

City of Maple Ridge

**COMMITTEE OF THE WHOLE**

**AGENDA**

**September 21, 2021**

**1:30 p.m.**

**Virtual Online Meeting including Council Chambers**

*Committee of the Whole is the initial venue for review of issues. No voting takes place on bylaws or resolutions. A decision is made to send an item to Council for debate and vote or to send an item back to staff for more information or clarification before proceeding to Council.*

*The meeting is live streamed and recorded by the City of Maple Ridge.*

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

**1. CALL TO ORDER**

**2. ADOPTION OF MINUTES**

**2.1 Minutes of the Committee of the Whole Meeting of September 7, 2021**

**3. DELEGATIONS / STAFF PRESENTATIONS (10 minutes each)**

**4. PLANNING AND DEVELOPMENT SERVICES**

**Note:**

- *Owners and/or Agents of development applications on this agenda may be permitted to speak to their item with a time limit of 10 minutes.*
- *The following items have been numbered to correspond with the Council Agenda where further debate and voting will take place, upon Council decision to forward them to that venue.*

**1101 2021-342-AL, 21973 132 Avenue, Non-Farm Use Application**

Staff report dated September 21, 2021 recommending that Application 2021-342-AL to permit an existing full-service restaurant known as 'The Ranch Pub and Grill' to continue to operate on lands located within the Agricultural Land Reserve be authorized to proceed to the Agricultural Land Commission.

**1102 2021-101-RZ, 21938, 21952, 21964, 21976 and 21988 Lougheed Highway, RS-1 to RM-2**

Staff report dated September 21, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7784-2021 to rezone from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential) to permit a six storey market strata residential apartment building be given first reading and that the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999.

**1103 2021-152-RZ, 11646 and 11648-54 228 Street, RS-1 to RM-1**

Staff report dated September 21, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7786-2021 to rezone from RS-1 (Single Detached Residential) to RM-1 (Low Density Townhouse Residential) to permit the future construction of eight townhouse dwelling units be given first reading and that the applicant provides further information as described on Schedules C, D, E, F and G of the Development Procedures Bylaw No. 5879-1999.

**1104 2021-324-RZ, 20660 and 20670 123 Avenue and 20679 Tyner Avenue, RS-3 to R-1**

Staff report dated September 21, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7788-2021 to rezone from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached [Low Density] Urban Residential) to permit a future development of a bare-land strata subdivision to create approximately ten (10) bare-land strata lots be given first reading and that the applicant provides further information as described on Schedules B, E, F, and G of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

**1105 2021-341-RZ, 22108, 22118, 22126, 22136, 22146, 22154 and 22164 Lougheed Highway, RS-1 to RM-2**

Staff report dated September 21, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7780-2021 to rezone from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential) to permit the future construction of a six storey, 224 unit residential apartment building be given first reading and that the applicant provides further information as described on Schedules C, D, and E of the Development Procedures Bylaw No. 5879-1999.

**1106 2016-238-RZ, 24212 112 Avenue, RS-3 to RS-1b**

Staff report dated September 21, 2021 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7265-2016 to redesignate the subject property to Low/Medium Density Residential and Conservation be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7266-2016 to rezone from RS-3 (Single Detached Rural Residential) to RS-1b (Single Detached [Medium Density] Residential) to permit a future subdivision of approximately 10 lots be given second reading and be forwarded to Public Hearing.

**1107 2020-409-RZ, 11089 240 Street, 11101 239 Street and 11094 Buckerfield Drive, RS-3, R-1 and R-2 to R-1 and R-2**

Staff report dated September 21, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7701-2021 to rezone from RS-3 (Single Detached Rural Residential), R-1 (Single Detached [Low Density] Urban Residential) and R-2 (Single Detached [Medium Density] Urban Residential) to R-1 (Single Detached [Low Density] Urban Residential) and R-2 (Single Detached [Medium Density] Urban Residential) to permit a future subdivision of approximately 19 single-family lots. be given second reading and be forwarded to Public Hearing.

- 5. ENGINEERING SERVICES**
- 6. CORPORATE SERVICES**
- 7. PARKS, RECREATION & CULTURE**
- 8. ADMINISTRATION**
- 9. COMMUNITY FORUM**
- 10. NOTICE OF CLOSED COUNCIL MEETING**
- 11. ADJOURNMENT**

## COMMUNITY FORUM

The Community Forum provides the public with an opportunity to speak with Council on items that are of concern to them, with the exception of Public Hearing bylaws that have not yet reached conclusion.

There is a 2 minute time limit per speaker with a second opportunity provided if no one else is waiting to speak, and a total of 15 minutes is provided for the Community Forum. Respectful statements and/or questions must be directed through the Chair and not to individual members of Council.

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. We are doing business a bit differently during this time as we balance the health and safety of citizens and staff with our democratic processes. While City Hall is now open to the public, Council meetings are being held virtually and only necessary staff are present. ***In-person attendance by the public at Council meetings is not available*** and we encourage the public to watch the video recording of the meeting via live stream or any time after the meeting via <http://media.mapleridge.ca/Mediasite/Showcase>.

Using Zoom, input from the public during Community Forum is being facilitated via email to [clerks@mapleridge.ca](mailto:clerks@mapleridge.ca) and/or via the *raised hand* function through the Zoom meeting. For virtual public participation during Community Forum please join the meeting by clicking on the date of the meeting at <https://www.mapleridge.ca/640/Council-Meetings>. When the meeting reaches the Community Forum portion, please raise your virtual hand to indicate you would like to speak.

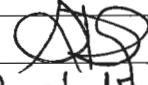
If you have a question or comment that you would normally ask as part of Community Forum, you can email [clerks@mapleridge.ca](mailto:clerks@mapleridge.ca) **before 1:00 p.m. on the day of the meeting** and your questions or comments will be shared with Council. If you miss this deadline staff will respond to you in writing as soon as possible.

As noted, during the COVID-19 health emergency, we will be using new virtual tools to ensure that citizens' voices are being heard as part of our meetings. We thank citizens for their support as we try innovative approaches to keep us all connected even as we separate to stop the spread of COVID-19.

For more information contact:

Clerk's Department at **604-463-5221** or [clerks@mapleridge.ca](mailto:clerks@mapleridge.ca)  
Mayor and Council at [mayorcouncilandcaol@mapleridge.ca](mailto:mayorcouncilandcaol@mapleridge.ca)

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APPROVED BY:		
DATE:	Sept 15, 2021	
PREPARED BY:	A. Saint	CHECKED BY: B. Schmidt
DATE:	Sept. 14, 2021	DATE: Sept 15, 2021

City of Maple Ridge

**COMMITTEE OF THE WHOLE MEETING MINUTES**

September 7, 2021

The Minutes of the Committee of the Whole Meeting held on September 7, 2021 at 2:04 p.m. virtually and in Council Chambers of the City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

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<b>PRESENT</b>	<b>Appointed Staff</b>
<i>Elected Officials</i>	A. Horsman, Chief Administrative Officer
Mayor M. Morden	C. Carter, General Manager Planning & Development Services
Councillor J. Dueck	C. Crabtree, General Manager Corporate Services
Councillor C. Meadus	S. Hartman, General Manager Parks, Recreation & Culture
Councillor R. Svendsen	D. Pollock, General Manager Engineering Services
Councillor A. Yousef	S. Nichols, Corporate Officer
	T. Thompson, Director of Finance
<b>ABSENT</b>	<b>Other Staff as Required</b>
Councillor K. Duncan	C. Goddard, Director of Planning
Councillor G. Robson	L. Zosiak, Manager of Community Planning
	M. Baski, Planner 2
	M. McMullen, Manager of Development and Environmental Services
	C. Nolan, Deputy Director of Finance
	S. Drolet, Assistant Fire Chief

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Note: These Minutes are posted on the City website at [mapleridge.ca/AgendaCenter/](http://mapleridge.ca/AgendaCenter/)  
Video of the meeting is posted at [media.mapleridge.ca/Mediasite/Showcase](http://media.mapleridge.ca/Mediasite/Showcase)

Note: Due to the COVID-19 pandemic, Councillor Yousef chose to participate electronically. Acting Mayor Meadus chaired the meeting from Council Chamber.

Note: Mayor Morden was not in attendance at the start of the meeting.

1. **CALL TO ORDER**

2. **ADOPTION AND RECEIPT OF MINUTES**

2.1 Minutes of the Committee of the Whole Meeting of July 20, 2021

It was moved and seconded

**That the minutes of the July 20, 2021 Committee of the Whole Meeting be adopted.**

CARRIED

3. **DELEGATIONS/STAFF PRESENTATIONS – Nil**

4. **PLANNING AND DEVELOPMENT SERVICES**

1101 **2021-099-RZ, 21848 124 Avenue, RS-1 to R-1**

Staff report dated September 7, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7770-2021 to rezone from RS-1 (Single Detached Residential) to R-1 (Single Detached [Low Density] Urban Residential) to permit a future subdivision into two lots be given first reading and that the applicant provide further information as described on Schedule B of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

M. Baski, Planner, provided a summary presentation and staff answered Council questions.

It was moved and seconded

**That the staff report dated September 7, 2021 titled "First Reading, Zone Amending Bylaw No. 7770-2021, 21848 124 Avenue" be forwarded to the Council Meeting of September 14, 2021.**

CARRIED

1102 **2021-315-RZ, 24495 110 Avenue, RS-3 to RS-1d**

Staff report dated September 7, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7778-2021 to rezone from RS-3 (Single Detached Rural Residential) to RS-1d (Single Detached [Half Acre] Residential) to permit a future subdivision of approximately five single family lots not less than 557m<sup>2</sup> (5,996ft<sup>2</sup>) in size be given first reading and that the applicant provide further information as described on Schedules A, B, E, F and G of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

W. Cooper, Planner, provided a summary presentation and staff answered Council questions.

Note: The Mayor joined the meeting at 2:11 p.m. during the staff presentation.

It was moved and seconded

**That the staff report dated September 7, 2021 titled "First Reading, Zone Amending Bylaw No. 7778-2021, 24495 110 Avenue" be forwarded to the Council Meeting of September 14, 2021.**

CARRIED

**1103 2019-216-RZ, 24392 104 Avenue, RS-3 to RM-1**

Staff report dated September 7, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7628-2020 to rezone from RS-3 (Single Detached Rural Residential) to RM-1 (Low Density Townhouse Residential) to permit future construction of approximately 21 strata townhouse units be given second reading and be forwarded to Public Hearing.

M. Baski, Planner, provided a summary presentation and staff answered Council questions. She outlined a correction to Appendix C from a first reading report, advising that the subject property will be covenanted rather than dedicated. Revisions will be included in all associated documents.

It was moved and seconded

**That the staff report dated September 7, 2021 titled "Second Reading, Zone Amending Bylaw No. 7628-2020, 24392 104 Avenue" be forwarded to the Council Meeting of September 14, 2021.**

CARRIED

**1104 2019-425-DVP, 2019-425-DP, 25057, 25123 and 25171 112 Avenue**

Staff report dated September 7, 2021 recommending that the Corporate Officer be authorized to sign and seal 2019-425-DVP for: R-1 zoned lots - to reduce the rear yard setback for Lots 7 and 12; for R-2 zoned lots - to reduce the minimum lot depth for Lot 28, to reduce the rear yard setbacks for Lots 33-39, Lots 79-82, Lot 78, Lot 83 and Lot 28 and to allow vehicular access to be provided from the front for lots backing on a municipal lane for Lots 33-39 and Lots 78-83; for R-3 zoned lots - to reduce minimum parcel depth for a parcel abutting a controlled access highway or municipal arterial road for Lots 42-77; and that the Corporate Officer be authorized to sign and seal 2019-425-DP to permit a subdivision of approximately 83 single-family lots over two phases.

M. Baski, Planner, provided a summary presentation and staff answered Council questions.

It was moved and seconded

**That the staff report dated September 7, 2021 titled "Development Variance Permit (Phase 1 and 2), Intensive Residential Development Permit (Phase 1, Lots 42-55), 25057, 25123 and 251 71112 Avenue" be forwarded to the Council Meeting of September 14, 2021.**

CARRIED

**5. ENGINEERING SERVICES – Nil**

**6. CORPORATE SERVICES**

**1151 2021 Community Grants**

Staff report dated September 7, 2021 recommending that the proposed allocation of the 2021 Community Grants be approved.

It was moved and seconded

**That the staff report dated September 7, 2021 titled "2021 Community Grants" be forwarded to the Council Meeting of September 14, 2021.**

CARRIED

**1152 Modernization of the Maple Ridge Fire Department Radio Communications Network**

Staff report dated September 7, 2021 recommending that the transition of the Maple Ridge Fire Department to the E-Comm digital radio system as of November 1, 2021 be approved.

It was moved and seconded

**That the staff report dated September 7, 2021 titled "Modernization of the Maple Ridge Fire Department Radio Communications Network" be forwarded to the Council Meeting of September 14, 2021.**

CARRIED

**7. PARKS, RECREATION & CULTURE – Nil**

**8. ADMINISTRATION – Nil**

- 9.       **COMMUNITY FORUM – Nil**
  
- 10.      **NOTICE OF CLOSED COUNCIL MEETING – Nil**
  
- 11.      **ADJOURNMENT – 2:29 p.m.**

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Councillor C. Meadus, Chair  
Presiding Member of the Committee

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Non-Farm Use Application  
21973 132 Avenue

**MEETING DATE:** September 21, 2021  
**FILE NO:** 2021-342-AL  
**MEETING:** C o W

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**EXECUTIVE SUMMARY:**

A Non-Farm Use Application (ALC Application 63251) has been received to permit the existing full-service restaurant (the restaurant) to continue to operate on lands located within the Agricultural Land Reserve (ALR), for the property located at 21973 132 Avenue. The restaurant use is known as 'The Ranch Pub and Grill' and forms part of the Maple Ridge Equi-Sports Center. This facility has been in operation since the mid 1950's and in 1974 a Land Use Contract (LUC) was applied to the subject property to permit a variety of equestrian and recreational-based uses. Subsequent amendments were made to the LUC and in 1983 a members only kitchenette and lounge was permitted and supported by the Agricultural Land Commission. This lounge and kitchenette have since evolved into the current restaurant use, which is the subject of the Non-Farm Use application.

The subject property is currently designated *Agricultural* in the Official Community Plan (OCP), reflecting its inclusion within the Agricultural Land Reserve (ALR). The subject property is assessed as "Farm" under the Assessment Act (Farm Status). The subject property is currently regulated by Land Use Contract No. K117112.

The Province has made changes to the *Local Government Act* requiring municipalities to enact zoning regulations for all properties affected by Land Use Contracts prior to June 30, 2022 and that all Land Use Contracts will automatically be terminated after June 30, 2024. It is through this process that the subject Non-Farm Use application has been triggered. In order to continue the restaurant use on the subject property, a Non-Farm Use application is required as the current LUC does not permit a full-service restaurant, nor is this Commercial Use permitted by the Agricultural Land Commission (ALC).

Please note that the City cannot authorize the proposed use until an approval is received from the ALC.

**RECOMMENDATION:**

That the Non-Farm Use Application 2021-342-AL, respecting the property located at 21973 132 Avenue, be authorized to proceed to the Agricultural Land Commission.

**DISCUSSION:**

**a) Background Context:**

Applicant:

MREC Holdings Ltd.

Legal Description:

Parcel "9" Section 30 Township 12 New Westminster District  
Plan 66399

OCP:	Existing:	Agricultural
Zoning:	Existing:	Land Use Contract
Surrounding Uses		
North:		
	Use:	Park and Trail (North Alouette Greenway)
	Zone:	A-2 Upland Agricultural
	Designation:	Agricultural
South:		
	Use:	Single Family Residential and Vacant
	Zone:	A-2 Upland Agricultural
	Designation:	Agricultural
East:		
	Use:	Single Family Residential and Agricultural
	Zone:	A-2 Upland Agricultural
	Designation:	Agricultural
West:		
	Use:	Single Family Residential and Agricultural
	Zone:	A-2 Upland Agricultural
	Designation:	Agricultural
Proposed Use of Property:		Single Family Residential, Agricultural, and Commercial (Restaurant)
Site Area:		6.45 Ha (16 acres)
Access:		220 Street

#### **b) Background Information:**

The subject property is located on the north side of 132 Avenue, east side of Park Lane, south of the North Alouette Greenway and south-west of the North Alouette River (See Appendix A). The topography is relatively flat and there are some trees located around the perimeter of the property. Access to the subject property is located from 220 Street. The total area is approximately 6.45 ha (16 acres) with the restaurant use located in the south-east corner (see Appendix B).

The subject property is known as the Maple Ridge Equi-Sports Centre, which is an equestrian-based facility that provides boarding, lessons and a range of competitions and horse shows throughout the year. The facility is made up of a series of riding rings, barns, a single-family dwelling and a full-service restaurant (The Ranch Pub and Grill). The larger facility has been in operation since the mid 1950's, with equestrian and recreational uses implemented through a Land Use Contract in 1974. A members only kitchenette and lounge was permitted in 1983, as part of an amendment to the Land Use Contract, as well as with permission from the ALC; however, it is noted that this lounge and kitchenette has evolved into a full-service restaurant. The subject property is assessed as "Farm" under the Assessment Act (Farm Status).

#### **Land Use Contract**

Between 1971 and 1978, the *Municipal Act* (now called the *Local Government Act*) allowed local governments to enter into Land Use Contracts with property owners. In May 2014, the Province made changes to the *Local Government Act* requiring municipalities to enact zoning regulations for all properties affected by Land Use Contracts prior to June 30, 2022 and that all Land Use Contracts will automatically be terminated after June 30, 2024.

It is noted that since early 2021, the City has been adopting underlying zoning in order to meet Provincial deadlines related to Land Use Contracts across the City. The subject property will be included in a future report to Council for the termination of the current LUC and will include the implementation of appropriate zoning that reflects approved land uses. A list of the current and permitted uses are outlined below which form part of the Land Use Contract for the subject property:

- One Single Family Dwelling;
- One Office;
- One Instruction and meeting room, related only to the operation of the Centre;
- One Grooms quarters;
- One House Arena;
- One Tennis Court;
- The Boarding of Horses;
- The Training of Horses;
- Horse Riding Lessons;
- Horse Shows; and
- Kitchenette and lounge to a maximum of 50 seats for members only.

**c) Project Description:**

The day-to-day operations of the Maple Ridge Equi-Sports Centre include equestrian-based activities such as boarding and lessons. The facility also hosts tournaments, competitions and show events, including: The Hunter Jumper Show; Schooling Shows (supporting education within the community); Cross Country Events; The Canadian Cup Dressage Festival; Horse Trials; and the Canadian Pony Club Rally. These events are often multi-day activities and attract participants from across British Columbia, Alberta and the United States. As outlined by the applicant, the members and participants rely on the food and beverage services being provided to them by the restaurant for most of their meals during and after events. For larger events, the restaurant will typically close to the public so staff can be devoted to providing on demand service to participants and spectators. This Commercial Use is recognized as both complimentary and supportive to the ongoing and current equestrian activities at the subject property.

The Non-Farm Use application does not propose an expansion to any of its current facilities. The intent of the subject application is to permit the continued commercial restaurant use on lands in the ALR. All other uses and facilities on the subject property are currently permitted by the City of Maple Ridge, through the current Land Use Contract, current ALC regulations, and previous decisions by the ALC.

The removal of the above-mentioned Land Use Contract will be the subject of a future report to Council, and the outcome of the Non-Farm Use application will determine the direction and permitted uses for zone implementation on the subject property. Ultimately, should the Agricultural Land Commission permit the full-service restaurant, this use will be reflected in the Zone Amending Bylaw to be brought forward to Council at a later date.

**d) Planning Analysis:**

**Official Community Plan:**

The subject property is located within the ALR and is designated *Agricultural* in the OCP. The City of Maple Ridge recognizes that agriculture is a vital component of the community's rural character and of the local economy. There is an acknowledgement that agriculture can occur in different forms throughout the community, and as such, Agri-Tourism is recognized as one such use. As stated in

the OCP, "Agri-Tourism is a form of tourism that attracts visitors who are interested in experiencing forms of agriculture and agriculturally related aspects of an area". The subject application is currently providing equestrian-based agri-tourism uses, which are currently permitted through ALR regulations and the Land Use Contract. It should be noted that the restaurant use plays a complimentary and significant role to the existing agri-tourism uses through the provision of food and beverage services to those participating in the various facility activities and events.

The following policies in the OCP are supportive of the existing equestrian-based uses and further support the restaurant use in its complimentary role to the Maple Ridge Equi-Sports Centre.

In Section 6.5 *Additional Employment Generating Opportunities*, OCP Policies 6-67 and 6-68 state the following:

*Maple Ridge will actively promote and market the outdoor resource theme by:*

- a) supporting and strengthening businesses that cater to tourists;*
- b) supporting businesses involved with outdoor recreational activities and physical fitness;*
- c) facilitating growth in the eco-tourism, cycling and equestrian industry.*

*Maple Ridge will promote agricultural tourism opportunities by:*

- a) Aligning land use bylaws to permit supportive non-farm uses such as agri-tourism, bed and breakfasts, and on-farm sales;*
- b) Assisting agricultural landowners to identify and develop agricultural opportunities (e.g. value added, agri-tourism, bed and breakfast, recreation).*

Based on Policies 6-67 and 6-68 there is support for the continued restaurant use on the subject property. Additionally, this Commercial Use has been in existence for several decades and that traffic, access, site design and compatibility with adjacent land uses has been consistently demonstrated over that time period.

The applicant states that the restaurant use is extremely important to the equestrian-related business, with the operating costs of the barns and facilities relying heavily on income generated from the restaurant use. It is further stated that the restaurant provides food and beverage services not only to the general public, but also to the equestrian members during the various shows and horse events throughout the year. This service is considered an asset to the larger venue and those utilizing the facilities for the events. The restaurant, known as The Ranch Pub and Grill, has strong ties to the community and has hosted hundreds of community fundraisers and non-profit events over the years. The identity and location of the restaurant is strongly linked to the equestrian community and removal of the Commercial Use would negatively impact the ability of the facility to continue hosting equestrian events that bring people into the community.

#### **Agricultural Plan**

The Maple Ridge Agricultural Plan identifies a long-term vision for Agriculture in Maple Ridge. Language within the Agricultural Plan includes reference to diversifying agricultural activities, whereby:

*Diverse agricultural activity occurs on farms of all sizes and uses many channels to distribute agricultural products and services to the consumer public.*

And further identified in 'Goal 8' of the Agricultural Plan:

*Pursuing diversity in local agriculture is a way of ensuring that agricultural land use is capable of adaptive response to, and recovery from, challenges to food security, and other amenities valued by society. More diversity creates more ability for successful response and promotes resiliency in agricultural land use. Diversified agricultural activity (equestrian, agrotourism) will protect the land base through active use, create demand for services and workers, and support the infrastructure also required for food production.*

**Zoning Bylaw:**

The subject property is currently regulated by a Land Use Contract which permits Agricultural, Residential, and Commercial uses (permitted LUC uses outlined above in the 'Background Information' section).

Should Council approve the subject Non-Farm Use application and forward to the Agricultural Land Commission, their decision may be reflected in the zoning that is enacted as part of the Land Use Contract termination process. Ultimately, should the Agricultural Land Commission permit the full-service restaurant, this use will be reflected in the Zone Amending Bylaw to be brought forward to Council at a later date.

**e) Interdepartmental Implications:**

The applicant will be required to work with the various departments and compliance will be generated through the Business Licence application process related to permitting and appropriate plan review.

**Engineering Department:**

There are no Engineering requirements generated by the subject application.

**Building Department:**

Should the owner wish to expand the restaurant that is currently operating on site, building permits and associated trades permits would be required. Additional washrooms would need to be installed in order to meet occupant load standards.

**Fire Department:**

The entire operation is in compliance with the British Columbia Fire Code and has been for many years. There are no concerns with the continued restaurant use.

**Economic Development:**

There is support in allowing the restaurant use to continue, as this use is seen as an important tourism and recreation asset in the community.

**f) Alternatives:**

The recommendation is to forward the application to the Agricultural Land Commission for consideration. Should Council not support the restaurant use, 'The Ranch Pub and Grill', at the Maple Ridge Equi-Sports Centre, Council may elect to deny forwarding this Non-Farm Use application to the Agricultural Land Commission, in which case it will be considered closed and the application will not proceed further. If this alternative option is the decision of Council, the restaurant use will no longer be permitted and the use will be required to cease operations.

## CONCLUSION:

The recommendation is to forward the application to the Agricultural Land Commission for consideration. Should Council not support the proposed full-service restaurant use, Council may elect not to forward this application to the ALC.

"Original signed by Chuck Goddard"

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

"Original signed by Adam Rieu"

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*Co Prepared by:* **Adam Rieu**  
**Planner 1**

"Original signed by Chuck Goddard"

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

"Original signed by Chuck Goddard"

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

"Original signed by Al Horsman"

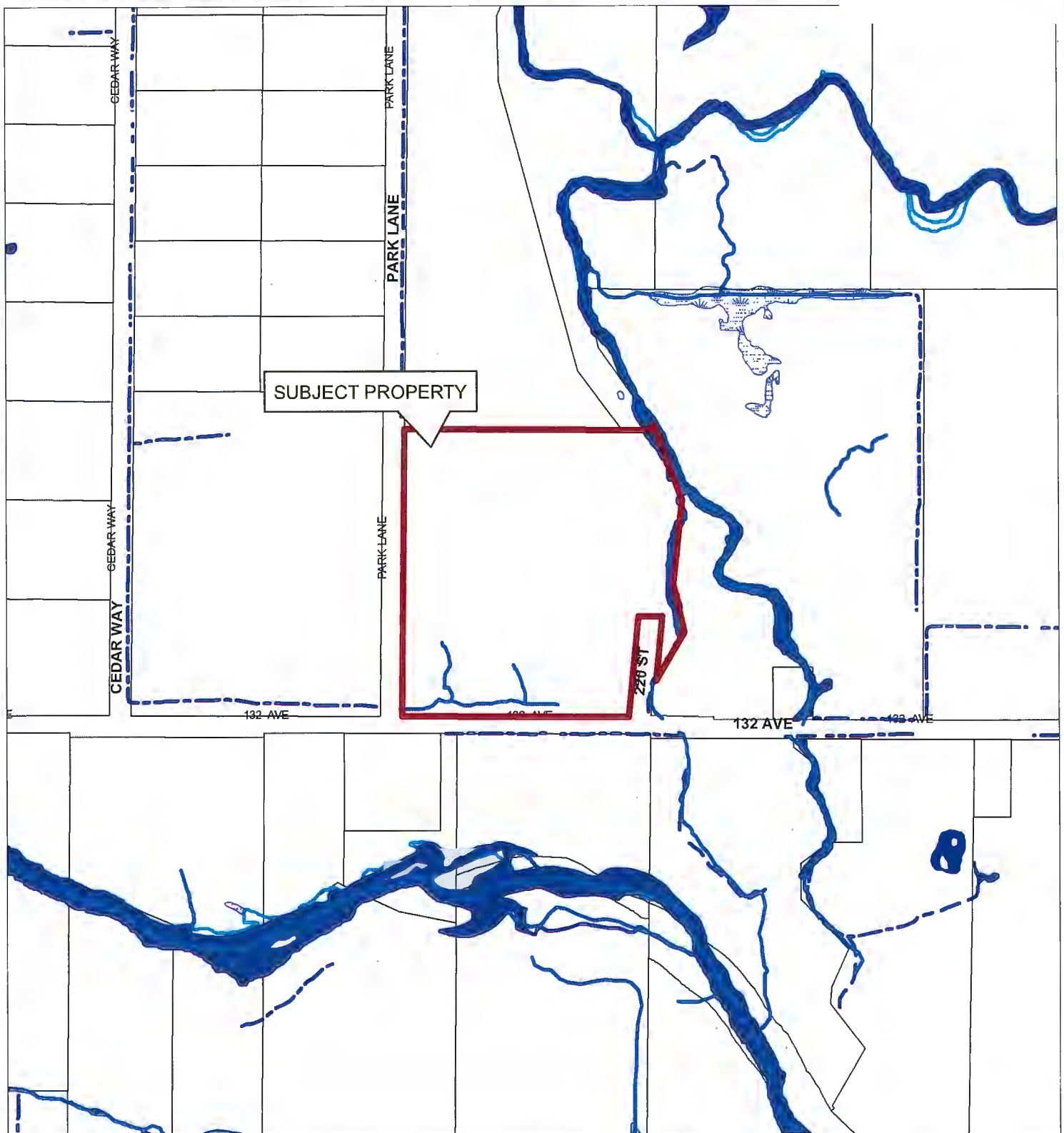
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*Concurrence:* **Al Horsman**  
**Chief Administrative Officer**

The following appendix is attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map



Scale: 1:5,000

**Legend**

- Street Name Labels
- Stream
- Ditch Centreline
- Edge of River
- Edge of Marsh
- Edge of Flooded Area
- Indefinite Creek
- River Centreline (Topographic)
- Flooded Area
- Lake or Reservoir
- Marsh
- River

21973 132 AVENUE  
PID: 001-264-486

PLANNING DEPARTMENT



MAPLE RIDGE  
British Columbia

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

FILE: 2021-342-AL

DATE: Sep 2, 2021

BY: PC



Scale: 1:5,000

**Legend**

-  Stream
-  Ditch Centreline
-  Indefinite Creek
-  River Centreline (Topographic)
-  Lake or Reservoir
-  River

21973 132 AVENUE  
PID#: 001-264-486

PLANNING DEPARTMENT

**MAPLE RIDGE**

British Columbia

**mapleridge.ca**

FILE: 2021-342-AL

DATE: Jun 24, 2021

BY: BD



**mapleridge.ca**

**City of Maple Ridge**

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer

**MEETING DATE:** September 21, 2021  
**FILE NO:** 2021-101-RZ  
**MEETING:** C o W

**SUBJECT:** First Reading  
Zone Amending Bylaw No. 7784-2021;  
21938, 21952, 21964, 21976 and 21988 Lougheed Highway

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#### **EXECUTIVE SUMMARY:**

An application has been received to rezone the subject properties located at 21938, 21952, 21964, 21976 and 21988 Lougheed Highway, from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential) zone, to permit a six-storey market strata residential apartment building. The subject properties are located within the concept plan for the Lougheed Transit Corridor area, which identifies a future land use of *Transit Corridor Multi-Family*. This concept plan has been endorsed by Council. The Official Community Plan (OCP) designates the subject properties as *Urban Residential-Major Corridor Residential*.

The current design concept for this project consists of 147 apartment units within a proposed six (6) storey structure. The proposed design does not include ground floor commercial. All required parking will be underground.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution, Policy 6.31 at a rate of \$3,100.00 per apartment dwelling unit, for an estimated amount of \$455,700.00.

To proceed further with this application additional information is required as outlined below.

#### **RECOMMENDATIONS:**

1. That Zone Amending Bylaw No. 7784-2021 be given first reading; and
2. That the applicant provides further information as described on Schedules C, D, and E of the *Development Procedures Bylaw No. 5879-1999*.

#### **DISCUSSION:**

##### **a) Background Context:**

**Applicant:** Nexst Investments Ltd.

**Legal Description:** Lot 20 District Lot 397 Group 1 New Westminster District Plan 8614;  
Lot 21 District Lot 397 Group 1 New Westminster District Plan 8614;  
Lot 22 District Lot 397 Group 1 New Westminster District Plan 8614;  
Lot 23 District Lot 397 Group 1 New Westminster District Plan 8614; and  
Lot 24 District Lot 397 Group 1 New Westminster District Plan 9218.

**1102**

OCP:		
	Existing:	Urban Residential-Major Corridor Residential
	Proposed:	Transit Corridor Multi-Family under Lougheed Transit Corridor Concept Plan
Within Urban Area Boundary:		Yes
Area Plan:		Lougheed Transit Corridor (endorsed concept plan)
OCP Major Corridor:		Yes
Zoning:		
	Existing:	RS-1 (Single Detached Residential)
	Proposed:	RM-2 (Medium Density Apartment Residential)
Surrounding Uses:		
North:	Use:	Single-Family Residential
	Zone:	RS-1 (Single Detached Residential)
	Designation:	Urban Residential
South:	Use:	Single-Detached Residential
	Zone:	RS-1 (Single Detached Residential)
	Designation:	Urban Residential
East:	Use:	Single-Family Residential
	Zone:	RS-1 (Single Detached Residential)
	Designation:	Urban Residential
West:	Use:	Single-Family Residential
	Zone:	RT-1 (Two-Unit Urban Residential)
	Designation:	Urban Residential
Existing Use of Property:		Single-Family
Proposed Use of Property:		Multi-Family
Site Area:		0.42 ha (1.04 acres)
Access:		Rear Lane
Servicing requirement:		Urban Standard

#### **b) Site Characteristics:**

The five properties are located at 21938, 21952, 21964, 21976 and 21988 Lougheed Highway, and comprise approximately 0.42 ha (1.04 acres) in area (see Appendices A and B). The subject properties slope gradually from the north-east to the south-west. Located on the subject properties are older single-family homes that face onto Lougheed Highway. Access to the subject properties is obtained from the rear lane to the south. The property addressed as 21964 Lougheed Highway has two access points, one from the lane and the other from Lougheed Highway. There is mature landscaping and a variety of tree species located throughout the subject properties.

The subject properties are located 400 meters of the Haney Bypass and Lougheed Highway intersection. This intersection is a major traffic intersection within the City. In addition, the BC Transit R-3 Rapid Bus Lougheed Highway route travels past the subject properties with a bus stop located at Laity Street.

**c) Project Description:**

The five subject properties are proposed to be rezoned from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential) to facilitate a purpose market strata apartment building with approximately 147 residential units with underground parking. The RM-2 (Medium Density Apartment Residential) zone does not permit commercial use. The current design concept has the lobby facing Lougheed Highway and vehicles entering from the rear lane.

The subject properties fall within the Ministry of Transportation and Infrastructure (MOTI) jurisdiction as Lougheed Highway is a controlled access highway at this location. The rezoning bylaw will require the approval of the MOTI before the bylaw could be granted final reading by Council. The applicant will need to coordinate with the MOTI early in the development approval process in order to fulfill the Ministry's requirements.

At this time the current application has been assessed to determine its compliance with the Official Community Plan (OCP) and provide a land use assessment only. Detailed review and comments will need to be made once full application packages have been received. A more detailed analysis and further reports will be required prior to second reading. Such assessment may impact proposed lot boundaries and yields, OCP designations and bylaw particulars, and may require application for further development permits.

**d) Planning Analysis:**

**Official Community Plan:**

The subject properties are located within the Urban Area Boundary just west of the Town Centre Area Plan, and are designated as *Urban Residential-Major Corridor Residential* within the OCP.

This proposed rezoning to RM-2 (Medium Density Apartment Residential) for a residential apartment building achieves several of the OCP policies including:

3-18 *Maple Ridge will support a range of densities within the Urban Area Boundary. Urban Residential consists of two residential categories with the following characteristics:*

- a) *Major Corridor Residential-General Characteristics Major Corridor Residential is characterized by the following:*
  - i. *has frontage on an existing Major Road Corridor as identified on Figure 4 Proposed Major Corridor Network Plan, or has frontage on a road built in whole or part to a collector, arterial, TransLink Major Road, or Provincial Highway standard;*

The subject properties are located on Lougheed Highway which is classified as a Major Road Corridor. In addition, the BC Transit R-3 Rapid Bus route runs along Lougheed Highway with a bus stop being located west of the subject properties at Laity Street.

- b) *includes ground-oriented housing forms such as single detached dwellings, garden suites, duplexes, triplexes, fourplexes, courtyard residential developments, townhouses, apartments, or small lot intensive residential, subject to compliance with Major Corridor Residential Infill policies.*

The proposed development is an apartment building which is a supported land use.

In addition to compliance with the OCP the subject properties are located within the Lougheed Transit Corridor, which is subject to a Council directive that endorses the Lougheed Corridor Concept Plan. The subject properties are identified within the Lougheed Transit Corridor Plan as *Transit Corridor Multi-Family* that states the following:

*"Transit Corridor Multi-Family Purpose: To continue multi-family residential densification through lot consolidation along key arterials such as Dewdney Trunk Road and Lougheed Highway. Supported multi-family residential forms of development include townhouses and apartments. The maximum height for an apartment use is six storeys. Development proposed adjacent to existing single detached dwelling or townhouse use will be encouraged to ensure buildings are designed in a sensitive manner by stepping down building face(s) at interface points with adjacent existing buildings."*

In addition, the proposed zoning matrix contained with the Lougheed Transit Corridor document identifies that the RM-2 (Medium Density Apartment Residential) zone is supported by *Transit Corridor Multi-Family*.

Development applicants such as application 2021-101-RZ, which is the subject of this report, that fall within the Lougheed Transit Corridor can proceed in advance of the adoption of an area plan. Council has endorsed the Lougheed Transit Corridor concept plan which the property is located.

#### **Zoning Bylaw:**

The current application proposes to rezone the subject properties located at 21938, 21952, 21964, 21976 and 21988 Lougheed Highway from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential) zone (see Appendix C) to permit a six-storey market strata residential apartment building (see Appendix D). The RM-2 (Medium Density Apartment Residential) zone is identified in the Council endorsed Lougheed Transit Corridor Concept plan for the *Transit Corridor Multi-Family* land use designation. While the application is at an early stage, the applicant has indicated in conversations with staff that the parking structure is likely to be two stories underground to accommodate the required parking. They do not expect to be requesting a parking variance. The unit mix is also un-determined at this time but will be outlined fully at second reading.

Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

#### **Development Permits:**

Pursuant to Section 8.7 of the OCP, a Multi-Family Development Permit application is required to ensure the current proposal enhances existing neighbourhoods with compatible housing styles that meet diverse needs, and minimize potential conflicts with neighbouring land uses. The Lougheed Transit Corridor Area Plan has been envisioned to contain specific Development Permit Guidelines to support the built form identified in the Plan. To date these Development Permit Guidelines have not been completed; therefore, the Multi-Family Development Permit Guidelines will apply.

### **Advisory Design Panel:**

A Multi-Family Development Permit is required and must be reviewed by the Advisory Design Panel prior to Second Reading.

### **Development Information Meeting:**

A Development Information Meeting is required for this application. Prior to second reading the applicant is required to host a Development Information Meeting in accordance with Council Policy 6.20.

### **e) Interdepartmental Implications:**

In order to advance the current application, after first reading, comments and input, will be sought from the various internal departments and external agencies listed below:

- a) Engineering Department;
- b) Operations Department;
- c) Fire Department;
- d) Building Department;
- e) Parks, Recreation and Culture Department;
- f) School District;
- g) Utility companies;
- h) Ministry of Transportation and Infrastructure; and
- i) Canada Post.

The above list is intended to be indicative only and it may become necessary, as the application progresses, to liaise with agencies and/or departments not listed above.

This application has not been forwarded to the Engineering Department for comments at this time; therefore, an evaluation of servicing and site access requirements have not been undertaken. We anticipate that this evaluation will take place between first and second reading.

### **f) Development Applications:**

In order for this application to proceed the following information must be provided, as required by *Development Procedures Bylaw No. 5879-1999* as amended:

1. A complete Rezoning Application (Schedule C);
2. A Multi-Family Residential Development Permit Application (Schedule D); and
3. A Development Variance Permit (Schedule E).

Additional information will be required to be submitted in support of the application which includes but is not limited to: a complete stormwater management plan that is in keeping with the City's requirements, a parking study to support parking reductions that may be requested by the applicant as the current application submission package has not included this level of detail, and the incorporation of Public Art in keeping with the Developer Public Art Program.

The above list is intended to be indicative only, other applications may be necessary as the assessment of the proposal progresses.

## CONCLUSION:

The development proposal is in compliance with the OCP, therefore, it is recommended that Council grant first reading subject to additional information being provided and assessed prior to second reading.

“Original signed by Wendy Cooper”

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*Prepared by:* **Wendy Cooper, MSc., 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 Chuck Goddard”

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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. 7784-2021  
Appendix D – Building Concept



Scale: 1:2,500

### Legend

 Active Applications (RZ/SD/DP/VP)

21938/52/64/76/88 LOUGHEED HWY  
PID'S: 011-428-732, 011-374-985, 011-374-977,  
011-374-969, 003-183-921

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

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

FILE: 2021-101-RZ

DATE: May 25, 2021

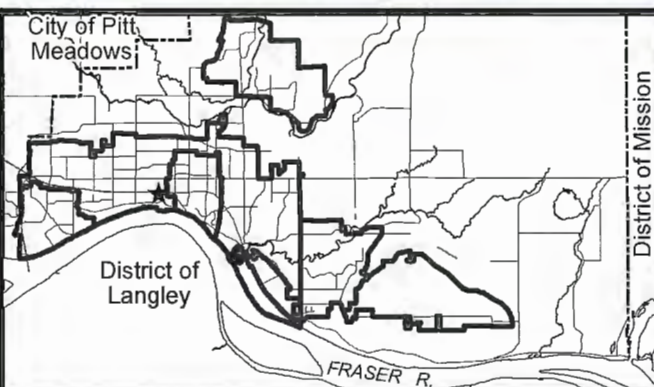
BY: PC



Aerial Imagery from the Spring of 2020



Scale: 1:2,500



21938/52/64/76/88 LOUGHEED HWY  
PID'S: 011-428-732, 011-374-985, 011-374-977,  
011-374-969, 003-183-921

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

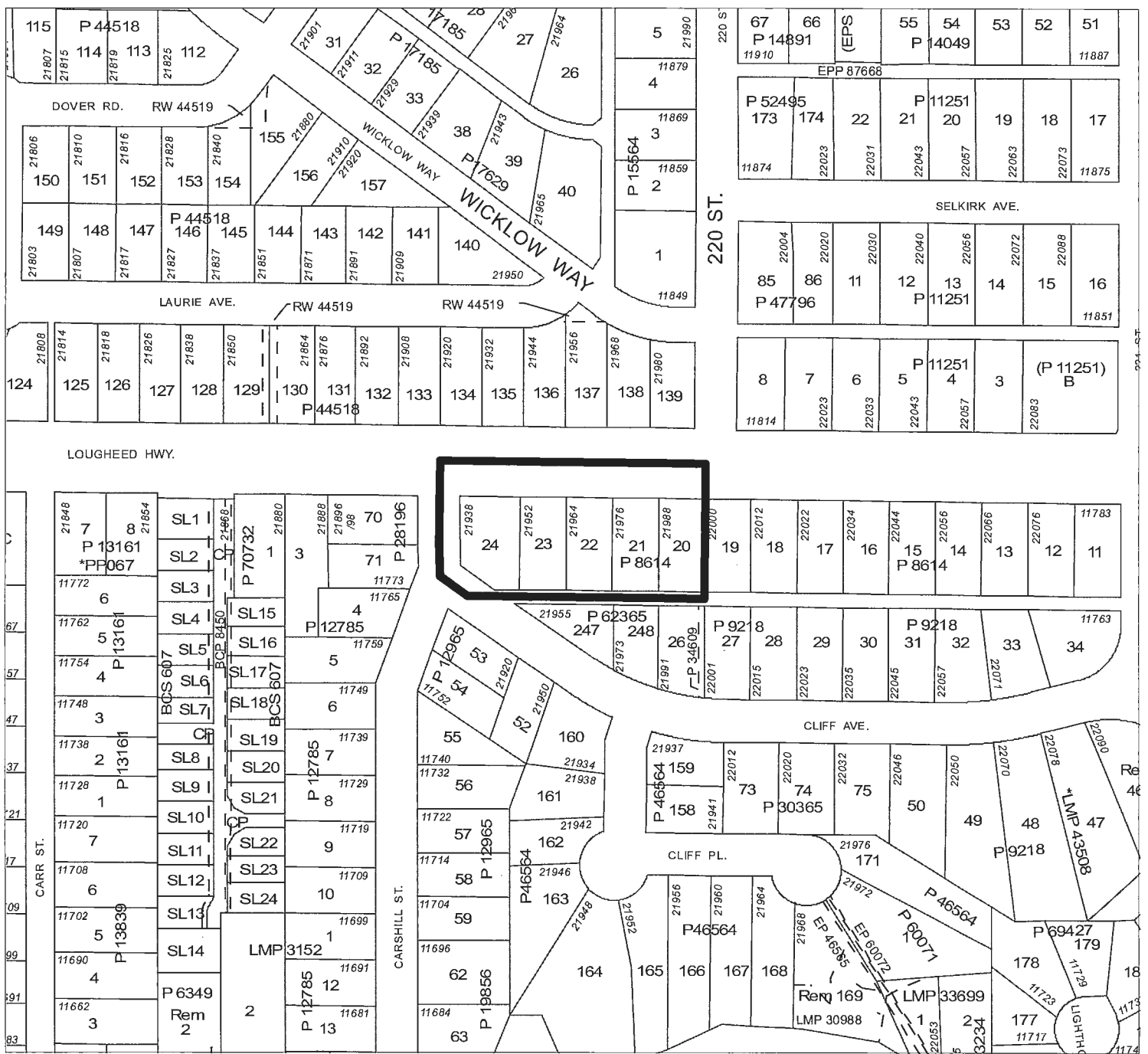
[mapleridge.ca](http://mapleridge.ca)

FILE: 2021-101-RZ

DATE: May 25, 2021

BY: PC

CORPORATE OFFICER



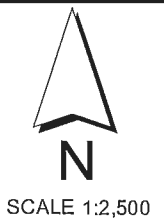
# MAPLE RIDGE ZONE AMENDING

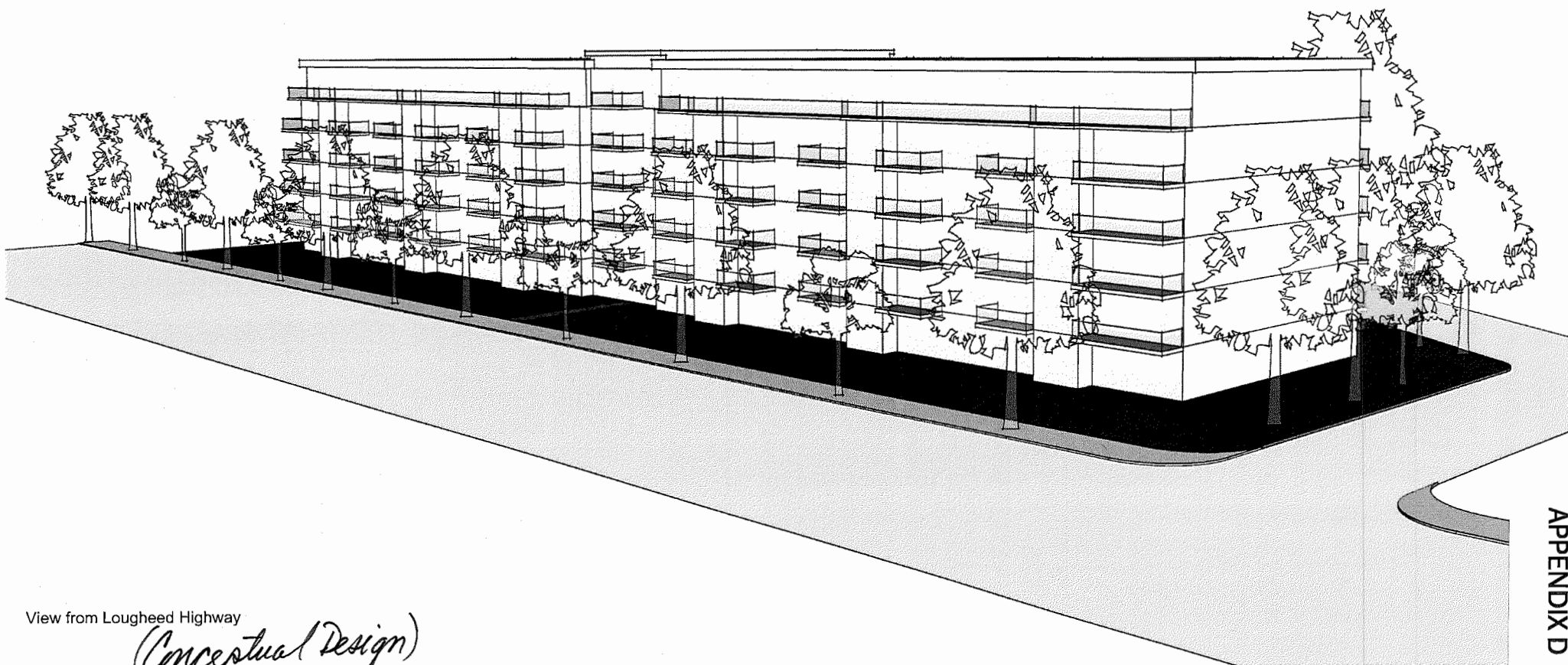
Bylaw No. 7784-2021

Map No. 1903

From: RS-1 (Single Detached Residential)

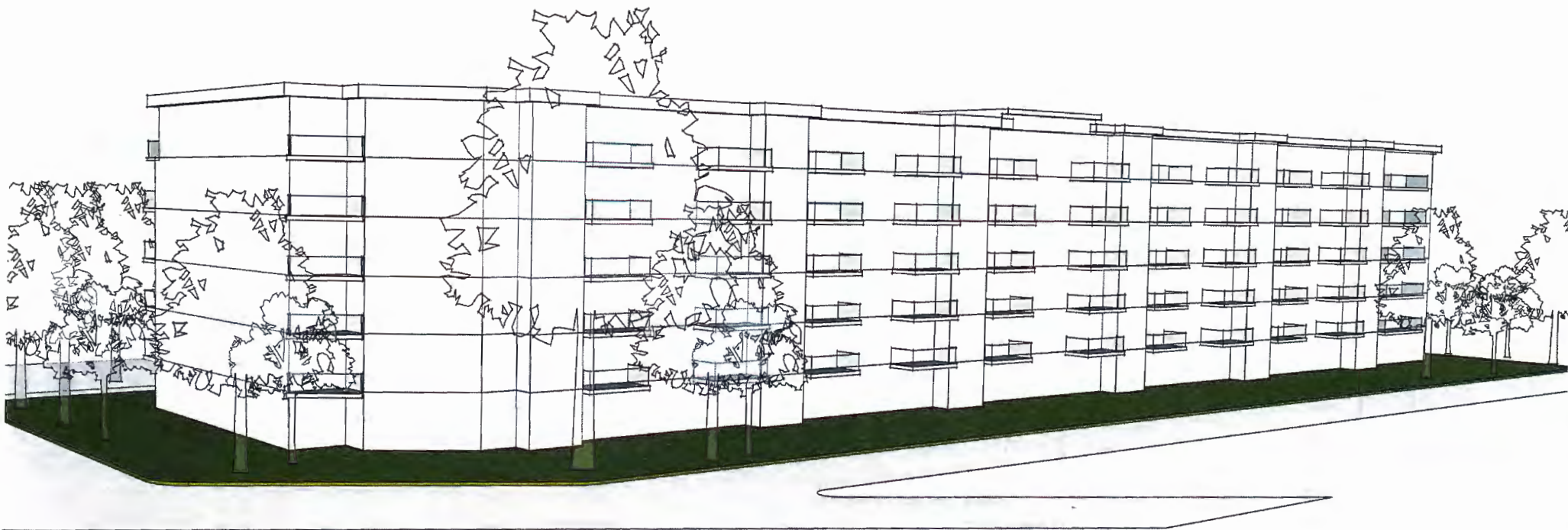
To: RM-2 (Medium Density Apartment Residential)





View from Lougheed Highway

*(Conceptual Design)*



View from Lane

( Conceptual Design. )

The site plan illustrates the 1st floor area within a larger site. The building is a long, rectangular structure with a central lobby and multiple rooms. Key features include:

- Setbacks:** 7.5m setbacks are indicated on the top and bottom edges of the building.
- Dimensions:** The building's overall width is 24'-7 1/4" (7.50 m). The depth of the building is 81'-8" (24.89 m). The total area of the 1st floor is 22,430.9 SQ. FT.
- Access:** A ramp down to parking is located at the bottom left corner of the building.
- Property Lines:** The property line is shown as a dashed line, with a total width of 107.2 m and a depth of 92.3 m.
- Surrounding Area:** The site is bounded by Cliff Avenue to the left and a lane to the bottom.

(Conceptual Design) - 1<sup>ST</sup> Floor only



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City of Maple Ridge

TO: His Worship Mayor Michael Morden  
and Members of Council  
FROM: Chief Administrative Officer  
SUBJECT: First Reading  
Zone Amending Bylaw No. 7786-2021  
11646 and 11648-54 228 Street

MEETING DATE: September 21, 2021  
FILE NO: 2021-152-RZ  
MEETING: C o W

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#### EXECUTIVE SUMMARY:

An application has been received to rezone a portion of the subject properties, located at 11646 and 11648-54 228 Street from RS-1 (Single Detached Residential) to RM-1 (Low Density Townhouse Residential), to permit the future construction of eight townhouse dwelling units. To proceed further with this application additional information is required as outlined below.

As per Council Policy 6.31, which was updated December 12, 2017, this application is subject to the Community Amenity Contribution (CAC) Program, at a rate of \$4,100 per dwelling unit. Therefore, an estimated CAC amount of \$32,800.00 would be required.

#### RECOMMENDATIONS:

1. In respect of Section 475 of the *Local Government Act*, requirement for consultation during the development or amendment of an Official Community Plan, Council must consider whether consultation is required with specifically:
  - i. The Board of the Regional District in which the area covered by the plan is located, in the case of a Municipal Official Community Plan;
  - i. The Board of any Regional District that is adjacent to the area covered by the plan;
  - ii. The Council of any municipality that is adjacent to the area covered by the plan;
  - iii. First Nations;
  - iv. Boards of Education, Greater Boards and Improvements District Boards; and
  - v. The Provincial and Federal Governments and their agencies.

and in that regard it is recommended that no additional consultation be required in respect of this matter beyond the early posting of the proposed Official Community Plan amendments on the City's website, together with an invitation to the public to comment, and;

2. That Zone Amending Bylaw No. 7786-2021 be given first reading; and
3. That the applicant provides further information as described on Schedules C, D, E, F and G of the *Development Procedures Bylaw No. 5879-1999*.

**1103**

## DISCUSSION:

### a) Background Context:

Applicant:	Propel Development Planning Inc.
Legal Description:	Lot 8 Section 17 Township 12 Plan NWP12197 Lot 9 Section 17 Township 12 Plan NWP12197
OCP:	
Existing:	Ground-Oriented Multi-Family
Proposed:	Ground-Oriented Multi-Family
Within Urban Area Boundary:	Yes
Area Plan:	Town Centre Area Plan
OCP Major Corridor:	No
Zoning:	
Existing:	RS-1 (Single Detached Residential)
Proposed:	RM-1 (Low Density Townhouse Residential)
Surrounding Uses:	
North:	Use: Vacant Zone: RS-1 (Single Detached Residential) Designation: Ground-Oriented Multi-Family
South:	Use: Single-Family Residential Zone: RS-1 (Single Detached Residential) Designation: Ground-Oriented Multi-Family (95%) Conservation (5%)
East:	Use: Vacant Zone: RS-1 (Single Detached Residential) (73%) C-3 (Town Centre Commercial) (27%) Designation: Conservation (67%) Low-Rise Apartment (33%)
West:	Use: Single-Family Residential Zone: RS-1 (Single Detached Residential) Designation: Low-Rise Apartment
Existing Use of Property:	Vacant
Proposed Use of Property:	Multi-Family
Site Area:	0.218 hectares (0.538 acres)
Access:	228 Street
Servicing requirement:	Urban Standard

b) **Site Characteristics:**

The subject properties predominantly abut 228 Street with a small portion abutting Gilley Avenue (See Appendices A and B). The subject properties are uniquely shaped and are affected by geotechnical and environmental constraints to the east (rear of properties). There are multiple variations of vegetation found throughout the site but is predominately located on the periphery of the site and in and around the watercourse which is also located just outside of the site.

c) **Project Description:**

The current application is proposing to construct eight townhouse dwelling units in three separate buildings on the site. Due to the aforementioned site constraints, multiple site design iterations were made to the Planning Department. The current preliminary site design shown in Appendix D was accepted as it met the preliminary environmental and geotechnical setback requirements, as well as, achieving the number of units desired by the developer. However, because the proposal is based off of preliminary information, the applicant will have to submit an environmental assessment report prepared by a qualified professional to "ground truth" the site and prove out project details prior to second reading. Park/conservation dedication will be required and is dependent on the environmental assessment report. The information therein may affect the unit yield and Floor Space Ratio (FSR) which may require the applicant to apply for the density bonus provisions to a maximum of 0.75 at \$344.46 per square metre. This would mean an increase from the current 0.6 FSR which does not require the applicant to pay a density bonus. These changes may alter the proposed site plan and design of the proposed dwelling units. Under the current proposal, the townhouse units will have rooftop patios that will contribute to their private outdoor area requirements as per the RM-1 Zone. Furthermore, the proposed development appears to achieve the common open area and outdoor amenity space requirements. Again, a more detailed analysis will be required prior to second reading.

At this time, it is anticipated that variances will be required for the proposed development. These variances may include varying the interior lot line setback from 6.0 metres to 2.3 metres on the north property line and 2.9 metres on the south property line as well as a height variance from 9.5 metres to 11.0 metres. The lot line setback variances are supportable due to the site constraints located on the rear (east) side of the property and it is not believed that the interior lot line variances will affect adjacent properties whilst also achieving side-by-side double parking for each dwelling unit. The height variance is supported due to the location of the proposed development as it is located in the Town Centre. Additionally, adjacent land use designations, most notably the *Low-Rise Apartment*, *Ground-Oriented Multi-Family*, and *Town Centre Commercial* would not be affected by a height variance of 1.5 metres as the *Low-Rise Apartment* and *Town Centre Commercial* designations, specifically, support heights of 4 storeys or more. Furthermore, section 3.18 of the *Town Centre Area Plan* supports a maximum height of 3 storeys which is generally 11.0 metres in height within the *Ground-Oriented Multi-Family* designation. Due to these variables, the variances being requested for the proposed development are supportable and will be detailed to Council in a future staff report.

At this time the current application has been assessed to determine its compliance with the *Official Community Plan (OCP)* and provide a land use assessment only. Detailed review and comments will need to be made once full application packages have been received. A more detailed analysis and further reports will be required prior to second reading. Such assessment may impact proposed lot boundaries and yields, OCP designations and Bylaw particulars, and may require application for further development permits.

d) **Planning Analysis:**

**Official Community Plan:**

The development site is located within the *Town Centre Area Plan* and is currently designated Ground-Oriented Multi-Family. For the proposed development an OCP amendment will not be required to allow the proposed RM-1 zoning.

**Zoning Bylaw:**

The current application proposes to rezone the properties located at 11646, 11648-54 228 Street from RS-1 (Single Detached Residential) to RM-1 (Low Density Townhouse Residential) (see Appendix C) to permit the construction of eight townhouse dwelling units (see Appendix D). The minimum lot size for the proposed RM-1 zone is 1,000m<sup>2</sup>. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

**Development Permits:**

Pursuant to Section 8.11 of the OCP, a Town Centre Development Permit (*South of Lougheed*) application is required for all multi-family residential, flexible mixed use and commercial development located in the Town Centre.

Pursuant to Section 8.9 of the OCP, a Watercourse Protection Development Permit application is required for all developments and building permits within 50 metres of the top of bank of all watercourses and wetlands. The purpose of the Watercourse Protection Development Permit is to ensure the preservation, protection, restoration and enhancement of watercourse and riparian areas.

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 %; and
- All floodplain areas and forest lands identified on Natural Features Schedule "C".

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

**Advisory Design Panel:**

A Town Centre Development Permit is required and must be reviewed by the Advisory Design Panel prior to second reading.

### Development Information Meeting:

A Development Information Meeting is required for this application. Prior to second reading the applicant is required to host a Development Information Meeting in accordance with Council Policy 6.20.

#### e) Interdepartmental Implications:

In order to advance the current application, after first reading, comments and input, will be sought from the various internal departments and external agencies listed below:

- a) Engineering Department;
- b) Operations Department;
- c) Fire Department;
- d) Building Department;
- e) Parks, Recreation and Culture Department;
- f) Utility companies; and
- g) Ministry of Transportation and Infrastructure.

The above list is intended to be indicative only and it may become necessary, as the application progresses, to liaise with agencies and/or departments not listed above.

This application has not been forwarded to the Engineering Department for comments at this time; therefore, an evaluation of servicing and site access requirements have not been undertaken. We anticipate that this evaluation will take place between first and second reading.

#### f) Development Applications:

In order for this application to proceed the following information must be provided, as required by *Development Procedures Bylaw No. 5879-1999* as amended:

- 1. A complete Rezoning Application (Schedule C);
- 2. A Town Centre Development Permit Application (Schedule D);
- 3. A Development Variance Permit (Schedule E);
- 4. A Watercourse Protection Development Permit Application (Schedule F); and
- 5. A Natural Features Development Permit Application (Schedule G).

The above list is intended to be indicative only, other applications may be necessary as the assessment of the proposal progresses.

## CONCLUSION:

It is recommended that Council not require any further additional OCP consultation.

It is expected that once complete information is received, Zone Amending Bylaw No. 7786-2021 will be amended and an OCP Amendment to adjust the *Conservation* boundary will be required.

The development proposal is in compliance with the policies of the OCP. Justification has been provided to support an OCP amendment to adjust the *Conservation* boundary to encompass the future dedicated parkland. It is, therefore, recommended that Council grant first reading subject to additional information being provided and assessed prior to second reading.

“Original signed by Tyson Baker”

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Prepared by: **Tyson Baker, B.Pl.**  
**Planning Technician**

“Original signed by Chuck Goddard”

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

“Original signed by Chuck Goddard”

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

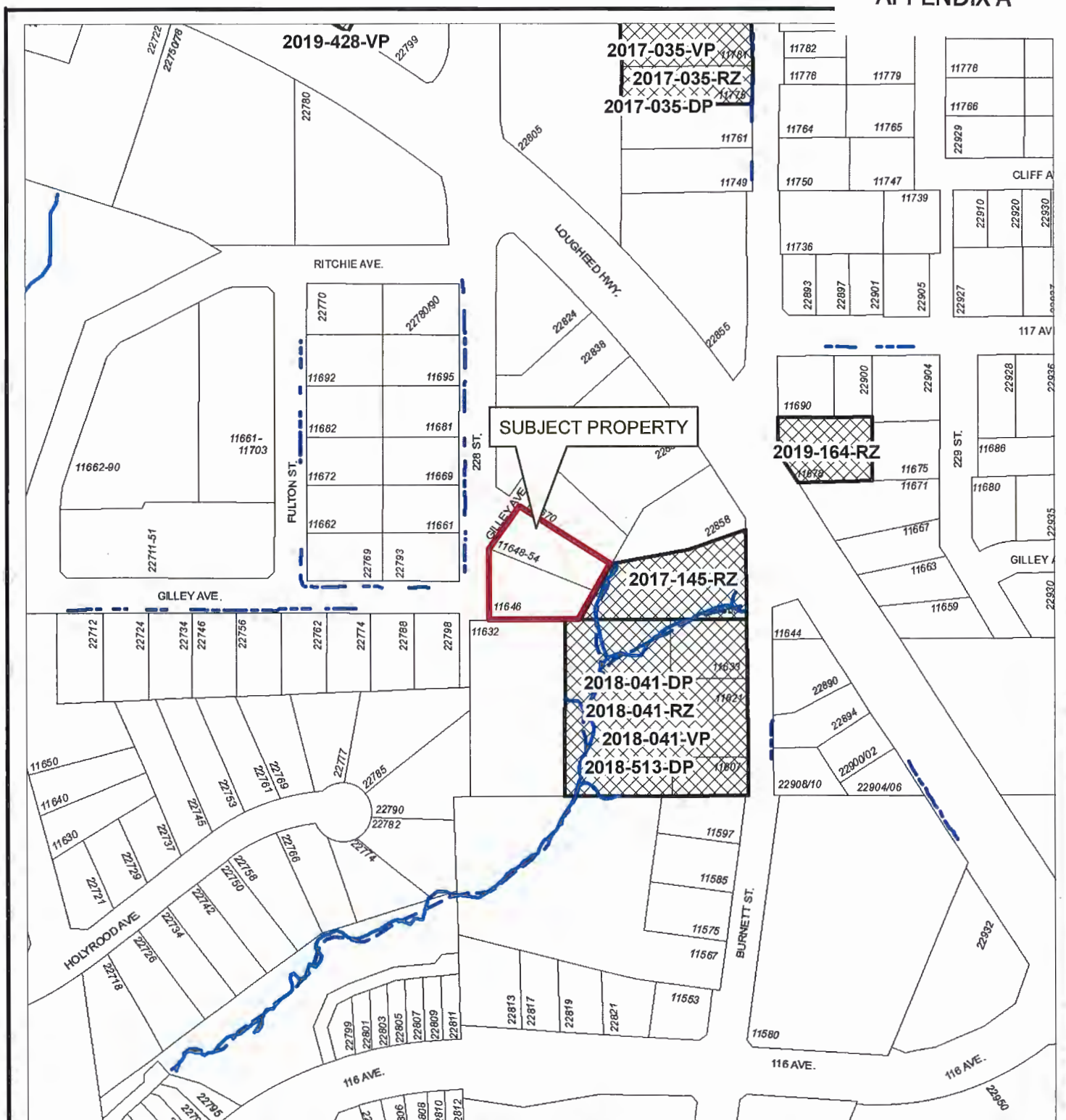
“Original signed by Al Horsman”

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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. 7786-2021  
Appendix D – Proposed Site Plan



Scale: 1:2,500

### Legend

-  Stream  
 Ditch Centreline  
 Indefinite Creek  
 Active Applications (RZ/SD/DP/VP)

11646 228 STREET  
PID: 009-652-281

PLANNING DEPARTMENT



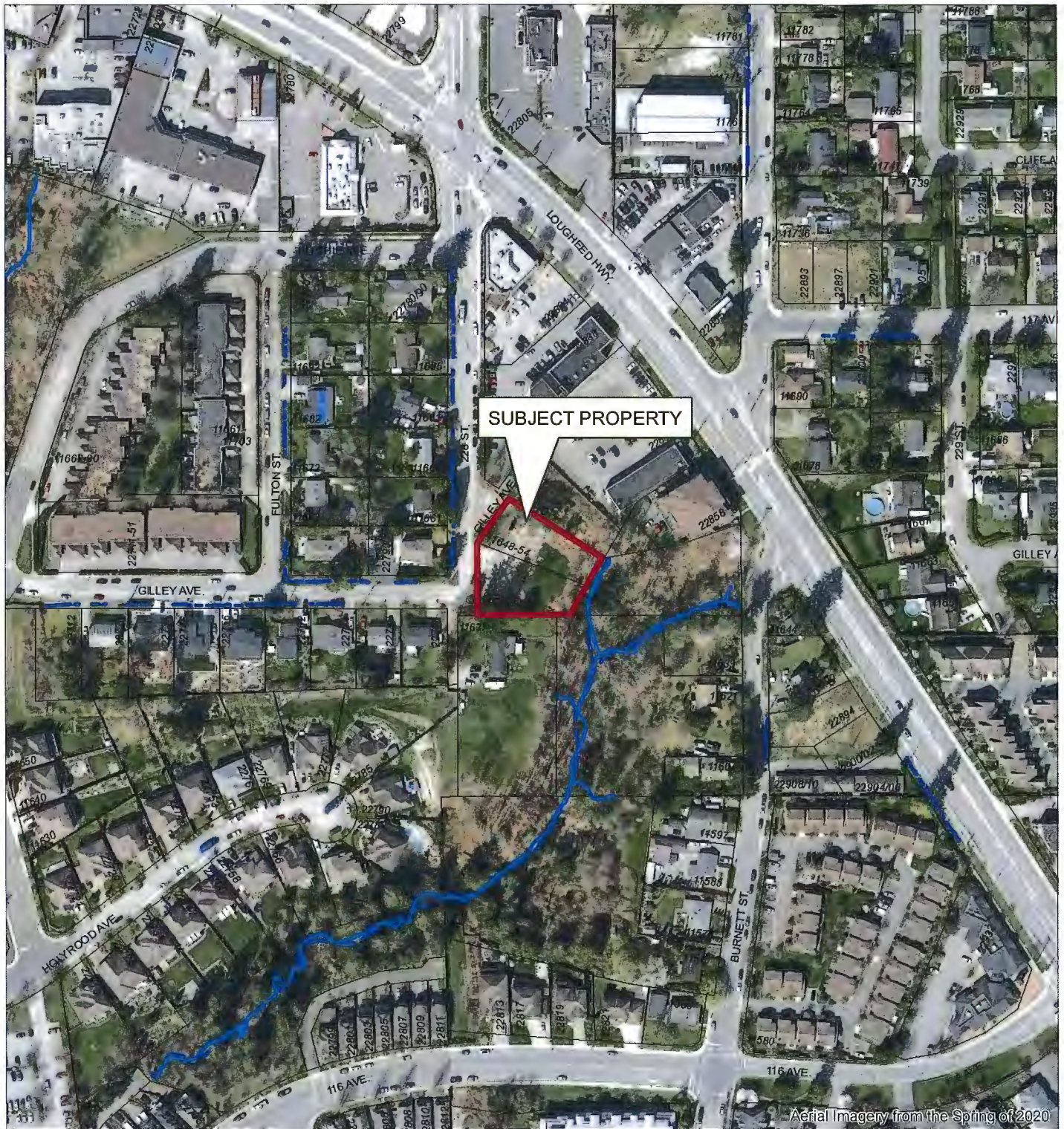
MAPLE RIDGE

British Columbia

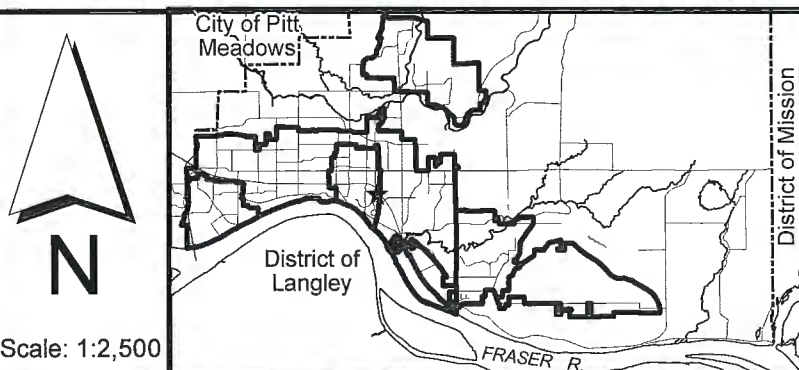
mapleridge.ca

FILE: 2021-152-RZ  
DATE: Mar 23, 2021

BY: PC



Aerial Imagery from the Spring of 2020



11646 228 STREET  
PID: 009-652-281

PLANNING DEPARTMENT



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

FILE: 2021-152-RZ  
DATE: Mar 23, 2021

BY: PC

CORPORATE OFFICER



# MAPLE RIDGE ZONE AMENDING

Bylaw No. 7786-2021

Map No. 1905

From: RS-1 (Single Detached Residential)

To: RM-1 (Low Density Townhouse Residential)



SCALE 1:2,500



#### PROJECT DATA

CITY ADDRESS  
11646 228 STREET, MAPLE RIDGE, BC

LEGAL DESCRIPTION  
LT 9, SEC 17, TWP 12, NMD; PL WMP12197

PID  
009-552-302

ZONING  
CURRENT: RS-1 (ONE FAMILY URBAN RESIDENTIAL)  
PROPOSED REZONING: RM-1 (TOWNHOUSE RESIDENTIAL)

TOWN CENTRE AREA  
CENTRAL BUSINESS DISTRICT

#### LOT SIZE

MIN. REQUIRED  
AREA: 1000.0 m<sup>2</sup>  
WIDTH: 7.0 m  
DEPTH: 30.0 m

PROVIDED  
AREA: 2175.37 m<sup>2</sup> (23 426.28 SF)  
WIDTH: 35.75 m  
DEPTH: 62.85 m

LOT COVERAGE  
REQUIRED: N/A

PROVIDED  
AREA: 470.09 m<sup>2</sup> (5 050 SF)  
21.60 % (= 470.09 X 100 / 2175.37)

#### DENSITY RATIO

MAX. ALLOWED: 1305.82 m<sup>2</sup> (14 053.77 SF) (= 23 426.28 X 0.8)  
PROPOSED APPROX. 1009.00 m<sup>2</sup> (10 850.02 SF) (= 144 m<sup>2</sup> X 7)  
PROPOSED PER 3-BED UNIT: 144 m<sup>2</sup> (1 550 SF)  
PROPOSED PER DOUBLE GARAGE UNIT: 120.81 m<sup>2</sup> (1 305 SF)

#### HEIGHT

MAX. ALLOWED: 8.5 m  
PROPOSED: 11 m (3-STORY TOWNHOUSE)

#### SETBACK

REQUIRED  
FRONT: 5.0 m  
REAR: 7.5 m  
SIDE (INTERIOR): 6.0 m  
SIDE (EXTERIOR): 7.5 m

#### PROPOSED

FRONT: 5.0 m  
REAR: 22.00 m  
SIDE (NORTH): 2.5 m (5.7 m VARIANCE REQUIRED)  
SIDE (SOUTH): 2.5 m (4.5 m VARIANCE REQUIRED)

#### COMMON OPEN AREAS

TOTAL REQUIRED  
380 m<sup>2</sup> (4075 SF) (= 45 m<sup>2</sup> X 8)

#### PROPOSED

OUTDOOR AMENITY AREA: 73 m<sup>2</sup> (785 SF)  
PRIVATE OUTDOOR AREA (817.11.2): 287 m<sup>2</sup> (3088 SF) (55.9 m<sup>2</sup> / UNIT)  
TOTAL: 360 m<sup>2</sup>

#### PROPOSED DEVELOPMENT

TOTAL: 8 TOWNHOUSES (4 DOUBLE GARAGE UNITS)

#### PARKING REQUIREMENT

REQUIRED  
EACH RESIDENTIAL: 2 STALLS PER UNIT.  
VISITOR: 0.5 STALL (0.1 PER UNIT, WHERE ON-STREET SUPPLY AVAILABLE)

#### PROPOSED

EACH RESIDENTIAL (TOWNHOUSE): 2 STALLS PER UNIT  
VISITOR: 2 STALL (LEVEL 2 CHARGING ROUGH-IN READY)

#### BICYCLE PARKING

REQUIRED  
LONG TERM BICYCLE STORAGE  
N/A (WITHIN INDIVIDUAL UNIT)

SHORT TERM BICYCLE STORAGE  
1 STALL (1.20 - 3 / 20 X 6)

#### PROPOSED

SHORT TERM BICYCLE STORAGE  
1 STALL

14	ISSUED FOR CLIENT	2021.07.14
13	ISSUED FOR CLIENT	2021.06.16
12	ISSUED FOR CLIENT	2021.06.11
11	ISSUED FOR CLIENT	2021.06.04
10	ISSUED FOR CLIENT	2021.05.28
9	ISSUED FOR CLIENT	2021.05.27
8	ISSUED FOR REZONING APPLICATION	2021.03.15
7	ISSUED FOR CLIENT	2021.03.03
6	ISSUED FOR CLIENT	2021.02.23
5	ISSUED FOR CLIENT	2021.02.12
4	ISSUED FOR CLIENT	2021.02.11
3	ISSUED FOR CLIENT	2021.02.09
2	ISSUED FOR CLIENT	2021.02.08
1	ISSUED FOR CLIENT	2021.02.03
NO	DESCRIPTION	DATE

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Changes shall not be made. The Client acknowledges and agrees that the design and drawings are prepared solely for the use of the Client and are not to be used for any other purpose. The Client agrees to indemnify and hold the SK ARCHITECT harmless from all claims, damages, and expenses, including reasonable legal fees, arising from the use of the design and drawings for any purpose other than that intended by the SK ARCHITECT.

Client  
JAG MANHAS

Project  
11646 228 STREET TOWNHOUSE DEVELOPMENT

Address  
11646 228 STREET  
MAPLE RIDGE, BC

Sheet  
OPTION 8 REVISED

Project number  
21007

A100k

Scale  
1 : 200





mapleridge.ca

City of Maple Ridge

TO: His Worship Mayor Michael Morden  
and Members of Council  
FROM: Chief Administrative Officer  
MEETING DATE: September 21, 2021  
FILE NO: 2021-324-RZ  
MEETING: C-o-W  
SUBJECT: First Reading  
Zone Amending Bylaw No. 7788-2021  
20660 & 20670 123 Avenue and 20679 Tyner Avenue

---

#### EXECUTIVE SUMMARY:

An application has been received to rezone a portion of the subject property, located at 20660 & 20670 123 Avenue and 20679 Tyner Avenue, from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached (Low Density) Urban Residential), to permit a future development of a bare-land strata subdivision to create approximately ten (10) bare-land strata lots. This development proposal would be dedicating parkland which will require an amendment to the Official Community Plan. To proceed further with this application, additional information is required as outlined in this report.

As per Council Policy 6.31, which was updated December 12, 2017, this application is subject to the Community Amenity Contribution (CAC) Program, at a rate of \$5,100.00 per lot. Therefore, an estimated CAC amount of \$51,000.00 would be required.

#### RECOMMENDATIONS:

1. In respect of Section 475 of the *Local Government Act*, requirement for consultation during the development or amendment of an Official Community Plan, Council must consider whether consultation is required with specifically:
  - i. The Board of the Regional District in which the area covered by the plan is located, in the case of a Municipal Official Community Plan;
  - i. The Board of any Regional District that is adjacent to the area covered by the plan;
  - ii. The Council of any municipality that is adjacent to the area covered by the plan;
  - iii. First Nations;
  - iv. Boards of Education, Greater Boards and Improvements District Boards; and
  - v. The Provincial and Federal Governments and their agencies.

and in that regard it is recommended that no additional consultation be required in respect of this matter beyond the early posting of the proposed Official Community Plan amendments on the City's website, together with an invitation to the public to comment, and;

2. That Zone Amending Bylaw No. 7788-2021 be given first reading; and
3. That the applicant provides further information as described on Schedules B, E, F, and G of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

**1104**

## DISCUSSION:

### a) Background Context:

Applicant:	Aplin & Martin Consultants Ltd.		
Legal Description:	Lot F, District Lot 241, Plan NWP17056 Lot G, District Lot 241, Block 5, Plan NWP17056 Lot 14, District Lot 241, Plan NWP26346		
OCP:			
Existing:	Urban Residential		
Proposed:	Urban Residential		
Within Urban Area Boundary:	Yes		
Area Plan:	General Land Use Area Plan		
OCP Major Corridor:	Yes		
Zoning:			
Existing:	RS-3 (Single Detached Rural Residential)		
Proposed:	R-1 (Single Detached (Low Density) Urban Residential)		
Surrounding Uses:			
North:	Use:	Place of Worship	
	Zone:	P-4 (Place of Worship)	
	Designation:	Institution (66%) Conservation (34%)	
South:	Use:	Single-Family Residential	
	Zone:	RS-3 (Single Detached Rural Residential)	
	Designation:	Urban Residential (77%) Conservation (23%)	
East:	Use:	Parkland (City of Maple Ridge)	
	Zone:	RS-3 (Single Detached Rural Residential)	
	Designation:	Conservation	
West:	Use:	Single-Family Residential	
	Zone:	RS-3 (Single Detached Rural Residential)	
	Designation:	Urban Residential	
Existing Use of Property:	Single-Family Residential		
Proposed Use of Property:	Bare-land Strata Lots (Single-Family Residential) Parkland (Dedicated)		
Site Area:	0.906 HA (2.238 acres)		
Access:	123 Avenue		
Servicing requirement:	Urban Standard		

b) **Site Characteristics:**

The subject properties predominantly abut 123 Avenue with a small portion abutting Tyner Avenue (See Appendices A and B). The eastern most parcel (20679 Tyner Avenue) is affected by geotechnical and environmental constraints in and around McKenney Creek. From an aerial view (Appendix B) the majority of the vegetation will be located within the future parkland whilst vegetation outside of the parkland will be encouraged to be retained subject to an arborist report.

c) **Project Description:**

The current application is proposing to rezone the subject properties from RS-3 to R-1 to allow the creation of ten (10) single-family bare-land strata lots to be created through a subsequent subdivision application. Due to the aforementioned site constraints, the creation of R-1 lots through a traditional fee-simple process would not have been possible due to the City's road dedication standards for the internal road giving access to the lots and servicing requirements. To achieve the creation of R-1 lots, the proposal will be in the form of a bare-land strata. The internal road will become common property and maintained by the strata corporation. The lots, however need to meet the R-1 zones lot requirements. Services will be installed by the developer and maintained on-site by the future strata corporation as they will be common property.

The current subdivision plan (as attached to this report – see Appendix D) that was submitted will need to meet environmental and geotechnical setback requirements. Should Council grant first reading, the applicant must submit a detailed environmental assessment report from a qualified professional and will subsequently be reviewed by City staff. This information may affect lot yields and revisions to the proposal may be required. This information will be required prior to second reading. Preliminary review of the site plan indicates that the proposed lots meet the minimum lot area requirements of the R-1 zone (371.0m<sup>2</sup>); however, some lots (approximately four (4)) are 11.0m wide and do not meet the minimum width requirements of R-1 zone which requires a minimum width of 12.0 m. Therefore, a variance application will be required to vary the minimum lot width of the aforementioned lots. The Approving Officer typically will support small variances of this scale as long as the lot area of 371.0m<sup>2</sup> is achieved.

At this time the current application has been assessed to determine its compliance with the *Official Community Plan* (OCP) and provide a land use assessment only. Detailed review and comments will need to be made once full application packages have been received. A more detailed analysis and further reports will be required prior to second reading. Such assessment may impact proposed lot boundaries and yields, OCP designations and Bylaw particulars, and may require application for further development permits.

d) **Planning Analysis:**

**Official Community Plan:**

The development site is located within the *General Land Use Area Plan* and is currently designated *Urban Residential* and *Conservation*. For the proposed development, an OCP amendment will not be required to allow the proposed R-1 zoning. There will, however, be an OCP boundary adjustment to encompass the area being dedicated as parkland, which will be designated *Conservation*.

### Zoning Bylaw:

The current application proposes to rezone the properties located at 20660 & 20670 123 Avenue and 20679 Tyner Avenue from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached (Low Density) Urban Residential) (see Appendix C) to permit the future creation of ten (10) lots (see Appendix D). The minimum lot size for the proposed R-1 zone is 371.0m<sup>2</sup>. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

### Development Permits:

Pursuant to Section 8.9 of the OCP, a Watercourse Protection Development Permit application is required for all developments and building permits within 50 metres of the top of bank of all watercourses and wetlands. The purpose of the Watercourse Protection Development Permit is to ensure the preservation, protection, restoration and enhancement of watercourse and riparian areas.

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 %; and
- All floodplain areas and forest lands identified on Natural Features Schedule "C".

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

### Advisory Design Panel:

Not required.

### Development Information Meeting:

A Development Information Meeting is required for this application. Prior to second reading the applicant is required to host a Development Information Meeting in accordance with Council Policy 6.20.

#### e) Interdepartmental Implications:

In order to advance the current application, after first reading, comments and input, will be sought from the various internal departments and external agencies listed below:

- a) Engineering Department;
- b) Operations Department;
- c) Fire Department;
- d) Building Department;
- e) Parks, Recreation and Culture Department; and
- f) Ministry of Transportation and Infrastructure.

The above list is intended to be indicative only and it may become necessary, as the application progresses, to liaise with agencies and/or departments not listed above.

This application has not been forwarded to the Engineering Department for comments at this time; therefore, an evaluation of servicing and site access requirements have not been undertaken. We anticipate that this evaluation will take place between first and second reading.

**f) Early and Ongoing Consultation:**

In respect of Section 475 of the *Local Government Act* for consultation during an OCP amendment, it is recommended that no additional consultation is required beyond the early posting of the proposed OCP amendments on the City's website, together with an invitation to the public to comment.

**g) Development Applications:**

In order for this application to proceed the following information must be provided, as required by *Development Procedures Bylaw No. 5879-1999* as amended:

1. A complete Rezoning Application (Schedule B);
2. A Development Variance Permit (Schedule E);
3. A Watercourse Protection Development Permit Application (Schedule F);
4. A Natural Features Development Permit Application (Schedule G); and
5. A Subdivision Application.

The above list is intended to be indicative only, other applications may be necessary as the assessment of the proposal progresses.

## CONCLUSION:

The proposed layout has not been reviewed in relation to the relevant bylaws and regulations governing subdivision applications. Any subdivision layout provided is strictly preliminary and must be approved by the Approving Officer.

It is recommended that Council not require any further additional OCP consultation. It is expected that once complete information is received, Zone Amending Bylaw No.7788-2021 will be amended and an OCP Amendment to adjust the Conservation boundary may be required.

The development proposal is in compliance with the policies of the OCP. Justification has been provided to support an OCP amendment to adjust the *Conservation* boundary to encompass the future dedicated parkland. It is, therefore, recommended that Council grant first reading subject to additional information being provided and assessed prior to second reading.

“Original signed by Tyson Baker”

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Prepared by: **Tyson Baker, B.Pl.**  
**Planning Technician**

“Original signed by Chuck Goddard”

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

“Original signed by Chuck Goddard”

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

“Original signed by Al Horsman”

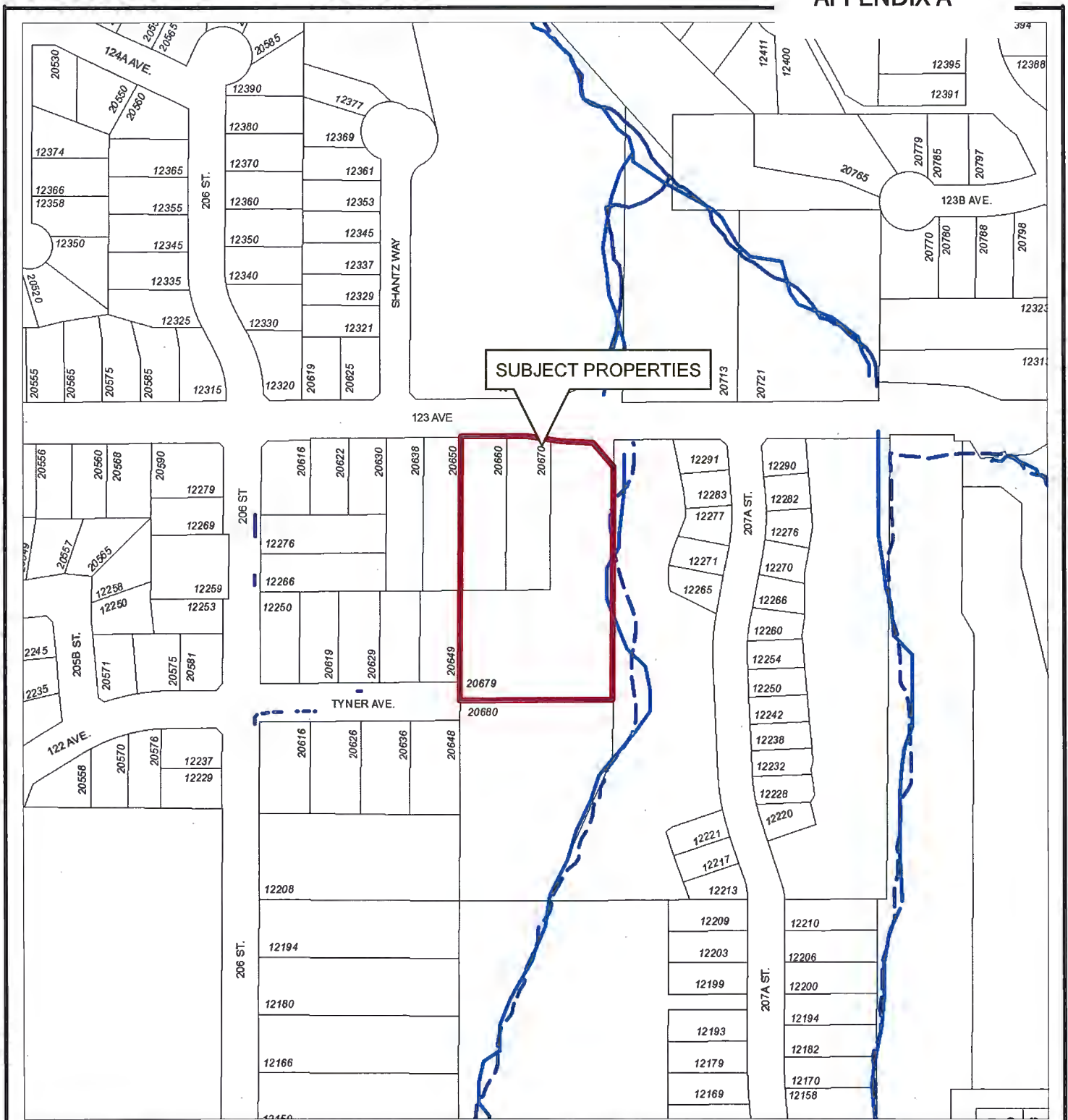
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Concurrence: **Al Horsman**  
**Chief Administrative Officer**

The following appendices are attached hereto:





Appendix A – Subject Map  
Appendix B – Ortho Map  
Appendix C – Zone Amending Bylaw No. 7788-2021  
Appendix D – Proposed Site Plan

## APPENDIX A



Scale: 1:2,500

### Legend

-  Stream
-  Ditch Centreline
-  Indefinite Creek
-  River Centreline (Topographic)

20660/70 123 AVENUE & 20679 TYNER AVENUE  
PID'S: 001-987-682, 002-249-006 &  
008-892-563

PLANNING DEPARTMENT



MAPLE RIDGE

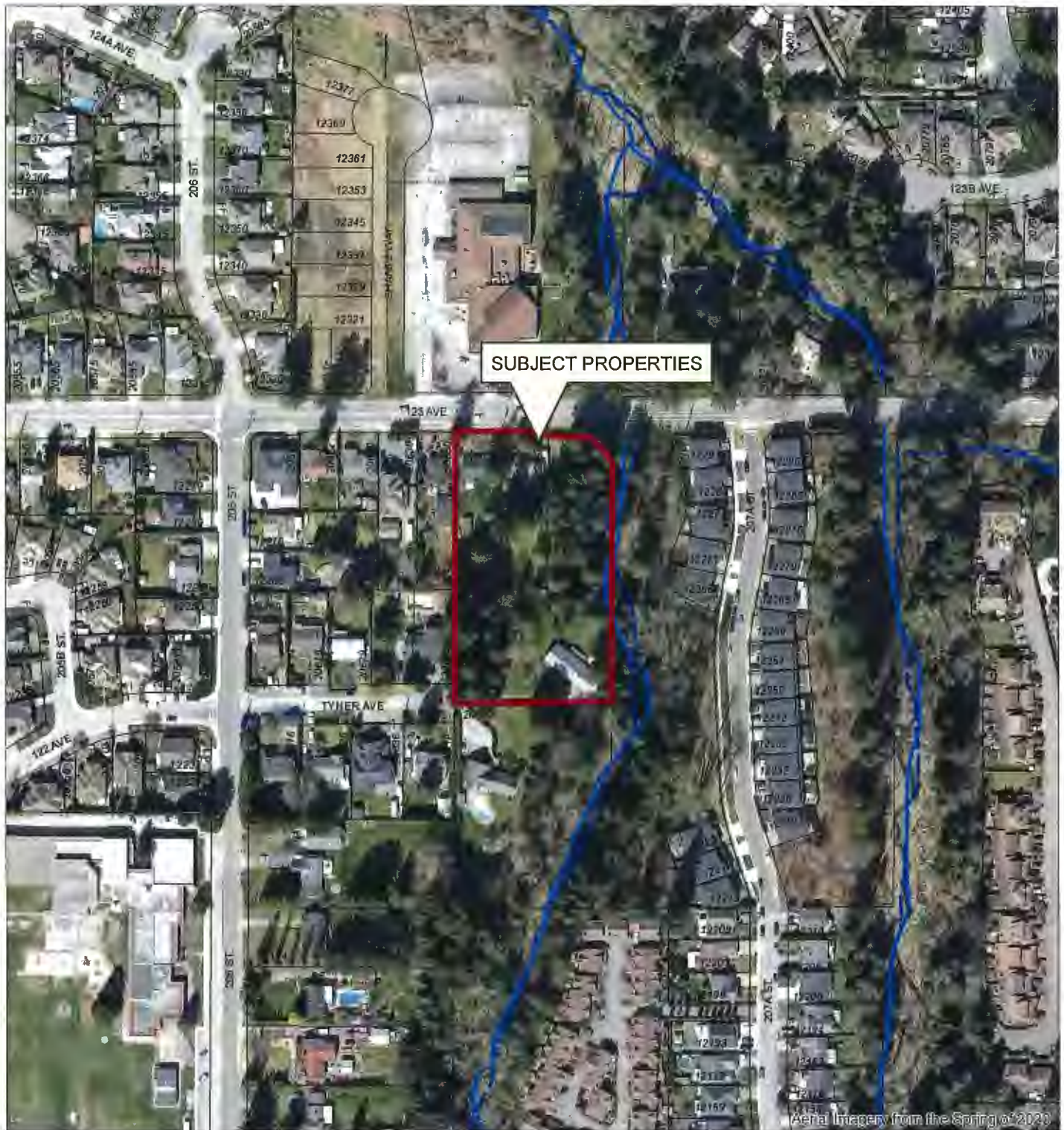
British Columbia

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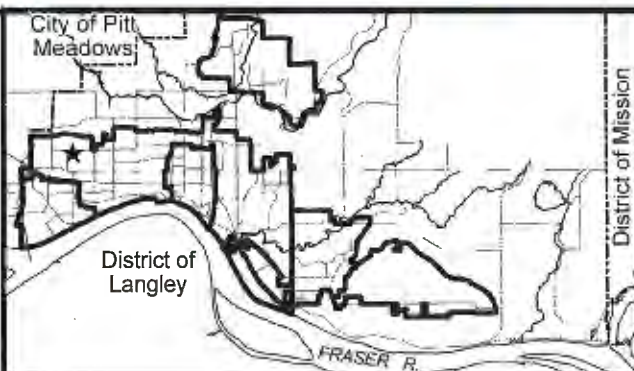
FILE: 2021-324-RZ

DATE: Jun 14, 2021

BY: PC



Scale: 1:2,500



20660/70 123 AVENUE & 20679 TYNER AVENUE  
PID'S: 001-987-682, 002-249-006 &  
008-892-563

PLANNING DEPARTMENT

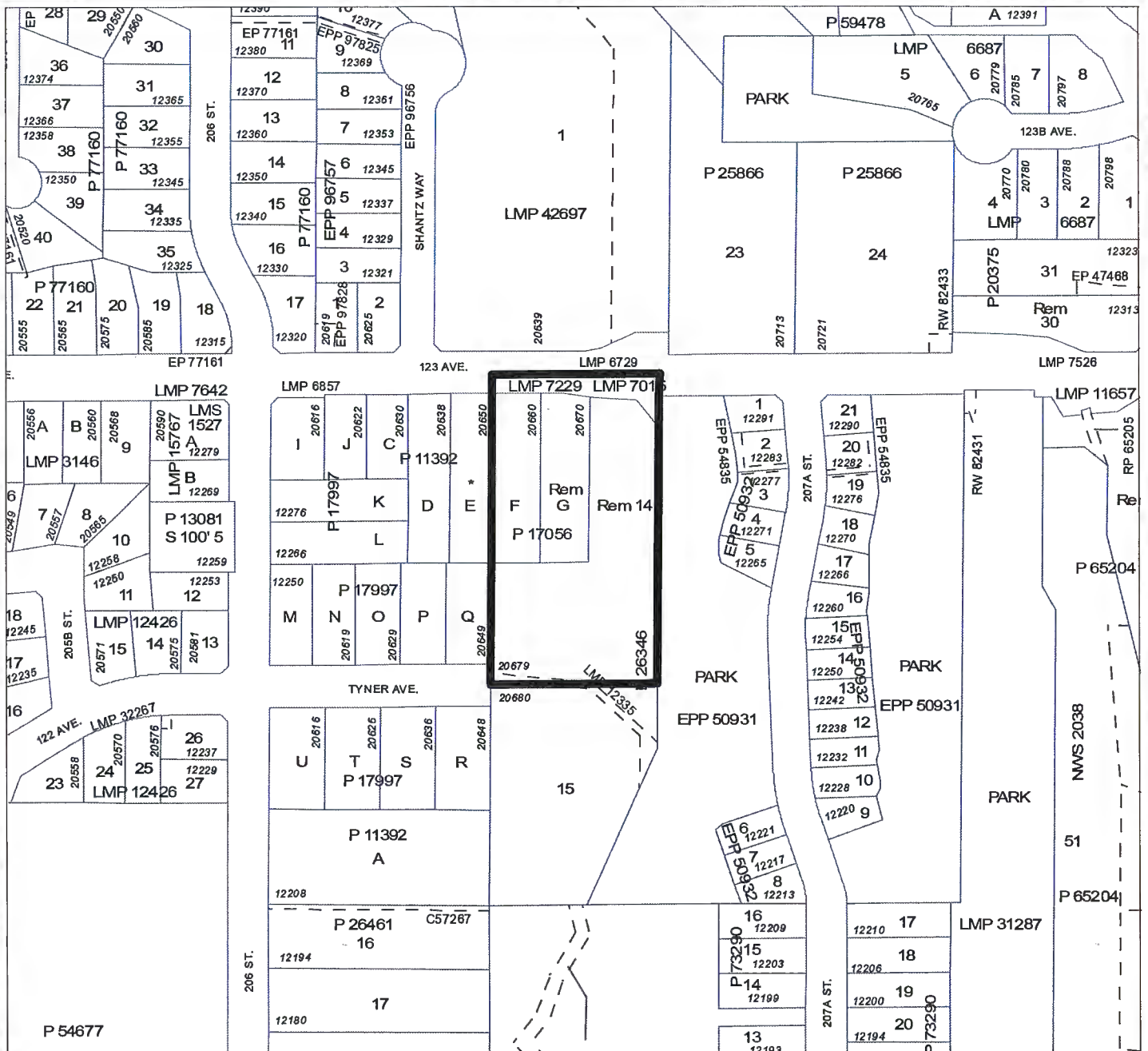


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FILE: 2021-324-RZ  
DATE: Jun 14, 2021

BY: PC

CORPORATE OFFICER



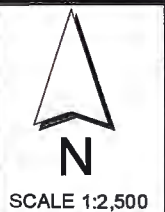
# MAPLE RIDGE ZONE AMENDING

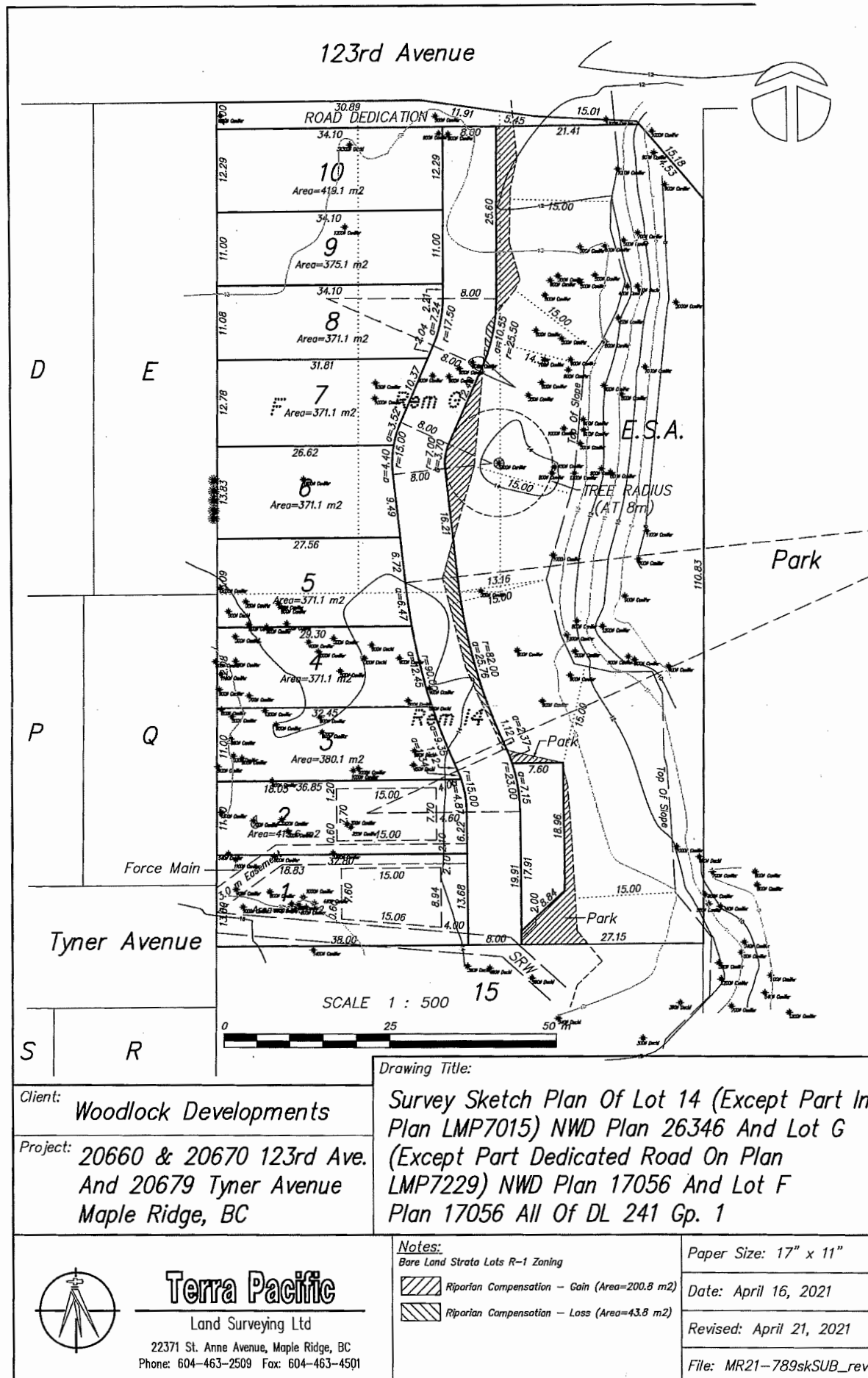
Bylaw No. 7788-2021

Map No. 1907

From: RS-3 (Single Detached Rural Residential)

To: R-1 (Single Detached (Low Density) Urban Residential)







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**City of Maple Ridge**

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer

**MEETING DATE:** September 21, 2021  
**FILE NO:** 2021-341-RZ  
**MEETING:** C o W

**SUBJECT:** First Reading  
Zone Amending Bylaw No. 7780-2021;  
22108, 22118, 22126, 22136, 22146, 22154 and 22164 Lougheed Highway

---

**EXECUTIVE SUMMARY:**

An application has been received to rezone the subject properties, located at 22108, 22118, 22126, 22136, 22146, 22154 and 22164 Lougheed Highway, from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential), to permit the future construction of a six storey, 224 unit residential apartment building.

Pursuant to Council policy the proposed development is subject to the Community Amenity Contribution, Policy 6.31 at a rate of \$3,100.00 per apartment dwelling unit for an estimated amount of \$694,400.00.

To proceed further with this application additional information is required as outlined below.

**RECOMMENDATIONS:**

1. That Zone Amending Bylaw No. 7780-2021 be given first reading; and
2. That the applicant provides further information as described on Schedules C, D, and E of the *Development Procedures Bylaw No. 5879-1999*.

**DISCUSSION:**

**a) Background Context:**

Applicant: Lovick Scott Architects Ltd.

Legal Descriptions: Lot 4, District Lot 397, New Westminster Plan 8614;  
Lot 5, District Lot 397, New Westminster Plan 8614;  
Lot 6, District Lot 397, New Westminster Plan 8614;  
Lot 7, District Lot 397, New Westminster Plan 8614;  
Lot 8, District Lot 397, New Westminster Plan 8614;  
Lot 9, District Lot 397, New Westminster Plan 8614; and  
Lot 10, District Lot 397, New Westminster Plan 8614.

OCP:  
Existing: Low-Rise Apartment  
Proposed: Low-Rise Apartment

**1105**

Within Urban Area Boundary:	Yes
Area Plan:	Town Centre Area Plan
OCP Major Corridor:	Yes

Zoning:	
Existing:	RS-1 (Single Detached Residential)
Proposed:	RM-2 (Medium Density Apartment Residential)

Surrounding Uses:	
North:	Use: Church
	Zone: P-4 (Place of Worship)
	Designation: Institutional
South:	Use: Single-Family Residential
	Zone: RS-1 (Single Detached Residential)
	Designation: Single-Family Residential
East:	Use: Salvation Army, Ridge Meadows Ministries
	Zone: C-3 (Town Centre Commercial)
	Designation: Town Centre Commercial
West:	Use: Single-Family Residential
	Zone: RS-1 (Single Detached Residential)
	Designation: Urban Residential

Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Residential Apartment Building
Site Area:	0.57 ha (1.40 ares)
Access:	Rear Lane
Servicing requirement:	Urban Standard

#### **b) Site Characteristics:**

The seven subject properties are located on Lougheed Highway between 221 Street and 222 Street, that comprise approximately 0.57 ha (1.40 acres) in area (see Appendices A and B). The subject properties are relatively flat and contain older single-family residential dwellings which face onto Lougheed Highway with their access being located at the rear of the properties from a lane.

There are large hedges on the properties adjacent to Lougheed Highway consisting of a variety of trees and plants providing a natural buffer to Lougheed Highway. Fronting the properties along Lougheed Highway is a sidewalk.

The subject properties are located 44.5 metres from the intersection of Lougheed Highway and the Haney Bypass, that is a major transportation intersection within the City. This section of Lougheed Highway has several movement lanes to bring traffic into, as well as, bypassing the Town Centre. In addition, the entire frontage of the development on Lougheed Highway does not permit parking nor stopping making ground floor commercial not desirable.



**c) Project Description:**

The proposed development is to rezone the seven subject properties from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential) to facilitate a six storey, 224-unit apartment building with two levels of underground parking.

The current development proposal proposes the following unit mix:

• Studio Units	128	(57.2%)
• One Bedroom Units	34	(15.2%)
• One Bedroom plus Den Units	9	(4.0%)
• Two Bedroom Units	37	(16.5%)
• Two Bedroom plus Den units	16	(7.1%)

The proposed development unit mix is heavy on Studio Units and One Bedroom Units. At this stage, the applicant has not provided details on units that could be allocated for aging in place.

The main pedestrian entrance to the development is proposed from the Lougheed Highway side of the building, while the vehicle access is proposed from the rear lane located on the south side of the building (see Appendix E). The building and landscaping will be reviewed in detail as part of a future Development Permit application. This review will ensure that the building design elements celebrate and visually enhance this major crossroad by achieving an aesthetically pleasing interface between the public and private realms. To achieve this there could be additional design elements incorporated into the building, enhancements to the landscaping and the incorporation of public art in accordance with the Developer Public Art Program.

The subject properties are located just to the east of the Lougheed Transit Corridor Study area, and are within the Town Centre Area Plan.

At this time, the current application has been assessed to determine its compliance with the Official Community Plan (OCP) and provides a land use assessment only. Detailed review and comments will need to be made once full application packages have been received. A more detailed analysis and further reports will be required prior to second reading. Such assessment may impact proposed lot boundaries and yields, OCP designations and Bylaw particulars, and may require application for further development permits.

**d) Planning Analysis:**

**Official Community Plan:**

The subject properties are located within the Town Centre Area Plan and are currently designated *Low-Rise Apartment* which supports the proposed zoning of RM-2 (Medium Density Apartment Residential). No OCP amendment is required to accomodate this proposal. The proposed development is subject to the Town Centre Precinct South of Lougheed, Development Permit Guidelines found in Chapter 8 of the OCP.

The following OCP – Town Centre Are Plan policies apply to this proposal:

*3-1 An increase in residential and commercial density is encouraged in the Town Centre, particularly within the Central Business District (see Figure 2 for boundaries of CBD). Land use should include a mix of housing types catering to various demographics, including affordable and special needs housing, within walking distance to a broad mixture of uses, including shops, services, cultural facilities, and recreation.*

The subject properties are located in the Central Business District. The proposed development will increase, if approved, the number of residential units within the Central Business District. However, the unit mix is disproportionally skewed toward Studio Units in comparison to other market housing projects. The City's Housing Action Plan suggests that relative to the region, we have fewer medium sized multi-residential units, such as one and two bedroom units. In the full submission, additional information is needed to understand the marketing background for the proposed unit mix, as well as, ensuring that this project will contribute toward achieving the objectives of the OCP and Housing Action Plan for a healthy housing mix in the community.

The subject properties are located within walking distance to a board range of shops, services, cultural-recreation facilities and several transit options available within the Central Business District and West Coast Express.

*3-6 Along arterial and collector streets and also within the Central Business District, Maple Ridge shall generally not support changes in land use designation and zoning that would have the effect of reducing employment opportunities or housing density.*

The proposed development is not requiring a change in the land use designation from *Low-Rise Apartment* and the density is consistent with the RM-2 (Medium Density Apartment Residential) zone supported by the Zoning Matrix. The proposal will increase the housing density in the Central Business District which will support and enhance the exiting business and services.

*3-10 Land assembly or lot consolidation proposed in conjunction with development, redevelopment, conversion, or infilling should meet the following conditions:*

*d. The land assembly proposal will incorporate adequate impact mitigation measures such as the provision of buffers, landscaping, site design, building arrangements and building design to ensure compatibility with abutting existing land uses.*

The proposal is consolidating seven contiguous lots from 221 Street to an existing commercial building to the east leaving no residual parcels of land. To the north, the proposed development abuts Lougheed Highway and to the south is a lane to provide a buffer to the residential uses to the south. Through the design of the building and site landscaping, a buffer measures will be included to reduce the impact of the proposed development on the existing residential homes south of the lane.

*3-15 Concealed parking structures are encouraged in all commercial, mixed-use, multi-family uses, and institutional uses in the Town Centre. Below grade parking structures are particularly encouraged for Low-Rise, Medium, and High-Rise Apartment, Mixed-Use, Flexible Mixed-Use/Live-Work, Commercial, and Institutional buildings. Above grade concealed parking is a viable option where building height (six or more storeys) coupled with challenging site conditions make it cost prohibitive to provide all required parking spaces in an underground structure. Above grade parking structures should be designed in such a manner that the pedestrian realm, streetscape façade, and protected views of the Town Centre are not impaired.*

The proposed development includes an underground parking structure located below the apartment building with vehicle access of the lane, the impact on the pedestrian realm is minimized.

#### **Zoning Bylaw:**

The current application proposes to rezone the subject properties located at 22108, 22118, 22126, 22136, 22146, 22154 and 22164 Lougheed Highway from RS-1 (Single Detached Residential) to - RM-2 (Medium Density Apartment Residential) (see Appendix C) to permit the future construction of a six-storey, 224 unit market strata residential apartment building (see Appendix D and E). The seven properties will be consolidated to create one parcel of land.

The RM-2 (Medium Density Apartment Residential) zone incorporates two Density Bonus provisions to permit additional Floor Space Ratio (FSR) from the base FSR of 1.8 times the lot area up to a maximum of 2.5 times the lot area. These two bonuses are:

- All parking spaces are provided within an underground parking structure in an amount equal to 0.1 times the lot area; and
- Providing a voluntary cash contribution at a rate of \$161.46 per square metre (\$15.00 per square foot) for an added FSR up to 0.6 times the lot area as the subject properties are located within the Town Centre Area. The applicant proposes to utilize both of these Density Bonuses provisions of the RM-2 (Medium Density Apartment Residential) zone.

An initial review indicates small variances in the setback have been incorporated into the design to create a design that will fit the developing neighbourhood context. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

#### **Off-Street Parking and Loading Details:**

The current proposal has the following vehicle parking stalls:

Stall Type	Required	Proposed
Residential	219	219
Visitor	45	22
Total Stalls	264	241

The chart below shows the bicycle parking details:

Bicycle Parking Type	Required	Proposed
Long Term	56	70
Short Term	57	68

The Maple Ridge Town Centre Parking Standards apply to this project as the properties are located within the Central Business District (CBD). The required residential parking of 219 parking spaces is proposed to be provided, however, visitor parking is proposed to be reduced by 23 stalls.

The visitor parking standards for the CBD has two standards for visitor parking: one where on-street parking is available at a rate of 0.10 space per unit and the other at a rate of 0.20 space per unit where no on-street supply is available. A cursory review of the proposed visitor parking indicates that there is no on-street parking available except for a very short street frontage on 221 Street that can only accommodate two stalls; therefore, the higher visitor parking rate of 0.20 space per unit will

apply. The current proposal requires 45 visitor parking stalls, while the current design incorporates only 22 visitor parking stalls which is slightly over a 50% reduction in visitor parking stalls. This reduction in visitor parking stalls is not supportable. The applicant will need to provide a detailed parking study to support and justify the proposed parking reduction. Alternatively, the unit count can be lowered by reducing the number of studio unit (57%) and increasing the one and two bedroom units. The properties are located within 930m<sup>2</sup> radius from a City Parking Garage so the reduction in visitor parking could also be achieved by payment-in-lieu at a current rate of \$8,000.00 per parking stall required not provided on site. The estimated amount required would be \$184,000.00 payment-in-lieu subject to Council approval.

**Development Permits:**

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

**Advisory Design Panel:**

A Form and Character Development Permit is required and must be reviewed by the Advisory Design Panel prior to second reading.

**Development Information Meeting:**

A Development Information Meeting is required for this application. Prior to second reading, the applicant is required to host a Development Information Meeting in accordance with Council Policy 6.20.

**e) Interdepartmental Implications:**

In order to advance the current application, after first reading, comments and input will be sought from the various internal departments and external agencies listed below:

- a) Engineering Department;
- b) Operations Department;
- c) Fire Department;
- d) Building Department;
- e) Parks, Recreation and Culture Department;
- f) School District;
- g) Utility companies;
- h) Ministry of Transportation and Infrastructure; and
- i) Canada Post.

The above list is intended to be indicative only and it may become necessary, as the application progresses, to liaise with agencies and/or departments not listed above.

This application has not been forwarded to the Engineering Department for comments at this time; therefore, an evaluation of servicing and site access requirements have not been undertaken. We anticipate that this evaluation will take place between first and second reading.

**f) Development Applications:**

In order for this application to proceed, the following information must be provided, as required by *Development Procedures Bylaw No. 5879-1999*, as amended:

1. A complete Rezoning Application (Schedule C);
2. A Town Centre Development Permit Application (Schedule D); and
3. A Development Variance Permit (Schedule E).

The above list is intended to be indicative only, other applications may be necessary as the assessment of the proposal progresses.

**CONCLUSION:**

The development proposal is in compliance with the OCP, therefore, it is recommended that Council grant first reading, subject to additional information being provided and assessed prior to second reading.

“Original signed by Chuck Goddard”

---

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

“Original signed by Chuck Goddard”

---

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

“Original signed by Chuck Goddard”

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

“Original signed by Al Horsman”

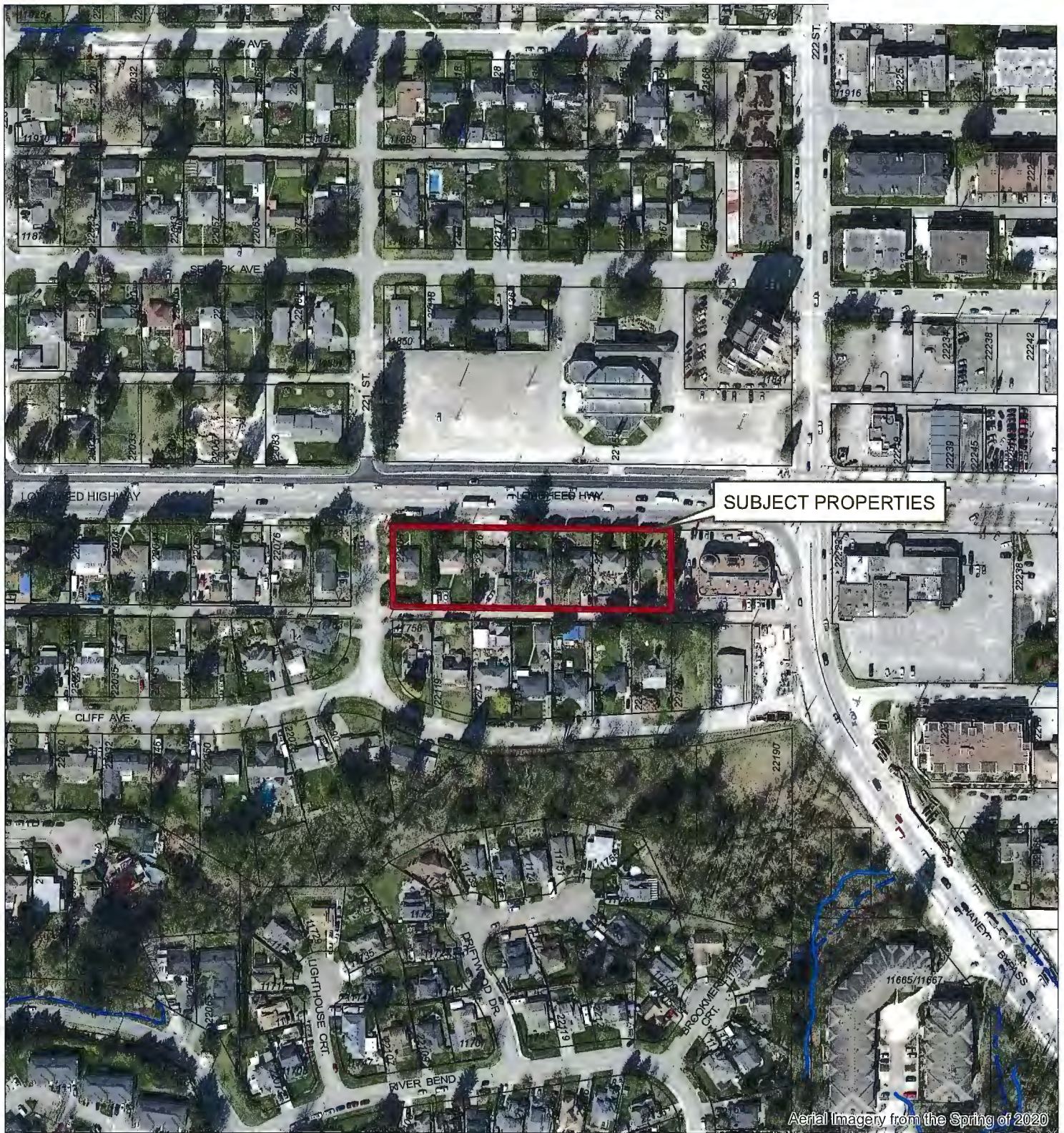
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Concurrence: **Al Horsman**  
**Chief Administrative Officer**

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7780-2021
- Appendix D – Proposed Site Plan
- Appendix E – Proposed Elevations





Scale: 1:2,700

## Legend

- Stream
- Ditch Centreline
- Indefinite Creek

22108/18/26/36/46/54/64 Lougheed Hwy

PID #s: 011-374-926, 004-922-522, 011-374-918,  
000-989-029, 002-844-711, 011-374-900, 005-683-823

PLANNING DEPARTMENT



MAPLE RIDGE  
British Columbia

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

FILE: 2021-341  
DATE: Jun 24, 2021

BY: BD

**CITY OF MAPLE RIDGE  
BYLAW NO. 7780-2021**

A Bylaw to amend Schedule "A" Zoning Bylaw Map forming part of  
Zoning Bylaw No. 7600-2019 as amended

---

**WHEREAS**, it is deemed expedient to amend Maple Ridge Zoning Bylaw No. 7600-2019 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. 7780-2021."
2. Those parcels or tracts of land and premises known and described as:

Lot 4 District Lot 397 New Westminster Plan 8614;  
 Lot 5 District Lot 397 New Westminster Plan 8614;  
 Lot 6 District Lot 397 New Westminster Plan 8614;  
 Lot 7 District Lot 397 New Westminster Plan 8614;  
 Lot 8 District Lot 397 New Westminster Plan 8614;  
 Lot 9 District Lot 397 New Westminster Plan 8614; and  
 Lot 10 District Lot 397 New Westminster Plan 8614

and outlined in heavy black line on Map No. 1901 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to RM-2 (Medium Density Apartment Residential).

3. Maple Ridge Zoning Bylaw No. 7600-2019 as amended and Map "A" attached thereto are hereby amended accordingly.

READ a first time the       day of       , 20

READ a second time the       day of       , 20

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

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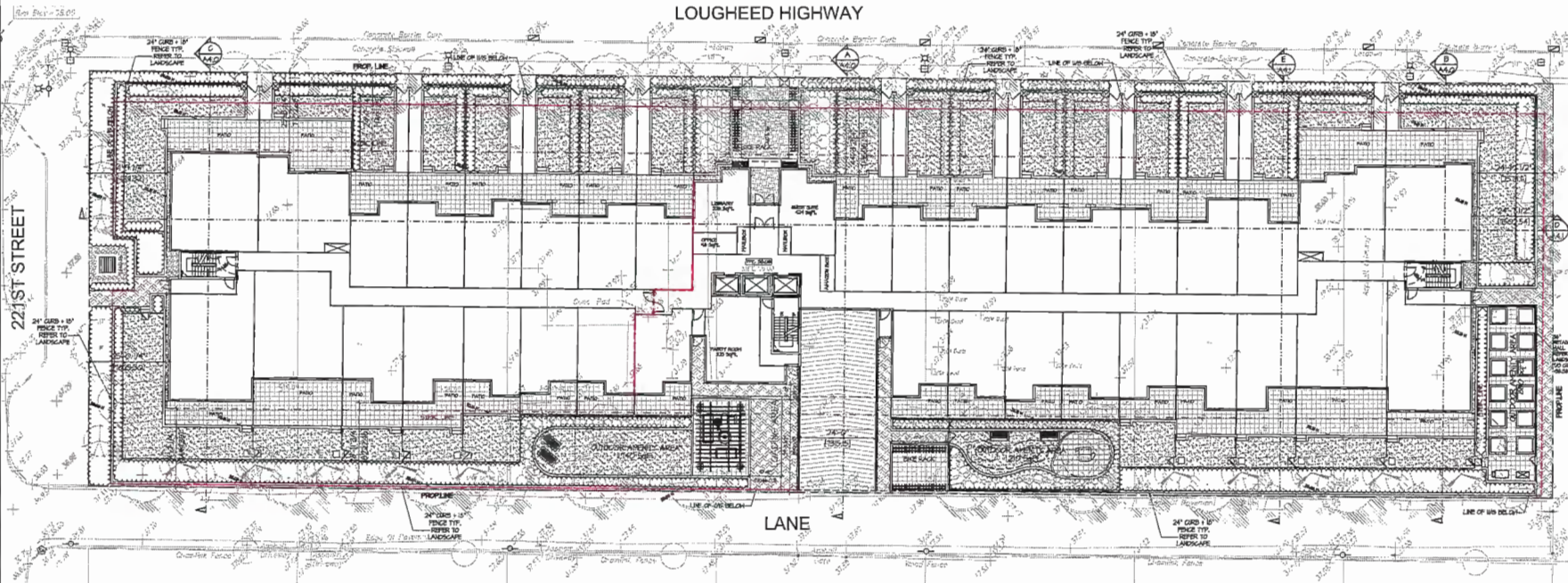
PRESIDING MEMBER

---

CORPORATE OFFICER



# LOUGHEED HIGHWAY



REV	DATE	DESCRIPTION
05	JAN 03	ISSUED FOR REDLINING
04	APR 23	ISSUED FOR REVIEW
03	MAR 25	ISSUED FOR REVIEW
02	MAR 12	ISSUED FOR REVIEW
01	FEB 12	ISSUED FOR REVIEW

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. DIMENSIONS SHALL NOT BE EXCEEDED.



3707 1ST AVENUE  
BURNABY, BC V5C 3V8  
ADMIN@LOVICKSCOTT.COM  
604 298 3700 WWW.LOVICKSCOTT.COM  
MEMBER OF THE AIBC, AIA, SAA, MAA  
ARCHITECTURAL SCA

## SITE STATISTICS

**CIVIC ADDRESS**  
22100 to 22164 LOUGHEED HIGHWAY, MAPLE RIDGE, BC

**OLD ZONING:** RS-1  
**PROPOSED ZONING:** RM-2

**GROSS SITE AREA:** 60,941.212 sq.ft. (5,662.10 sq.m.)

**DENSITY FSR**  
**ALLOWABLE:** 2.5 = 152,860.05 sq.ft. (14,059.43 sq.m.)  
**PROPOSED:** 152,866 sq.ft. / 60,941.212 = 2.49 FSR

**UNIT COUNT**

TYPE	A	B	C	D	E	TOTAL
STUDIO	1	1	1	1	1	5
1-BED	1	1	1	1	1	5
2-BED	1	1	1	1	1	5
3-BED	1	1	1	1	1	5
DEN	1	1	1	1	1	5
TOTAL	5	5	5	5	5	25

**ALLOWABLE 6 STOREYS, PROVIDED 6 STOREYS**

**FIREMALL:** DIVIDED BUILDING TO 2 SEPARATE PARTS, (1428 SQ.M. + 1248 SQ.M.) EACH PART LESS THAN 800 SQ.M. (3,235.50)

**HEIGHT**  
ALLOWABLE 6 STOREYS, PROVIDED 6 STOREYS

**PARKING REQUIRED**  
0.4 SPACE PER STUDIO = 120 X 0.4 = 48.2  
1 SPACE 1-BED = (3440 X 1) = 34.4  
1.1 SPACE 2-BEDS = (31424 X 1.1) = 34.6  
0.1 PER UNIT FOR VISITOR = 22.4  
TOTAL 294 STALLS REQUIRED

**PARKING PROVIDED**  
102 + 24 = 126 TOTAL PARKING STALLS  
PROVIDED (10 SMALL CAR) + 4 (4 HCAP)

**LOADING BAY PROVIDED**  
**REQUIRED PARKING STALL SIZE**  
REGULAR STALLS  
= 8'-2" (2.5 M) X 16'-0" (5.5 M), 24'-0" (7.3 M) AISLE  
108 (MAX) SMALL STALLS  
= 7'-10" (2.4 M) X 16'-0" (4.9 M)  
HCAP STALLS = 12'-0" (3.6 M)

**BICYCLE PARKING SPACE**  
LONG TERM, 1 PER 4 UNITS, TOTAL REQUIRED = 56  
PROVIDED = 10  
SHORT TERM, 6 FOR EVERY 20 UNITS, TOTAL REQUIRED = 67  
PROVIDED = 66

REARBACKS	ALLOWED SURFACE	URS	PROPOSED SURFACE	URS
FRONT (NORTH)	7.5m	1.5m	7.1m	1.13m
REAR (SOUTH)	7.5m	1.5m	6.22m	1.5m
EXTERIOR (WEST)	7.5m	1.5m	7.62m	2.4m
INTERIOR (EAST)	7.5m	0.0	7.51m	0.18m

	A	B	C	D	E	TOTAL
STUDIO	21	8	-	6	2	36
1-BED	28	8	1	6	2	45
2-BED	24	8	2	6	2	40
3-BED	24	8	2	6	2	40
4TH	24	8	2	6	2	40
5TH	24	8	2	6	2	40
6TH	12	4	2	1	6	31
TOTAL	84	4	37	16	224	

	FLOOR AREA	RESIDENTIAL	COMMON	EFFICIENCY
6/F	25,272 SQ.FT.	14,176 SQ.FT.	5,246 SQ.FT.	75.0 %
2ND	25,910 SQ.FT.	2,106 SQ.FT.	4,460 SQ.FT.	83.3 %
3RD	25,711 SQ.FT.	22,430 SQ.FT.	5,205 SQ.FT.	81.2 %
4TH	25,755 SQ.FT.	22,472 SQ.FT.	5,205 SQ.FT.	81.2 %
5TH	25,780 SQ.FT.	22,441 SQ.FT.	5,205 SQ.FT.	81.2 %
6TH	24,272 SQ.FT.	20,901 SQ.FT.	5,205 SQ.FT.	86.4 %
TOTAL	152,866 SQ.FT.			84.9 % AVERAGE

**COMMON OPEN AREA:**  
 REQ. : 308 LOT AREA = 10,284.36 SQ.FT.  
 PROVIDED: 14,206 SQ.FT.

**OUTDOOR AMENITY AREA:**  
 REQ. : 1.0 SQ.M. PER APARTMENT = 224 SQ.M.  
 PROVIDED: 3,080 SQ.FT. (285 SQ.M.)

**PRIVATE OUTDOOR AMENITY AREA:**  
 REQ. : 1/8 OF THE UNIT AREA OR 4.5 SQ.M., WHICHEVER IS GREATER.  
 PROVIDED AS PER PATIO OR BALCONY FOR EACH UNIT.

**INDOOR AMENITY AREA:**  
 REQ. : 1.0 SQ.M. PER UNIT = 224 SQ.M.  
 PROVIDED: 2,452 SQ.FT. = 227.7 SQ.M.

LOUGHEED APARTMENT

22100 TO 22164 LOUGHEED HWY.,  
MAPLE RIDGE, BRITISH COLUMBIA

**SITE LAYOUT & STATISTICS**

PROJECT NUMBER: 20-048  
DRAWING DATE: JAN 15 2



VIEW OF NORTH WEST

**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. 7265-2016;  
Second Reading  
Zone Amending Bylaw No. 7266-2016;  
24212 112 Avenue

**MEETING DATE:** September 21, 2021  
**FILE NO:** 2016-238-RZ  
**MEETING:** C o W

---

**EXECUTIVE SUMMARY:**

An application has been received to rezone the subject property located at 24212 112 Avenue from RS-3 (Single Detached Rural Residential) to RS-1b (Single Detached (Medium Density) Residential), to permit a future subdivision of approximately 10 lots. The subject property is approximately 1.24 hectares (3 acres) in area, and the applicant intends to choose the Density Bonus option within the RS-1b (Single Detached (Medium Density) Residential zone, which is specific to the Albion Area, enabling single-family lot sizes of 371m<sup>2</sup> (3,993 ft<sup>2</sup>). The required amenity fee of \$3,100.00 for each lot that is less than 557m<sup>2</sup> (5,995 ft<sup>2</sup>) will be collected as a condition of rezoning.

Pursuant to Council Policy, this application is subject to the Community Amenity Contribution Program at a rate of \$5,100.00 per lot, for an estimated total amount of \$51,000.00.

Council granted first reading to Zone Amending Bylaw No. 7266-2016 and considered the early consultation requirements for the Official Community Plan (OCP) amendment on September 20, 2016.

**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. 7265-2016 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. 7265-2016 be given first and second readings and be forwarded to Public Hearing;
- 3) That Zone Amending Bylaw No. 7266-2016 be given second reading, and be forwarded to Public Hearing;
- 4) That the following terms and conditions be met prior to final reading:
  - i) Amendment to Official Community Plan Schedule "A", Chapter 10.2 Albion Area Plan, Schedule 1: Albion Area Plan;
  - ii) Road dedication as required;

- iii) Park dedication as required, including construction of walkways, multi-purpose trails; and removal of all debris and garbage from park land;
- iv) Registration of a Restrictive Covenant for the Geotechnical Report ,which addresses the suitability of the subject property for the proposed development;
- v) Registration of a Restrictive Covenant for the protection of the Environmentally Sensitive areas (wetlands) on the subject property;
- vi) Registration of a Restrictive Covenant for Stormwater Management;
- vii) Removal of existing building/structures;
- viii) 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;
- ix) That a voluntary contribution, in the amount of \$51,000 (\$5,100/lot) be provided in keeping with the Council Policy with regard to Community Amenity Contributions; and
- x) That a voluntary contribution, in the amount of \$31,000 (\$3,100/lot) be provided as Amenity Contribution Density Bonus for Albion Area as described in Section 402.8 of the Zoning Bylaw No. 7600-2019.

## DISCUSSION:

### 1) Background Context:

Applicant:	Paul Hayes
Legal Description:	Lot 45, Section 10, Township 12, NWD Plan 43601
OCP:	
Existing:	Institutional, Conservation, Low Density Residential, and Low/Medium Density Residential
Proposed:	Low/Medium Density Residential and Conservation
Zoning:	
Existing:	RS-3 (Single Detached Rural Residential)
Proposed:	RS-1b (Single Detached (Medium Density) Residential), with density bonus to R-1 (Single Detached (Low Density) Urban Residential) sized lots
Within Urban Area Boundary:	Yes
Area Plan:	Albion Area Plan
OCP Major Corridor:	Yes

## Surrounding Uses:

North:	Use:	Single Family Residential
	Zone:	RS-1b (Single Detached (Medium Density) Residential, with a density bonus to R-1 (Single Detached (Low Density) Urban Residential) sized lots
South:	Designation:	Low/Medium Density Residential
	Use:	Single Family Residential
East:	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	Low Density Residential and Conservation
	Use:	Single Family Residential
West:	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	Institutional, Low/Medium Density Residential, and Conservation
	Use:	Single Family Residential
	Zone:	RS-3 (Single Detached Rural Residential) (note: this property is under application 2012-013-RZ, to be rezoned as RS-1b with a density bonus to allow R-1 sized lots)
	Designation:	Institutional and Conservation
Existing Use of Property:		Single Family Residential
Proposed Use of Property:		Single Family Residential
Site Area:		1.25 ha (3 acres)
Access:		112 Avenue
Servicing requirement:		Urban Standard

## 2) Project Description:

The applicant has requested to rezone the subject property from RS-3 (Single Detached Rural Residential) to RS-1b (Single Detached (Medium Density) Residential, with a Density Bonus, in accordance with the Albion Area Plan.

The density bonus Amenity Contribution regulation is detailed in section 402.8 of the Zoning Bylaw No. 7600-2019, and permits the following in the RS-1b Zone:

- (i) Zone requirements consistent with the R-1 Zone shall apply and shall supersede the Zone requirements of the RS-1b Zone when a density bonus is provided; and
- (ii) an Amenity Contribution of \$3,100.00 shall be required for each lot in a subdivision with a minimum Lot Area of less than 557.0 square metres but not less than 371.0 square metres.

The proposed development consists of approximately 10 R-1 (Single Detached (Low Density) Urban Residential) sized lots, amounting to an Amenity Contribution of approximately \$31,000.00.

Pursuant to Council Policy, this application is also subject to the Community Amenity Contribution Program at a rate of \$5,100.00 per lot, for an estimated total amount of \$51,000.00.

### 3) Planning Analysis:

#### i) Official Community Plan:

The subject property is currently designated as *Institutional*, *Conservation*, *Low Density Residential*, and *Low/Medium Density Residential*, and will require an Official Community Plan (OCP) amendment to redesignate the land as *Low/Medium Density Residential* and *Conservation* (see Appendix B).

The 1996 OCP identified a portion of the subject property for a future school/park site. In October 2015, the School District adopted its Strategic Facilities Plan, which identifies the properties located on 104 Avenue and 108 Avenue and 248 Street as their priorities. Additionally, as a component of the development application to the west, for the property located at 24152 112 Avenue, a referral was sent to the School District. The School District advised that:

*"As previously stated in correspondence from the Board of Education to the City of Maple Ridge and as per the most recent Eligible School Sites Proposal accepted by the City of Maple Ridge in October 2015 the Board of Education will not require the OCP designated school site, located on 112 Avenue (24152 112 Avenue)."*

Based on this information, the property to the west of the subject property, located at 24152 112 Avenue, and the portion designated as *Institutional* on the subject property is not intended to be developed as a school site. Council gave third reading to the OCP and Zone amending bylaws to develop the western property on December 8, 2015, as part of application 2012-013-RZ. Based on this information, the re-designation from *Institutional* to *Low/Medium Density Residential* for the subject property is supportable.

The application is in compliance with the OCP and in compliance with the Zoning Bylaw No. 7600-2019, that permits a Density Bonus option in the *Low/Medium 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 subject property from RS-3 (Single Detached Rural Residential) to RS-1b (Single Detached (Medium Density) Residential (see Appendix C), with a Density Bonus to permit future subdivision into approximately 10 single family lots (see Appendix D).

The application of the Density Bonus, which is specific to the Albion Area Plan, will permit the applicant to reduce the single-family lot size from the RS-1b (Single Detached (Medium Density) Residential base density of 557 m<sup>2</sup> to 371 m<sup>2</sup>. An Amenity Contribution of \$3,100 per lot for each lot that is less than 557 m<sup>2</sup> is required, as discussed in the Project Description above. Pursuant to Council resolution, this application is also subject to the Community Amenity Contribution Program.

#### iii) Development Permits:

Pursuant to Section 8.9 of the OCP, a Watercourse Protection Development Permit application is required for all developments and building permits within 50 metres of the top of bank of all watercourses and wetlands. The purpose of the Watercourse Protection Development Permit is to ensure the preservation, protection, restoration and enhancement of watercourse and riparian areas.

The location of an indefinite watercourse as part of the Kanaka watershed, running mid-property south-eastbound, will require assessment.

**iv) 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 sufficient land that is proposed to be dedicated as park on the subject property and this land will be required to be dedicated as a condition of Final Reading.

**4) Interdepartmental Implications:**

**i) Engineering Department:**

All servicing requirements will be subject of conditions for Subdivision approval.

**ii) Parks, Recreation and Culture Department:**

Dedication of the south portion of the subject property is required.

**5) 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. A referral was sent to School District No. 42 before first reading, as described above. The subject property is no longer intended for a future school site, and the OCP amendment is supported. No recent feedback was received after the initial feedback.

**6) 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 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.

## CONCLUSION:

It is recommended that first and second reading be given to OCP Amending Bylaw No. 7265-2016, that second reading be given to Zone Amending Bylaw No. 7266-2016, and that application 2016-238-RZ be forwarded to Public Hearing.

"Original signed by Therese Melser"

---

*Prepared by:* **Therese Melser**  
**Planning Technician**

"Original signed by Chuck Goddard"

---

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

"Original signed by Chuck Goddard"

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

"Original signed by Al Horsman"

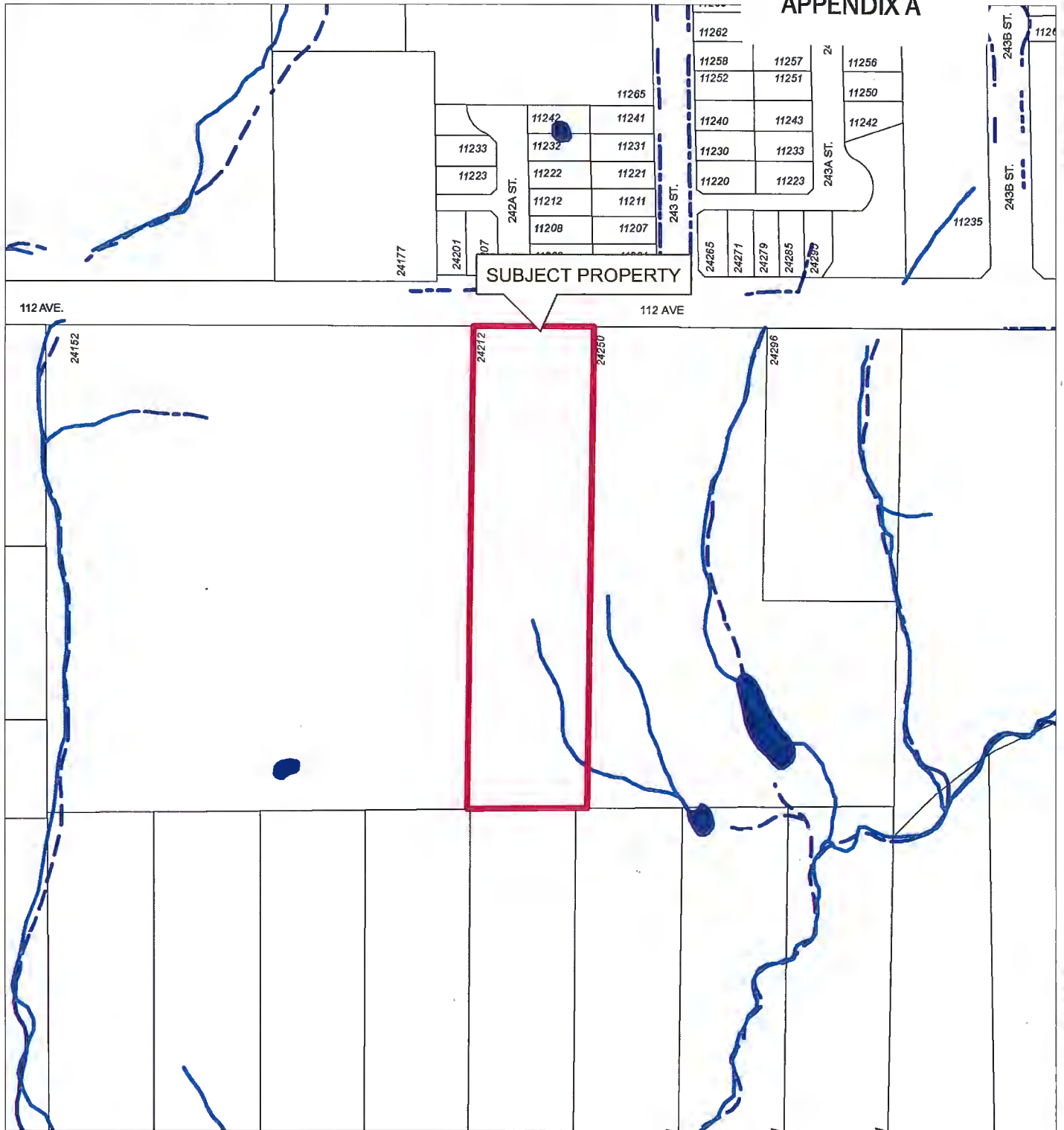
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*Concurrence:* **Al Horsman**  
**Chief Administrative Officer**

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – OCP Amending Bylaw No. 7265-2016
- Appendix D – Zone Amending Bylaw No. 7266-2016
- Appendix E – Site Plan

# APPENDIX A



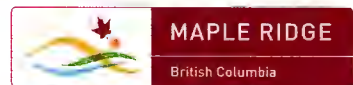
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## Legend

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

24212 112 AVENUE

PLANNING DEPARTMENT

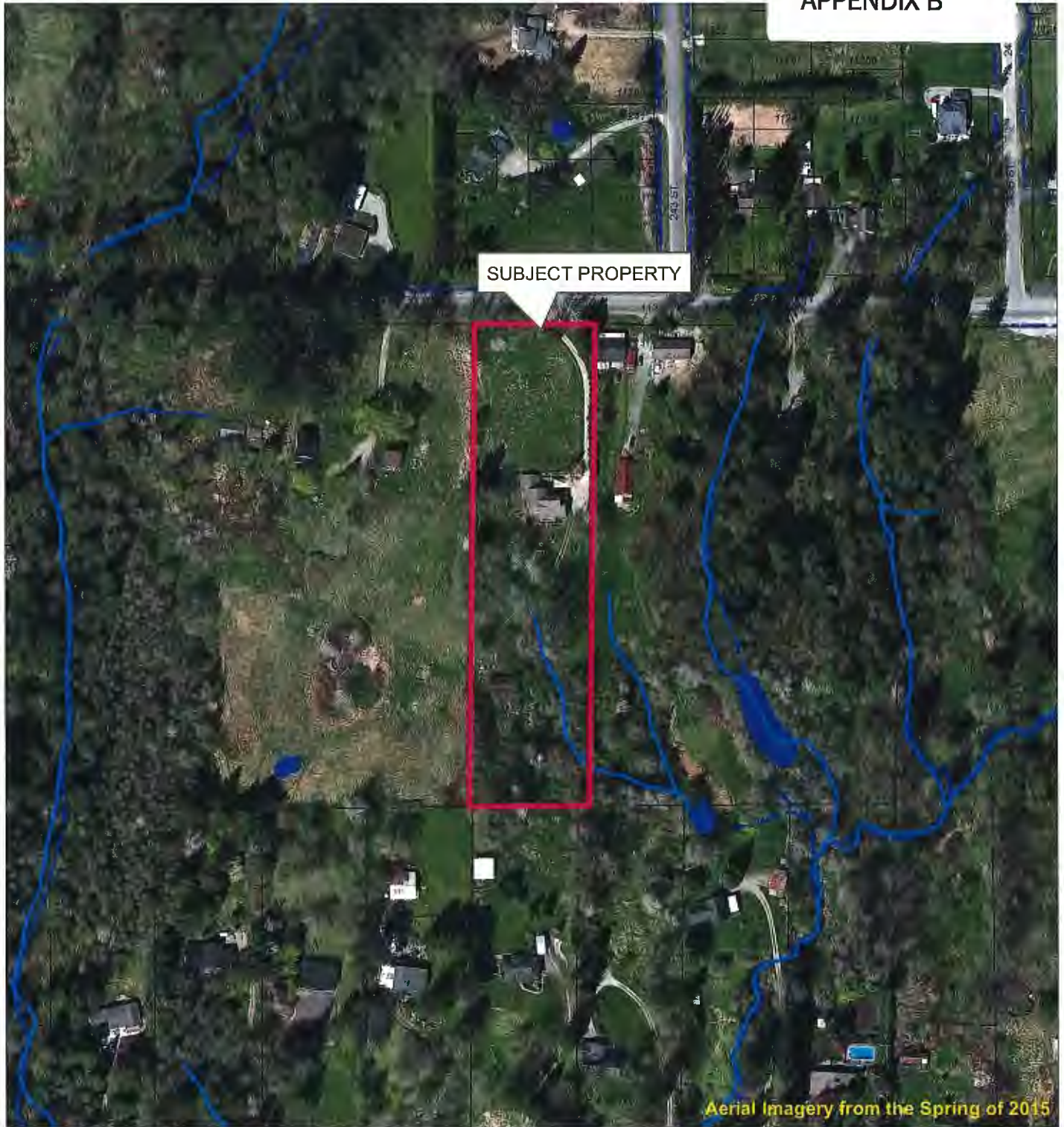


[mapleridge.ca](http://mapleridge.ca)

FILE: 2016-238-RZ  
DATE: Jun 29, 2016

BY: PC

# APPENDIX B



Aerial Imagery from the Spring of 2015

24212 112 AVENUE

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

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

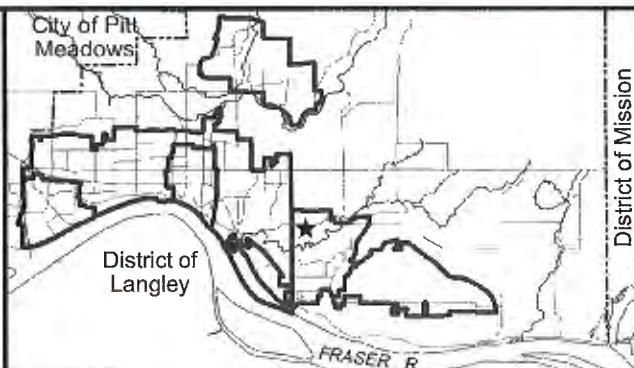
FILE: 2016-238-RZ

DATE: Jun 29, 2016

BY: PC



Scale: 1:2,500



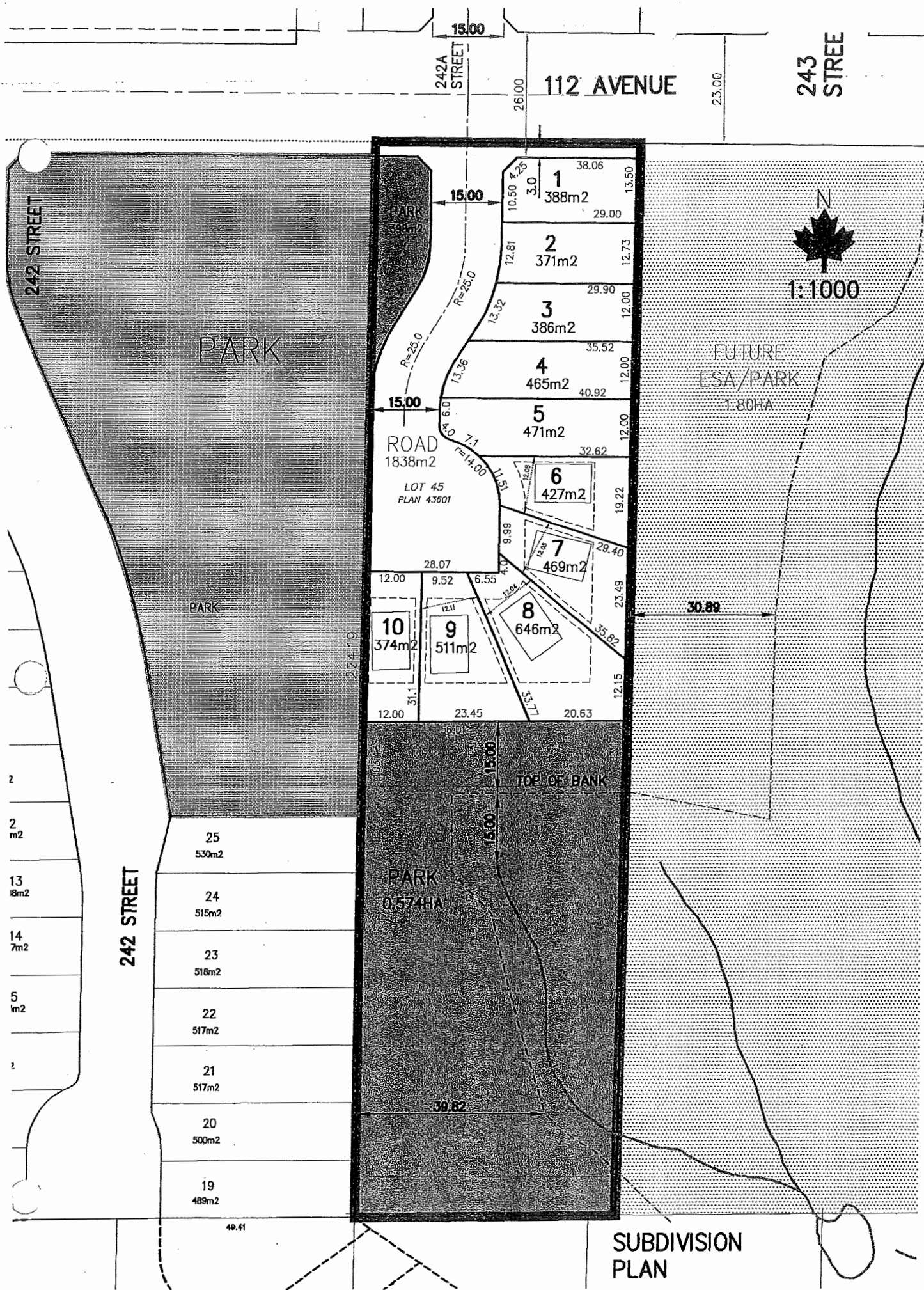
**CORPORATE OFFICER**





CORPORATE OFFICER





SUBDIVISION PLAN

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**MEETING DATE:** September 21, 2021  
**FILE NO:** 2020-409-RZ  
**MEETING:** C o W  
**SUBJECT:** **Second Reading**  
**Zone Amending Bylaw No. 7701-2021**  
**11089 240 Street, 11101 239 Street and 11094 Buckerfield Drive**

---

**EXECUTIVE SUMMARY:**

An application has been received to rezone the three subject properties, located at 11089 240 Street, 11101 239 Street and 11094 Buckerfield Drive, from RS-3 (Single Detached Rural Residential), R-1 (Single Detached (Low Density) Urban Residential) and R-2 (Single Detached (Medium Density) Urban Residential) to R-1 (Single Detached (Low Density) Urban Residential) and R-2 (Single Detached (Medium Density) Urban Residential), to permit a future subdivision of approximately 19 single-family lots.

The minimum lot size for the R-1 (Single Detached (Low Density) Urban Residential) zone is 371m<sup>2</sup> and the minimum lot size for the R-2 (Single Detached (Medium Density) Urban Residential) zone is 315m<sup>2</sup>. All of the 19 lots being proposed in this subdivision meet the required minimum lot size of *Zoning Bylaw No. 7600-2019*, as amended.

Pursuant to Council Policy 6.31, this application is subject to the Community Amenity Contribution (CAC) Program. The applicant will be requested to pay \$5,100.00 per lot, for an estimated amount of \$96,900.00 based on the proposed 19 lots.

The Parks Department has agreed to accept cash-in-lieu for parkland dedication proposed for this rezoning and it is recommended that Council require the developer to pay to the City an amount that equals 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. 7701-2021 be given second reading and be forwarded to Public Hearing;
- 2) That Council require, as a condition of subdivision approval, the developer to 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 Buckerfield Drive and Harris Drive as required;
- iii) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;
- iv) Registration of a Restrictive Covenant for slope protection on proposed Lots 1 and 2;
- v) Registration of a Restrictive Covenant for Stormwater Management;
- vi) Discharge of Restrictive Covenant for No Build Area for future subdivision and servicing on the property located at 11101 239 Street;
- vii) Discharge of Statutory Right-of-Way for temporary turnaround over the property located at 11089 240 Street;
- viii) 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; and
- ix) That a voluntary contribution, in the amount of \$ \$5,100.00 per lot be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

#### DISCUSSION:

##### 1) Background Context:

Applicant: Morningstar Communities Ltd.

Legal Descriptions: Lot 3 District Lot 404 Group 1 New Westminster District Plan BCP46902  
 Lot 62 District Lot 404 Group 1 New Westminster District Plan EPP32520  
 Lot A District Lot 404 Group 1 New Westminster District Plan EPP48959

##### OCP:

Existing: Urban Residential  
 Proposed: Urban Residential

Within Urban Area Boundary: Yes  
 OCP Major Corridor: Yes

##### Zoning:

Existing: RS-3 (Single Detached Rural Residential), R-1 (Single Detached (Low Density) Urban Residential) and R-2 (Single Detached (Medium Density) Urban Residential)  
 Proposed: R-1 (Single Detached (Low Density) Urban Residential) and R-2 (Single Detached (Medium Density) Urban Residential)

**Surrounding Uses:**

North:	Use:	Single Family Residential and Street Townhouse Residential
	Zone:	R-2 (Single Detached (Medium Density) Urban Residential) and RST (Street Townhouse Residential)
	Designation:	Urban Residential and Conservation
South:	Use:	Agricultural
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	Urban Residential
East:	Use:	Single-Family Residential and Townhouse Residential
	Zone:	R-3 (Single Detached (Intensive) Urban Residential), RM-1 (Low Density Townhouse Residential) and RS-3 (Single Detached Rural Residential)
	Designation:	Medium Density Residential, Low/Medium Density Residential and Conservation
West:	Use:	Single-Family Residential
	Zone:	R-1 (Single Detached (Low Density) Urban Residential) and R-2 (Single Detached (Medium Density) Urban Residential)
	Designation:	Urban Residential and Conservation

Existing Use of Property: Vacant lots and Single-Family Residential  
Proposed Use of Property: Single-Family Residential  
Site Area: 4.5 ha (11.1 acres)  
Access: Buckerfield Drive, Harris Drive and 239 Street  
Servicing requirement: Urban Standard  
Previous Applications: 2011-084-RZ/DP/SD

## **2) Background:**

The subject properties are located at 11089 240 Street, 11101 239 Street and 11094 Buckerfield Drive and total approximately 4.5 hectares (11.1 acres) in size (see Appendices A and B). There are existing homes on 11089 240 Street and on 11101 239 Street, while the property at 11094 Buckerfield Drive is currently a vacant lot. All three lots are currently zoned for single-family use. Rainbow Creek runs to the north of the property at 11101 239 Street. The subject properties slope down to the south-east towards 240 Street.

The main lot being subdivided is at 11089 240 Street on which the majority of the 19 lots will be created, along with a large remainder area which is not being rezoned at this time.

The small lot at 11101 239 Street is a remnant R-1/R-2 split-zoned lot that was created as part of Subdivision Application 2011-084-SD. At the time of subdivision, a no-build covenant was placed on a portion of the parcel until such time as future subdivision. The subject lot is also adjacent to Rainbow Creek, which was previously addressed as part of Watercourse Protection Development Permit 2011-084-DP.

The other small lot at 11094 Buckerfield Drive is a remnant R-2 zoned lot that was created as part of Subdivision Application No. 2014-109-SD. At the time of subdivision, a no-build covenant was placed over the entire lot, until such time as future subdivision.

### 3) Project Description:

The applicant is proposing to rezone the three subject properties, located at 11089 240 Street, 11101 239 Street and 11094 Buckerfield Drive, from RS-3 (Single Detached Rural Residential), R-1 (Single Detached (Low Density) Urban Residential) and R-2 (Single Detached (Medium Density) Urban Residential) to R-1 (Single Detached (Low Density) Urban Residential) and R-2 (Single Detached (Medium Density) Urban Residential), to permit a future subdivision of approximately 19 single-family lots.

The applicant is proposing to retain the existing farm house on the larger property located at 11089 240 Street, as this house will continue to be used for the foreseeable future. Retaining the existing house will necessitate a variance to the front yard setback. This variance will be described further in this report and will require a future report to Council.

The development of this new subdivision will result in the completion of the road pattern established by previous developments, by connecting three roads that currently dead-end: Buckerfield Drive, Harris Drive and 239 Street (see Appendix C).

### 4) Planning Analysis:

#### i) Official Community Plan:

The Official Community Plan (OCP) designates the subject properties as *Urban Residential*, and development of the properties are subject to the Major Corridor Residential policies of the OCP along 240 Street, and Neighbourhood Residential Infill policies along Buckerfield Drive and Harris Drive. These policies require that development be compatible with the surrounding neighbourhood, with particular attention given to site design, setbacks and lot configuration with the existing pattern of development in the area.

The R-1 (Single Detached (Low Density) Urban Residential) and R-2 (Single Detached (Medium Density) Urban Residential) lots will match the existing lots in the immediate area that are also zoned R-1 and R-2. This new development will match the character of the surrounding neighbourhood and will help to complete the existing development pattern by connecting Buckerfield Drive and Harris Drive with 239 Street. Therefore, the proposed rezoning to R-1 (Single Detached (Low Density) Urban Residential) and R-2 (Single Detached (Medium Density) Urban Residential) zones along Buckerfield Drive and Harris Drive, complies with the *Urban Residential Neighbourhood Residential* designation and infill policies.

#### ii) Zoning Bylaw:

The proposal is to rezone the three subject properties to approximately 19 single-family lots (see Appendix D). The lots will be rezoned accordingly:

- Fifteen R-1 (Single Detached (Low Density) Urban Residential);
- Three R-2 (Single Detached (Medium Density) Urban Residential) lots; and
- One RS-3 (Single Detached Rural Residential).

The minimum lot size for the current R-1 (Single Detached (Low Density) Urban Residential) zone is 371m<sup>2</sup>, while the minimum lot size for the R-2 (Single Detached (Medium Density) Urban Residential) zone is 315m<sup>2</sup> and the minimum lot size for the RS-3 (Single Detached Rural Residential) zone is 0.8 hectares (1.0 acre). All of the 19 lots being proposed in this subdivision meet the required minimums of *Zoning Bylaw No. 7600-2019*, as amended.

iii) **Proposed Variances:**

A Development Variance Permit application has been received for this project and involves the following relaxations (see Appendix C):

- *Maple Ridge Zoning Bylaw No. 7600-2019, Part 4, Section 611.7 1. a): To vary the minimum setbacks for buildings and structures for single detached residential from the front lot line from 7.5m to 3.26m.*

The requested variances to the RS-3 (Single Detached Rural Residential) zone will be the subject of a future Council report.

iv) **Development Permits:**

The property at 11101 239 Street was the subject of a previous Watercourse Protection Development Permit under Development Permit 2011-084-DP. No further Development Permit application will be required for this project.

v) **Advisory Design Panel:**

As the proposed development is for single family development, a Form and Character Development Permit is not required and the Advisory Design Panel does not need to review the project.

vi) **Development Information Meeting (Public Comment Opportunity):**

Due to the COVID-19 pandemic, it was not possible for the developer to host an in-person Development Information Meeting. In lieu of Development Information Meetings, an interim process has been established to allow for a ten day Public Comment Opportunity. The notification requirements are the same as for the Development Information Meeting and include a mail-out, newspaper advertisements, and notice on the development signs that provides the contact information for the developer and the Public Comment period.

The Public Comment Opportunity was held between July 5 and July 15, 2021. The developer received a total of 14 responses, six responses were in support, five responses were neutral and three responses were against. A summary of the residents' concerns and the applicant's responses is attached to this report (see Appendix E).

vii) **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.

It is recommended that Council require the developer to pay to the City an amount that equals the market value of 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.

**5) Environmental Implications:**

The property at 1101 239 Street was the subject of a previous Watercourse Protection Development Permit under Development Permit 2011-084-DP. No further Development Permit application will be required for this project.

**6) Interdepartmental Implications:**

**i) Engineering Department:**

The Engineering Department will require the developer to construct a temporary pedestrian facility along the 240 Street frontage as a condition of rezoning. Because of this work, a Rezoning Servicing Agreement will be required. The extension of the sanitary, storm and water main to the new proposed lots will be required as a condition of the subdivision. A crosswalk may be required at the 110 Avenue/240 Street intersection, which will need to be reviewed by the applicant's traffic professional.

**ii) Parks, Recreation and Culture Department:**

The Parks Planning and Development Section has reviewed the development application and supports accepting 5% cash-in-lieu for the parkland dedication requirement.

**iii) Fire Department:**

The Fire Department has no issues in moving this project forward.

**iv) Building Department:**

The Building Department has reviewed the development application and will require a Slope Protection covenant on Lots 1 and 2. A Geotechnical and Stormwater covenant will also be required to be registered on title. Previous covenants to be discharged as required.

**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. A referral was sent to School District No. 42 on April 15, 2021 and the School District responded on April 19, 2021, with the following information:

*"The proposed application would affect the student population for the catchment areas currently served by Blue Mountain Elementary and Garibaldi Secondary School.*

*Blue Mountain Elementary has an operating capacity of 291 students. For the 2020-21 school year the student enrolment at Blue Mountain Elementary is 305 students (105% utilization) including 93 students from out of catchment.*

*Garibaldi Secondary School has an operating capacity of 1050 students. For the 2020-21 school year the student enrolment at Garibaldi Secondary School is 946 students (90% utilization) including 273 students from out of catchment."*

## CONCLUSION:

It is recommended that second reading be given to Zone Amending Bylaw No. 7701-2021 and that application 2020-409-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 5% of the market value of the land, as determined by an independent appraisal, in lieu of parkland dedication.

"Original signed by Rene Tardif"

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*Prepared by:* **Rene Tardif, BA, M.PL**  
**Planner 1**

"Original signed by Chuck Goddard"

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

"Original signed by Chuck Goddard"

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

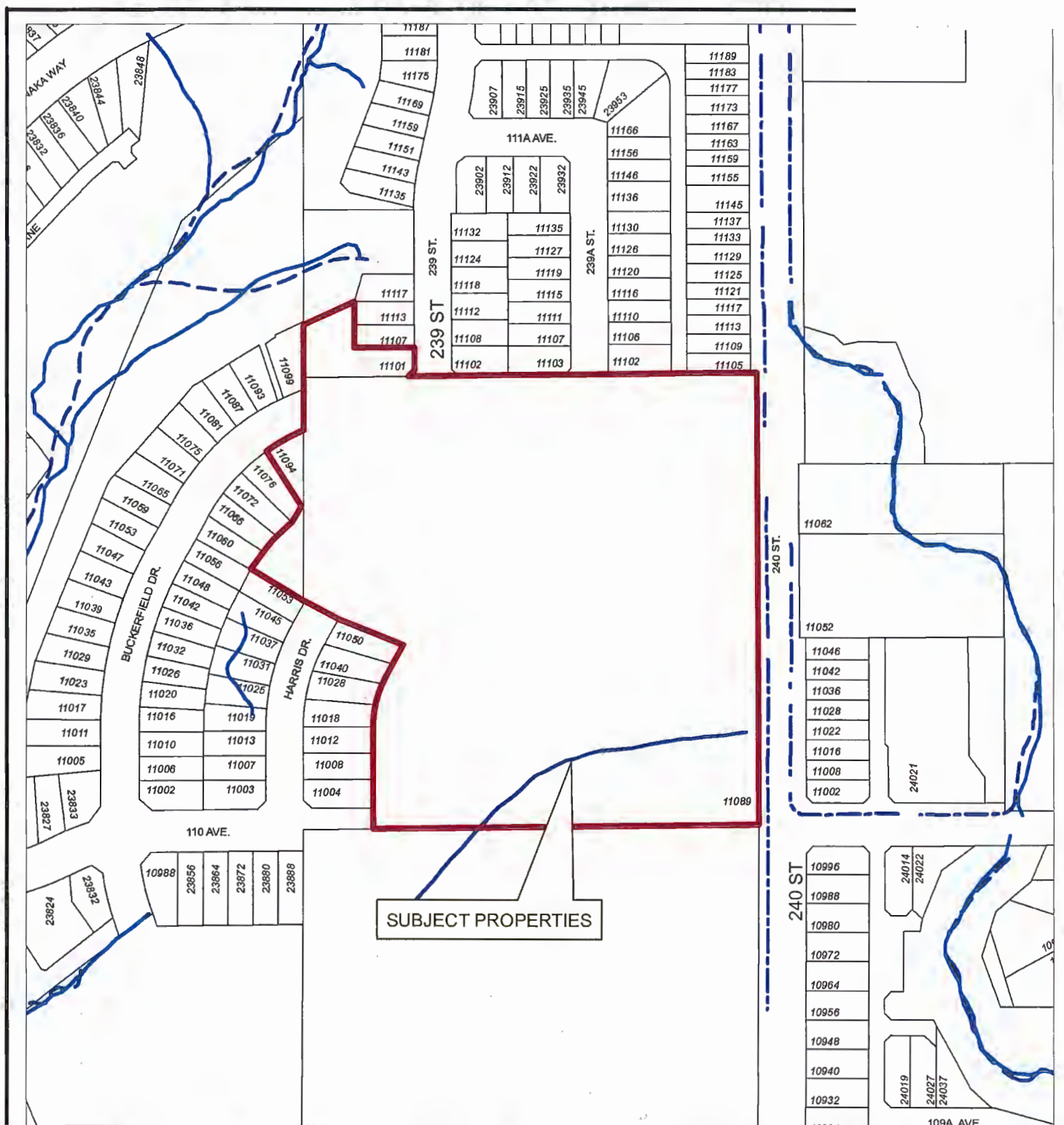
"Original signed by Al Horsman"

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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 – Subdivision Plan  
Appendix D – Zone Amending Bylaw No. 7701-2021  
Appendix E – Development Information Meeting Summary



Scale: 1:2,500

### Legend

-  Stream  
 Ditch Centreline  
 Indefinite Creek

11089 240 ST, 11101 239 ST,  
11904 BUCKERFIELD DR.

PLANNING DEPARTMENT



## MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2020-409-RZ  
DATE: Nov 19, 2020

BY: BD



SUBJECT PROPERTIES

Aerial Imagery from the Spring of 2018



Scale: 1:2,500

## Legend

- Stream
- - - Ditch Centreline
- - - Indefinite Creek

11089 240 ST, 11101 239 ST,  
11904 BUCKERFIELD DR.

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

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

FILE: 2020-409-RZ  
DATE: Nov 19, 2020

BY: BD

**PRELIMINARY PLAN OF SUBDIVISION OF:  
PART OF LOT 62, PLAN EPP32520;  
LOT A, PLAN EPP48959 AND OF  
PART OF LOT 3, PLAN BCP46902 ALL OF  
DISTRICT LOT 404, GROUP 2, N.W.D.**

SCALE 1:500

10 5 0 10 20 30  
All Distances are in Metres.

CIVIC ADDRESS:

11101 239th STREET

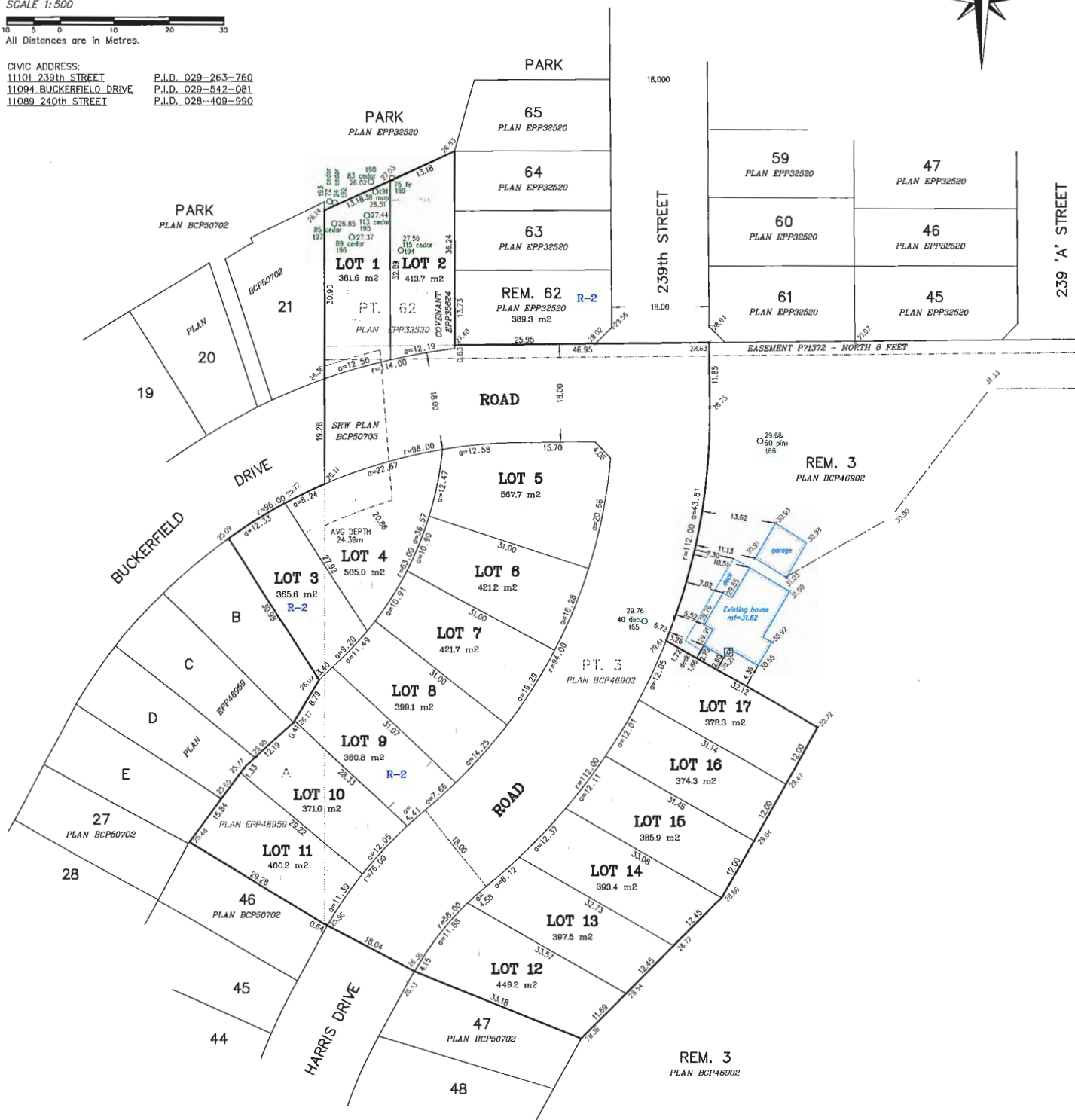
P.I.D. 029-263-760

11094 BUCKERFIELD DRIVE

P.I.D. 029-542-081

11089 240th STREET

P.I.D. 028-409-990



**CITY OF MAPLE RIDGE  
BYLAW NO. 7701-2021**

A Bylaw to amend Schedule "A" Zoning Bylaw Map forming part of  
Zoning Bylaw No. 7600-2019 as amended

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**WHEREAS**, it is deemed expedient to amend Maple Ridge Zoning Bylaw No. 7600-2019 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. 7701-2021."
2. Those parcels or tracts of land and premises known and described as:

Lot 3 District Lot 404 Group 1 New Westminster District Plan BCP46902  
Lot 62 District Lot 404 Group 1 New Westminster District Plan EPP32520  
Lot A District Lot 404 Group 1 New Westminster District Plan EPP48959

and outlined in heavy black line on Map No. 1860 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to R-1 (Single Detached (Low Density) Urban Residential) and R-2 (Single Detached (Medium Density) Urban Residential).

3. Maple Ridge Zoning Bylaw No. 7600-2019 as amended and Map "A" attached thereto are hereby amended accordingly.

**READ** a first time the 9<sup>th</sup> day of February, 2021.

**READ** a second time the            day of            , 20

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

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

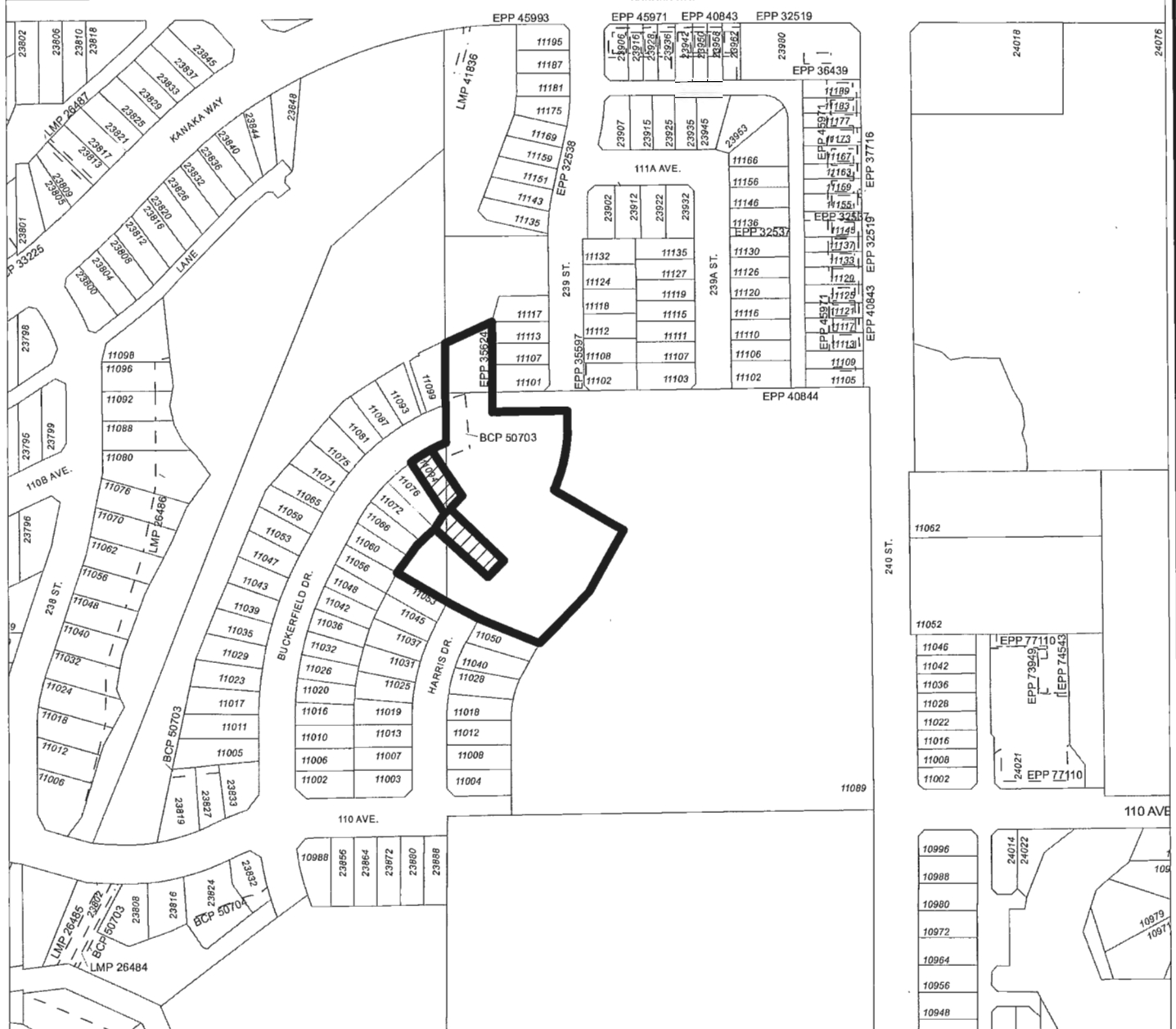
**ADOPTED**, the            day of            , 20

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**PRESIDING MEMBER**

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**CORPORATE OFFICER**



# MAPLE RIDGE ZONE AMENDING

Bylaw No. 7701-2021

Map No. 1860

From: RS-3 (Single Detached Rural Residential)  
R-1 (Single Detached (Low Density) Urban Residential)  
R-2 (Single Detached (Medium Density) Urban Residential)  
To:  R-1 (Single Detached (Low Density) Urban Residential)  
 R-2 (Single Detached (Medium Density) Urban Residential)



SCALE 1:3,000



580 – 8621 201 Street  
 Langley, BC V2Y 0G9  
 Head Office: 604-521-0038  
 Fax: 604-521-0078  
 www.mstarhomes.com

August 24, 2021

Planning Department  
 City of Maple Ridge  
 11995 Hancey Place, Maple Ridge

Attention: Rene Tardif

**Re: 2020-409-RZ – Subdivision Application:  
 1089 240 Street, 11101 239 Street, and 11094 Buckerfield Drive, Maple Ridge**

**Summary of PCO Concerns & Responses:**

**Participant 2:** Request for stop signs for traffic calming purposes at the proposed 3-way intersection.

**Response:** Relayed his concern to the City and noted that the City will ultimately be the ones making this decision as guided by transportation and engineering guidelines set by the province. We will follow-up with this owner as soon as a decision regarding this matter has been made.

**Participant 6:** Concerned about weeds growing on adjacent property that is a part of the subdivision which are impacting their property.

**Response:** We sent our landscaper (GLE) to remove weeds per their request.

**Participant 6:** Concerned about existing drainage issues and the removal of a temporary French drain used on the lot adjacent to them which is a part of the proposed subdivision

**Response:** We recognized that water pools on existing farmland where the proposed subdivision will be developed and noted that the French drain will be removed, but drainage should improve once a permanent stormwater management plan is implemented which meets the City's 3 tier principals.

**Participant 6:** Concerned about increased street parking upon the completion of the subdivision

**Response:** There will be additional frontage created in our development which will provide for more on-street parking, and each home will have 4 on lot private parking spaces (two in the garage and two in the driveway).

**Participant 6:** Concerned about construction traffic during the build out of the project.

**Response:** The City determines the flow of construction traffic during detailed design, as part of the traffic management plan. We also have internal policies in place to ensure that trucks and machinery move efficiently with as little disruption to the neighbourhood as possible.

**Participant 7:** General concerns about development, such as connecting existing roads that presently dead-end, removal of greenspace, increase in traffic & noise during and after construction, damage to existing houses caused by construction-related activities (ground-shaking), and overall changes to the neighbourhood feel.

**Response:** We acknowledged that development may not be ideal of everyone, but we will address any concerns raised by neighbours during the construction process in a timely manner. Our development completes two adjacent developments by connecting 3 dead-end roads, which were always intended to connect, so there is limited flexibility in changing the road patterns set by previous developments.

**Participant 8 & 9:** Both owners expressed concerns about weeds and shrubs becoming overgrown where 239 Street dead-ends, as it is often used for parking.

**Response:** We have arranged for our landscaper (GLE) to clean up this area later this month.