



City of Maple Ridge

**PUBLIC
HEARING**

February 18, 2020

CITY OF MAPLE RIDGE

***PUBLIC HEARING AGENDA
February 18, 2020
7:00 pm
Council Chambers, 1st Floor, City Hall***

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

- 1) **2019-334-RZ**
Proposed Revisions to the Development Permit Process

Maple Ridge Official Community Plan Amending Bylaw No. 7594-2019

To amend the Official Community Plan in order to expedite the issuance of Development Permits.

- 2) **2019-350-RZ**
20629 119 Avenue, Text Amendment
Lot "A" District Lot 278 Group 1 New Westminster District Plan 76445

Maple Ridge Zone Amending Bylaw No. 7601-2019

To amend the Zoning Bylaw for a site specific text amendment to the Service Commercial CS-1 zone, to allow for a physiotherapy and registered massage therapy clinic.

CITY OF MAPLE RIDGE
NOTICE OF PUBLIC HEARING

TAKE NOTICE THAT a Public Hearing will be held in the Council Chamber of the City Hall, 11995 Haney Place, Maple Ridge, North-East corner entrance, at 7:00 p.m., Tuesday, February 18, 2020 to consider the following bylaws:

- 1) **2019-334-RZ**
Proposed Revisions to the Development Permit Process

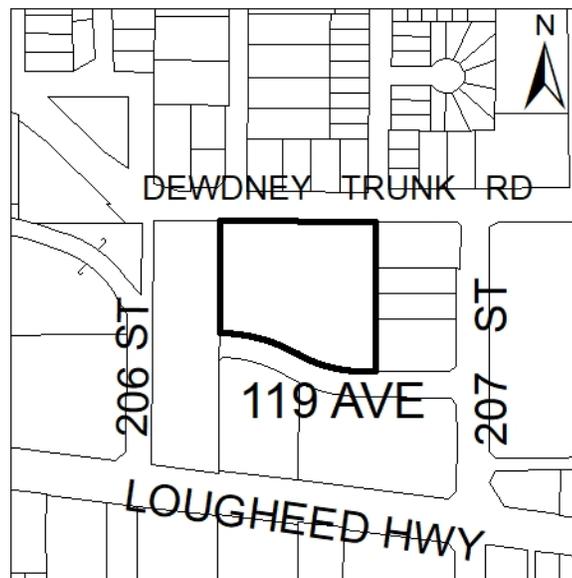
Maple Ridge Official Community Plan Amending Bylaw No. 7594-2019

To amend the Official Community Plan in order to expedite the issuance of Development Permits.

- 2) **2019-350-RZ**
20629 119 Avenue, Text Amendment
Lot "A" District Lot 278 Group 1 New Westminster District Plan 76445

Maple Ridge Zone Amending Bylaw No. 7601-2019

To amend the Zoning Bylaw for a site specific text amendment to the Service Commercial CS-1 zone, to allow for a physiotherapy and registered massage therapy clinic.



AND FURTHER TAKE NOTICE that a copy of the aforesaid bylaws and copies of staff reports and other information considered by Council relevant to the matters contained in the bylaws will also be available for public inspection at the Planning Department Counter of City Hall, between 8:00 a.m. and 4:00 p.m. from February 4, 2020 to February 18, 2020, weekends and Statutory Holidays excepted. The Public Hearing Agenda with full reports can be viewed on the City website at www.mapleridge.ca/640.

ALL PERSONS who deem themselves affected by any of these bylaws shall be afforded a reasonable opportunity to be heard at the Public Hearing before Council on the matters contained in the bylaws or by making a written submission to the attention of the Corporate Officer or by sending an email to the Clerk's Department at clerks@mapleridge.ca, **by 4:00 p.m., February 18, 2020**. Please note that all written submissions provided in response to this consultation will become part of the public record which includes the submissions being made available for public inspection.

Dated this 4th day of February, 2020.

Laura Benson, CPA, CMA
Corporate Officer

**DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2019-334-RZ
File Manager: Chuck Goddard**

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

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

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

Additional reports provided:

Council Workshop Report, dated October 22, 2019

City of Maple Ridge

TO: His Worship Mayor Michael Morden and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Proposed Revisions to the Development Permit Process
First and Second Reading
Maple Ridge Official Community Plan Amending Bylaw No. 7594-2019
First, Second, and Third Reading
Maple Ridge Development Permit Delegation Amending Bylaw No. 7595-2019

MEETING DATE: December 3, 2019
FILE NO: 2019-334-RZ
ATTN: C o W

EXECUTIVE SUMMARY:

At the October 22, 2019 Council Workshop, Council reviewed a report titled, "Proposed Revisions to the Development Permit Process". This report provided recommendations for revisions to the Official Community Plan and to the Development Permit Delegation Bylaw in order to expedite the issuance of Development Permits. In response to these recommendations, Council passed the following resolution:

That staff prepare bylaw amendments as outlined in the report "Proposed Revisions to the Development Permit Process" dated October 15, 2019.

This report introduces the bylaw amendments in support of Council direction. The October 22, 2019 Workshop report is attached to this report as Appendix A.

RECOMMENDATION:

- 1) That Maple Ridge Official Community Plan Amending Bylaw No. 7594-2019 be given First and Second Readings and be forwarded to Public Hearing; and
- 2) That Maple Ridge Development Permit Delegation Amending Bylaw No. 7595-2019 be given First, Second, and Third Readings.

DISCUSSION:

a) Background:

The recommendations presented with this report are the result of Council dialogue and direction with the intention to improve the development application process. Achieving these outcomes involves introducing bylaw amendments to the Official Community Plan and to the Maple Ridge Development Permit Delegation Bylaw. The amending process for the Official Community Plan includes a required Public Hearing. The Development Permit Delegation Bylaw does not require a public hearing.

b) Project Description:

This application is to amend the Official Community Plan in order to increase the exemption threshold for form and character development permits for façade and landscape improvements. In addition, it proposes to amend the Maple Ridge Development Permit Delegation Amending Bylaw to increase the delegation authority for the Director of Planning to include the issuance of wildfire development permits and form and character development permits for construction value that is less than \$500,000.00. For the purpose of amending the Bylaw, this type of development permit will be defined as “smaller scale development permits”. The descriptions of these bylaw amendments are outlined below.

1. Exemptions to Development Permits

Official Community Plan Amendment.

The direction given by Council pertained to exterior façade and landscape renovations to existing structures for form and character development permits. Council’s specific direction was to increase the exemption threshold from \$25,000.00 to \$250,000.00 for development permits under these circumstances. In addition, the need for landscape securities including maintenance period will be noted as a condition of the issuance of a building permit. The section of the Official Community Plan that will require amendments is Section 8.4, Development Permit Area Exemptions, Part 1 c) and d), with the proposed amendments shown in bolded font, and the deleted sections shown with strike-through font, as follows:

1. A Development Permit is not required for any of the following:

- c. Additions or external alterations to an existing building or structure which do not significantly impact the external appearance of the building because they are compatible in terms of material, colours, form and character with the existing development, provided such works is not on lands within 50 meters of the top-of bank of any watercourse or wetland. **Landscape securities including the maintenance period of landscape installation will be taken as a condition of issuance of a building permit.** Generally, this applies to renovations with a total value of less than ~~\$25,000~~ (**\$250,000.00**) or for additional 100 m² (1076 ft²) or less that are consistent with the Development Permit Guidelines;
- d. Site improvements ~~for~~ such as landscaping , paving, and access paths, with a total value of less than ~~\$25,000~~ (**\$250,000.00**), provided such work is not within 50 metres of the top-of-bank of any watercourse or wetland and the work is compatible with the Development Permit Guidelines.

These required amendments include a simple replacement of the higher amount (\$250,000.00) for the exemption threshold, and the insertion of text regarding landscape securities.

2. Delegation of Authority for Small Scale Development Permits

Development Permit Delegation Bylaw.

The direction given by Council was to delegate to the Director of Planning the issuance of wildfire and smaller scale form and character development permits (less than \$500,000.00 construction value). An amendment to the Development Permit Delegation Bylaw is therefore required. In addition, there have been some changes to the Local Government Act since the Development Permit Delegation Bylaw was created in 2007. This proposed amendment provides an opportunity to revise

this bylaw to reflect these more recent changes in the Local Government Act, which became effective in 2015.

The following sections in the Local Government Act are referenced in the Development Permit Delegation Bylaw, but have since been revised, due to revisions in the Act, as follows:

- Section 920 has become Section 489 (Activities that require a development permit)
- Section 925 has become Section 502 (Requirement for security as condition of land use permit)
- Section 926 has become Section 504 (Permit lapses if relevant construction not substantially started)
- Section 928 has become Section 501 (General land use permit matters)
- Section 919 has become Section 488. (Designation of development permit areas)

It should be noted that the above changes are administrative in nature as these are simple housekeeping amendments that do not alter the original intent of the bylaw. The proposed amendments below will revise Part 2 of the Development Permit Delegation Bylaw.

Current Bylaw:

Delegation of Powers Respecting Environmental Development Permit Areas

Council hereby delegates to the Director of Planning, or in that person's absence, the Manager of Development and Environmental Services, all of Council's powers, duties and functions under Sections 920, 925, 926, and 928 of the Local Government Act in respect of all development permit areas designated under s. 919.1 (1) (a) of that Act;

Section 919.1 (1) (a) of the Local Government Act is limited to protection of the natural environment, its ecosystems and biological diversity. As this amendment is intended to expand the delegation authority to include wildfire development permits, a revision that references the revised Local Government Act section is proposed.

Proposed:

Delegation of Powers Respecting Environmental and Wildfire Development Permit Areas

Council hereby delegates to the Director of Planning, or in that person's absence, the Manager of Development and Environmental Services, all of Council's powers, duties and functions under Sections 489, 502, 504, and 501 of the Local Government Act in respect of all development permit areas designated under s. 488 (1) (a) and (b) of that Act.

Where (a) is the protection of the natural environment, its ecosystems and biological diversity, and (b) is the protection of development from hazardous conditions (wildfire development permit);

This proposed amendment will introduce a new delegation of authority for the issuance of form and character development permits for developments with construction costs that are less than \$500,000.00. The proposed mechanism to achieve this objective is to define applicable proposals as "small scale development permits", and establish criteria for meeting this definition. These proposed criteria are appended to the proposed amending bylaw as Appendix A. The proposed new section of the Development Permit Delegation Bylaw follows:

Delegation of Small Scale Development Permits

4. Council hereby delegates to the Director of Planning, or in that persons absence, the Manager of Development and Environmental Services, the power to issue a development permit under Section 488 (1) (e), (f) of the Local Government Act or by a delegatee under this Bylaw.
5. The delegatee shall not issue a development permit under Section 4, unless the delegatee considers that the amendment is a small scale development permit that conforms with the guidelines attached as Schedule A.
6. An application for a small scale development permit shall be made in a form satisfactory to the delegatee and shall be accompanied by such information as the delegatee considers necessary to appropriately review the application.

CONCLUSION:

This report introduces bylaw amendments to help streamline the approval process for specific development permits, and recommends that Council give first and second reading to Maple Ridge Official Community Plan Amending Bylaw No. 7594-2019 and Maple Ridge Development Permit Delegation Amending Bylaw No. 7595-2019.

“Original signed by Diana Hall”

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

“Original signed by Lisa Zosiak” for

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

“Original signed by Christine Carter”

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

“Original signed by Christine Carter” for

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

The following appendices are attached hereto:

Appendix A – Council Workshop Report, dated October 22, 2019

Appendix B - Maple Ridge Official Community Plan Amending Bylaw No. 7594-2019.

Appendix C - Maple Ridge Development Permit Delegation Amending Bylaw No. 7595-2019.

City of Maple Ridge

TO: His Worship Mayor Michael Morden and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Proposed Revisions to the Development Permit Process

MEETING DATE: October 22, 2019
FILE NO: 2019-334-RZ
ATTN: Workshop

EXECUTIVE SUMMARY:

The City of Maple Ridge has always been receptive to recommendations that improve efficiencies in their service delivery. For the Planning Department, a pertinent focus continues to be improvements in the development application process. Following on this broader objective, this report makes recommendations for specific development permit processes, that could be either exempted or delegated to the Director of Planning. This resulting process is expected to benefit applicants by improving processing times and reducing the number of reports being placed on Council agendas.

For Council's consideration, this report recommends revisions and conditions for specific types of development permits. These permits and conditions include:

- **Wildfire Development Permits.** Delegate authority for the issuance of these technical permits.
- **Form and Character Exemption threshold.** For exterior façade and landscape renovations to existing structures, raise the current development permit exemption from \$25,000.00 to \$250,000.00.
- **Form and Character Development Permits.** Delegate authority for the issuance of these permits if the estimated cost of construction is less than \$500,000.00 for new buildings, or between \$250,000.00 and \$500,000.00 for exterior façade and landscape renovations.

These initiatives are proposed as part of a larger municipal effort to improve service delivery, especially for smaller scale business owners and investors.

RECOMMENDATION:

That staff prepare bylaw amendments as outlined in the report "Proposed Revisions to the Development Permit Process" dated October 15, 2019.

DISCUSSION:

a) Background:

This proposal to revise processes and considerations for the issuance of development permits is consistent with earlier initiatives made in 2007. At that time, Council amended the Maple Ridge Development Procedures Bylaw No. 5879-1999 with the purpose of stream lining the approval and review process of various Planning Department applications. With this in mind, a second bylaw was adopted at the same time delegating to the Director of Planning the issuance of Environmental related Development Permits and the approval of minor changes to existing form and character Development Permits as Maple Ridge Development Permit Delegation Bylaw No. 6478-2007. These

implemented changes were the results of a lengthy and in-depth analysis of a review by a consultant team, UMA Engineering Ltd. in 2004 whose strategy was endorsed by Council.

Overall, the results of the earlier bylaw changes have been positive. For example, the delegation of the issuance of technical environmental permits and minor DP amendments have reduced processing time significantly. Other initiatives developed at that time were intended to improve the accessibility of information for prospective applicants. These initiatives included the encouragement of pre-application meetings and the preparation of comprehensive check lists for development applications.

b) Proposed Amendments and Regulatory Framework:

Building on the successes of these earlier initiatives, further revisions are proposed for Council's consideration. Descriptions of the affected applications, justification for these amendments, and the required bylaw amendments to make these changes are described below:

- **Wildfire Development Permits**

Description: *The Wildfire Development Permit Area Guidelines are intended for the protection of life and property in designated areas that could be at risk of wildfire and where this risk may be reasonably abated through implementation of appropriate precautionary measures. A Development Permit is required for all development and subdivision activity or building permits for areas identified as a Wildfire Development Permit Area in the Official Community Plan.*

Recommendation: Delegate the authority for issuance of these permits to the Director of Planning. As before, the Fire Chief will review and sign the report.

Justification: The Wildfire Development Permit Area was established in 2014. At present, these Development Permits are issued by Council, but are highly technical, based on scientific findings, that do not require a political decision to be justified. The site specific details of these permits are generally integrated with other environmental development permits as part of an overall development application for rezoning or subdivision. The issuance of environmental development permits (Watercourse Protection and Natural Features) was delegated to the Director of Planning in 2007, with positive results. For this reason, it is consistent and justified to also delegate authority for the issuance of Wildfire Development Permits to the Director of Planning.

Required Bylaw Amendment: This additional delegation of authority to the Director of Planning will require an amendment to the Maple Ridge Delegation Bylaw 6478-2007.

- **Form and Character Development Permits**

Description: *Form and character development permits are a practical approach for directing the appearance of buildings and landscaping within the Community. To meet this objective, Development Permits are required for all rezoning, subdivision of land, or construction, addition to or alteration of buildings or other structures that involve multifamily residential, intensive residential, commercial, and industrial development. Exemptions are specified for form and character development permit requirements, including single family development, internal renovations, or **site improvements with an estimated value of \$25,000.00.***

- **Form and Character Exemption threshold**

Recommendation: Increase the exemption threshold for requiring a form and character development permit from \$25,000.00 to \$250,000.00 for exterior façade and landscape renovations to existing structures.

Justification: Rising construction costs are the main reason for this exemption. A staff review of construction costs and development permits reveal that there has been about 1 application per year with construction costs of less than \$100,000.00. A threshold of \$250,000.00 would exempt about 20 applicants each year from the requirement to apply for a development permit. This change will benefit smaller scale developers and business interest with reduced costs and fewer time delays in application processing.

Consideration will be required to maintain quality in the built form. For this reason, this exemption threshold increase is only recommended for renovations to existing structures that would have previously been subject to the development permit process. In addition, a recommendation will be to require a standard landscape security as part of the building permit process to direct both the installation and maintenance of landscape materials. Building permit information pertains to the entire cost of construction, but with an existing building, changes to landscaping and external facades are usually minimal. Internal renovations do not require a development permit.

Required Bylaw Amendment: The current development permit exemption is prescribed in the Official Community Plan. For this reason, an amendment to the Official Community Plan is required to increase this threshold.

- **Delegation of Issuance of Form and Character Development Permits**

Recommendation: the delegation of authority to the Director of Planning for the issuance of form and character development permits for new buildings where the estimated cost of construction is less than \$500,000.00, or between \$250,000.00 and \$500,000.00 for exterior façade and landscape renovations.

Justification: A revised process is recommended in order to streamline application processing while maintaining municipal standards for urban design. In these cases, the applicant will still be required to follow processes including attendance at an Advisory Design Panel meeting, and interdepartmental referrals, but Council approval will not be required for the issuance of these smaller scale permits.

Required bylaw amendments: This additional delegation of authority to the Director of Planning will require an amendment to the Maple Ridge Delegation Bylaw 6478-2007.

Next Steps:

The recommendations presented above are intended to improve the development application process and promote Council dialogue and direction on the required bylaw amendments to achieve these outcomes.

Two bylaws (Official Community Plan and Delegation Bylaw) will need to be amended to realize these outcomes. The amending process for the Official Community Plan includes a required Public Hearing. The Delegation Bylaw does not require a public hearing.

If the recommendations above are agreed to, staff can commence a simple process of bylaw introduction that would be brought to a regular Committee of the Whole meeting. It is recommended that these improvements be implemented immediately because these amendments will benefit both Council, applicants, and the public. The Official Community Plan amendment will provide consultation opportunities with the required public hearing.

c) Intergovernmental Implications:

The Local Government Act provides enabling legislation for amending both the Delegation Bylaw and the Official Community Plan. Any amending bylaws will be required to adhere to the process as outlined in the Local Government Act.

d) Citizen/Customer Implications:

Staff participate on the UDI/HAVAN (Urban Development Institute/ Home Builder's Association Vancouver) Liaison Committee, and will seek feedback on these amendments prior to the Public Hearing. The delegation bylaw does not require a Public Hearing to be adopted by Council, although a Public Hearing is required to amend the Official Community Plan.

e) Interdepartmental Implications:

The recommendations outlined in this report are intended to improve service delivery in the development process. This objective is integrated throughout municipal departments, but most directly involves Planning, Building, Engineering, Bylaws, and Economic Development.

These proposed amendments have been discussed with these departments, and all are supportive of the recommendations.

CONCLUSION:

This report provides recommendations to help streamline the approval process for specific development permits, and recommends that Council direct staff to commence bylaw introduction for this purpose.

"Original signed by Diana Hall"

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

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

"Original signed by Kelly Swift"

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

CITY OF MAPLE RIDGE
BYLAW NO. No 7595- 2019

A Bylaw to amend the text of Maple Ridge Development Permit Delegation
Bylaw No. 6478-2007 as amended

WHEREAS, it is deemed expedient to amend the Maple Ridge Development Permit Delegation Bylaw No. 6478-2007 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 Development Permit Delegation Bylaw Amending Bylaw No. 7595-2019**”.
2. The Maple Ridge Delegation Bylaw No. 6478-2007 is hereby amended as follows:

Delete Part 2, Delegation of Powers Respecting Environmental Development Permit Areas in its entirety, and replaced with the following:

Delegation of Powers Respecting Environmental and Wildfire Development Permit Areas

Council hereby delegates to the Director of Planning, or in that person’s absence, the Manager of Development and Environmental Services, all of Council’s powers, duties and functions under Sections 489, 502, 504, and 501 of the Local Government Act in respect of all development permit areas designated under s. 488 (1) (a) and (b) of that Act.

That a new category be added, after Part 3, as follows:

Delegation of Small Scale Development Permits

4. Council hereby delegates to the Director of Planning, or in that persons absence, the Manager of Development and Environmental Services, the power to issue a development permit under Section 488 (1) (e), (f) of the Local Government Act or by a delegatee under this Bylaw.

5. The delegatee shall not issue a development permit under Section 4, unless the delegatee considers that the amendment is a “small scale development permit” that conforms with the guidelines attached as Schedule A.

6. An application for a “small scale development permit” shall be made in a form satisfactory to the delegatee and shall be accompanied by such information as the delegatee considers necessary to appropriately review the application.

That Parts 4 and 5, Delegation of Minor Amendment Powers, be deleted in their entirety, and replaced with the following:

Delegation of Minor Amendment Powers

7. Council hereby delegates to the Director of Planning, or in that persons absence, the Manager of Development and Environmental Services, the power to amend any development

permit issued by Council under Section 489 of the Local Government Act or by a delegatee under this Bylaw.

8. The delegatee shall not amend a development permit under Section 7, unless the delegatee considers that the amendment is a minor amendment that conforms with the guidelines attached as Schedule A.

That Sections 6 and 7 be renumbered as Sections 9 and 10:

That the title “Manager of Legislative Services” be replaced with the title “Corporate Officer”, where it appears in the bylaw;

That in Section 7 d) i), the term “Section 7(c)” be replaced by the term “Section 10(c)”.

That Schedule A be deleted in its entirety and replaced with a new Schedule “A” that includes guidelines pertaining to both Minor Amendment Powers and “small scale development permits.”

3. Maple Ridge Delegation Bylaw 6478-2007 as amended is hereby amended accordingly.

READ a first time the 10th day of December, 2019.

READ a second time the 10th day of December, 2019.

READ a third time the 10th day of December, 2019.

ADOPTED the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER

**DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2019-350-RZ
File Manager: Adrian Kopystynski**

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

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

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

Additional reports provided:

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: January 21, 2020
FILE NO: 2019-350-RZ
MEETING: C o W
SUBJECT: **First and Second Reading**
Zone Amending Bylaw No. 7601-2019;
20629 119 Avenue

EXECUTIVE SUMMARY:

An application has been received for a site specific text amendment to the Service Commercial CS-1 zone for the subject property, located at 20629 119 Avenue to allow for a physiotherapy and registered massage therapy clinic.

For this site, there have been no matters identified by a preliminary review by City Departments to trigger further applications or terms and conditions to be satisfied before final reading. Therefore, this Zoning Bylaw text amendment may proceed to first and second reading, be forwarded to Public Hearing and followed by third reading and adoption of the Zone Amending Bylaw No. 7601-2019.

RECOMMENDATIONS:

That Zone Amending Bylaw No. 7601-2019 be given first and second reading; and forwarded to Public Hearing.

DISCUSSION:

a) Background Context:

Applicant: Bob Masse
Legal Description: Lot "A" District Lot 278 Group 1 New Westminster District Plan 76445
OCP:
Existing: Commercial
Zoning:
Existing: Service Commercial CS-1

Surrounding Uses:

North:	Use:	Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
South:	Use:	Commercial
	Zone:	C-2 (Community Commercial) and CS-1 (Service Commercial)
	Designation:	Commercial

East:	Use:	Commercial
	Zone:	C-2 (Community Commercial) and CS-1 (Service Commercial)
	Designation:	Commercial
West:	Use:	Vacant
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Commercial

Existing Use of Property:	Commercial
Proposed Use of Property:	Commercial
Site Area:	1.3 HA. HA (3.2 acres)
Access:	Dewdney Trunk Road and 119 Street
Servicing requirement:	Urban Standard

b) Site Characteristics:

The site contains an existing commercial building and accessory parking with a restaurant facing Dewdney Trunk Road and retail shops, including a fitness centre, facing 119 Avenue. The land is relatively flat, without trees and has a lawn strip along Dewdney Truck Road to provide some separation with the parking area.

c) Project Description:

The proposed use will involve an internal building alteration to accommodate a physiotherapy and registered massage therapy clinic. At present, CS-1 zone allows for a limited number of professional services. The services include veterinarians, architects, engineering and surveying offices, and drop-in medical clinics. The proposed use is similar in nature to the other professional services already allowed, is a use consistent with the role of this general area as a neighbourhood commercial area and would be consistent with the fitness centres. Therefore, the proposed site specific text amendment is deemed to be supportable.

d) Planning Analysis:

Official Community Plan:

The site is currently designated Commercial. In the OCP, the subject site in the General Commercial category for commercial lands located on the Lougheed Highway stretching to the west of the Town Centre.

In addition, the subject site is located in the Lougheed Transit Corridor Study area. The subject site is in proximity to the West Side Transit Node and the 207 Street 'high street'. The proposed use would be supportive of the efforts for densification and responds to market demand for uses and services appropriate to achieving the objectives in the Study.

Zoning Bylaw:

The proposal is to amend the Permitted Use section of the Service Commercial CS-1 Zone by adding the following clause as a site specific permitted use:

Professional services limited to a physiotherapy and registered massage therapy clinic on the parcel and tract of land and premises known and described as: 20629 119 Avenue – Lot “A” District Lot 278 Group 1 New Westminster District Plan 76445.

As this application is limited to a site specific zoning bylaw text amendment on a developed site, and the new uses relate well with the existing gym use, it can be supported.

Development Permits:

A development permit application is not required in this instance. There are no external alteration or alterations of a value greater than the monetary threshold requiring a development permit. Approvals are needed through the Building Department’s permitting process following adoption of Zone Amending Bylaw No. 7601-2019.

Advisory Design Panel:

Given no development permit being required, a submission to the ADP is not necessary for this proposal.

Development Information Meeting:

A Development Information Meeting is not required for this application.

e) Interdepartmental Implications:

City Departments were consulted about this application. For this particular site, this rezoning application for a site specific text amendment does not require referrals or trigger requirements to be satisfied before final adoption.

f) Development Applications:

There will be no further information or development applications required for this application to proceed. After granting first reading, this application may be advanced to second reading and Public Hearing, followed by third reading and adoption.

CONCLUSION:

This Zoning Bylaw site specific text amendment application is in compliance with the OCP, therefore, it is recommended that Council grant first and second reading and to forward Zone Amending Bylaw No. 7601-2019 to Public Hearing. Afterwards, this proposal may proceed to third reading and then adoption, because there are no terms or conditions to be fulfilled by the applicant before final reading.

“Original signed by Adrian Kopystynski”

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

“Original signed by Chuck Goddard”

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

“Original signed by Christine Carter”

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

“Original signed by Al Horsman”

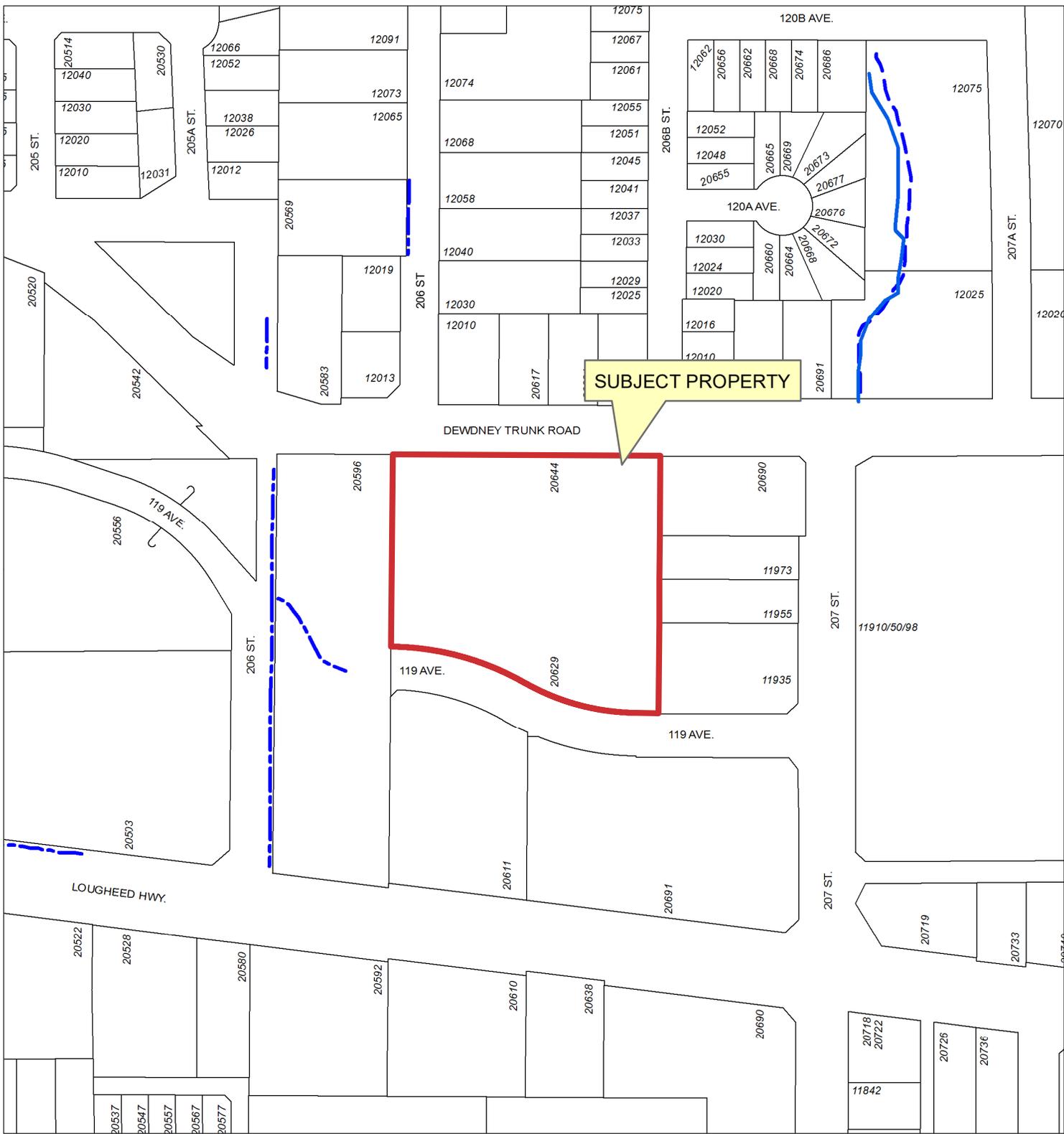
Concurrence: **Al Horsman
Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Zone Amending Bylaw No. 7601-2019



SUBJECT PROPERTY



Legend

- Stream
- Ditch Centreline
- Indefinite Creek

Scale: 1:2,500

20629 119 AVENUE
PID: 009-224-289

PLANNING DEPARTMENT



mapleridge.ca

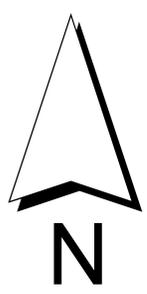
FILE: 2019-350-RZ
 DATE: Oct 2, 2019

BY: PC

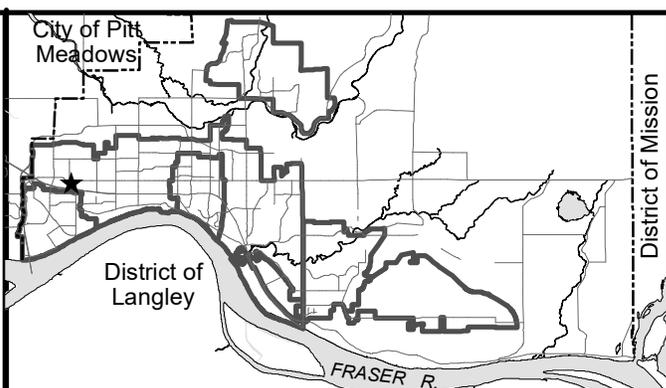


SUBJECT PROPERTY

Aerial Imagery from the Spring of 2018



Scale: 1:2,500



20629 119 AVENUE
PID: 009-224-289

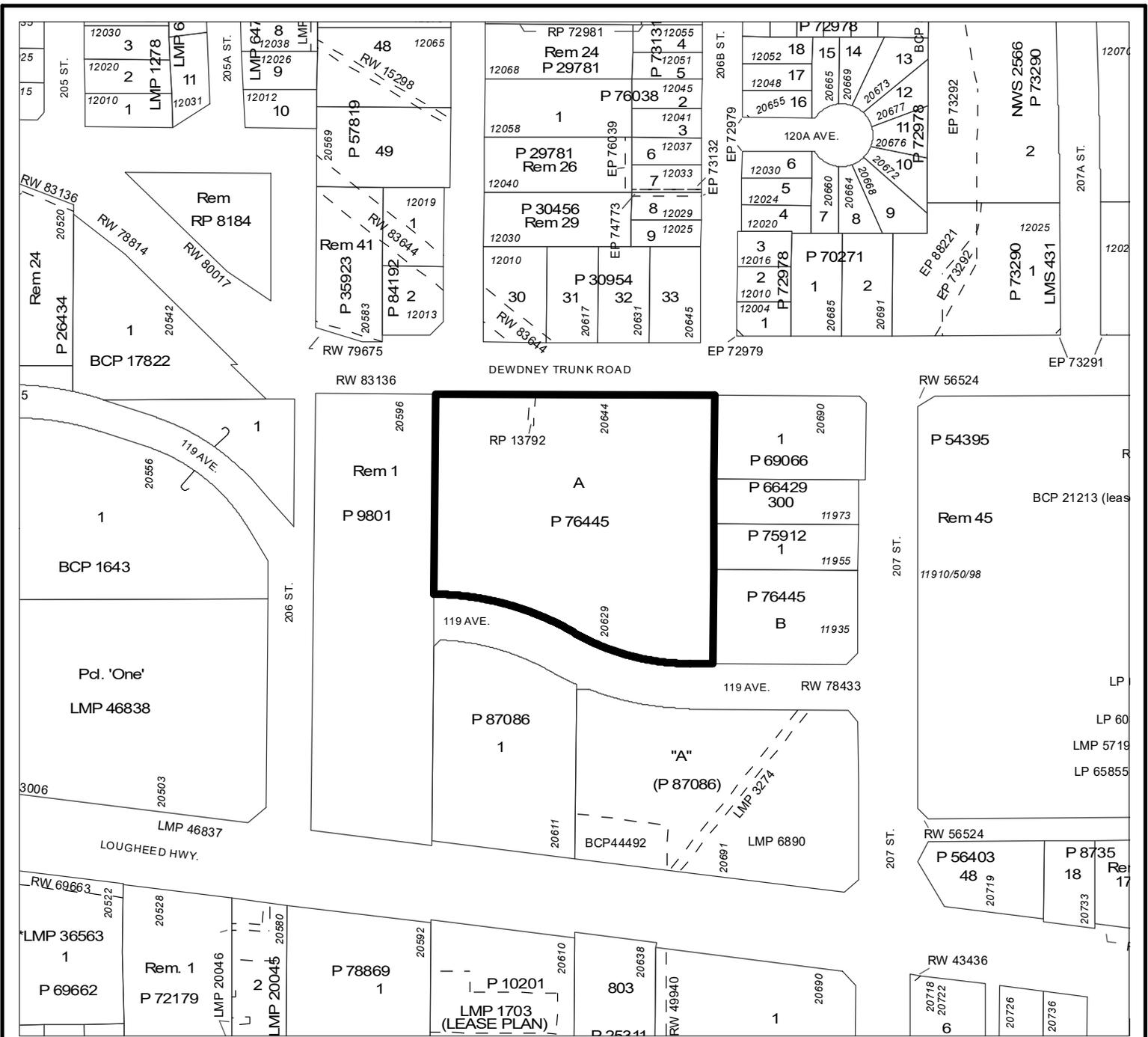
PLANNING DEPARTMENT



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FILE: 2019-350-RZ
DATE: Oct 2, 2019

BY: PC



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7601-2019

Map No. 1829

Purpose: CS-1 Site specific text amendment



SCALE 1:2,500