

City of Maple Ridge

PUBLIC HEARING

July 16, 2019

CITY OF MAPLE RIDGE

PUBLIC HEARING AGENDA
July 16, 2019
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) **2018-444-RZ**
21759 River Road
Lot 88 District Lot 247 Group 1 New Westminster District Plan 32510

Maple Ridge Zone Amending Bylaw No. 7516-2018

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

CITY OF MAPLE RIDGE

NOTICE OF PUBLIC HEARING

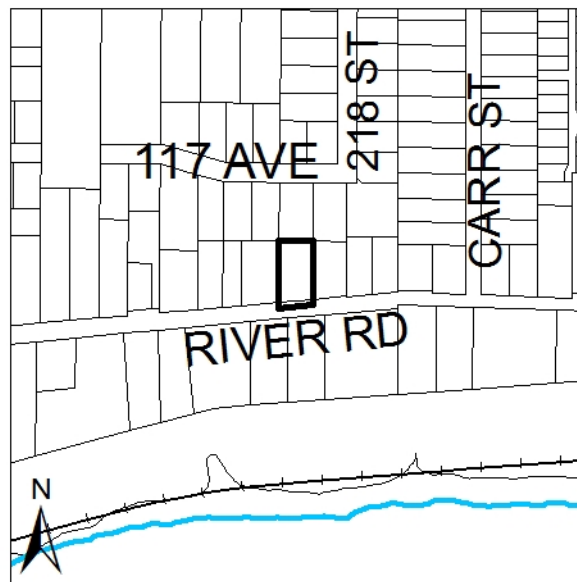
TAKE NOTICE THAT a Public Hearing will be held in the Council Chamber of the City Hall, 11995 Haney Place, Maple Ridge, North-East corner entrance, at 7:00 p.m., Tuesday, July 16, 2019 to consider the following bylaw:

- 1) **2018-444-RZ**
21759 River Road
Lot 88 District Lot 247 Group 1 New Westminster District Plan 32510



Maple Ridge Zone Amending Bylaw No. 7516-2018

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



AND FURTHER TAKE NOTICE that a copy of the aforesaid bylaw and copies of staff reports and other information considered by Council relevant to the matters contained in the bylaw 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 July 3, 2019 to July 16, 2019, 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 this bylaw shall be afforded a reasonable opportunity to be heard at the Public Hearing before Council on the matters contained in the bylaw 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., July 16, 2019. 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 3rd day of July, 2019.

Laura Benson, CPA, CMA
Corporate Officer

DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2018-444-RZ
File Manager: Adam Rieu

Official Community Plan or Zoning Bylaw Amendments:	RECEIVED	NOT REQUIRED
1. A completed Application Form (Schedule "A" – Development Procedures Bylaw No. 5879-1999)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. An application fee, payable to the City of Maple Ridge, in accordance with Development Application Fee Bylaw no. 5949-2001.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. A Certificate of Title and Consent Form if the applicant is different from the owner shown on the Certificate of Title.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. A legal survey of the property(ies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Subdivision plan layout	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Neighbourhood context plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Lot grading plan	<input checked="" type="checkbox"/>	<input 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
SUBJECT: **Second Reading**
Zone Amending Bylaw No. 7516-2018
21759 River Road

MEETING DATE: June 18, 2019
FILE NO: 2018-444-RZ
MEETING: CoW

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 21759 River Road, from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban (Medium Density) Residential), to permit a future subdivision of approximately two lots. Council granted first reading to Zone Amending Bylaw No. 7516-2018 on December 11, 2018.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution (CAC) Program, and will be requested to pay \$5,100.00 for the additional lot, as the original lot is exempt when a subdivision is proposing fewer than three lots.

RECOMMENDATIONS:

- 1) That Zone Amending Bylaw No. 7516-2018 be given second reading, and be forwarded to Public Hearing;
- 2) That the following terms and conditions be met prior to final reading:
 - i) Approval from the Ministry of Transportation and Infrastructure;
 - ii) Road dedication on River Road as required;
 - iii) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;
 - iv) Registration of a Restrictive Covenant for Stormwater Management;
 - v) Removal of existing buildings;
 - vi) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site; and
 - vii) That a voluntary contribution, in the amount of \$5,100.00 be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

DISCUSSION:

1) Background Context:

Applicant:	Pivotal Development Consultants Ltd.
Legal Description:	Lot 88 District Lot 247 Group 1 New Westminster District Plan 32510
OCP:	
Existing:	Urban Residential
Proposed:	Urban Residential
Zoning:	
Existing:	RS-1 (One Family Urban Residential)
Proposed:	RS-1b (One Family Urban (Medium Density) 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: Single Family Residential Zone: RS-1 (One Family Urban Residential) Designation: Urban Residential
West:	Use: Single Family Residential Zone: RS-1 (One Family Urban Residential) (under application 2018-349-RZ to rezone to RS-1b) Designation: Urban Residential
Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Single Family Residential
Site Area:	0.13 ha (0.32 acres)
Access:	River Road
Servicing requirement:	Urban Standard

2) Project Description:

The subject property is approximately 0.13 ha (0.32 acres) in area, is generally flat and has trees located within the front yard and western property boundary. The majority of the subject property is located within the 100m Fraser River Escarpment area. The property is surrounded by single family residential lots to the west, north and east, with River Road located to the south (see Appendices A and B).

The current application proposes to rezone the subject property from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban (Medium Density) Residential) (see Appendix C), to permit future subdivision into two lots, not less than 557m² (5,996 ft²) (see Appendix D). The proposed lot sizes of 595m² (6,405 ft²) and 613 m² (6,598 ft²) will ensure compatibility with the surrounding neighbourhood that meets the minimum area requirements of the RS-1b (One Family Urban (Medium Density) Residential) zone. The existing structures on the property will be demolished as a condition of rezoning. Access for each lot will be provided from River Road.

3) Planning Analysis:

i) Official Community Plan:

The subject property is located in West Maple Ridge, and is currently designated *Urban Residential* in the Official Community Plan (OCP). This designation permits a range of housing types within the Urban Area Boundary, where infill and densification may be possible based on compatibility and locational criteria on properties which can be fully serviced to municipal standards.

The *Urban Residential* designation consists of two residential categories: *Neighbourhood Residential*, and *Major Corridor Residential*. The subject property is considered a *Major Corridor Residential* property, which allows for building forms such as: single family, duplex, triplex, fourplex, courtyard, townhouse and apartment, subject to satisfying compatibility criteria in the OCP. These compatibility criteria include respecting and reinforcing the physical patterns and characteristics of its established neighbourhood.

The subject property is located within the Fraser River Escarpment Area. Council policies 6.23 and 6.24 have been established relating to building construction within the area bounded by 207 Street to the West, 124 Avenue to the North, 224 Street to the East and the top of crest of the Fraser River Escarpment along the South. When a property is located within the Fraser River Escarpment area, additional construction, engineering and covenants may apply, depending on the property's location within the escarpment. The purpose of these policies is to set out conditions under which subdivision of, or building on land can be considered within the escarpment area without compromising the stability of the escarpment, and to have control of surficial and groundwater discharge in the area. As part of rezoning, connections to the existing storm sewer will be required.

On December 12, 2017 Council amended the city-wide Community Amenity Contribution (CAC) Program policy, which permits amenity contributions for residential development throughout Maple Ridge, including the provision of affordable and special needs housing in a financially sustainable manner. Each CAC will be based on a contribution rate of \$5,100 per single family lot created. For single family residential subdivisions proposing fewer than three lots, only the original lot is exempt, after which the CAC program applies to each additional lot.

ii) Zoning Bylaw:

The current application proposes to rezone the subject property from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban (Medium Density) Residential) to permit future subdivision into two lots. The minimum lot size for the current zone is 668m² (7,191 ft²) and the minimum lot width is 18m (59 ft.). The minimum lot size for the proposed RS-1b (One Family Urban (Medium Density) Residential) zone is 557m² (5,996 ft²) with a minimum lot width of 15m (49 ft.). The applicant is proposing two lots that are slightly under the 15m (49 ft.) width requirement; therefore, a Development Variance Permit application is required to vary the width.

iii) Proposed Variances:

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

- To reduce the lot width from 15m (49 ft.) to 13.6m (45 ft.).

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

iv) Advisory Design Panel:

This application does not need to be reviewed by the Advisory Design Panel because a Form and Character Development Permit is not required.

v) **Development Information Meeting:**

A Development Information Meeting is not required for this application, as there are fewer than five dwelling units being proposed.

4) **Traffic Impact:**

As the subject property is located within 800m of the Lougheed Highway, a referral has been sent to the Ministry of Transportation and Infrastructure. Ministry approval of the Zone Amending Bylaw will be required as a condition of final reading. At this time, the Ministry has granted preliminary approval of the development application.

5) **Interdepartmental Implications:**

i) **Engineering Department:**

Approximately 3m (9.8 ft.) of road dedication is required on River Road as a condition of rezoning. All other deficient services will be provided through a subdivision servicing agreement at the time of subdivision.

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

All groundwater, landscaping, surface and building drainage must be connected to the Municipal storm drainage system for properties within the Fraser River Escarpment boundaries.

CONCLUSION:

It is recommended that second reading be given to Zone Amending Bylaw No. 7516-2018, and that application 2018-444-RZ be forwarded to Public Hearing.

"Original signed by Adam Rieu"

Prepared by: **Adam Rieu**
Senior Planning Technician

"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 and Development

"Original signed by Kelly Swift"

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

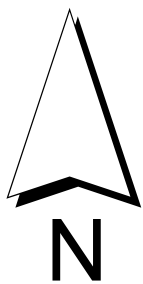
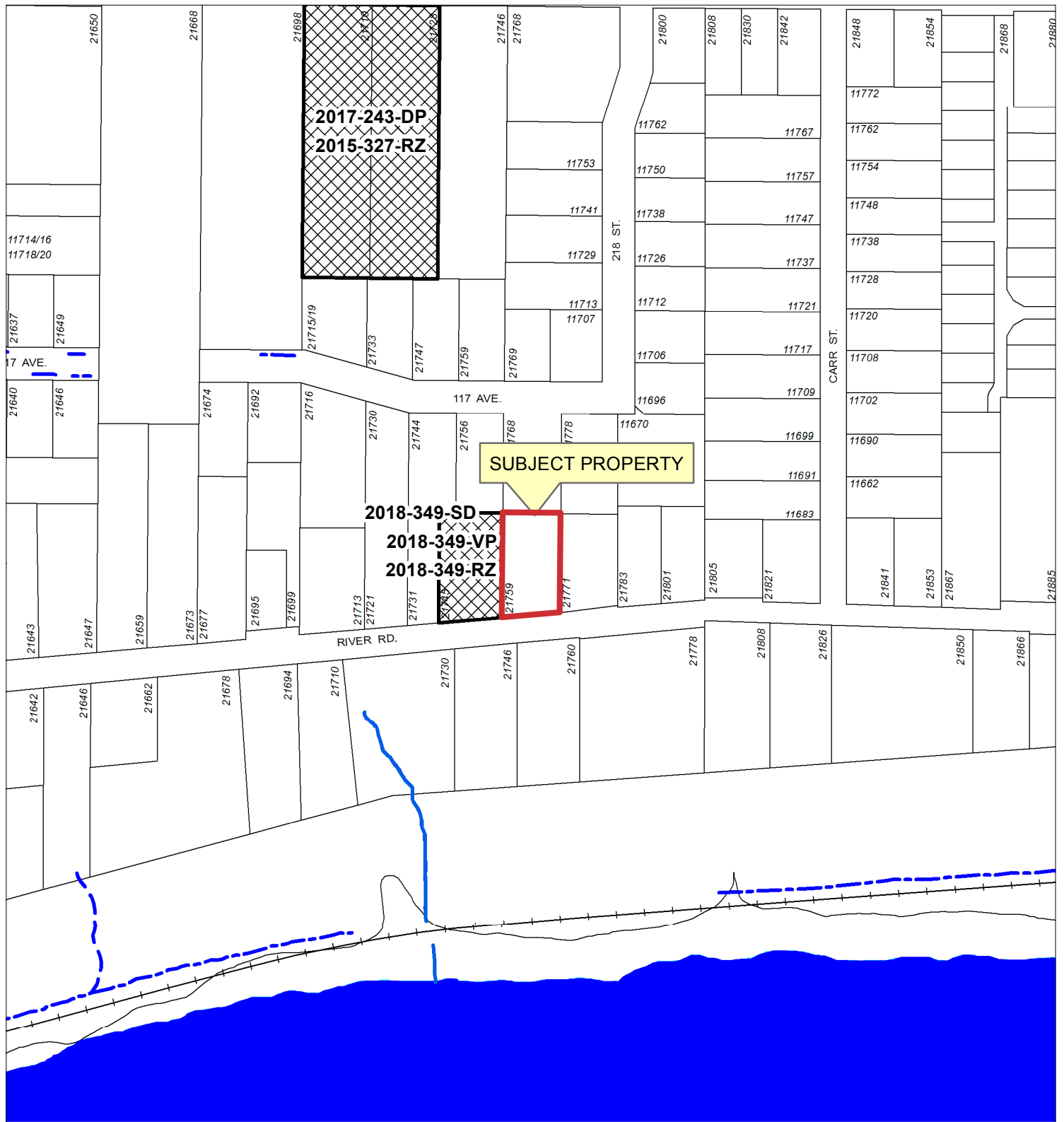
The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Zone Amending Bylaw No. 7516-2018

Appendix D – Proposed Subdivision Plan



Scale: 1:2,500

Legend

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

21759 RIVER RD

PLANNING DEPARTMENT



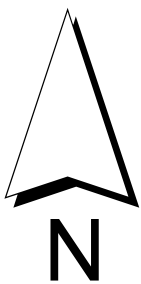
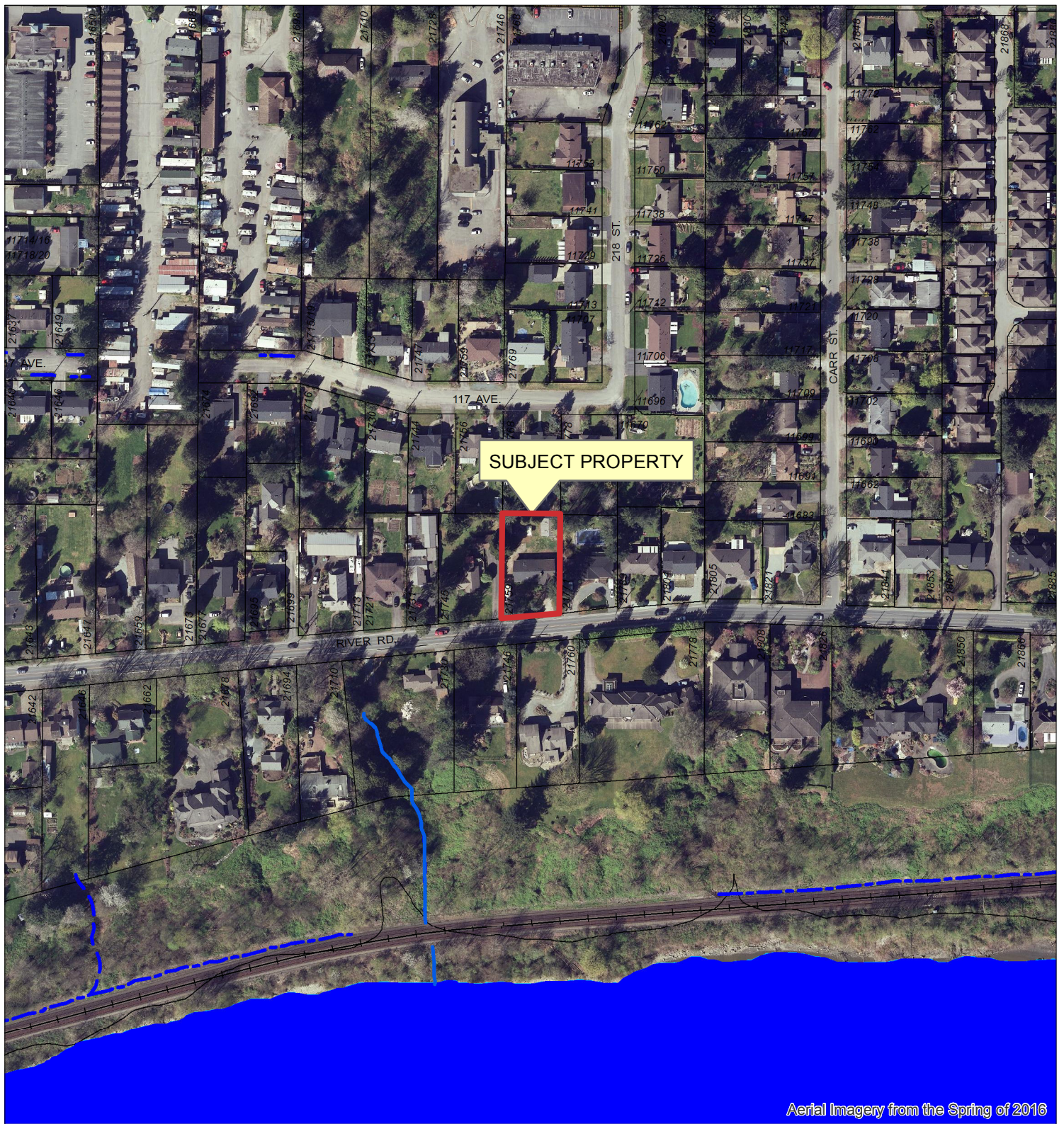
MAPLE RIDGE

British Columbia

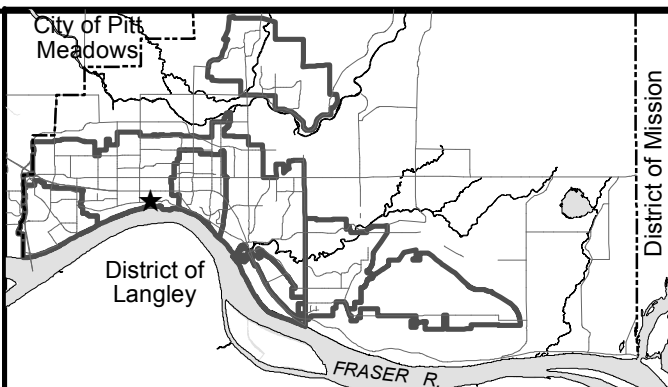
mapleridge.ca

FILE: 2018-444-RZ
DATE: Oct 29, 2018

BY: RA



Scale: 1:2,500



21759 RIVER RD

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

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FILE: 2018-444-RZ
DATE: Nov 8, 2018

BY: RA

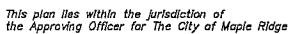
Plan EPP87143

Integrated Survey Area No. 36 , Maple Ridge , NAD83 (CSRS), 4.0.0.BC.1.GVRD

The UTM coordinates and estimated horizontal positional accuracy achieved are derived from the MASCOT published coordinates and standard deviations for geodetic control monuments 02H2449 and 85H0765.

All Distances Are In Metres And Decimals Thereof

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The field survey represented by this plan was completed on the ??th day of ?????, 2018
Mike Bernemann, BCLS 793

Terra Pacific Land Surveying Ltd

Tel: 604-463-2509

File: MR18-192SUB2 PRELIM