three lots will be consolidated allowing a more linear townhouse concept rather than a three-storey apartment building thus being family-oriented and achieving a more compatible residential streetscape and scale with the existing neighbourhood.
- ☐ Hedge along west property line. The response: this hedge is shown to be retained on our site plan, and also retained on our landscape architect's drawings.
- ☐ Rooflines and overlook issues. The response: the proposed sloping roof is compatible with the sloping roof forms in the neighborhood. Decks are off the 3rd floor master bedrooms face east and south only, not overlooking adjacent residential lots to the north and west.
- ☐ Tree on adjacent lot. The response: the project's arborist has confirmed that the excavation is not expected to impact the root system extending over into the subject site.

**5) Traffic Impact:**

As the subject properties are located within 800 metres of the Lougheed Highway, a referral has been sent to the Ministry of Transportation and Infrastructure.

**6) Interdepartmental Implications:**

**i) Engineering Department:**

A Rezoning Servicing Agreement will be required for the works and services necessary to accommodate the proposal. This will include the typical requirements such as: pavement widening associated with road widening (to include curb and gutter, sidewalks, street trees and street lighting), undergrounding of services (except for existing overhead wiring along Dewdney Trunk Road) and then submission of associated securities.

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

The property is located in the Fraser River Escarpment area; therefore, the provision associated with Council Policy 6.23 apply to drainage and storm water management that will be addressed within the



forthcoming Servicing Agreement and project landscape plans. There were a number of Building Code-related matters were identified to be resolved in the usual fashion at the building permit stage.

iii) **Fire Department:**

The typical fire safety-related requirements were identified. These include: developing a construction fire safety plan, sprinklering and other required fire-related infrastructure such as hydrants, fire alarm panels and standpipe connections. These to be resolved in the usual fashion at the building permit stage.

iv) **Environmental Section:**

As this project proceeds, matters related to coordinating stormwater management with the development permit landscaping plans, erosion and sediment control measures and tree management, such as planting of street trees, will be addressed.

**CONCLUSION:**

It is recommended that second reading be given to Zone Amending Bylaw No. 7484-2018, and that application 2018-243-RZ be forwarded to Public Hearing.

“Original signed by Adrian Kopystynski”

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*Prepared by:* **Adrian Kopystynski, M sC, MCIP, RPP, MCAHP  
Planner**

“Original signed by Chuck Goddard”

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

“Original signed by Christine Carter”

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

“Original signed by Al Horsman”

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*Concurrence:* **Al Horsman  
Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

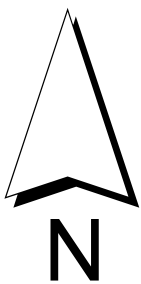
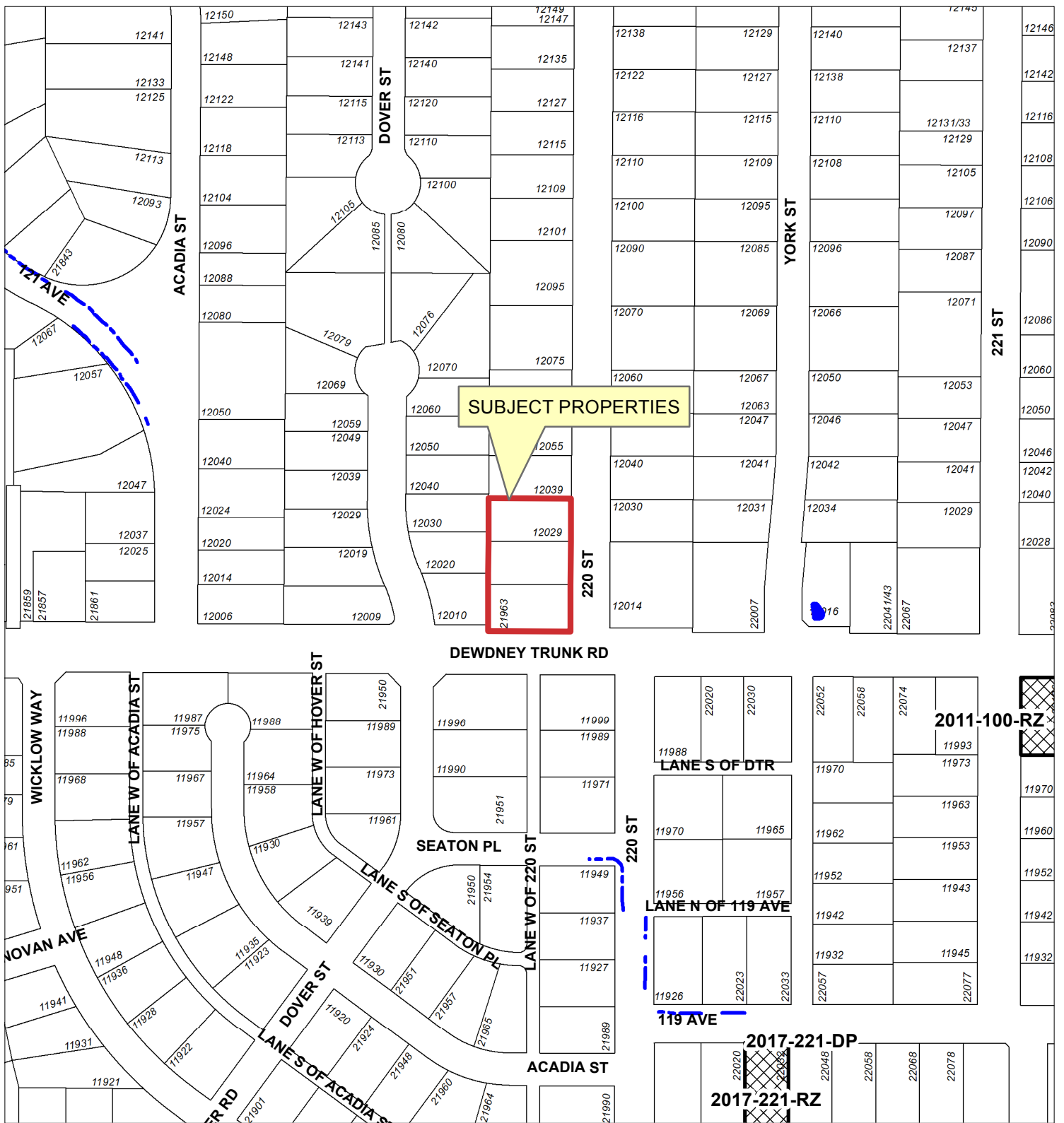
Appendix C – Zone Amending Bylaw No. 7484-2018

Appendix D – Site Plan

Appendix E – Architectural Plans

Appendix F – Landscape Plan

Appendix G – ADP design comments



Scale: 1:2,500

### Legend

- Street Name Labels
- Ditch Centreline
- Lake or Reservoir
- Active Applications (RZ/SD/DP/VP)

**12029 220 STREET**  
**21963 DEWDNEY TRUNK ROAD**

PLANNING DEPARTMENT



**MAPLE RIDGE**

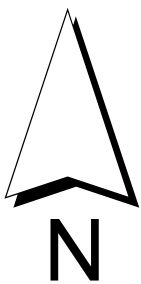
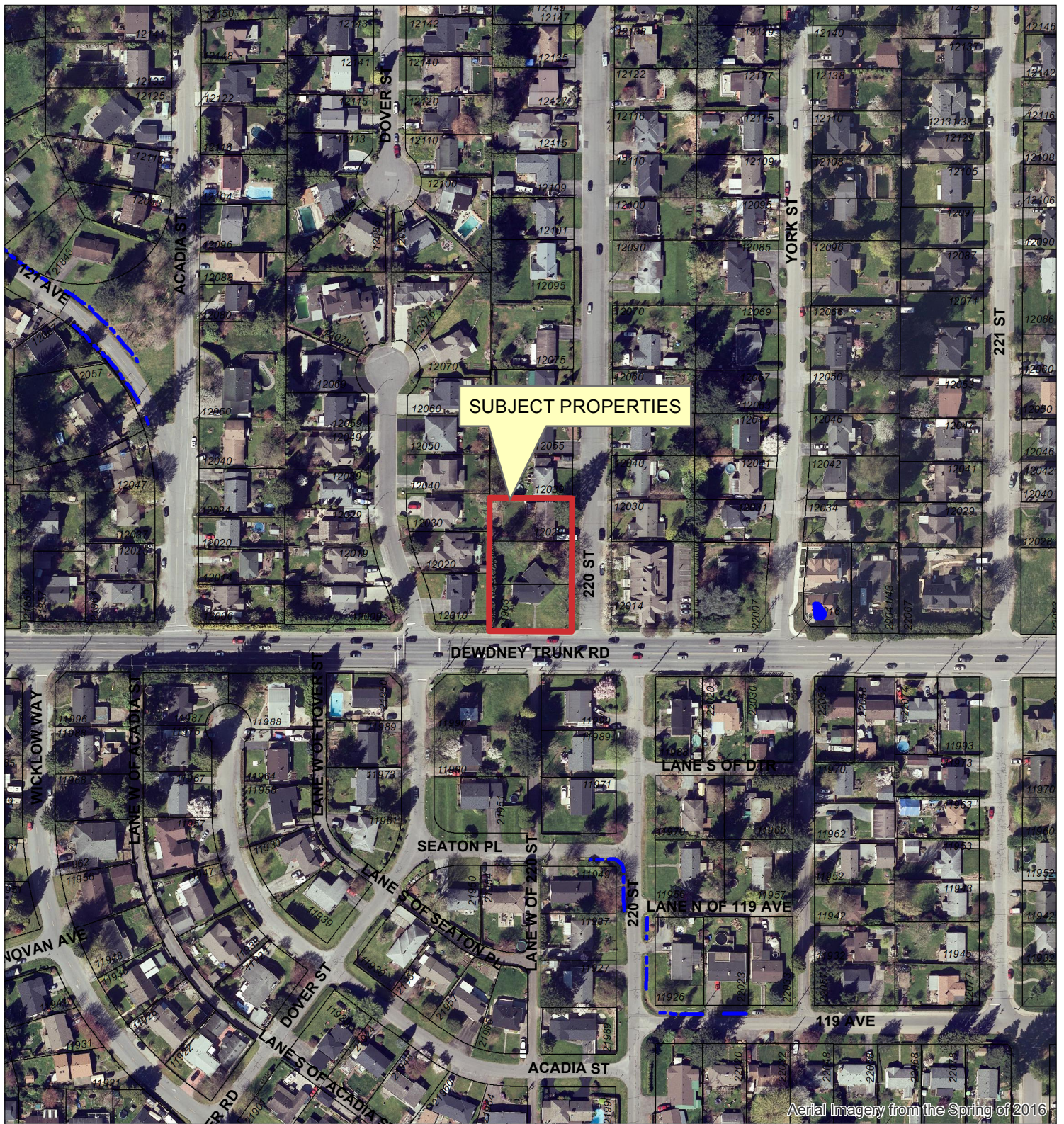
British Columbia

**mapleridge.ca**

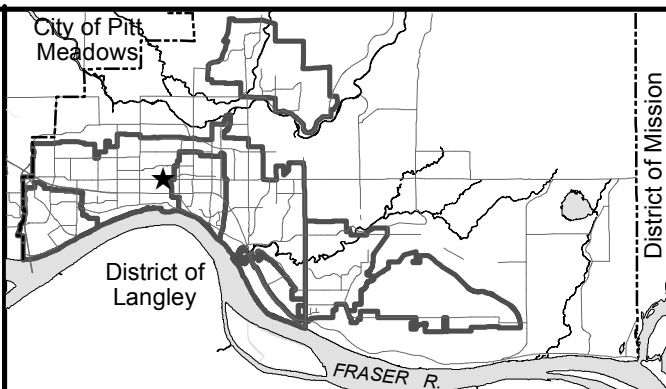
FILE: 2018-243-DP  
DATE: Jan 16, 2019

BY: LP





Scale: 1:2,500



12029 220 STREET  
21963 DEWDNEY TRUNK ROAD

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2018-243-DP  
DATE: Jan 16, 2019

BY: LP



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

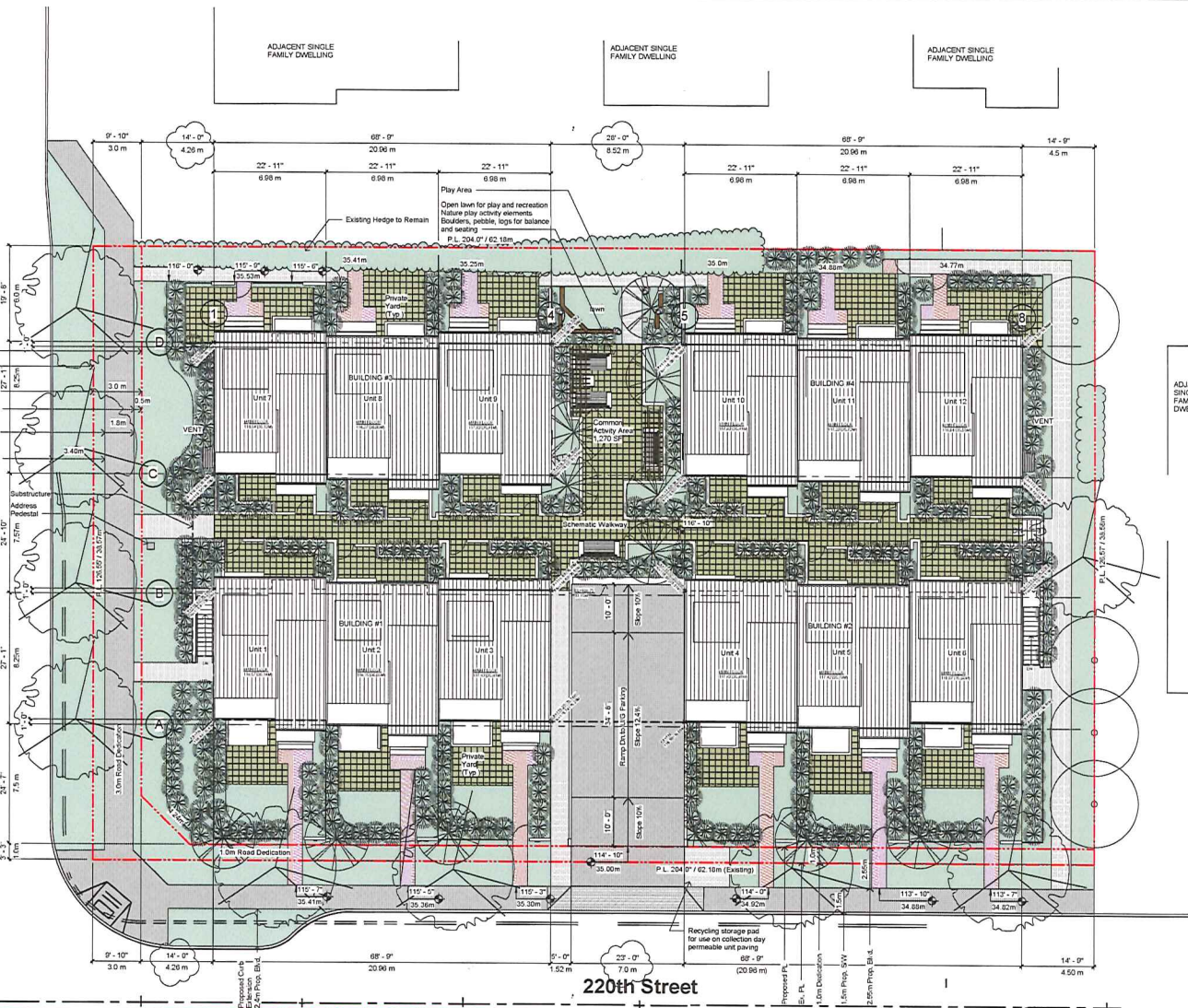
**NOW THEREFORE,** the Municipal Council of the City of Maple Ridge enacts as follows:

- ADOPTED,** the            day of            , 20

CORPORATE OFFICER

SCALE 1:2,500

Dewdney Trunk Road



**Legal Description:**  
Lots 1, 2 & 3, Plan NWP15883,  
D.L. 396, Land District 1, Land  
District 36

**Existing Lot Area:** 25,816 SF

**Lot Area After Road Deductions:**  
23,934 SF

**Typical Unit Area:**  
Ground Floor: 636.8 SF  
2nd Floor: 636.8 SF  
3rd Floor: 389.7 SF  
Total Unit Area (excl. basement):  
1,663.3 SF

**Total Project Area:**  
(12 x 3-Bedroom Units)  
12 x 1,663.3 SF = 19,960 SF

**Floor Area Ratio:**  
Existing Lot: 0.77  
Proposed Net Lot: 0.83

**Underground Parking:**  
24 Private Spaces  
2 Common Visitor Spaces



#933-409 Granville Street  
Vancouver, B.C., V6C 1T2  
Tel: 604 688 0100  
Fax: 604 331 8781  
www.salikanarchitecture.ca



No.	Description	Date
1	Issued For Planning Review	13-04-20
1.2	Revised For First Reading	05-05-20
2	Issued For CP	16-12-17
4	Issued For Rezoning & CP	30-10-19

### Maple Villa Townhouses

21963 Dewdney Trunk Road  
Maple Ridge BC

### Site Plan Project Data

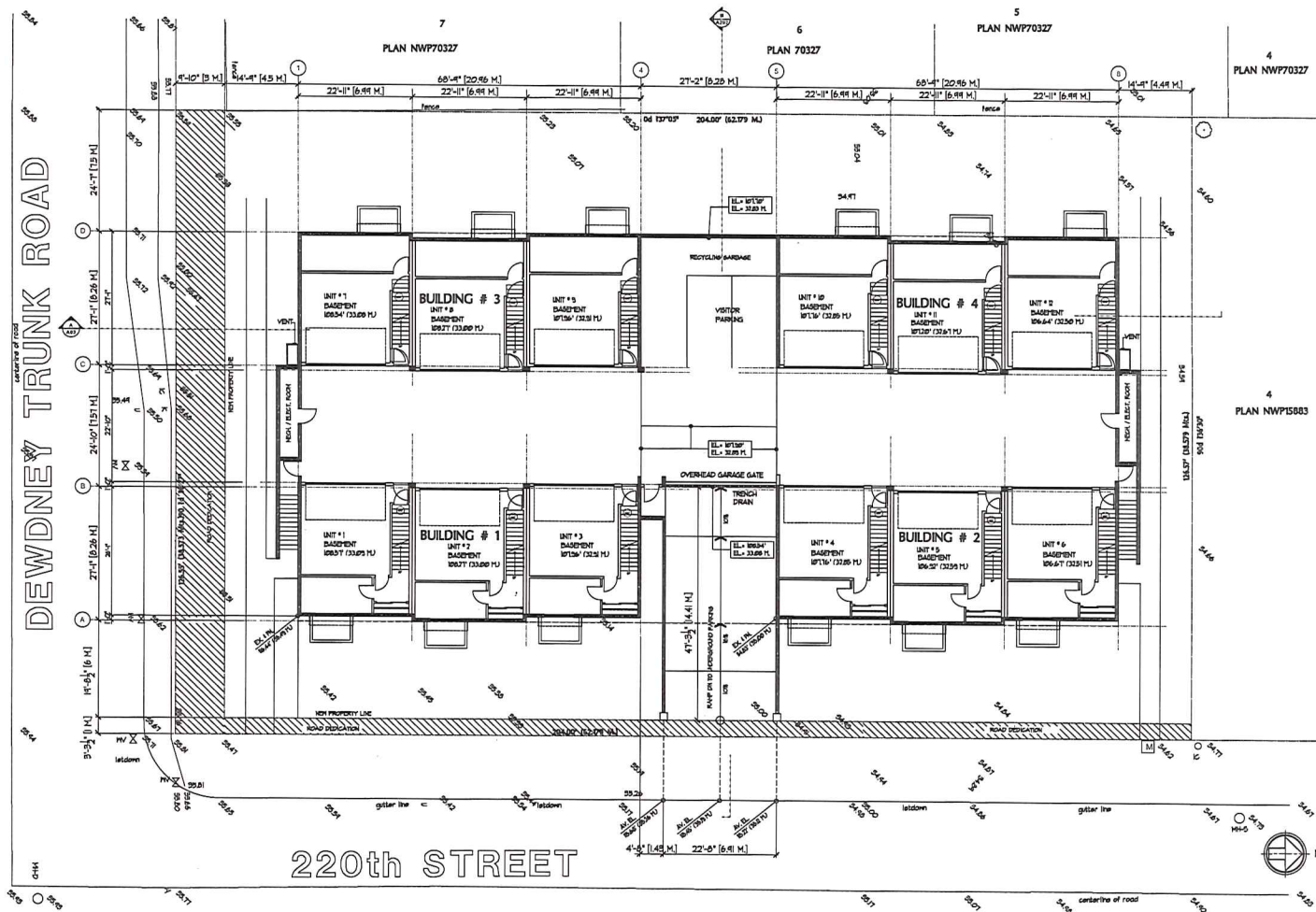
Project number	1804
Date	April 6, 2018
Drawn by	RAS, JYT
Checked by	RAS

A102

Scale 3/32" = 1'-0"

10/15/2020 3:33:23 PM





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2020-10-10

1 ISSUED FOR D.P., DEC. 17, 2018

MAPLE VILLA DT INC.

21963 DEWDNEY TRUNK ROAD  
Maple Ridge, B. C.

UNDERGROUND  
GARAGE PLAN

Project number 1804  
Date SEPT. 30, 2018  
Drawn by LR  
Checked by RAS

A201

Scale 3/32" = 1'-0"



Architect AIBC MRAIC

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2020-10-19

1	ISSUED FOR D.P. DEC. 17, 2018
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MAPLE VILLA DT INC.

21963 DEWDNEY TRUNK ROAD  
Maple Ridge, B. C.

## BUILDING 1 AND 2 ELEVATIONS

Project number	1804
Date	SEPT. 30, 2018
Drawn by	LR
Checked by	RAS

A209

Scale  $3/16" = 1'-0"$





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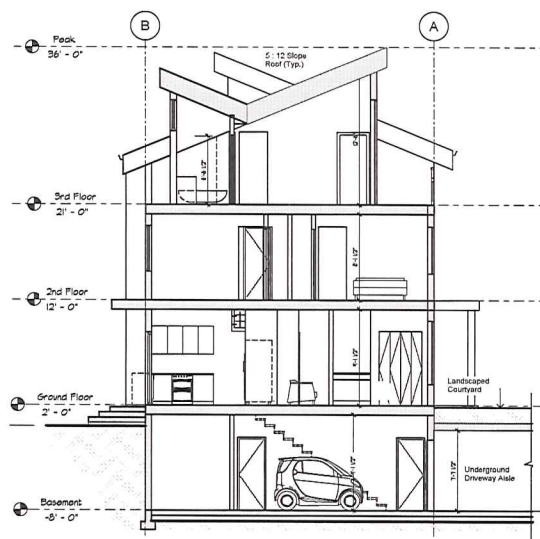
1	ISSUED FOR D.P. DEC. 17, 2018
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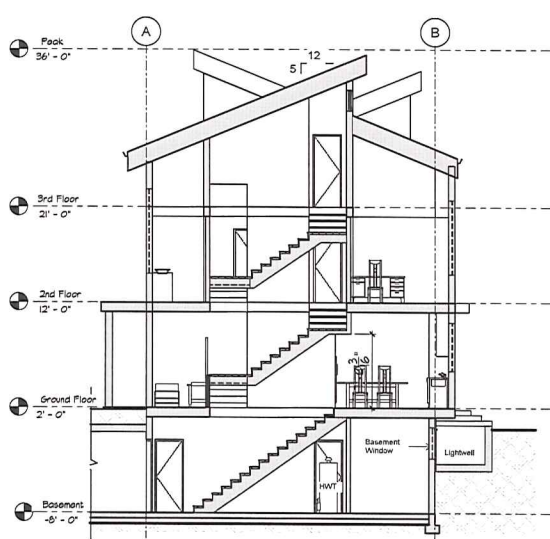
MAPLE VILLA DT INC.  
21963 DEWDNEY TRUNK ROAD  
Maple Ridge, B. C.

BUILDING 1 AND 2  
SECTIONS

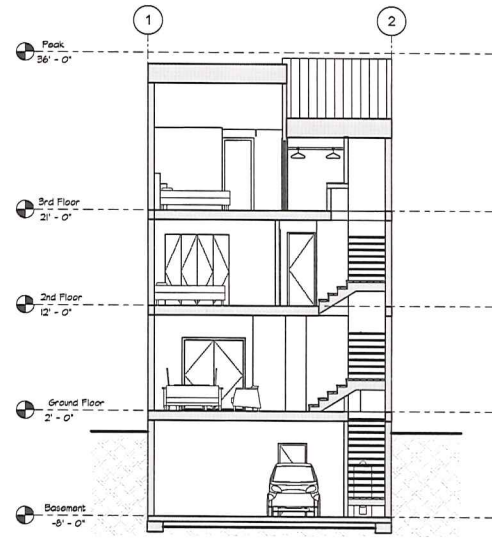
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Date	SEPT. 30, 2018
Drawn by	LR
Checked by	RAS
<b>A208</b>	
Scale	3/16" = 1'-0"



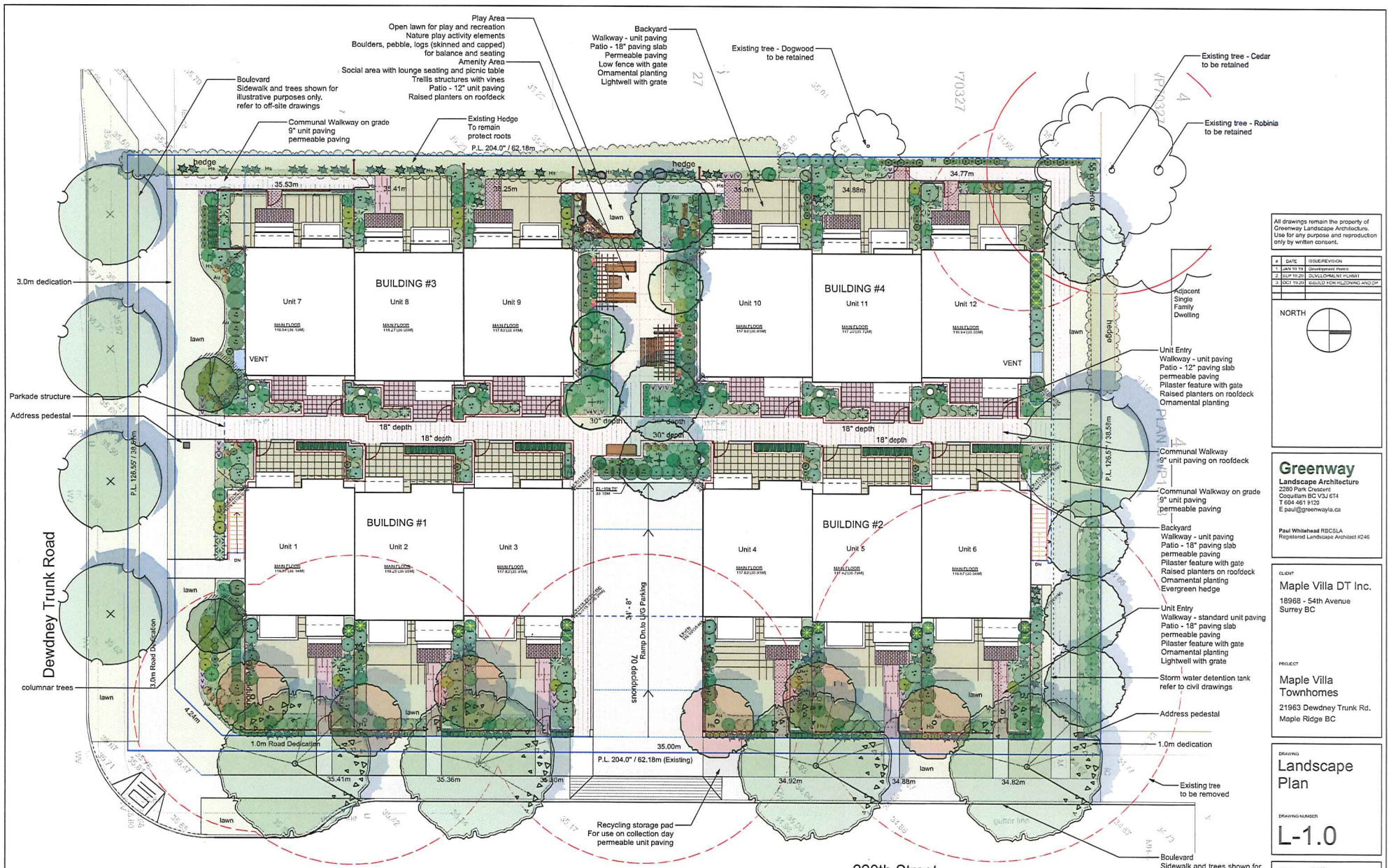
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A208



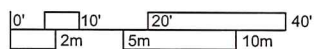
SECTION 2  
SCALE = 3/16"=1'-0" A208



SECTION 3  
SCALE - 3/16" = 1'-0"



**PRELIMINARY ONLY**  
**NOT FOR CONSTRUCTION**  
 DRAWING TO SCALE WHEN PRINTED ON ARCH D (36" x 24") SHEET



**Plant List**  
 Refer to sheet L2.0

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#	DATE	REVISION/DESCRIPTION
1	JUNE 10, 2019	Development Phase
2	JULY 10, 2019	Development Phase
3	OCT 10, 2019	Finalized for construction and/or



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Paul Whitehead RBCSLA  
 Registered Landscape Architect #246

**CLIENT**  
 Maple Villa DT Inc.  
 18968 - 54th Avenue  
 Surrey BC

**PROJECT**  
 Maple Villa Townhomes  
 21963 Dewdney Trunk Rd.  
 Maple Ridge BC

**DRAWING**  
 Landscape Plan

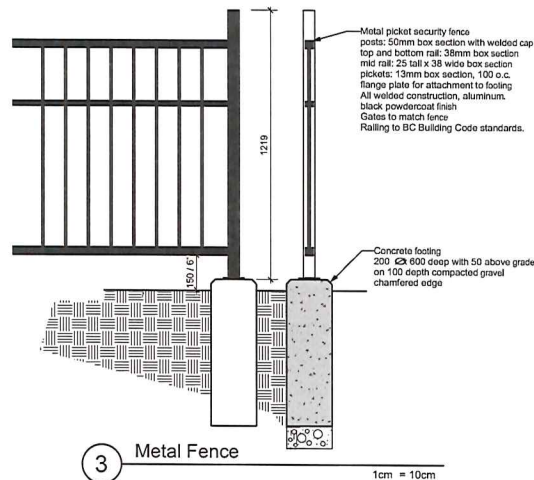
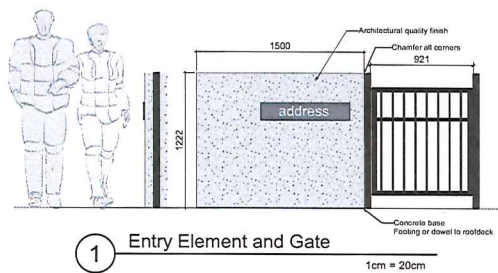
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 L-1.0

**SCALE** 1:100

**DRAWN** PACW

**PROJECT NUMBER** 1830





**PLANT LIST - 21963 Dewdney**  
October 15, 2020

**TREES**

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
1	1	Acer truncatum Pacific Sunset	Pacific Sunset Shantung Maple	6cm Cal, WB	1.8m standard
6	6	Acer palmatum Chakazuki	Green Japanese Maple	2.5m tall multi-stem	
3	3	Cornus Florida Cherokee Chief	Red Flowering Dogwood	2.5m tall, multi-stem	
7	7	Syrax japonica	Japanese Snowbell	7cm Cal, WB	
2	2	Quercus palustris Pringreen	Green Pillar Oak	7cm Cal, WB	

**SHRUBS**

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
8	8	Adiantum unedo Compada	Compact Strawberry Tree	#2 pot	750 o.c.
62	62	Azalea japonica Gump Pink	Dwarf Pink Azalea	#2 pot	750 o.c.
54	54	Buxus micro Winter Gem	Winter Gem Boxwood	#2 pot	300 o.c.
49	49	Calluna vulgaris	Pink Heather	#1 pot	450 o.c.
3	3	Euonymus alata 'Compactus'	Dwarf Burning Bush	#2 pot	900 o.c.
71	71	Hydrangea macrophylla	Big Leaf Hydrangea	#2 pot	750 o.c.
31	31	Pieris japonica compacta	Dwarf Pieris	#1 pot	800 o.c.
109	109	Polystichum munitum	Western Sword Fern	#1 pot	600 o.c.
27	27	Rosa laetina Red Ace	Red Ace Shrubby Rose	#1 pot	650 o.c.
76	76	Rhododendron 'Rumapo'	Dwarf Red Rhoda	#2 pot	750 o.c.
53	53	Rhododendron Vulcan	Red Vulcan Rhododendron	#3 pot	900 o.c.
6	6	Ribes sanguineum	Red Flowering Currant	#1 pot	750 o.c.
20	20	Salix integra 'Makino'	Shimada (male and female)	#2 pot	900 o.c.
71	71	Spiraea x Bumalda Gold Flame	Gold Flame Spirea	#2 pot	900 o.c.
62	62	Taxus x Modia Brownii	Brown's Yew	1.2m tall, B&B	500 o.c.
7	7	Vaccinium ovatum	Evergreen Huckleberry	#2 pot	900 o.c.
9	9	Wegelia florida MW	Midgee Wine Wegelia	#2 pot	750 o.c.

**GROUND COVERS AND VINES**

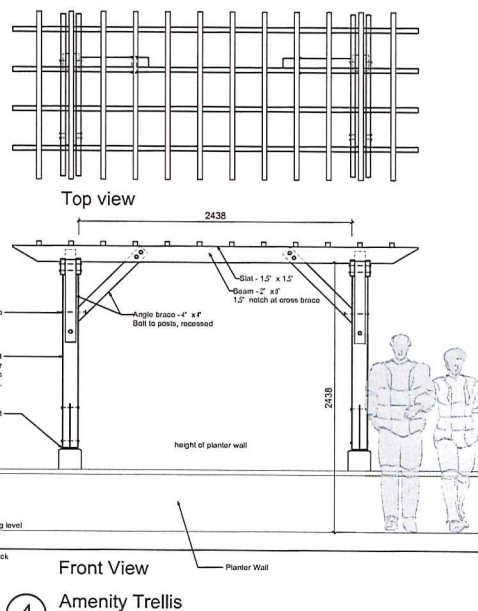
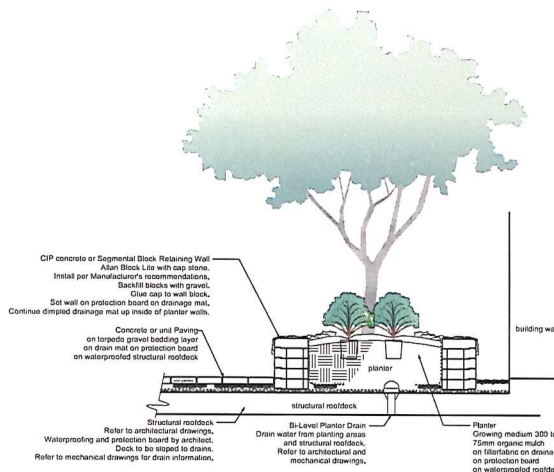
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
27	27	Arctostaphylos uva-ursi VJ	Variegated Jade Kinnikinnick	10cm pot	500 o.c.
4	4	Columnea damienii	Beardberry	10cm pot	500 o.c.
4	4	Pachysandra terminalis	Japanese Spurge	10cm pot	450 o.c.
4	4	Clematis amandii	Evergreen Clematis	#3 pot	train
4	4	Lonicera mandarin	Mandarin Honey Suckle	#3 pot	train

**PERENNIALS**

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
117	117	Asilbe chinensis	Magnus Purple Coneflower	#1 pot	450 o.c.
117	117	Echinacea purpurea 'Magnus'	Magnus Purple Coneflower	#1 pot	450 o.c.
117	117	Hemerocallis 'Happy Returns'	Happy Returns Daylily	#1 pot	500 o.c.
117	117	Hoste nobeliana 'Elegant'	Elegant Plantain Lily	#1 pot	500 o.c.
117	117	Rudbeckia hirta 'Goldstrum'	Black-Eyed Susan	#1 pot	450 o.c.
31	31	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	#1 pot	500 o.c.

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#	DATE	DESCRIPTION
1	JAN 10 10	CONCEPT PLAN
2	FEB 11 20	DEVELOPMENT PLAN
3	MAY 15 20	FINAL PLAN



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Surrey BC

PROJECT  
Maple Villa  
Townhomes  
21963 Dewdney Trunk Rd.  
Maple Ridge BC

DRAWING  
Landscape  
Details

DRAWING NUMBER  
L-2.0

SCALE AS NOTED  
DRAWN PACW

PROJECT NUMBER 1830

## Appendix G – ADP design comments

ADP Comments:	Applicant's Response
<b>Architectural:</b>	
<ul style="list-style-type: none"> <li>• <input type="checkbox"/> Consider increasing the height of windows on the south elevation to increase the benefit of the south exposure</li> </ul>	<ul style="list-style-type: none"> <li>• <input type="checkbox"/> the height of windows are increased on the south elevation to increase the benefit of the south exposure</li> </ul>
<ul style="list-style-type: none"> <li>• <input type="checkbox"/> Consider adding horizontal elements to the north and south façades to give human scale</li> </ul>	<ul style="list-style-type: none"> <li>• <input type="checkbox"/> horizontal elements including basement stair guardrail and ground-floor picture window are added to the south façades to give human scale</li> </ul>
<ul style="list-style-type: none"> <li>• <input type="checkbox"/> Provide up to date coordinated landscape and architectural drawings</li> </ul>	<ul style="list-style-type: none"> <li>• <input type="checkbox"/> the architectural drawings are fully coordinated to the landscape drawings</li> </ul>
<ul style="list-style-type: none"> <li>• <input type="checkbox"/> Consider the proportions of the upper roof pop-ups</li> </ul>	<ul style="list-style-type: none"> <li>• <input type="checkbox"/> the upper roofs have thinner overhanging fascias and less overhang on the civil engineering drawings, the underground stormwater retention tank will be shifted forward along the north side yard to increase separation from neighbour's tree roots at the northwest corner (in response to neighbour's concerns).</li> </ul>
<b>Landscape Architectural:</b>	
<ul style="list-style-type: none"> <li>• <input type="checkbox"/> Consider adding columnar trees as a vertical element to compliment architecture on street frontages</li> </ul>	<ul style="list-style-type: none"> <li>• <input type="checkbox"/> columnar trees are included as a vertical element on the south side to compliment architecture on street frontages</li> </ul>
<ul style="list-style-type: none"> <li>• <input type="checkbox"/> Review circulation pattern and provide a hierarchy of space to reduce unnecessary hard surfacing in landscape areas</li> </ul>	<ul style="list-style-type: none"> <li>• <input type="checkbox"/> entry paving to west units is changed to red to match other entries and distinguish from main walkway and patios, and to enhance wayfinding</li> </ul>
<ul style="list-style-type: none"> <li>• <input type="checkbox"/> Evaluate the function of the building entrances through landscape material to differentiate between public space, entrances and private space</li> </ul>	<ul style="list-style-type: none"> <li>• <input type="checkbox"/> entry paving to west units changed to red to match other entries and distinguish from main walkway and patios.</li> </ul>
<ul style="list-style-type: none"> <li>• <input type="checkbox"/> Ensure coordination between arborist and landscape architect for retention of the existing hedge and trees</li> </ul>	<ul style="list-style-type: none"> <li>• <input type="checkbox"/> hedge retention is included in arborist report as well as the landscape drawings</li> </ul>
<ul style="list-style-type: none"> <li>• <input type="checkbox"/> Review the depth of soil available for proposed landscape over slab and over the storm water tank</li> </ul>	<ul style="list-style-type: none"> <li>• <input type="checkbox"/> further construction detailing will provide soil depth required for planting</li> </ul> <p><u>Staff Comment:</u> to be reflected in final plans to be attached to the staff</p>

	development permit report for Council approval.
<ul style="list-style-type: none"> <li>• <input type="checkbox"/> Consider permeable paving</li> </ul>	<ul style="list-style-type: none"> <li>• <input type="checkbox"/> unit paving ends at property line, with concrete thereafter</li> </ul>
<ul style="list-style-type: none"> <li>• <input type="checkbox"/> Consider providing additional usable space or elements for children's play</li> </ul>	<ul style="list-style-type: none"> <li>• <input type="checkbox"/> the central play area is supplemented with natural elements (boulder / log / pebble) to provide additional play opportunities</li> </ul>
<ul style="list-style-type: none"> <li>• <input type="checkbox"/> Review additional native plant material</li> </ul>	<ul style="list-style-type: none"> <li>• <input type="checkbox"/> to be enhanced in further construction detailing. <u>Staff Comment:</u> to be reflected in final plans to be attached to the staff development permit report for Council approval.</li> </ul>
<ul style="list-style-type: none"> <li>• <input type="checkbox"/> Consider adding a trellis with planting over the parkade ramp</li> </ul>	<ul style="list-style-type: none"> <li>• <input type="checkbox"/> A trellis could be added over the parkade entry, but there is not a lot of overlook so there is limited benefit of screening the ramp.</li> </ul>
<ul style="list-style-type: none"> <li>• <input type="checkbox"/> Consider removing the central walkway from 220th Street to provide space for additional plantings</li> </ul>	<ul style="list-style-type: none"> <li>• <input type="checkbox"/> It is preferred to retain the central walkway beside the ramp as beneficial for firefighting access as well as better access and clear wayfinding for guests and deliveries, and distribution of movement. The slope of the north and south ends of the walkway is reduced to a gentle slope. <u>Staff Comment:</u> Code compliance will be the deciding factor.</li> </ul>
<ul style="list-style-type: none"> <li>• <input type="checkbox"/> Consider enhancing the north sidewalk from 220th street to internal sidewalk to improve wayfinding</li> </ul>	<ul style="list-style-type: none"> <li>• <input type="checkbox"/> permeable paving is used throughout, including the north walkway to enhance wayfinding.</li> </ul>