



City of Maple Ridge

PUBLIC HEARING

June 19, 2018

CITY OF MAPLE RIDGE

***PUBLIC HEARING AGENDA
June 19, 2018
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) **2015-318-RZ**
11650 224 St
Parcel "One" (L60023E) of Parcel "T" (Plan with Fee Deposited 52214F), Lot 4
Block 2 District Lot 398 Group 1 New Westminster District Plan 155

Maple Ridge Official Community Plan Amending Bylaw No. 7329-2017

To Amend Schedule "A", Chapter 10.4 Town Centre Area Plan, Schedule 1 – Town Centre Area Land-Use Designation Map from Ground Oriented Multi-Family to Low Rise Apartment.

Maple Ridge Zone Amending Bylaw No. 7198-2015

To rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential). The current application is to permit the construction of approximately 130 unit Multi-Family building.

CITY OF MAPLE RIDGE

NOTICE OF PUBLIC HEARING

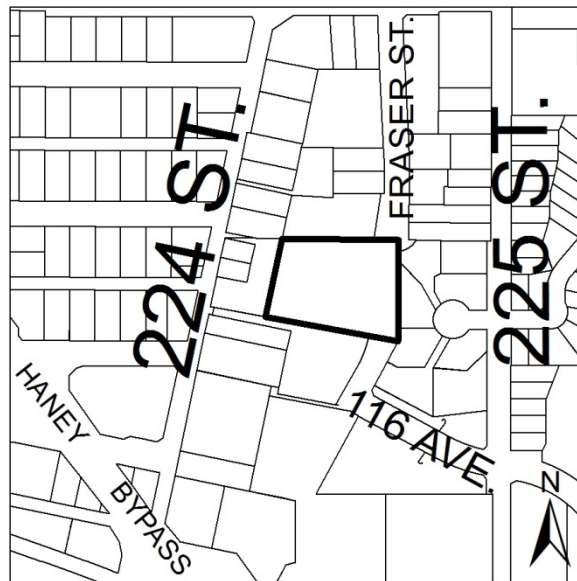
TAKE NOTICE THAT a Public Hearing will be held in the Council Chamber of the City Hall, 11995 Haney Place, Maple Ridge, North-East corner entrance, at 7:00 pm., Tuesday, June 19, 2018 to consider the following bylaws:

- 1) **2015-318-RZ**
11650 224 St
Parcel "One" (L60023E) of Parcel "T" (Plan with Fee Deposited 52214F), Lot 4
Block 2 District Lot 398 Group 1 New Westminster District Plan 155



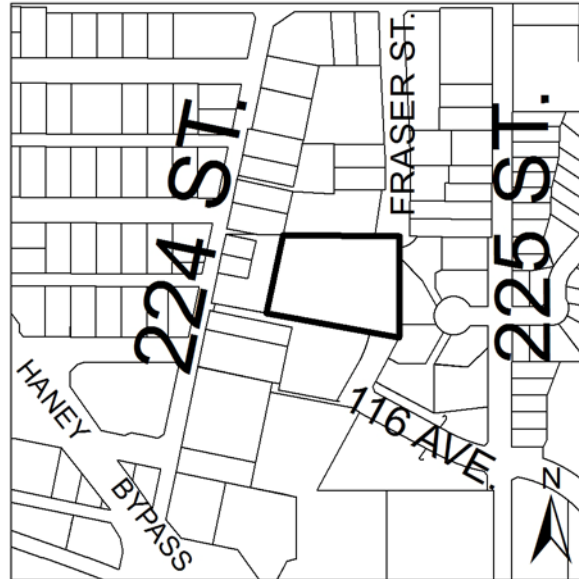
Maple Ridge Official Community Plan Amending Bylaw No. 7329-2017

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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 June 8, 2018 to June 19, 2018, 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 pm, June 19, 2018. 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 8th day of June, 2018.

Laura Benson, CPA, CMA
Director for Corporate Administration

DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2015-318-RZ
File Manager: Diane Hall

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

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

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

Additional reports provided:

City of Maple Ridge

| | | | |
|-----------------|--|----------------------|-------------|
| TO: | Her Worship Mayor Nicole Read and Members of Council | MEETING DATE: | May 8, 2018 |
| FROM: | Chief Administrative Officer | FILE NO: | 2015-318-RZ |
| | | MEETING: | Council |
| SUBJECT: | First and Second Reading Official Community Plan Amending Bylaw No. 7329-2017; Second Reading Zone Amending Bylaw No. 7198-2015; 11650 224 Street | | |

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property located at 11650 224 Street from RS-1 (One Family Urban Residential), C-3 (Town Centre Commercial) to RM-2 (Medium Density Apartment Residential), to permit the future construction of a 130 unit Multi-Family building. Council granted first reading to Zone Amending Bylaw No. 7198-2015 and considered the early consultation requirements for the Official Community Plan (OCP) amendment on January 16, 2016. The minimum lot size for the current RS-1 One Family Urban Residential Zone is 668 m².

This application requires an amendment to the Official Community Plan (OCP) to re-designate a portion of the site from Ground Oriented Multi-Family to Low-Rise Apartment.

After this application received first reading approval, in December 2017 the Community Amenity Contribution Program was amended to remove the exemption given to Town Centre rezoning applications. This proposal is no longer exempt, and therefore, pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of (\$3,100.00 per apartment dwelling unit), for an estimated amount of \$403,000.00.

RECOMMENDATIONS:

- 1) That, in accordance with Section 475 of the *Local Government Act*, opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7329-2017 on the municipal website and requiring that the applicant host a Development Information Meeting (DIM), and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;
- 2) That Official Community Plan Amending Bylaw No. 7329-2017 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
- 3) That it be confirmed that Official Community Plan Amending Bylaw No. 7329-2017 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Official Community Plan Amending Bylaw No. 7329-2017 be given first and second readings and be forwarded to Public Hearing;

- 5) That Zone Amending Bylaw No. 7198-2015 be given second reading, and be forwarded to Public Hearing;
- 6) That the following terms and conditions be met prior to final reading:
- i) 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) Amendment to Official Community Plan Schedule "A", Chapter 10.4 Town Centre Area Plan, Schedule 1 – Town Centre Area Land-Use Designation Map;
 - iv) Road dedication on Fraser Street and 224th Street as required;
 - v) Consolidation of the subject properties;
 - vi) Registration of a Restrictive Covenant for the Geotechnical Report which addresses the suitability of the subject property for the proposed development;
 - vii) Registration of a Restrictive Covenant for protecting the Visitor Parking;
 - viii) Registration of a Restrictive Covenant for Stormwater Management
 - ix) That a voluntary contribution, in the amount of \$3100.00 per unit for a total of \$403,000.00 be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

DISCUSSION:

1) Background Context:

Applicant: Bissky Architecture And Urban Design Inc. Wayne Bissky

Legal Description: D.L.: 398, Block: 2, Plan: NWP155

OCP:

| | |
|-----------|--|
| Existing: | Ground-Oriented Multi-Family, Town Centre Commercial |
| Proposed: | High Density Residential |

Zoning:

| | |
|-----------|---|
| Existing: | RS-1 (One Family Urban Residential), C-3 (Town Centre Commercial) |
| Proposed: | RM-2 (Medium Density Apartment Residential) |

Surrounding Uses:

| | | |
|--------|--------------|---|
| North: | Use: | 2 lots, Strata condominium |
| | Zone: | RM-2 (Medium Density Apartment Residential) |
| | Designation: | Low Rise Apartment |

| | | |
|---------------------------|--------------|---|
| South: | Use: | Apartment |
| | Zone: | RM-3 |
| | Designation: | Low-Rise Apartment |
| East: | Use: | Single Family |
| | Zone: | Land Use Contract |
| | Designation: | Ground Oriented Multi-Family |
| West: | Use: | 2 properties, single family and vacant |
| | Zone: | C-3 Town Centre Commercial |
| | Designation: | Town Centre Commercial |
| Existing Use of Property: | | Vacant |
| Proposed Use of Property: | | Mix of Ground Oriented, Medium Density, and High Density Residential Uses |
| Site Area: | | 0.901 HA. (2.25 acres) |
| Servicing requirement: | | Urban Standard |

2) Project Description:

This application for multi-family residential housing is for a split designated parcel in the Town Centre. This proposal reflects a comprehensive residential development that will link two adjacent buildings through its landscape design. The two separately zoned portions of the site will be subdivided as part of this proposal in a separate application. The existing C-3 Town Centre Zoned portion of the site will not change and will be developed separately after completion of the subdivision application. This proposed rezoning is for the east side of the property, facing Fraser Street. A 130 unit multi-family building is proposed, offering a central courtyard, and stepped building heights of 6 storeys to the west, and 3 storeys to the east. The housing types include 76 one bedroom apartments, and 49 two bedroom apartments, with the ground oriented housing fronting Fraser Street providing 5 three bedroom units.

This project will include the completion of Fraser Street, thereby bridging the north and south portions of the site.

3) Planning Analysis:

Official Community Plan:

The development site is located within the Town Centre Area Plan to the immediate east of Port Haney and has 2 land use designations (Town Centre Commercial and Ground Oriented Multi-Family). The portion of the site that is designated Town Centre Commercial fronts 224th Street and aligns with the C-3 Town Centre Zoning for that portion of the site. However, an OCP amendment will be required to re-designate the eastern portion of the site fronting Fraser Street from Ground Oriented Multi-Family to Low-Rise Apartment to allow the proposed RM-2 Medium Density Apartment Zoning.

This required amendment to the Official Community Plan is supportable as the proposed development is designed for compatibility with the diverse neighbourhood context. The stepped design of the building is proposed to be a 3 storey ground oriented townhouse at the eastern edge adjacent to Fraser Street that transitions to a 6 storey format on the central portion of the site. This range of building heights will attain consistency with adjacent developments, from the ground oriented housing designation across Fraser Street to the proposed 6 storey structure of the C-3 Town Centre Commercial portion of the site to the West. This portion fronting 224th Street will be developed at a later date.

Housing Action Plan

This application has not proposed rental housing, and Council did not require that rental units be provided in their first reading approval. It should be noted that the Maple Ridge Housing Action Plan, endorsed by Council in 2014, contains strategies to increase the scope of affordable and appropriate housing to meet diverse housing needs.

The implementation of this work is in progress, but will not be completed in time for this application. In advance of this work, Council may wish to consider for this application additional requirements in support of housing options for the community.

Zoning Bylaw:

The eastern portion of the site is proposed to be rezoned from RS-1 (One Family Urban Residential), to RM-2 (Medium Density Apartment Residential) to permit a 130 unit multi-family building. The minimum lot size for the current RS-1 One Family Urban Residential Zone is 668m², and the minimum lot size for the proposed RM-2 Medium Density Apartment Zone is 1300 m². Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

Off-Street Parking And Loading Bylaw:

Required parking for 130 multi-family units in the RM-2 Zone is 1.5 per unit, or 195 stalls. An additional parking requirement for visitor parking is 0.2 stall per unit, or 26 stalls, for a minimum requirement of 221 stalls. The proposal contains a total of 225 stalls, of which 5 are accessible, and 7 are small car stalls. These provisions meet or exceed the requirements of the bylaw.

The provisions for bicycle parking require that townhouse units provide long term bicycle storage within their attached garage space, and short term bicycle storage at a ratio of 3 per 20 units. Based on these requirements, 5 townhouse units will require 0.6 or 1 short term bicycle parking spot (provided). Long term bicycle parking for the apartment portion is 1 per 4 dwelling units, or 31.25 spots for 125 apartment units (32 spots have been provided). Short term bicycle parking is to be provided at a ratio of 6 spaces per 20 units, or 37.5 spots for 125 apartment units (38 spots have been provided).

In addition to the above, staff will be pursuing a voluntary provision of electric charging stations.

Proposed Variances:

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

- *Maple Ridge Zoning Bylaw No. 3510 -1985, Section 604, Part 6 and Part 7;*

- To vary the front yard setback from 7.5 metres to 2.0 meters
- To vary the height of the structure from 4 storeys maximum to 6 storeys.

The Building Department has also noted over height retaining walls on the site plan that will require Council approval for the variance. The requested variances to the RM-2 (Medium Density Apartment Residential District) Zone and will be the subject of a future Council report.

Development Permits:

Pursuant to Section 8.11 of the OCP, a Town Centre Development Permit application is required for all multifamily residential, flexible mixed use and commercial development located in the Town Centre.

Advisory Design Panel:

The Advisory Design Panel (ADP) reviewed the form and character of the proposed development and the landscaping plans at a meeting held on January 17, 2018.

Following presentations by the project Architect and Landscape Architect, the ADP made the following resolution that:

File No. 2015-318-DP be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:

Landscape Comments:

1. Consider adding a trellis feature at the entrances to public pathway;
2. Consider adding bench at north west and south west corner of 2m path;
3. Continue the paving material of the 2m pathway eastward through to the public sidewalks on Fraser Street at both the North and South sides;
4. Consider replacing the concrete with unit pavers in the perimeter walkway if acceptable by the Fire Department;
5. Consider a decorative paving treatment at the lower and upper parking accesses.

Architectural Comments:

1. Extend and distinguish the public sidewalk through the driveway to municipal sidewalk on Fraser Street;
2. Review the requirements for guardrails on the retaining walls and add as required;
3. Emphasize the main entrance to the building with both hard and soft landscaping materials - Consider enhancing the stairway entrance as a secondary entrance; provide wayfinding to direct pedestrians to building entrance from top of stairs;
4. Follow the municipal guidelines for the recycling component of the building and consider expanding the component and locate on both P1 & P2;
5. Add windows to bedrooms (Corner units) on 6th floor;
6. Emphasize the continuity of the red colour accent throughout the courtyard's guardrail having some form of architectural, landscape or decorative elements;
7. Provide lighting along perimeter path (either as bollards or on the building) to improve visibility and improve CPTED concerns;
8. Integrate storm water management into the landscaping plans as appropriate;

9. Consider possibility of registering a public easement between 224th to Fraser Street for continuous public walkway along the south side of this and the future project to the West.

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

Development Information Meeting:

A Development Information Meeting was held at the FraserView Village Fireside Lounge, at 22610 116th Avenue on Wednesday, March 7, 2018. Approximately 30 people from the community attended with 24 names provided on the attendance sheet. Four comment sheets were filled in.

Concerns noted:

- Some were enquiring about purchasing a unit.
- Some south apartment residents were concerned about the gravel access currently partially on the subject site; they want to know if the new development will impede access.
- Some raised concerns about traffic after Fraser Street is completed.
- A few did not agree with the proposal.
- Several concerns about parking, and concerned about street parking although the proposal meets the required parking in the bylaw.
- One individual wanted to see more handicap accessible suites.
- Concerns were raised about street lights, want to make sure they are installed for added security in the area; “the more light the better” was the comment.

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

- A marketing plan for these units will address the concerns of those wishing to purchase units
- Although public access to the private property will not be made possible, the proposal does increase the connectivity for pedestrians and vehicular traffic.
- Parking provided exceeds the requirements of the bylaw.
- Accessibility and street lighting are to be provided in accordance with bylaw requirements.

In general there seemed to be an overall interest in the project with a few people voicing their opposition to the project.

4) Environmental Implications:

The Ministry of Environment has provided a certificate of compliance for remediation of contaminated sites, dated July 21, 2017.

5) Traffic Impact:

As the subject property is 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:

The Engineering Department requirements include road dedication along 224th Street, and submission of funds to be held in trust for its completion to a collector standard. Dedication and construction of Fraser Street to an 11.6 metre wide collector will be required, including street lighting and street trees. Upgrades to the water system, demonstration of sanitary sewer capacity, and possible upgrades to the storm sewer system will be required.

ii. License, Permits and Bylaws Department:

Building Department comments focused on the need to integrate the stormwater management plan in the geotechnical report. A 3.0 metre Statutory Right of Way will be required at the south edge of the apartment site to link the storm system to Fraser Street. A development variance permit may be required for over-height retaining walls.

iii. Fire Department:

The Fire Department provided guidance regarding addressing, fire alarms, sprinkler, emergency access, building security, a fire safety plan, and the need for the submission of architectural plans for pre-incident planning purposes.

iv. Operations:

Conflicts were noted in the servicing provisions and the landscape plan, which will require redress prior to final approval.

7) School District No. 42 Comments:

Pursuant to Section 476 of the *Local Government Act*, consultation with School District No. 42 is required at the time of preparing or amending the OCP. School District No. 42 responded to the referral on May 2, 2017 and expressed concerns about the existing schools within the catchment area already operating above capacity.

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, from Ground Oriented Multi-Family to Low Rise Apartment, is considered to be minor in nature. It has been determined that no additional consultation beyond existing procedures is required, including referrals to the Board of the Regional District, the Council of an adjacent municipality, First Nations, the School District or agencies of the Federal and Provincial Governments.

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

8) Citizen/Customer Implications:

Community benefits to be realized by this proposal include the improved connectivity through the construction of Fraser Street fronting the site to an urban standard.

CONCLUSION:

It is recommended that first and second reading be given to OCP Amending Bylaw No. 7329-2017, that second reading be given to Zone Amending Bylaw No. 7198-2015, and that application 2015-318-RZ be forwarded to Public Hearing.

“Original signed by Diana Hall”

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

“Original signed by Christine Carter”

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

“Original signed by Frank Quinn”

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

“Original signed by Frank Quinn” for

Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

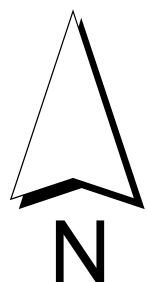
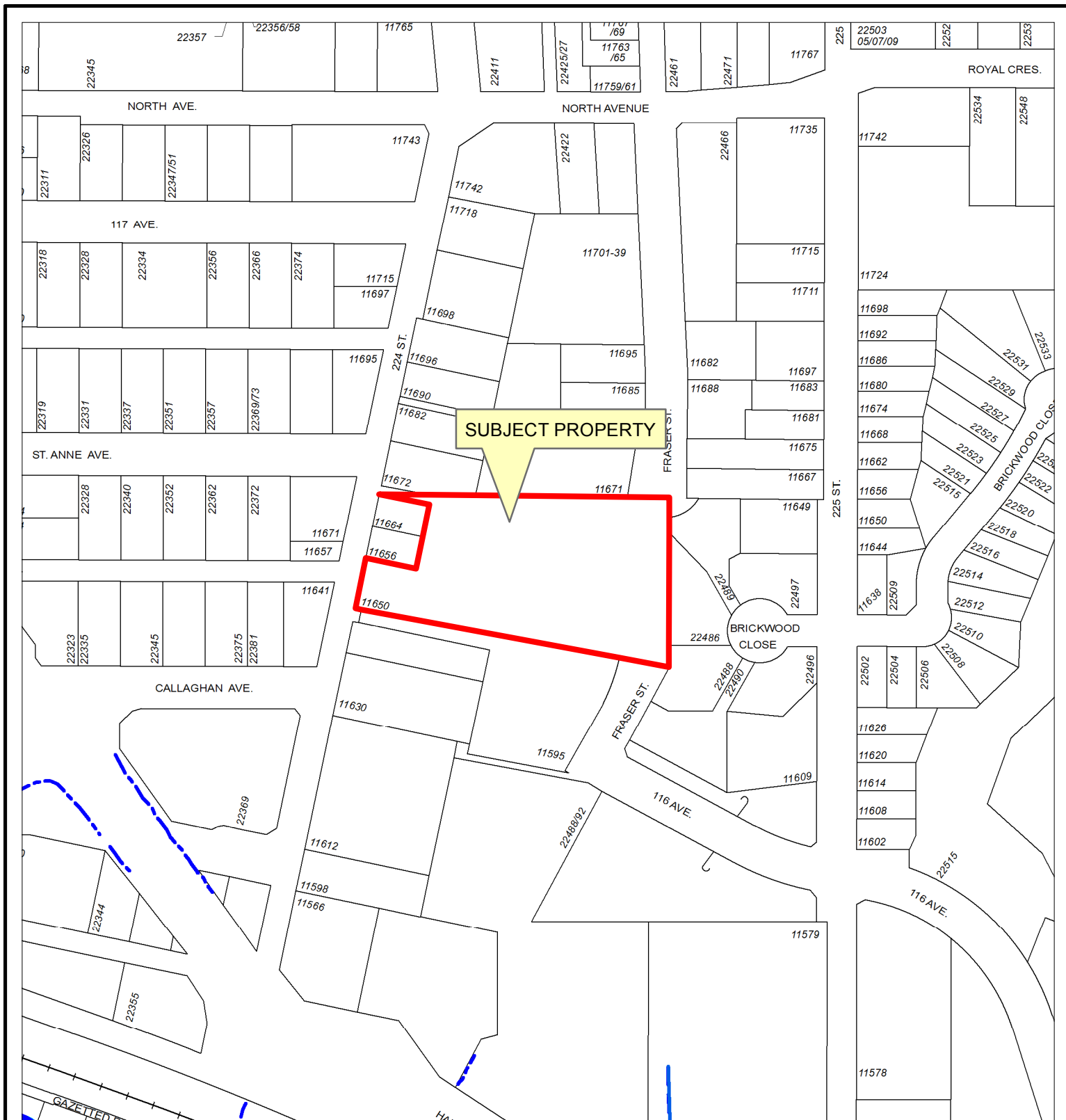
Appendix C – OCP Amending Bylaw No. 7329-2017

Appendix D – Zone Amending Bylaw No. 7198-2015

Appendix E – Site Plan

Appendix F – Building Elevation Plans

Appendix G – Landscape Plan



Scale: 1:2,500

Legend

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

11650 224 St
2011 Image

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

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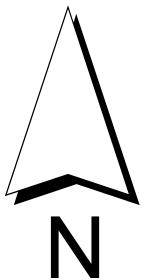
2015-318-RZ

DATE: Oct 16, 2015

BY: JV



City of Maple Ridge



Scale: 1:2,500

Legend

- Stream
- Ditch Centreline
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11650 224 St
2011 Image

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

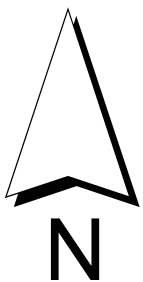
mapleridge.ca

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City of Maple Ridge



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11650 224 St
2011 Image

PLANNING DEPARTMENT



mapleridge.ca

2015-318-RZ
DATE: Oct 16, 2015

BY: JV

BYLAW NO. 7329-2017

CORPORATE OFFICER

BYLAW NO. 7198-2015

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7198-2015."
2. That parcel or tract of land and premises known and described as:

and outlined in heavy black line on Map No. 1655 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RM-2 (Medium Density Apartment Residential).

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

READ a second time the 8th day of May, 2018.

PUBLIC HEARING held the day of , 20

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

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

ADOPTED the day of , 20

CORPORATE OFFICER



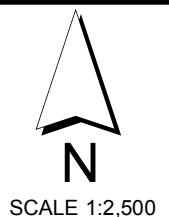
MAPLE RIDGE ZONE AMENDING

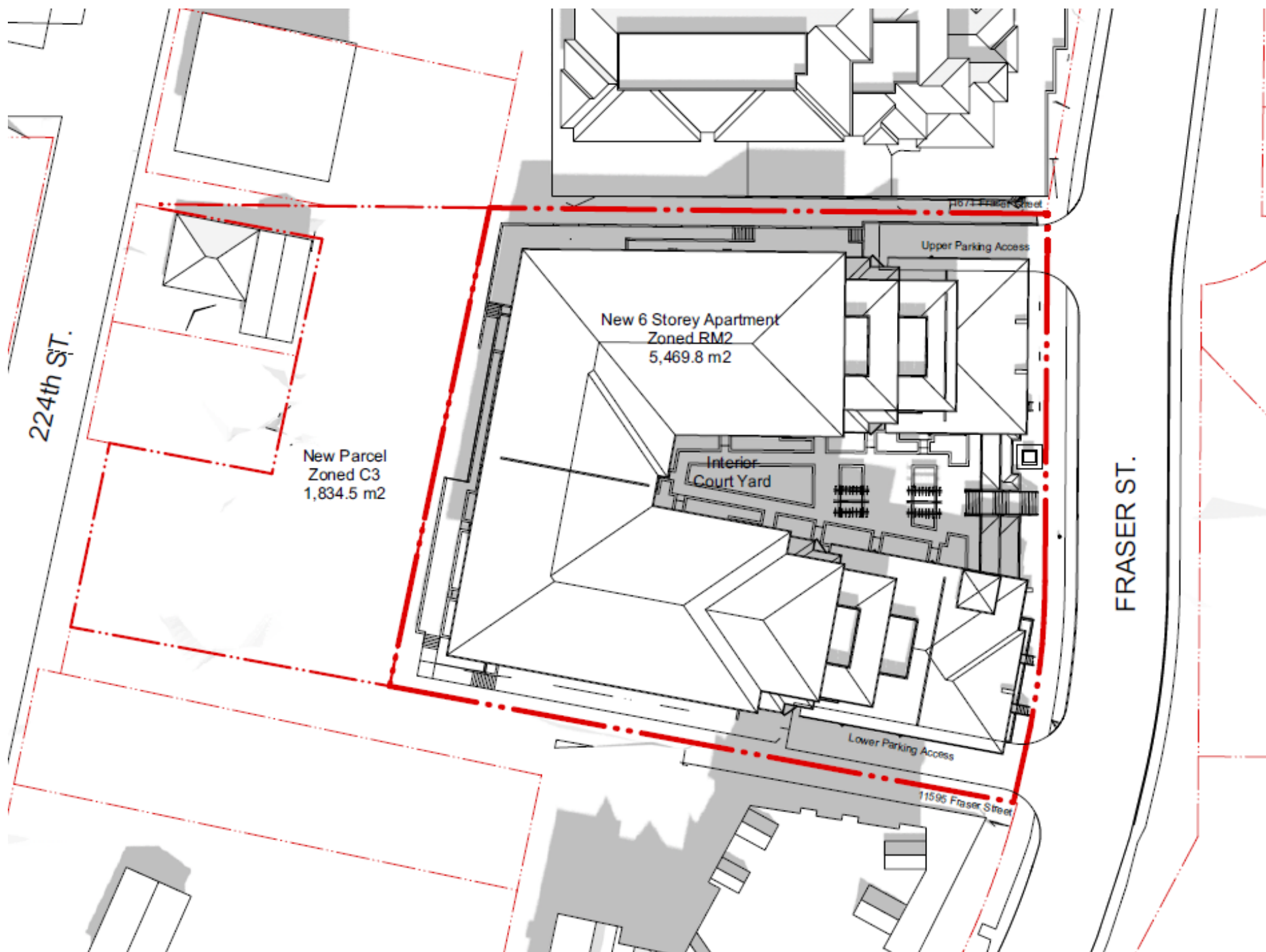
Bylaw No. 7198-2015

Map No. 1655

From: RS-1 (One Family Urban Residential)

To: RM-2 (Medium Density Apartment Residential)







| Exterior Materials | |
|--------------------|--|
| # | Material |
| 1 | Acorn 1" Metal Tiles |
| 2 | Dark Grey 10" Panel Board with Grey Siding |
| 3 | Dark Red 10" Panel Board with Grey Siding |
| 4 | Dark Red 10" Panel Board with Grey Siding |
| 5 | Dark Red 10" Panel Board with Grey Siding |
| 6 | Dark Red 10" Panel Board with Grey Siding |
| 7 | Dark Red 10" Panel Board with Grey Siding |
| 8 | Dark Red 10" Panel Board with Grey Siding |
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