

City of Maple Ridge

PUBLIC HEARING

April 21, 2020

CITY OF MAPLE RIDGE

PUBLIC HEARING AGENDA

April 21, 2020

7:00 pm

Council Chambers, 1st Floor, City Hall

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

1a) 2014-069-RZ

20894 Lougheed Highway

Lot 1 Except: Firstly; Part on Plan 25556 Secondly; Part on SRW Plan 43436 District Lot 250 Group 1 New Westminster District Plan 12376

Maple Ridge Official Community Plan Amending Bylaw No. 7118-2014

Official Community Plan amendment to re-designate land use from Urban Residential and Conservation to Commercial and Conservation to allow the proposed CS-1 (Service Commercial) zoning and to adjust the Conservation boundary.

1b) 2014-069-RZ

20894 Lougheed Highway

Maple Ridge Zone Amending Bylaw No. 7119-2014

To rezone from RS-1 (One Family Urban Residential) to CS-1 (Service Commercial). The current application is to permit future construction of a mixed use building with five commercial lease units at ground level, and one residential unit above.

2a) 2017-262-RZ

11060 Cameron Court

Lot 1 Except: Part Subdivided by Plan 66748 Section 10 Township 12 New Westminster District Plan 61001

Maple Ridge Official Community Plan Amending Bylaw No. 7620-2020

Official Community Plan amendment to amend areas designated Low Density Residential and to adjust the Conservation boundary.

- 2b) **2017-262-RZ**
11060 Cameron Court

Maple Ridge Zone Amending Bylaw No. 7409-2017

To rezone from RS-3 (One Family Rural Residential) to RS-1d (One Family Urban (Half Acre) Residential) zone utilizing the Density Bonus to allow the development of RS-1b (One Family Urban (Medium Density) Residential) sized single family lots of 557m². The current application is to permit a future subdivision of approximately 18 lots utilizing Density Bonus provisions.

- 3a) **2018-159-RZ**
24331 110 Avenue and 24315 110 Avenue
Lot 5 Section 10 Township 12 New Westminster District Plan 7408
Lot 6 Section 10 Township 12 New Westminster District Plan 7408

Maple Ridge Official Community Plan Amending Bylaw No. 7624-2020

Official Community Plan amendment to amend areas designated Low Density Residential and to adjust the Conservation boundary.

- 3b) **2018-159-RZ**
24331 110 Avenue and 24315 110 Avenue

Maple Ridge Zone Amending Bylaw No. 7463-2018

To rezone from RS-3 (One Family Rural Residential) to RS-1d (One Family Urban (Half Acre) Residential) zone utilizing the Density Bonus to allow the development of RS-1b (One Family Urban (Medium Density) Residential) sized single family lots of 557m². The current application is to permit a future subdivision of approximately 19 lots utilizing Density Bonus provisions.

- 4a) **2018-160-RZ**
24387 110 Avenue
Lot 3 Section 10 Township 12 New Westminster District Plan 7408

Maple Ridge Official Community Plan Amending Bylaw No. 7625-2020

Official Community Plan amendment to amend areas designated Low Density Residential and adjust the Conservation boundary.

- 4b) **2018-160-RZ**
24387 110 Avenue

Maple Ridge Zone Amending Bylaw No. 7464-2018

To rezone from RS-3 (One Family Rural Residential) to RS-1d (One Family Urban (Half Acre) Residential) zone utilizing the Density Bonus to allow the development of RS-1b (One Family Urban (Medium Density) Residential) sized single family lots of 557m². The current application is to permit a future subdivision of approximately 12 lots utilizing Density Bonus provisions.

- 5a) **2019-067-RZ**
23250 Silver Valley Road and 23267 137 Avenue
Lot 2 Block A Section 33 Township 12 New Westminster District Plan 20132
Lot 59 Section 33 Township 12 New Westminster District Plan EPP60118
- Maple Ridge Official Community Plan Amending Bylaw No. 7554-2019**
Official Community Plan amendment to re-designate land uses to Medium Density Residential to allow for the proposed R-1 (Residential District) zoning.
- 5b) **2019-067-RZ**
23250 Silver Valley Road and 23267 137 Avenue
- Maple Ridge Zone Amending Bylaw No. 7547-2019**
To rezone from RS-3 (One Family Rural Residential) and R-1 (Residential District) to R-1 (Residential District). The current application is to permit a future subdivision of approximately 6 lots.

CITY OF MAPLE RIDGE

NOTICE OF PUBLIC HEARING

TAKE NOTICE THAT a Public Hearing will be held in the Council Chamber of the City Hall, 11995 Haney Place, Maple Ridge, North-East corner entrance, at 7:00 p.m., Tuesday, April 21, 2020 to consider the following bylaws:

1a) 2014-069-RZ

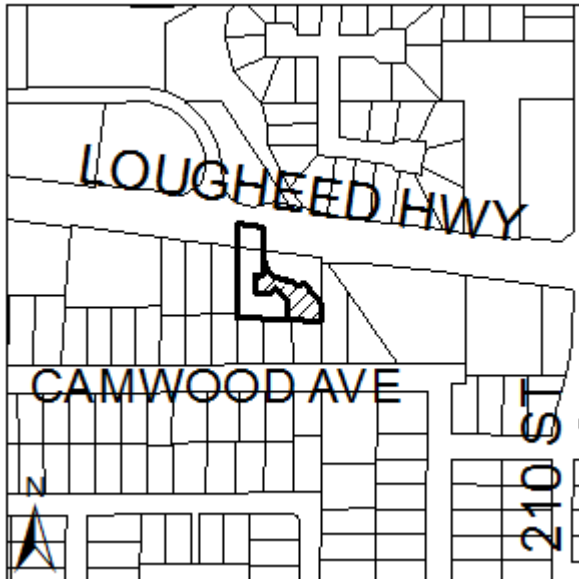
20894 Lougheed Highway

Lot 1 Except: Firstly; Part on Plan 25556 Secondly; Part on SRW Plan 43436
District Lot 250 Group 1 New Westminster District Plan 12376

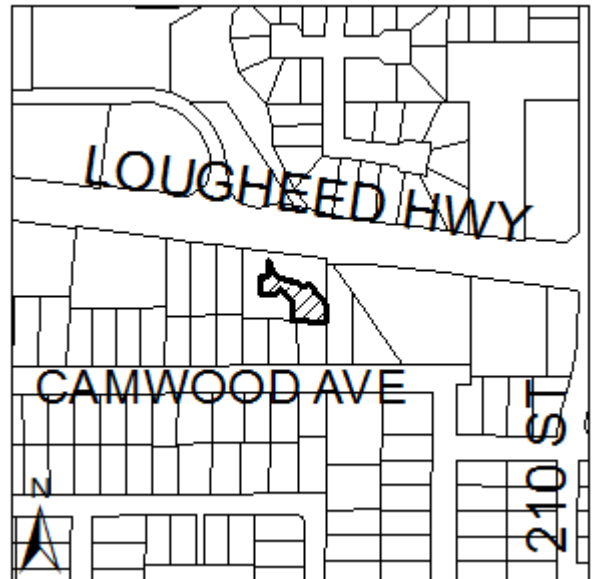


Maple Ridge Official Community Plan Amending Bylaw No. 7118-2014

Official Community Plan amendment to re-designate land use from Urban Residential and Conservation to Commercial and Conservation to allow the proposed CS-1 (Service Commercial) zoning and to adjust the Conservation boundary.



Map No. 892

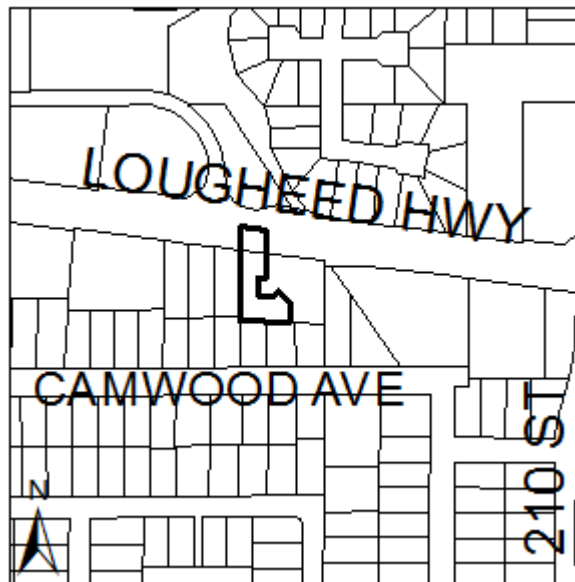


Map No. 893

- 1b) 2014-069-RZ
20894 Lougheed Highway

Maple Ridge Zone Amending Bylaw No. 7119-2014

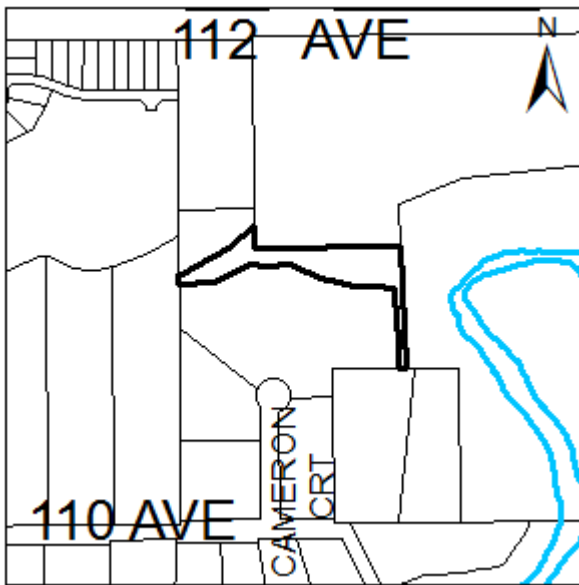
To rezone from RS-1 (One Family Urban Residential) to CS-1 (Service Commercial).
The current application is to permit future construction of a mixed use building with five commercial lease units at ground level, and one residential unit above.



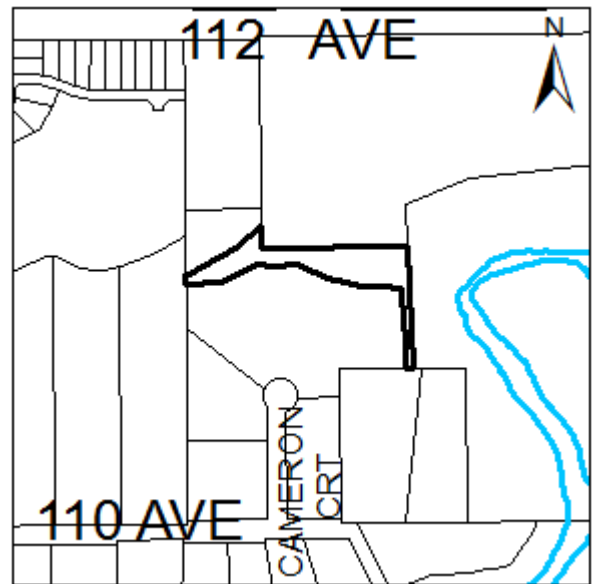
- 2a) **2017-262-RZ**
11060 Cameron Court
Lot 1 Except: Part Subdivided by Plan 66748 Section 10 Township 12 New
Westminster District Plan 61001



Maple Ridge Official Community Plan Amending Bylaw No. 7620-2020
Official Community Plan amendment to amend areas designated Low Density Residential and to adjust the Conservation boundary.



Map No. 1016

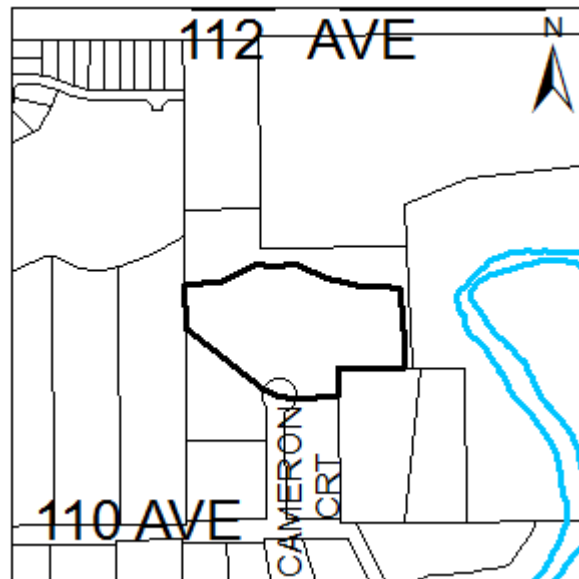


Map No. 1017

- 2b) 2017-262-RZ
11060 Cameron Court

Maple Ridge Zone Amending Bylaw No. 7409-2017

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3a)

2018-159-RZ

24331 110 Avenue and 24315 110 Avenue

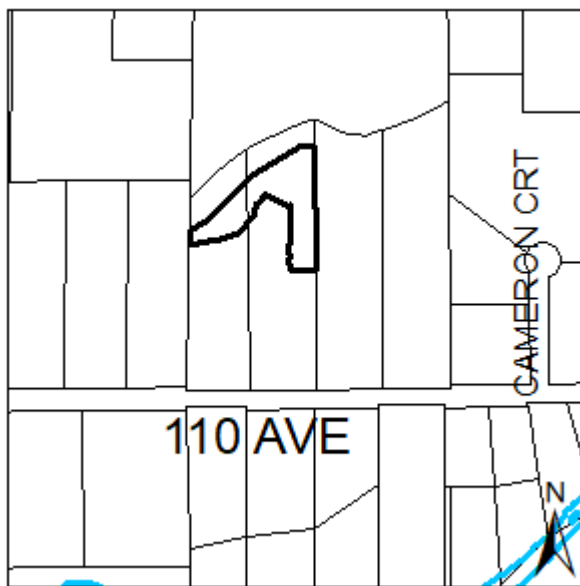
Lot 5 Section 10 Township 12 New Westminister District Plan 7408

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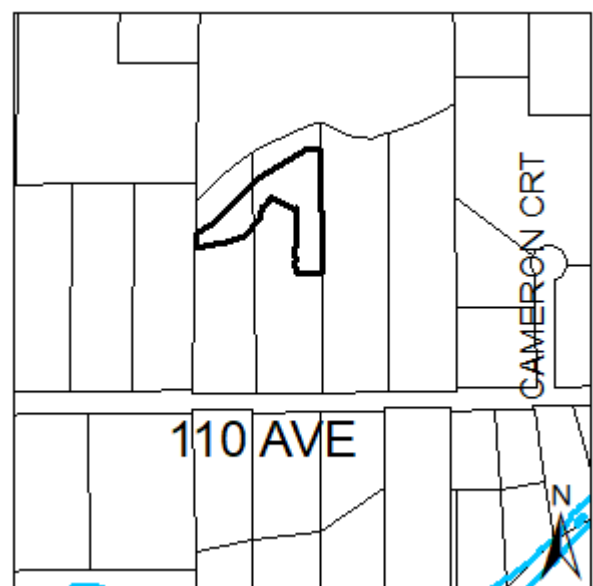


Maple Ridge Official Community Plan Amending Bylaw No. 7624-2020

Official Community Plan amendment to amend areas designated Low Density Residential and to adjust the Conservation boundary.



Map No. 1018

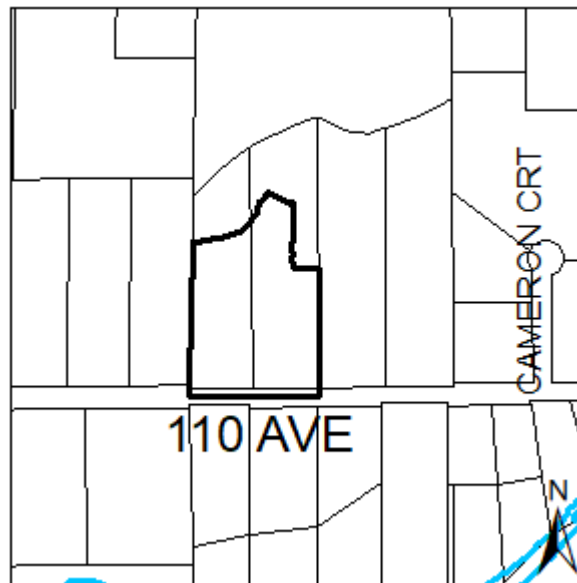


Map No. 1019

- 3b) **2018-159-RZ**
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Maple Ridge Zone Amending Bylaw No. 7463-2018

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2018-160-RZ

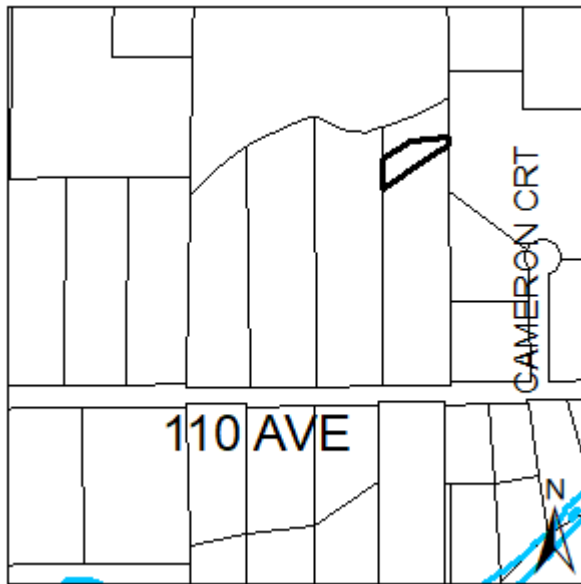
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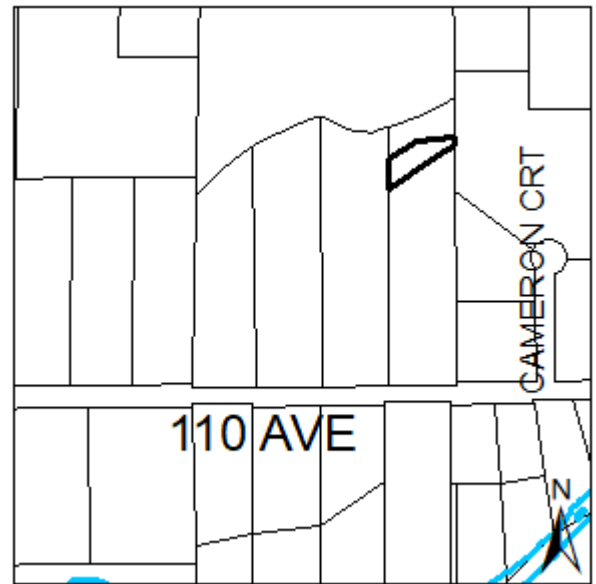


Maple Ridge Official Community Plan Amending Bylaw No. 7625-2020

Official Community Plan amendment to amend areas designated Low Density Residential and adjust the Conservation boundary.



Map No. 1020

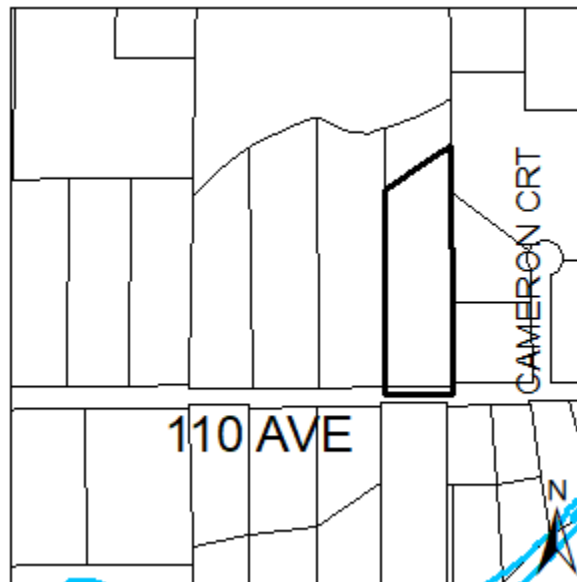


Map No. 1021

4b) 2018-160-RZ
24387 110 Avenue

Maple Ridge Zone Amending Bylaw No. 7464-2018

To rezone from RS-3 (One Family Rural Residential) to RS-1d (One Family Urban (Half Acre) Residential) zone utilizing the Density Bonus to allow the development of RS-1b (One Family Urban (Medium Density) Residential) sized single family lots of 557m². The current application is to permit a future subdivision of approximately 12 lots utilizing Density Bonus provisions.



5a)

2019-067-RZ

23250 Silver Valley Road and 23267 137 Avenue

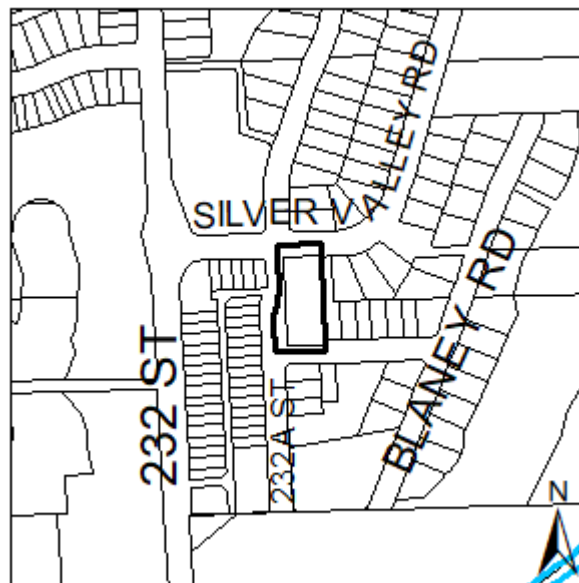
Lot 2 Block A Section 33 Township 12 New Westminster District Plan 20132

Lot 59 Section 33 Township 12 New Westminster District Plan EPP60118



Maple Ridge Official Community Plan Amending Bylaw No. 7554-2019

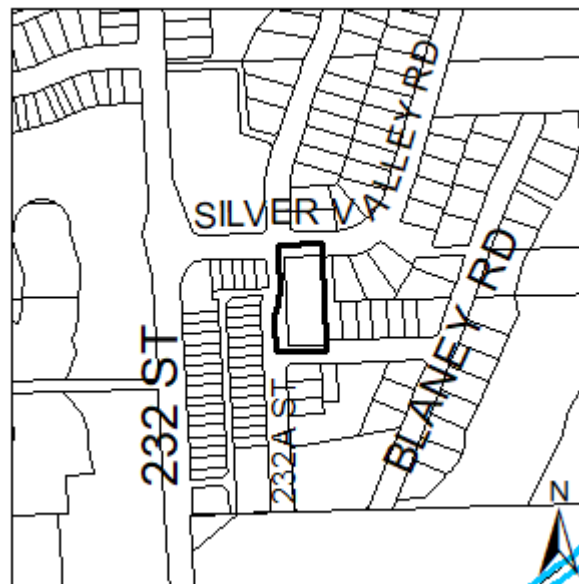
Official Community Plan amendment to re-designate land uses to Medium Density Residential to allow for the proposed R-1 (Residential District) zoning.



- 5b) 2019-067-RZ
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Maple Ridge Zone Amending Bylaw No. 7547-2019

To rezone from RS-3 (One Family Rural Residential) and R-1 (Residential District) to R-1 (Residential District). The current application is to permit a future subdivision of approximately 6 lots.



AND FURTHER TAKE NOTICE that a copy of the aforesaid bylaws and copies of staff reports and other information considered by Council relevant to the matters contained in the bylaws are available for viewing on the City's Land Development Viewer site: <https://gis.mapleridge.ca/LandDevelopmentViewer/LandDevelopmentViewer.html>. The Public Hearing Agenda with full reports can be viewed on the City website at www.mapleridge.ca/640.

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 by having Council members attend remotely and having the Mayor and only necessary staff present in person following all social distancing protocols as per recommendations from our Provincial Health Authorities and Government Officials. Balancing the health and safety of citizens and our democratic processes is first and foremost in our approach during this health emergency, so we are offering additional options for the public to attend remotely.

ALL PERSONS who believe themselves impacted by the bylaws mentioned above, may participate by:

- attending and/or speaking at the meeting in person, or remotely. Remote participation details will be posted on the City website at: <http://www.mapleridge.ca/640/Council-Meetings>;
- submitting a letter prior to the meeting to the Corporate Officer **by 4:00 p.m., Monday, April 20th** via drop-off at City Hall or by mail; or,
- emailing clerks@mapleridge.ca **until 4:00 p.m. on Tuesday, April 21st**.

Please note that all written submissions provided in response to this consultation will become part of the public record which includes the submissions being made available for public inspection.

Dated this 6th day of April, 2020.

Stephanie Nichols
Corporate Officer

**DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2014-069-RZ
File Manager: Therese Melser**

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

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

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

Additional reports provided:

Arborist Report

Habitat Assessment Report

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: March 3, 2020
FILE NO: 2014-069-RZ
MEETING: CoW
SUBJECT: First and Second Reading
Official Community Plan Amending Bylaw No. 7118-2014;
Second Reading
Zone Amending Bylaw No. 7119-2014;
20894 Lougheed Highway

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property located at 20894 Lougheed Highway from RS-1 (One Family Urban Residential) to CS-1 (Service Commercial), to permit future construction of a mixed-use building with five commercial lease units at ground level, and one residential unit above.

This application requires an amendment to the Official Community Plan (OCP) to re-designate the land use(s) from *Urban Residential* and *Conservation* to *Commercial* and *Conservation*. An amendment will be required to adjust the boundary around a watercourse and the steeply sloped area, which increases the Conservation area. Due to the proximity to a watercourse, a Watercourse Protection Development Permit application is also in process.

Council granted first reading to Zone Amending Bylaw No. 7119-2014 and considered the early consultation requirements for the Official Community Plan (OCP) amendment on February 23, 2016. The minimum lot size for the proposed CS-1 Service Commercial zone is 929 m². The subject property is 3040 m² (0.75 acres).

Pursuant to Council policy, this application is exempt from the Community Amenity Contribution Program, as only one residential unit is proposed.

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. 7118-2014 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. 7118-2014 be given first and second reading, and Zone Amending Bylaw No. 7119-2014 be given second reading, and be forwarded to Public Hearing;
- 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) Approval from the Ministry of Transportation and Infrastructure;
- iii) Road dedication on Loughheed Highway as required;
- iv) Park dedication as required for conservation lands and for the protection of the Environmentally Sensitive Areas on the subject property, including construction of walkways; and removal of all debris and garbage from park land;
- v) Registration of a Statutory Right-of-Way Plan for sanitary sewer services;
- vi) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;
- vii) Registration of a Restrictive Covenant for protecting the Residential Parking;
- viii) Registration of a Restrictive Covenant for protecting the Visitor Parking;
- ix) Registration of a Restrictive Covenant for Tree Protection, if the Douglas Fir and its roots area can not be completely protected as needed within the dedicated Park land;
- x) Registration of a Restrictive Covenant for on-site Stormwater Management;
- xi) Removal of existing buildings;
- xii) A Professional Engineer's certification that adequate water quantity for domestic and fire protection purposes is provided;
- xiii) If the Director of Waste Management from the Ministry of Environment determines that a site investigation is required based on the submitted Site Profile, a rezoning, development, or development variance permit cannot be approved until a release is obtained for the subject property(ies);
- xiv) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property, and if so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.

DISCUSSION:

1) Background Context:

Applicant: Pivotal Development Consultants Ltd. Wayne Jackson
 Owner: M K Meadow Development Ltd

Legal Description: Lot 1, District Lot 250, New Westminster District Plan 12376

OCP:
 Existing: Urban Residential, and Conservation
 Proposed: Commercial, and Conservation

Zoning:

Existing: RS-1 (One Family Urban Residential)
Proposed: CS-1 (Service Commercial)

Surrounding Uses:

North:	Use:	Park, and Residential
	Zone:	P-1 (Park and School), and RS-1B (One Family (Medium Density) Residential
	Designation:	Conservation, and Urban Residential
South:	Use:	Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
East:	Use:	Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential and Conservation
West:	Use:	Commercial
	Zone:	CS-1 (Service Commercial)
	Designation:	Commercial

Existing Use of Property: Residential
Proposed Use of Property: Commercial Mixed Use
Site Area: 0.304 ha (0.75 acres)
Access: Loughheed Highway
Servicing: Urban Standard

2) Background:

The subject property located at 20894 Loughheed Highway is approximately 0.304 ha (0.75 acres) in size, and is relatively flat, except for 31% of the property designated as conservation area in the north-east corner. McKenney Creek is crossing the property and the banks of the watercourse exceed slopes of 25% in some areas. The subject property is bounded by residential properties to the east and south, a commercial property to the west (Bob's A-Z Rental) and park and single residential properties to the north, on the other side of Loughheed Highway (See Appendix A and B). There are some significant trees on the property that are intended to be retained and protected.

3) Project Description:

An application has been received to develop a commercial mixed use building for the subject property located at 20894 Loughheed Highway. The applicant is requesting to rezone to CS-1 (Service Commercial) to be able to develop a mixed use building with five commercial lease units at ground level (approx. 421m²) and an apartment above of approximately 140m². The proposed building height is 7.5m. The architectural plans show five commercial units on the ground level, and a partial second level which will contain one apartment. The applicant has not identified the nature of the businesses or tenants that would occupy the units, but did confirm the CS-1 (Service Commercial) zone is appropriate.

The location of the building and parking lot is specifically designed to fit within the setbacks from the Creek and slopes, the setbacks from the Ministry of Transportation, and to protect some significant trees on the property. The building design, window and deck locations have been placed sensitively to minimize negative impacts on existing homes to the south and to focus views to the park areas.

4) Planning Analysis:

i) Official Community Plan:

The development site is currently designated *Urban Residential* and *Conservation*. For the proposed development an OCP amendment is required to re-designate most of the *Urban Residential* area to *Commercial* to allow the proposed CS-1 (Service Commercial) zoning, and to adjust the *Conservation* boundary. Through the draft Lougheed Transit Corridor Concept Plan, which was presented at the December 3, 2019 Council Workshop, the subject property has been identified for ongoing evolution of market uses and provide flexibility in the range of uses permitted, from highway commercial to light industrial employment. The development is consistent with the Concept Plan.

The subject property is located just east of the Commercial area on Lougheed Highway, which extends west to the boundary with Pitt Meadows. The adjacent property to the west, located at 20850 Lougheed, is a commercial site with CS-1 (Service Commercial) zoning. The property to the east is designated Conservation and Urban Residential. Given the location of a portion of McKenney Creek along the frontage of the easterly property, no future commercial use is possible there.

The proposed OCP amendment will permit commercial uses on the site, consistent with the intent of the General Commercial policies in the OCP as described in Section 6.3.4. The creek on the east side of the property separates it from the residential areas to the east, forming a natural separation between Commercial and Residential uses. The site will continue to have this natural separation between commercial and residential uses through the amendment of the Conservation area, protecting and enhancing McKenney Creek. The proposed development is consistent with the surrounding uses and the intent of the OCP.

ii) Zoning Bylaw:

The current application proposes to rezone the property located at 20894 Lougheed Highway from RS-1 (One Family Urban Residential) to CS-1 (Service Commercial) to permit the future development of a mixed use building. The minimum lot size for the current RS-1 (One Family Urban Residential) zone is 668m², and the minimum lot size for the proposed CS-1 (Service Commercial) zone is 929m². The subject property is 3,040m².

iii) Proposed Variances:

Variations from the requirements of the proposed zone will require a Development Variance Permit application. The applicant applied for a variance to reduce the setback to the proposed building in the rear yard from 6.0m to 1.2m, in order to preserve two significant trees on the property. Furthermore, the apartment portion of the building is proposed to be 8.47m high, which will require a variance. These variances will be the subject of a future Council report.

iv) Development Permits:

Pursuant to Section 8.5 of the OCP, a Commercial Development Permit application is required to address the current proposal's compatibility with adjacent development, and to enhance the unique character of the community.

Pursuant to Section 8.9 of the OCP, a Watercourse Protection Development Permit application is required 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”;
- All lands with an average natural slope of greater than 15 percent;
- All floodplain areas and forest lands identified on Schedule “C”

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

v) Advisory Design Panel:

The Advisory Design Panel (ADP) reviewed the form and character of the proposed development and the landscaping plans at a meeting held on May 16, 2018 (see Appendix E and F).

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

“That the following concerns regarding File No. 2014-069-DP be addressed and digital versions of revised drawings & memo be submitted to Planning staff; and further that Planning staff forward this on to the Advisory Design Panel for further review and evaluation.

Landscape Comments:

1. *Respecting trees and landscaping:*
 - a. *Incorporate the tree management requirements from an updated arborist report to include all trees on site ie: trees contained in Environmental area not shown on current landscape plan;*
 - b. *Add tree protection fencing to the drawings and notes for monitoring during construction;*
 - c. *Incorporate permanent landscaping on rooftop deck for screening;*
 - d. *Confirm that landscape at South perimeter is meeting screening and buffer; requirements of the Zoning bylaw (General Requirements) between residential and commercial zones;*
 - e. *Add coniferous trees to improve screening in South landscape buffer.*
2. *Respecting the pedestrian environment and safety:*
 - a. *Add benches, trash receptacles and other site furnishing to enhance the commercial space;*
 - b. *Clarify locations of guard rails at retaining walls;*
 - c. *Provide a pedestrian connection from Lougheed Hwy to the building.*
3. *Respecting landscaping plan details:*
 - a. *On landscape drawing provide details for reference such as for site furnishings, paving, fencing, walls, guard rails, railings, etc.;*
 - b. *Include sections for critical landscape areas such as retained trees and areas near accessible space that have change in grade.*
4. *Confirm if the existing grade is being maintained around the existing significant tree, follow the recommendations of the arborist.*

Architectural Comments:

1. *Respecting form and character:*
 - a. *Improve architectural character to the building;*
 - b. *Consider using alternate materials and an alternate colour palette;*
 - c. *Consider adding contrasting colours to the facades to break the mass;*
 - d. *Add articulation to the facades facing the street;*
 - e. *De-emphasize the horizontal nature of the building by adding more vertical elements;*
 - f. *Consider increasing fenestration to allow more light completed with sun shade on the southern and western facades.*
2. *Respecting the residential element:*
 - a. *Improve the delineation between entrances for commercial and residential uses;*
 - b. *Provide wayfinding signage to the residence and commercial unit 5;*
 - c. *Distinguish character of entrance for residential entry such as a recess.*
3. *Respecting roof or roof top matters:*
 - a. *Delete mansard roof and match residential roof to commercial roof;*
 - b. *Rooftop units must be screened or demonstrate that they are not visible from the other side of Lougheed Hwy;*
 - c. *If rooftop units are visible from Lougheed Highway, provide suitable rooftop screening;*
 - d. *Confirm locations of rooftop units for commercial units 4 and 5.*
4. *Respecting the site and site plan:*
 - a. *Add pylon signage at Lougheed frontage coordinated with the building architecture;*
 - b. *Match garbage kiosk with architecture of project;*
 - c. *Provide landscape lighting and building lighting layout;*
 - d. *Verify parking calculations for the range of anticipated uses, such as restaurants and offices;*
 - e. *Identify the required loading space and demonstrate how loading vehicle can manoeuver on the site and have adequate clearance (respect to tree canopy).*
5. *Other items:*
 - a. *Demonstrate that the project conforms with CPTED principles;*
 - b. *Consider taking advantage of the North view for the residential unit."*

The applicant has been working with staff to address the above concerns, and have submitted revised documents.

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

vi) Development Information Meeting:

A Development Information Meeting was held at Maple Ridge Seniors Activity Centre, located at 12150 224 Street, on April 24, 2019. Two people attended the meeting.

A summary of the main comments and discussions with the attendees was provided by the applicant and include the following main points:

Living south of the proposed, there is a concern of losing backyard privacy, where it is suggested to add some sort of higher screening or trees.

5) Environmental Implications:

The subject property is located to the south side of Lougheed Highway, with McKenney Creek bisecting the north east corner of the site. A 15m top of bank setback has been proposed along the forested ravine. Parkland dedication will be required to ensure qualitative and quantitative enhancement of McKenney Creek (see Attachment H).

A very large Douglas Fir is located in the centre of the subject property, which might be the largest fir encountered within Maple Ridge, with an estimated age of over 120 years. This tree appears to be in good health and its protection is therefore required. The obvious priority in its preservation is safety. The protection of the structural root system of this tree must be assured, and a protective covenant may be required to protect the root system. The applicant has furthermore been working with their qualified professional Arborist and our Environmental Planners to propose a development with best levels of effort to ensure the protection of this Fir and its root system.

6) Traffic Impact:

As the subject property is located within 800 metres of the Lougheed Highway, a referral has been sent to the Ministry of Transportation and Infrastructure. Preliminary approval was recently granted on February 6, 2020, with the following conditions:

- *no storm drainage shall be directed into the Ministry of Transportation and Infrastructure systems. All storm water is to be directed to a municipal maintained system.*
- *all structures are to be located at least 4.5 metres back from the highway right-of-way.*
- *under the Ministry's maintenance contract, our contractor provides landscaping and maintenance services related to highway safety and do not undertake work for aesthetic reasons.*
- *approval of this rezoning application does not constitute approval of any proposed landscaping plan.*

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

7) Interdepartmental Implications:

i) Engineering Department:

Along with the typical engineering referral comments to be resolved, a sanitary sewer service connection through the adjacent property to the sewer on Camwood Avenue, designed by the developers civil engineer was required. The consultant confirmed the site can be adequately served by this connection and that the sewer is able to handle the additional flow. An easement has been registered over the adjacent property on Camwood Avenue, along the west edge of 20897 Camwood Avenue.

8) Intergovernmental Issues:

i) Local Government Act:

An amendment to the OCP requires the local government to consult with any affected parties and to adopt related bylaws in compliance with the procedures outlined in Section 477 of the *Local Government Act*. The amendment required for this application, to amend the Conservation boundary, 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.

CONCLUSION:

It is recommended that first and second reading be given to OCP Amending Bylaw No. 7118-2014, that second reading be given to Zone Amending Bylaw No. 7119-2014, and that application 2014-069-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 Christine Carter”

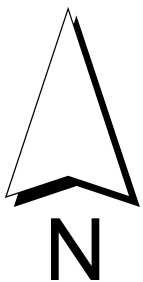
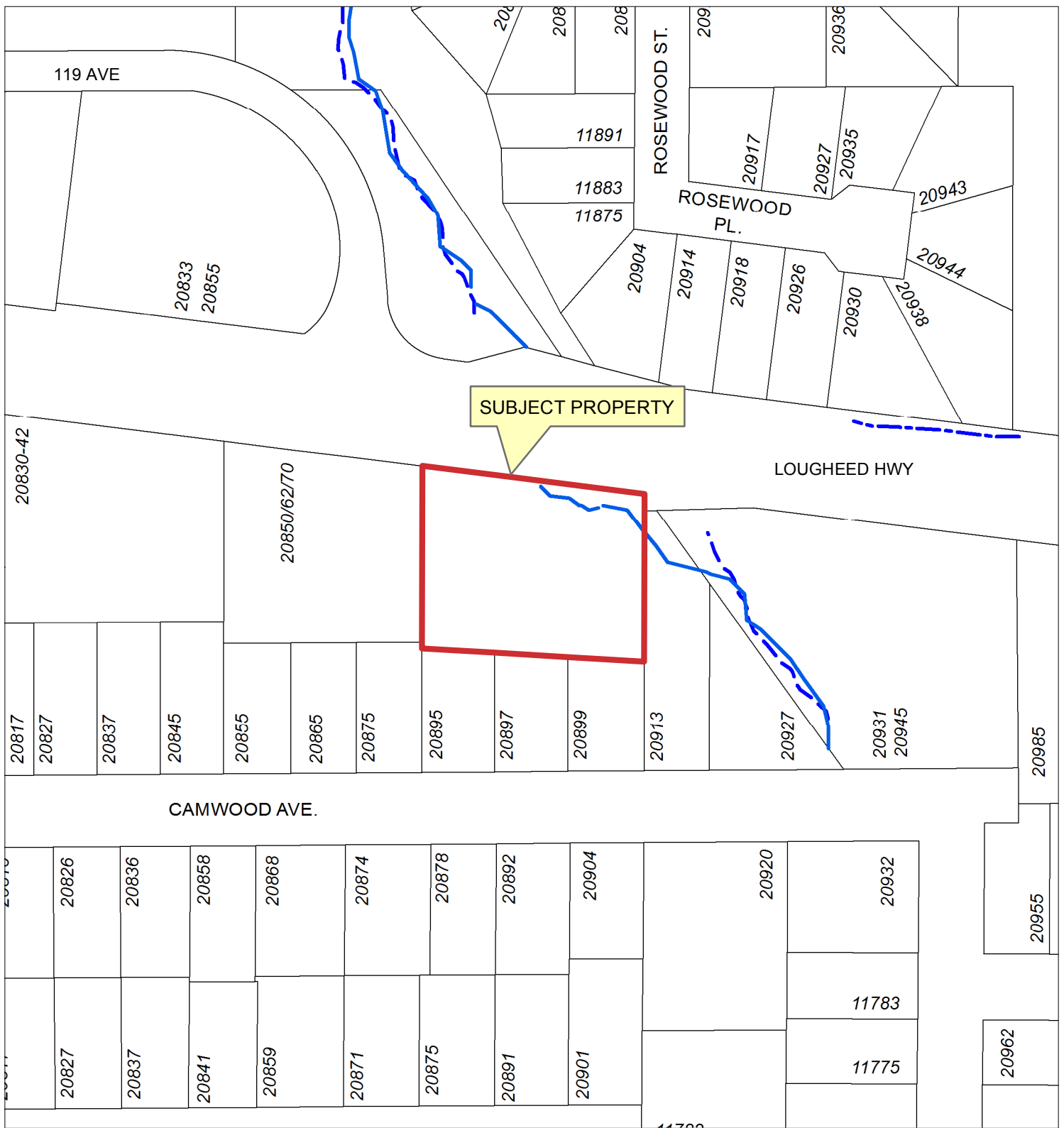
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

“Original signed by David Pollock” for

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. 7118-2014
Appendix D – Zone Amending Bylaw No. 7119-2014
Appendix E – Site Plan
Appendix F – Building Elevation Plans
Appendix G – Landscape Plan including Conservation area



Scale: 1:1,500

Legend

- Stream
- Ditch Centreline
- Indefinite Creek

20894 LOUGHEED HWY

PLANNING DEPARTMENT



mapleridge.ca

FILE: 2014-069-RZ
DATE: Jan 11, 2016

BY: PC

**CITY OF MAPLE RIDGE
BYLAW NO. 7118-2014**

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

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

AND WHEREAS, it is deemed desirable to amend Schedules "B" & "C" to the Official Community Plan;

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7118-2014

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

Lot 1 Except: Firstly; Part on Plan 25556, Secondly; Part on SRW Plan 43436
District Lot 250 Group 1 New Westminster District Plan 12376

and outlined in heavy black line on Map No. 892, a copy of which is attached hereto and forms part of this Bylaw, is hereby redesignated as shown.

3. Schedule "C" is hereby amended for that parcel or tract of land and premises known and described as:

Lot 1 Except: Firstly; Part on Plan 25556, Secondly; Part on SRW Plan 43436
District Lot 250 Group 1 New Westminster District Plan 12376

and outlined in heavy black line on Map No. 893, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended by adding Conservation.

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

READ a first time the 10th day of March, 2020.

READ a second time the 10th day of March, 2020.

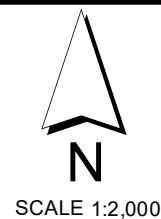
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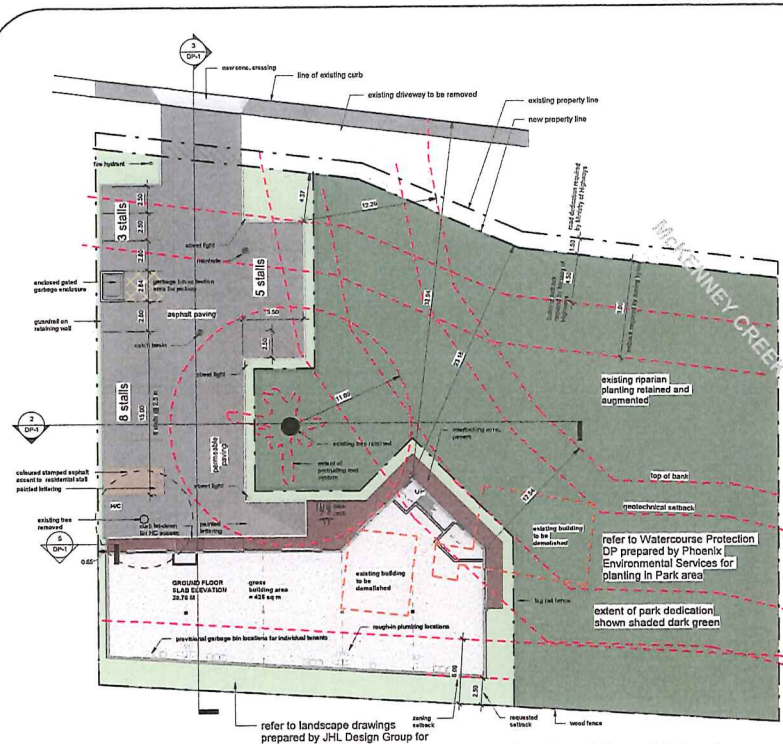
READ a third time the day of , 20 .

ADOPTED, the day of , 20 .

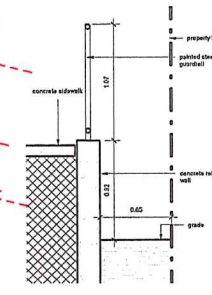
PRESIDING MEMBER

CORPORATE OFFICER

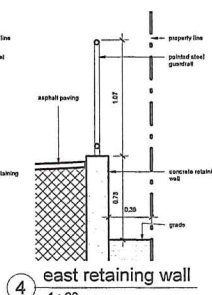




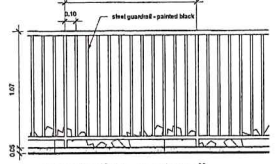
1 site plan at floor slab level
1:200



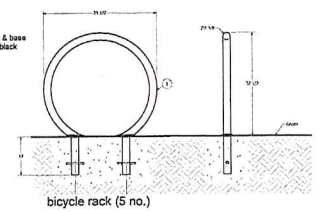
5 east retaining wall at sidewalk
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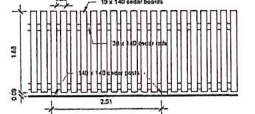
4 east retaining wall
1:20



6 guardrail to east wall
1:20

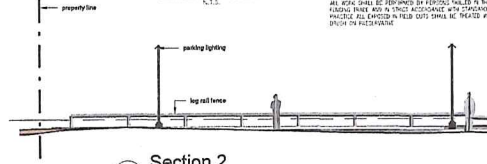


bicycle rack (5 no.)

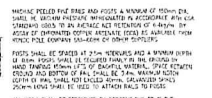


9 perimeter fence
1:50

8 street light side
1:20



3 Section 2
1:100



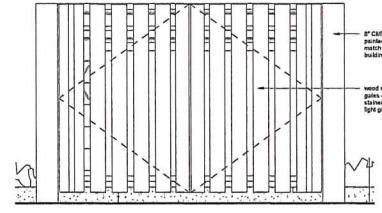
LOG RAIL FENCE DETAIL
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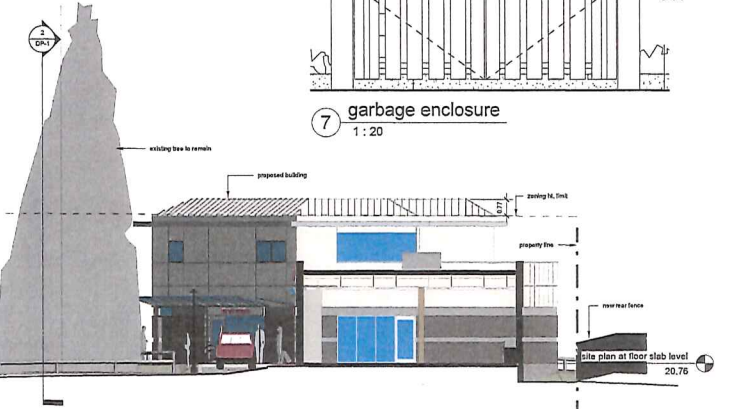
2 Section 1
1:100

Zoning Information
 Current zoning: RS-1
 Proposed zoning: CS-1 (service commercial)
 Proposed use: general commercial with accessory apartment

Site Information:
 a) Site area = 1305 sq m (minimum 2000 sq m permitted)
 b) Building area = 425 sq m
 c) Density = 425 sq m (14.6 %), 40% permitted
 d) Building Height = 8.47 m (7.7 m permitted)
 e) Setbacks:
 a. Front = 32.9 m (8.0 required)
 b. Rear = 2.5 m (0.0 m required)
 c. Sideyards = 0.6 m (0.0 m permitted)
 f) Landscape coverage = 236 sq m (18.6 %) (minimum 5% required)
 g) Parking stalls:
 required = 18
 provided = 16 (incl. 1 HC)



7 garbage enclosure
1:20



site plan & site sections
20.76

Architectural drawings	
Sheet Number	Sheet Name
DP-1	site plan
DP-2	building elevations and plans
DP-3	perspective views
DP-4	site location and surroundings

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This drawing is prepared for the use of the client and is not to be used for any other purpose without the prior written permission of the author.

rev A, March 2016
 update drawing to reflect site conditions added
 site conditions added
 rev B, April 2016
 site plan updated
 rev C, Nov 2016
 site plan updated to reflect tree removal
 rev D, Jan 2017
 re-designed building storage site plan updated
 rev E, March 2018
 building H, corrected

Aug 4/17 - DP submission

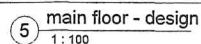
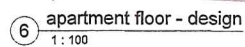
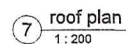
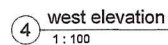
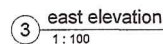
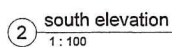
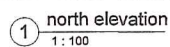
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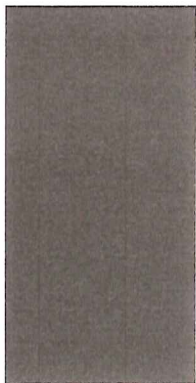
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Architect: **Architectural Inc.**
 11111 111th Ave. S.E. 11111 111th Ave. S.E.
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 11111 111th Ave. S.E. 11111 111th Ave. S.E.

project re-zoning proposal
 22004 Loughhead Highway, Maple Ridge, BC
 drawing title
 site plan & site sections

scale
 project # 15-108 drawing #
 scale as shown
 drawn by GDL
 checked by
 DP-1





Split faced block - Painted
Ralph Lauren
Chalk Stripe
RL4355

Stucco - Painted
Ralph Lauren
Box Pleat
RL4008

Roof:
Vicwest
White White QC 56076



Fascia:
Vicwest
Charcoal QC 16078

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rev A, April 2015
revision up-dates
rev B, April 2016
columns added
rev C, Oct 2017
design updates
rev D, March 2018
perspective updated

Aug 4/17 - DP submission

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architect
Architectural Inc.
Jeffrey L. Lister

10000 Loughhead Highway, Suite 100, Maple Ridge, BC
V2X 1S1
Tel: 604.470.1111
Fax: 604.470.1112
Email: info@architecturalinc.com

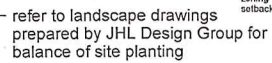
project
re-zoning
proposal

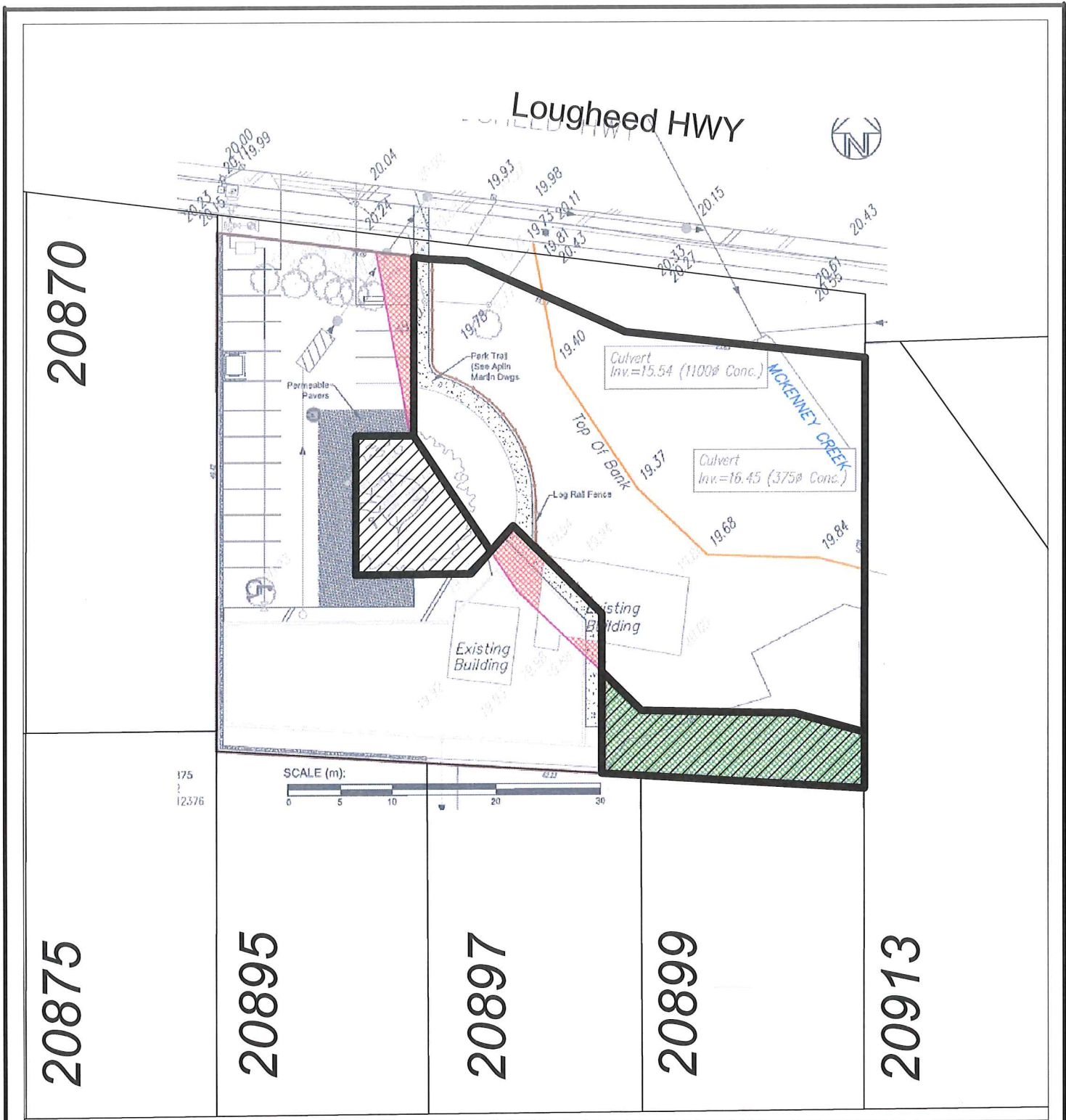
28004 Loughhead Highway, Maple Ridge, BC
drawing title
perspective from east





scale

project # 15-100 drawing #
scale as shown
drawn by GDL
checked by
DP-3

MAPLE RIDGE
FIRE DEPARTMENT





 <p>Scale: 1:500</p>	<p>Legend</p> <p> Covenant</p> <p> Park Dedication</p>	<p>2016-069-RZ Covenant and Dedicated Park</p>	
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		<p>FILE: 2014-069-RZ_Reference.mxd DATE: Feb 20, 2020</p>	
		<p>BY: DT</p>	

Lougheed HWY

20870

20875

20895

20897

20899

20913



Scale: 1:500

Legend



Covenant



Park Dedication

2016-069-RZ
Covenant and Dedicated Park

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

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FILE: 2014-069-RZ_Reference.mxd

DATE: Feb 20, 2020

BY: DT

**DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2017-262-RZ
File Manager: Wendy Cooper**

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

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

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

Additional reports provided:

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First and Second Reading
Official Community Plan Amending Bylaw No. 7620-2020;
Second Reading
Zone Amending Bylaw No. 7409-2017;
11060 Cameron Court

MEETING DATE: March 3, 2020
FILE NO: 2017-262-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property located at 11060 Cameron Court (Appendix A and B) from RS-3 (One Family Rural Residential) to RS-1d (One Family Urban (Half Acre) Residential), with a density bonus, to permit a future subdivision of approximately 18 lots. Council granted first reading to Zone Amending Bylaw No 7409-2017 and considered the early consultation requirements for the Official Community Plan (OCP) amendment on January 16, 2018.

The proposed RS-1d (One Family Urban (Half Acre) Residential) zone utilizing the Density Bonus will allow the development of RS-1b (One Family Urban (Medium Density) Residential) sized single family lots of 557m². The proposed zone and Density Bonus complies with the policies of the Official Community Plan (OCP). However, an amendment to the OCP is required to adjust the areas designated Low Density Residential and to amend the Conservation boundary.

In order to achieve the Density Bonus provision and have RS-1b (One Family Urban (Medium Density) Residential) zone sized lots a Density Bonus contribution of approximately \$55,800.00 will be required.

Pursuant to Council Policy, this application is subject to the City-wide Community Amenity Contribution Program at a rate of \$5,100.00 per single family lot, for an estimated amount of \$86,700.00.

RECOMMENDATIONS:

- 1) That, in accordance with Section 475 of the *Local Government Act*, opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7620-2020 on the municipal website and requiring that the applicant host a Development Information Meeting (DIM), and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;
- 2) That Official Community Plan Amending Bylaw No. 7620-2020 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
- 3) That it be confirmed that Official Community Plan Amending Bylaw No. 7620-2020 is consistent with the Capital Expenditure Plan and Waste Management Plan;

- 4) That Official Community Plan Amending Bylaw No. 7620-2020 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7409-2017 be given second reading, and be forwarded to Public Hearing;
- 6) That the following terms and conditions be met prior to final reading:
 - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii) Amendment to Official Community Plan Schedule "A", Chapter 10.2 Albion Area Plan, Schedule 1: Albion Area Plan, Figure 1: Northeast Albion and Schedule "C";
 - iii) Road dedication on Cameron Court as required;
 - iv) Design and construction of a sanitary sewer pump station, which requires the acquisition of land to facilitate the sanitary pump station at the sole cost of the applicant. This requirement must be filled to the City satisfaction;
 - v) Park dedication as required, including construction of walkways; and removal of all debris and garbage from park land to the City's satisfaction;
 - vi) Submission of a site grading and storm water management plan to the City's satisfaction;
 - vii) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;
 - viii) Registration of a Restrictive Covenant for the protection of the Environmentally Sensitive areas (wetlands) on the subject property;
 - ix) Registration of a Statutory Right-of-Way plan and agreement for infrastructure;
 - x) Registration of a Reciprocal Cross Access Easement Agreement;
 - xi) Registration of a Restrictive Covenant for Tree Protection, and Stormwater Management;
 - xii) Registration of a Restrictive Covenant controlling the future subdivision layout and restricting the building areas on lots to facilitate the optimum subdivision design incorporating the lands to the south addressed as 11045 Cameron Court and 24495 110th Avenue;
 - xiii) Removal of existing buildings;
 - xiv) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property; and if so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site;

- xv) That a voluntary contribution, in the amount of \$86,700.00 (\$5,100 per lot X 17 lots) be provided in keeping with the Council Policy with regard to Community Amenity Contributions; and
- xvi) Payment of the Density Bonus provision of the RS-1d (One Family Urban (Half Acre) Residential), in the amount \$55,800.00 (\$3,100 per lot X 18 lots).

DISCUSSION:

1) Background Context:

Applicant:	WSP Canada Inc., Dexter Hirabe		
Legal Description:	Lot 1 Except: Part Subdivided by Plan 66748, Section 10, Township 12, NWP61001		
OCP:			
Existing:	Low Density Residential, Conservation		
Proposed:	Conservation boundary adjustment		
Zoning:			
Existing:	RS-3 (One Family Rural Residential)		
Proposed:	RS-1d (One Family Urban (Half Acre) Residential), with a Density Bonus through the Community Amenity Program		
Surrounding Uses:			
North:	Use:	Single-Family Residential, Animal Stables	
	Zone:	RS-3 (One Family Rural Residential)	
	Designation:	Low Density Residential, Low/Medium Density Residential, Conservation	
South:	Use:	Single-Family Residential	
	Zone:	RS-3 and RS-2 (One Family Suburban Residential)	
	Designation:	Low Density Residential	
East:	Use:	Kanaka Creek Park	
	Zone:	RS-3	
	Designation:	Park	
West:	Use:	Single-Family Residential	
	Zone:	RS-3	
	Designation:	Low Density Residential and Conservation	
Existing Use of Property:	Single-Family Residential		
Proposed Use of Property:	Single-Family Residential		
Site Area:	1.947 ha (4.81 acres)		
Access:	Cameron Court		
Servicing requirement:	Urban Standard		

2) Project Description:

The applicant has requested to rezone the subject property from RS-3 (One Family Rural Residential) to RS-1d (One Family Urban (Half Acre) Residential), with a Density Bonus.

The RS-1d (One Family Urban (Half Acre) Residential) zone, the base density is a minimum net lot area of 2,000m², minimum lot width of 30m, and a minimum lot depth of 40m. A Density Bonus is an option in the RS-1d (One Family Urban (Half Acre) Residential) zone and shall be applied as follows:

- a. An Amenity Contribution of \$3,100 per lot will be required in any subdivision containing one or more lots with an area of less than 2,000m².
- b. The maximum density permitted through the Density Bonus option is:
 - i. minimum net lot area of 557m²;
 - ii. minimum lot width of 14.0m;
 - iii. minimum lot depth of 27m.
- c. Zoning requirements consistent with the RS-1b (One Family Urban (Medium Density) Residential) zone will apply and supersede the zoning requirements for the RS-1d zone.

The proposal consists of 18 lots amounting to a Density Bonus Contribution of approximately \$55,800.00. As per Council direction, this application will also be subject to the City-wide Community Amenity Contribution Program which will require a contribution of \$5,100.00 per lot. (Appendix E)

The proposed subdivision design of the subject property will eventually require portions of those lands located directly south addressed as 11045 Cameron Court and 24495 110th Avenue to be consolidated with the subject property in order to create lots that currently cannot be created as they would not meet minimum parcel size; lot width or depth. Until the lands to the south develop, a restrictive covenant will be required to protect portions of the lands under application from being built upon in order to secure the design of the ultimate subdivision concept of the subject property as well as 11045 Cameron Court and 24495 110th. (Appendix E)

This application is one of several along the 110th Avenue corridor all of which require the installation of a sanitary sewer pump station. The details and final location of the sanitary sewer pump station has not been finalized with Engineering. Until such time that Engineering is satisfied with the details of the sanitary sewer pump station being constructed under this application and other applications along this corridor cannot proceed beyond third reading.

3) Planning Analysis:

i) Official Community Plan:

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

The Low Density Residential designation corresponds with single detached residential development at a lot density urban standard with lot sizes at 2000m² (half acre). Higher densities may be supportable in compliance with the Density Bonus Program regulations prescribed in the Zoning Bylaw and Albion Area Plan.

The Conservation designation identifies ecologically sensitive lands that require protection in order to ensure that their health, diversity and integrity are maintained. They are considered to be of high environmental or geological sensitivity.

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

The application is in compliance with *OCP Amending Bylaw No. 6995–2013*, that establishes the Density Bonus Program, and in compliance with the proposed *Zone Amending Bylaw No. 6996–2013*, that permits a Density Bonus option in the *Low Density Residential* designation in the Albion Area Plan. The applicant intends to apply the Density Bonus option to this project, as discussed above in the Project Description.

For the proposed development, an OCP amendment will be required to adjust the Low Density Residential designation and Conservation area boundary for protection of the natural features. (Appendix C)

ii) Zoning Bylaw:

The current application proposes to rezone the property located at 11060 Cameron Court from RS-3 (One Family Residential) to RS-1d (One Family Urban (Half Acre) Residential) with a Density Bonus, to permit future subdivision of 18 RS-1b One Family Urban (Medium Density) sized single family lots. The application of the Density Bonus, which is specific to the Albion Area Plan, will permit the application to reduce the single-family lot size from RS-1d (One Family Urban (Half Acre) Residential) base density of 2,000m² to 557m². A Density Bonus Contribution of \$3,100 per lot for each lot that is less than 2,000m² is required for a total of \$55,800.00. As per Council direction, this application will also be subject to the City-wide Community Amenity Contribution Program and will result in a contribution of \$86,700.00 based on \$5,100.00 payable on 17 lots.

iii) Proposed Variances:

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

iv) Development Permits:

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

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

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

v) Development Information Meeting:

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

- *"The future road extension of Cameron Court to meet 112th Street will pass through rough terrain and will not be able to maintain the 30m setback from top of bank on Dunlop Creek.*
- *Want the City require you to complete the road and upgrade services between lots 4 and 5 to your north property line? Currently you are showing services ending on Road A. A w/m loops in addition to the one from 112th Ave will be required on the old guide plan. "*

The applicant has not provided any response to the comments from the Developer Information Meeting.

vi) Parkland Requirement:

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) Environmental Implications:

The subject property is influenced by slopes; trees; and a water course. The applicant's Professional Environmental Professional has submitted the following documents in support of the application:

- Environmental Impact Assessment;
- Geotechnical Report;
- Arborist Report; and
- Watercourse Assessment report.

The Environmental Section is satisfied that the reports submitted meet Maple Ridge's Environmental Development Permit objectives and requirements. The Geotechnical Investigation Report prepared by Western Geotechnical Consultants dated May 17, 2018 will require updating as this report did not review the environmental setbacks. In addition, the geotechnical report assumes that all roof leaders will go directly to the City's storm water system which does not fulfill the Tier A storm water requirements; therefore, an updated Geotechnical report will be required to satisfy the Tier A storm water requirements.

5) Interdepartmental Implications:

i) Engineering Department:

Sanitary Sewer:

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

Stormwater Drainage:

There is no existing storm drainage system fronting the property. A storm sewer main would need to be installed upon the site as a condition of rezoning. The preliminary drawings show the drainage

system outfall to the nearby Kanaka Creek system. This would require a design and sign off from a Qualified Environmental Professional. The drainage proposal would need to be referred to the City's environmental staff as well as the appropriate agencies. It is expected that an outfall of this nature would require permission from the Province.

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

Water:

The existing 150mm watermain does not meet the minimum size of 200mm. In addition it does not provide sufficient fire flow and is exceeding the maximum length for a dead end watermain. As it would for other development on 110 Avenue, the existing 150mm watermain would need to be upgraded to a minimum 250mm main from 240 Street provided that this is, sufficient in delivering the required 60-120 L/s required for single family residential. The developers engineer will need to demonstrate that this is achievable. The watermain could also be looped to the existing system on 112 Avenue.

The preliminary plans show the watermain extending north through the site, under Dunlop Creek and through an existing SROW on 24364 112 Avenue. There is an additional existing SROW on the subject property that is not identified on the preliminary plans, the proposed watermain extension is shown through the ROW, it will need to be confirmed that this is feasible given the nature of the SROW.

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

Forests, Lands, Natural Resource Operations and Rural Development - Approval

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

Geotechnical:

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

ii) Parks & Leisure Services Department:

The Long Term Multipurpose Trail Plan Figure 5 of the OCP, identifies a trail through the subject property as identified on Appendix "F".

iii) Fire Department:

The new proposed subdivision will require City fire hydrants. Hydrants should be located close to proposed lot 13 and lot 19 of the subdivision concept plan.

6) 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 a copy of the response is attached as Appendix G.

7) Intergovernmental Issues:

i) Local Government Act:

An amendment to the OCP requires the local government to consult with any affected parties and to adopt related bylaws in compliance with the procedures outlined in Section 477 of the *Local Government Act*. The amendment required for this application, a revision of the Conservation boundary, 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. 7620-2020, that second reading be given to Zone Amending Bylaw No. 7409-2017, and that application 2017-262-RZ be forwarded to Public Hearing.

“Original signed by Wendy Cooper”

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 Christine Carter”

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

“Original signed by Al Horsman”

Concurrence: **Al Horsman
Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

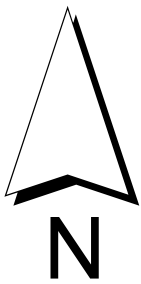
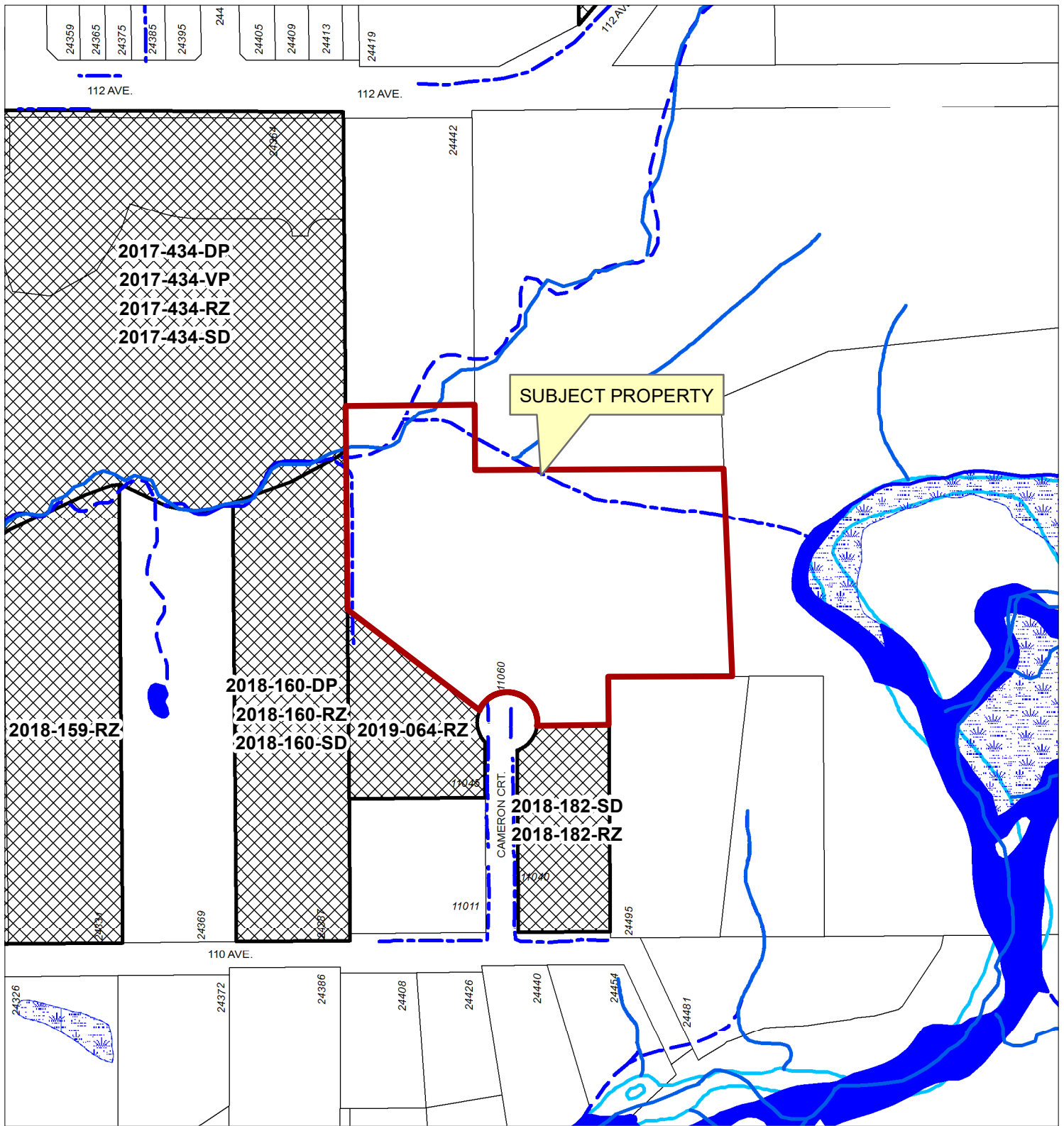
Appendix C – OCP Amending Bylaw No. 7620-2020

Appendix D – Zone Amending Bylaw No. 7409-2017

Appendix E – Subdivision Plan

Appendix F – Park Trail

Appendix G – School District #42



Scale: 1:2,500

Legend

- Stream
- - - Ditch Centreline
- Edge of River
- - - Edge of Marsh
- Indefinite Creek
- River Centreline
- Lake or Reservoir
- Marsh
- River
- ▨ Active Applications (RZ/SD/DP/VP)

11060 CAMERON COURT
PID: 002-672-987

PLANNING DEPARTMENT



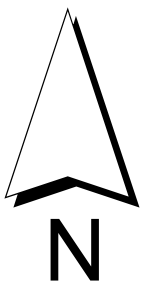
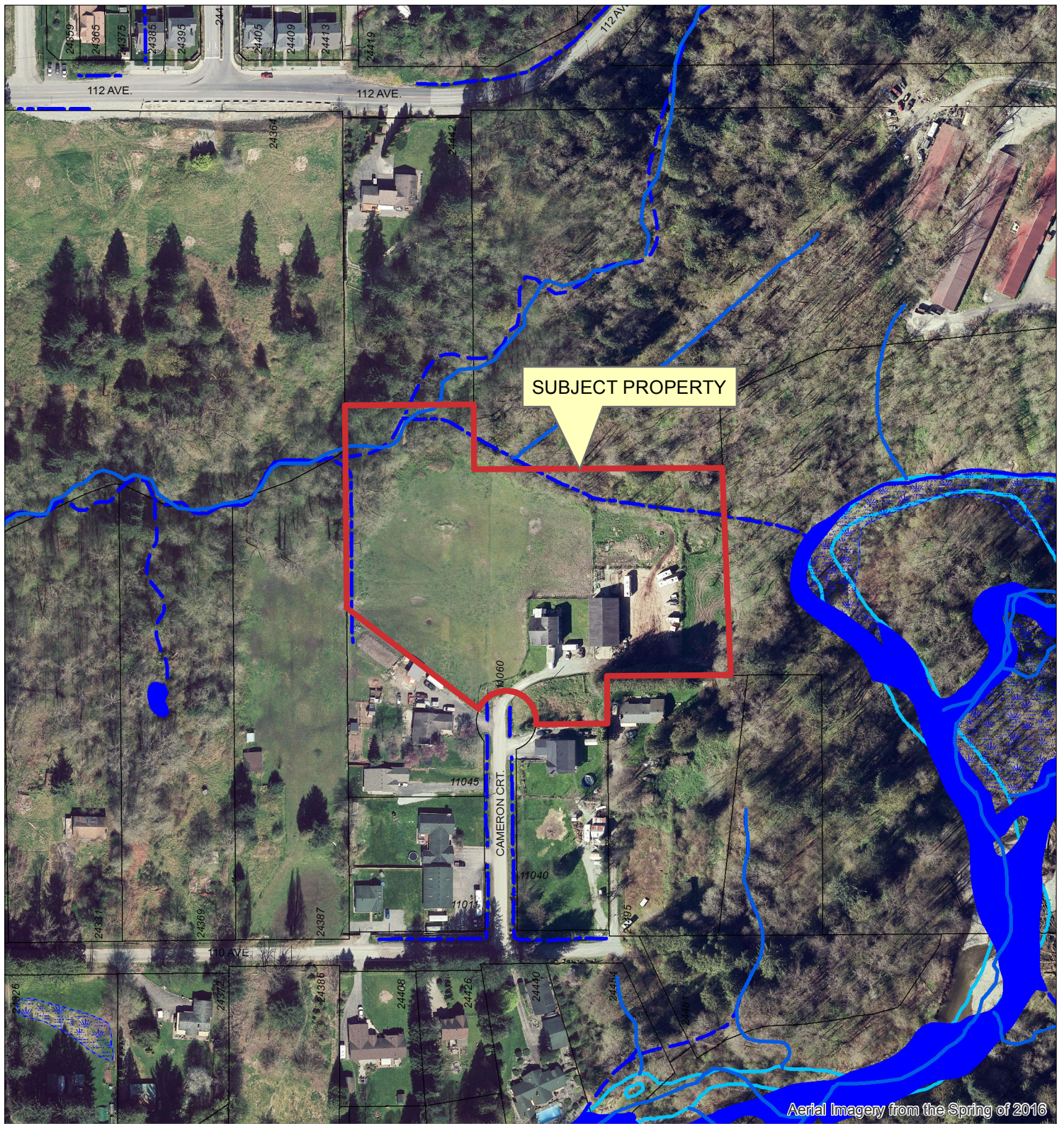
MAPLE RIDGE

British Columbia

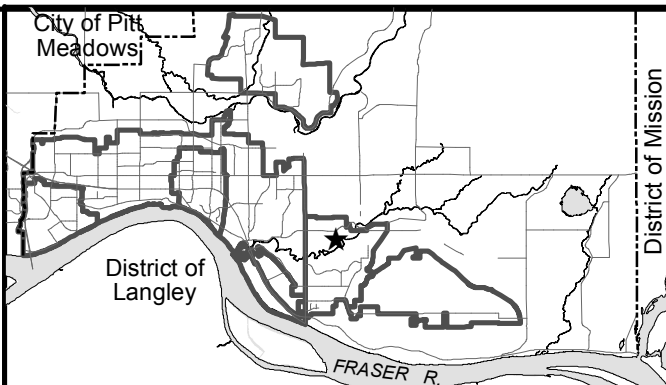
mapleridge.ca

FILE: 2017-262-RZ
DATE: Feb 14, 2020

BY: PC



Scale: 1:2,500



11060 CAMERON COURT

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2017-262-RZ
DATE: Jun 22, 2017

BY: PC

**CITY OF MAPLE RIDGE
BYLAW NO. 7620-2020**

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

WHEREAS, Section 477 of the Local Government Act provides that the Council may revise the Official Community Plan;

AND WHEREAS, it is deemed expedient to amend Schedules "B" & "C" to the Official Community Plan;

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7620-2020.
2. Schedule "B" is hereby amended for that parcel or tract of land and premises known and described as:

Lot 1 Except: Part Subdivided by Plan 66748, Section 10 Township 12 New Westminster
District Plan 61001;

and outlined in heavy black line on Map No. 1016, a copy of which is attached hereto and forms part of this Bylaw, is hereby designated/amended as shown.

3. Schedule "C" is hereby amended for that parcel or tract of land and premises known and described as:

Lot 1 Except: Part Subdivided by Plan 66748, Section 10 Township 12 New Westminster
District Plan 61001

and outlined in heavy black line on Map No. 1017, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended by adding Conservation.

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

READ a first time the 10th day of March, 2020.

READ a second time the 10th day of March, 2020.

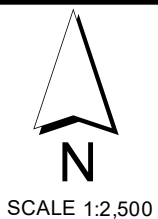
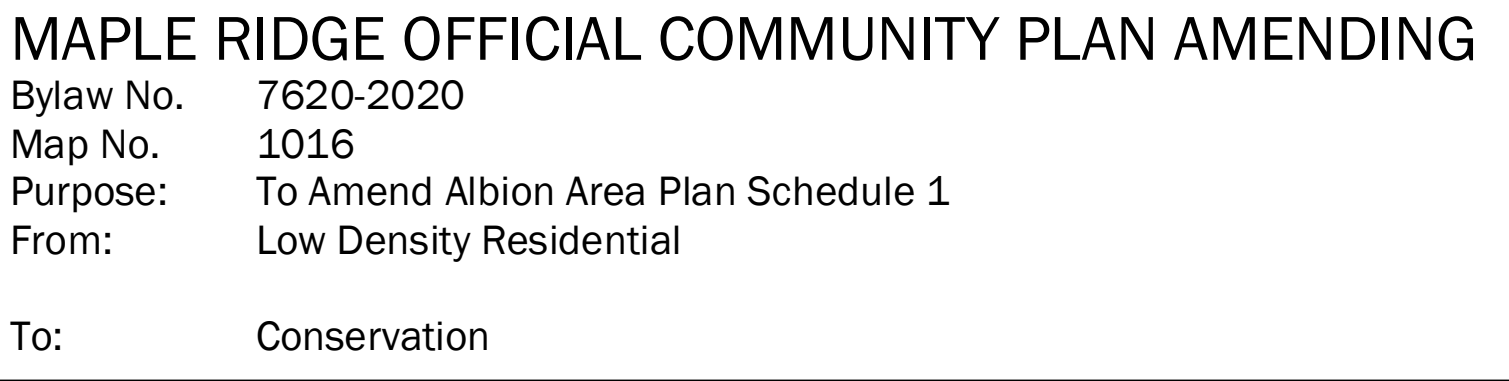
PUBLIC HEARING held the day of , 20

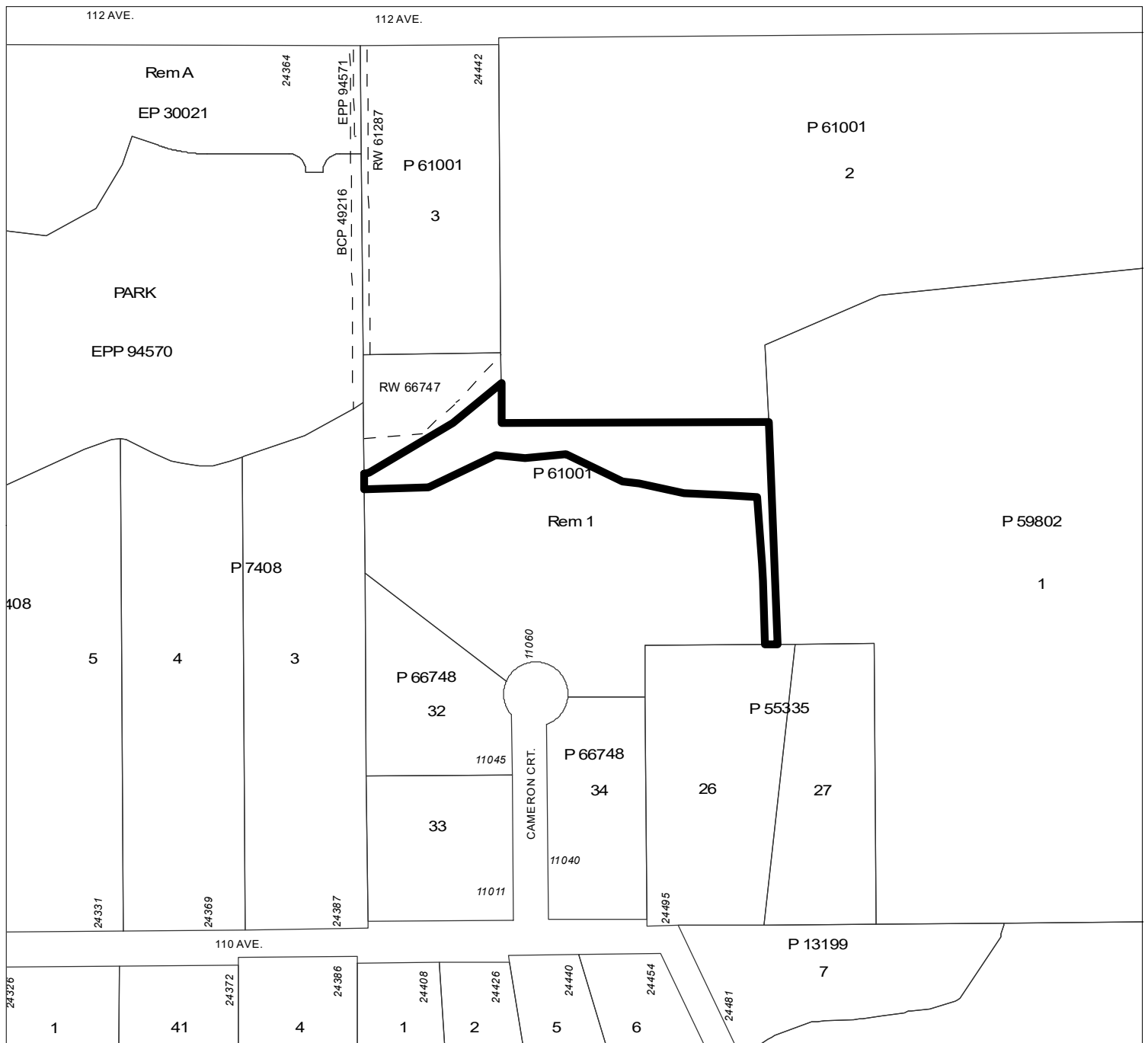
READ a third time the _____ day of _____, 20_____

ADOPTED, the day of , 20 .

PRESIDING MEMBER

CORPORATE OFFICER

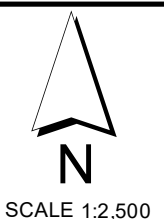




MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7620-2020
 Map No. 1017
 Purpose: To Amend Schedule C As Shown

 To Add To Conservation



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

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

- ADOPTED,** the day of , 20

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7409-2017

Map No. 1742

From: RS-3 (One Family Rural Residential)

To: RS-1d (One Family Urban (Half Acre) Residential)



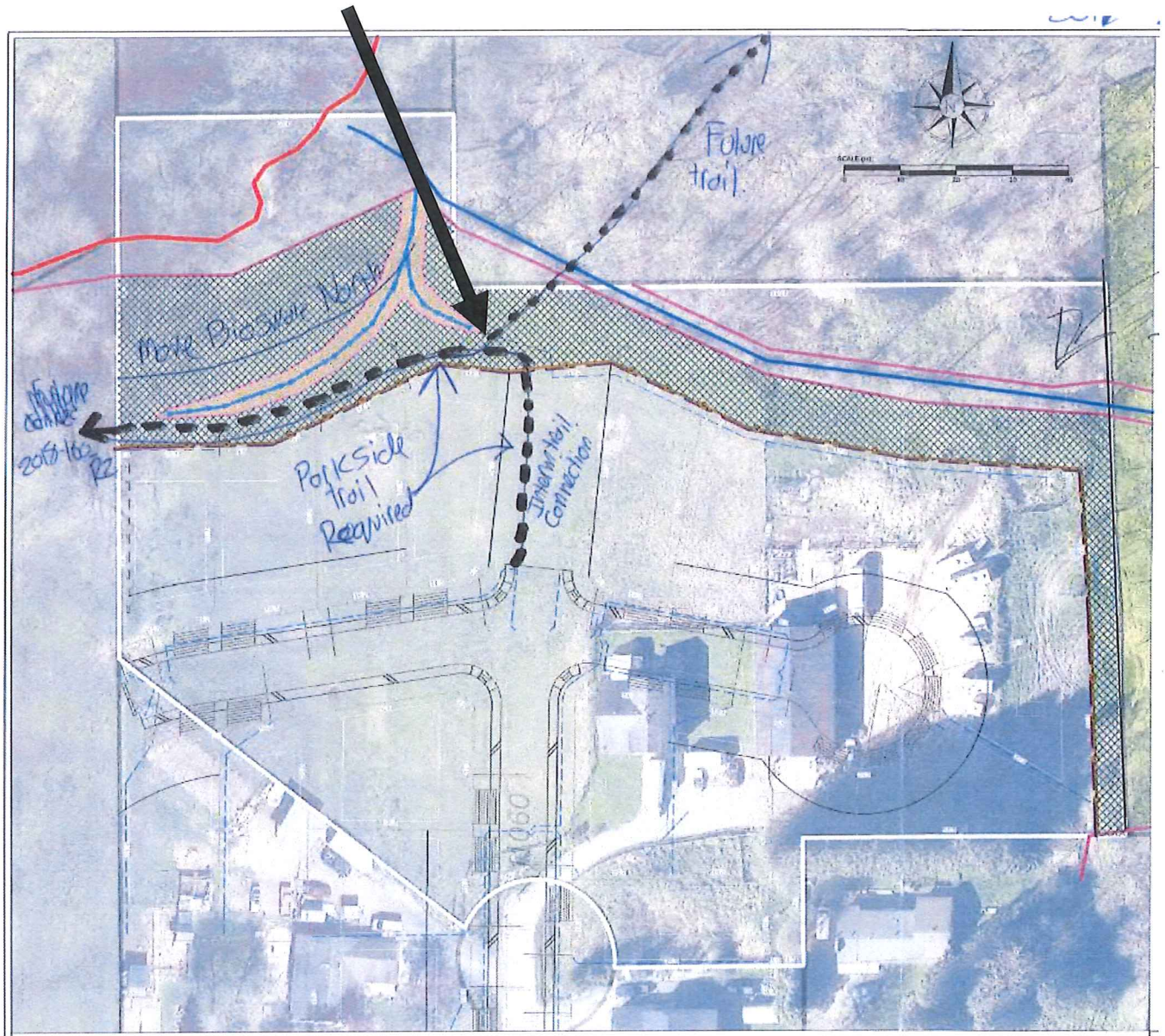
SCALE 1:2,500

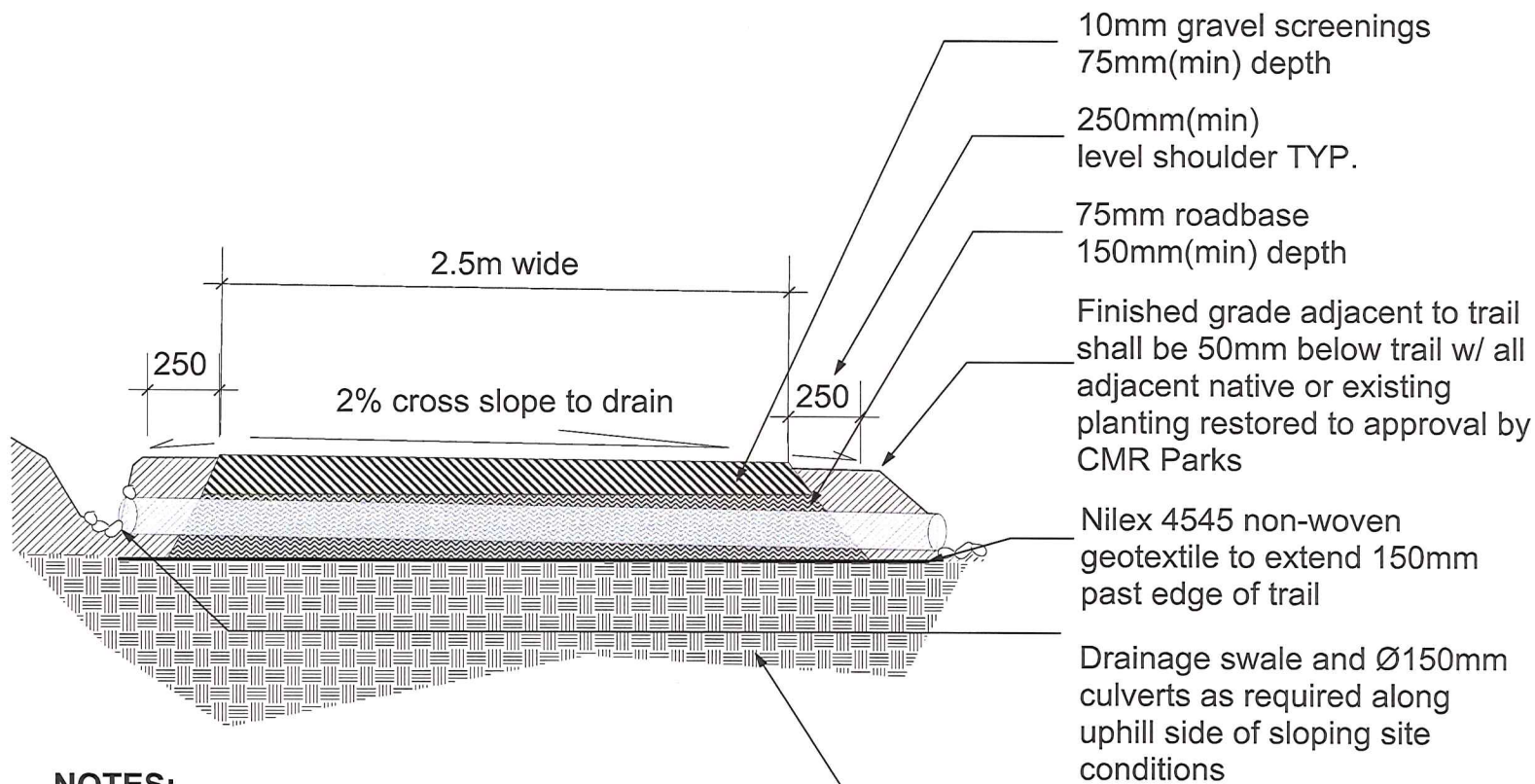
[illegible]

Restrictive covenant required to protect future development

Park Trail to be constructed by applicant.

**Until property develops to the west a
temporary trail will be constructed in the
road dedication**





NOTES:

- Each lift of roadbase shall be compacted to refusal with vibratory roller (min. 120 type)
- Design longitudinal slope shall be 12%. Slopes up to 15% may be accepted with prior City approval.
- Provide culverts every 20m or as required.
- Culverts and swales to direct water to natural drainages.
- Trail layout to avoid significant trees and root zones.
- Trail layout to be approved by City representative.



issued:

project:

title:

PARKSIDE TRAIL STANDARD DETAIL

scale: 1:10

drawn: CN
checked: VR
date: Feb 01, 2019

Copyright reserved. This drawing is the property of the City of Maple Ridge and may not be used without the City's written permission.

Contractors shall verify and be responsible for all dimensions on site. City of Maple Ridge Parks department shall be informed of any changes made on site.

sheet no:

revision:

February 14, 2020

City of Maple Ridge
11995 Haney Place
Maple Ridge, BC V2X 6A9

Attention: Wendy Cooper, M.Sc., MCIP, RPP

Dear Ms. Cooper:

Re: File #: 2017-262-RZ
 Legal: Lot 1 Except: Part Subdivided by Plan 66748, Section 10, Township 12, NWP61001
 Location: 11060 Cameron Court
 From: RS-3 (One Family Rural Residential)
 To: RS-1d (One Family Urban (Half Acre) Residential)

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

Blue Mountain Elementary has an operating capacity of 291 students. For the 2019-20 school year the student enrolment at Blue Mountain Elementary is 282 students (97% utilization) including 104 students from out of catchment.

Garibaldi Secondary has an operating capacity of 1050 students. For the 2019-20 school year the student enrolment at Garibaldi Secondary is 898 students (86% utilization) including 724 students from out of catchment.

Sincerely,



Flavia Coughlan
Secretary Treasurer
The Board of Education of School District No. 42 (Maple Ridge – Pitt Meadows)

cc: Rick Delorme
 Karen Yoxall

DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2018-159-RZ
File Manager: Wendy Cooper

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

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

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

Additional reports provided:

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First and Second Reading
Official Community Plan Amending Bylaw No.7624-2020;
Second Reading
Zone Amending Bylaw No. 7463-2018;
24331 110 Avenue and 24315 110 Avenue

MEETING DATE: March 24, 2020
FILE NO: 2018-159-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties located at 24331 110 Avenue and 24315 110 Avenue from RS-3 (One Family Rural Residential) to RS-1d (One Family Urban (Half Acre) Residential), with a density bonus, to permit a future subdivision of approximately 19 lots. Council granted first reading to Zone Amending Bylaw No 7463-2018 and considered the early consultation requirements for the Official Community Plan (OCP) amendment on June 26, 2018.

The proposed RS-1d (One Family Urban (Half Acre) Residential) zone utilizing the Density Bonus will allow the development of RS-1b (One Family Urban (Medium Density) Residential) sized single family lots of 557m². The proposed zone and Density Bonus complies with the policies of the Official Community Plan (OCP). However, an amendment to the OCP is required to adjust the areas designated Low Density Residential and to amend the Conservation boundary.

In order to achieve the Density Bonus provision and have RS-1b (One Family Urban (Medium Density) Residential) zone sized lots a Density Bonus contribution of approximately \$55,800.00 will be required.

Pursuant to Council Policy, this application is subject to the City-wide Community Amenity Contribution Program at a rate of \$5,100.00 per single family lot, for an estimated amount of \$86,700.00.

RECOMMENDATIONS:

- 1) That, in accordance with Section 475 of the Local Government Act, opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7624-2020 on the municipal website and requiring that the applicant host a Development Information Meeting (DIM), and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;
- 2) That Official Community Plan Amending Bylaw No. 7624-2020 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
- 3) That it be confirmed that Official Community Plan Amending Bylaw No. 7624-2020 is consistent with the Capital Expenditure Plan and Waste Management Plan;

- 4) That Official Community Plan Amending Bylaw No. 7624-2020 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7463-2018 be given second reading, and be forwarded to Public Hearing;
- 6) That the following terms and conditions be met prior to final reading:
 - i. Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii. Adoption of Official Community Plan Amending Bylaw No. 7624-2020 to amend Schedule "A", Chapter 10.2 Albion Area Plan, Schedule 1: Albion Area Plan, Figure 1: Northeast Albion and Schedule "C";
 - iii. Road dedication on 110th Avenue as required;
 - iv. Design and construction of a sanitary sewer pump station, which requires the acquisition of land to facilitate the sanitary pump station at the sole cost of the applicant. This requirement must be filled to the City satisfaction;
 - v. Park dedication as required, including construction of walkways; and removal of all debris and garbage from park land to the City's satisfaction;
 - vi. Submission of a site grading and storm water management plan to the City's satisfaction;
 - vii. Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;
 - viii. Registration of a Restrictive Covenant for the protection of the Environmentally Sensitive areas (wetlands) on the subject properties;
 - ix. Registration of a Statutory Right-of-Way plan and agreement for infrastructure;
 - x. Registration of a Restrictive Covenant for Tree Protection, and Stormwater Management;
 - xi. Consolidations of the subject properties;
 - xii. Removal of existing buildings;
 - xiii. 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; and if so, a Stage 1 Site Investigation Report is required to ensure that the subject properties is not a contaminated site;
 - xiv. That a voluntary contribution, in the amount of \$86,700.00 (\$5,100 per lot X 17 lots) be provided in keeping with the Council Policy with regard to Community Amenity Contributions; and
 - xv. Payment of the Density Bonus provision of the RS-1d (One Family Urban (Half Acre) Residential), in the amount \$55,800.00 (\$3,100 per lot X 18 lots).

DISCUSSION:

1) Background Context:

Applicant:	Don Bowins
Legal Description:	Lot 5, Section 10, Township 12, New Westminister District Plan 7408 and Lot 6, Section 10, Township 12, New Westminister District Plan
OCP:	
Existing:	Low Density Residential and Conservation
Zoning:	
Existing:	RS-3 (One Family Rural Residential)
Proposed:	RS-1d (One Family Urban (Half Acre) Residential) with a Density Bonus through the Albion Community Amenity Program to achieve RS-1b (One Family Urban(Medium Density) Residential)
Surrounding Uses:	
North:	Use: Vacant Land Zone: RS-3 (One Family Rural Residential) Designation: Conservation
South:	Use: Rural Residential Zone: RS-3 (One Family Residential) Designation: Low Density Residential;
East:	Use: Accessory building Zone: RS-3 (One Family Rural Residential) Designation: Low Density Residential and Conservation
West:	Use: Rural Residential Zone: RS-3 (One Family Residential) Designation: Low Density Residential and Conservation
Existing Use of Properties:	Rural Residential
Proposed Use of Properties:	Single Family Residential
Site Area:	1.97 HA. (4.86 acres)
Access:	110 th Avenue
Servicing requirement:	Urban Standard

2) Project Description:

The applicant has requested to rezone the subject properties from RS-3 (One Family Rural Residential) to RS-1d (One Family Urban (Half Acre) Residential), with a Density Bonus.

The RS-1d (One Family Urban (Half Acre) Residential) zone, the base density is a minimum net lot area of 2,000m², minimum lot width of 30m, and a minimum lot depth of 40m. A Density Bonus is an option in the RS-1d (One Family Urban (Half Acre) Residential) zone and shall be applied as follows:

- a. An Amenity Contribution of \$3,100 per lot will be required in any subdivision containing one or more lots with an area of less than 2,000m².
- b. The maximum density permitted through the Density Bonus option is:
 - i. minimum net lot area of 557m²;
 - ii. minimum lot width of 14.0m;
 - iii. minimum lot depth of 27m.
- c. Zoning requirements consistent with the RS-1b (One Family Urban (Medium Density) Residential) zone will apply and supersede the zoning requirements for the RS-1d zone.

The proposal consists of 19 lots amounting to a Density Bonus Contribution of approximately \$55,800.00. As per Council direction, this application will also be subject to the City-wide Community Amenity Contribution Program which will require a contribution of \$5,100.00 per lot. (Appendix E)

This application is one of several along the 110th Avenue corridor all of which require the installation of a sanitary sewer pump station. The details and final location of the sanitary sewer pump station has not been finalized with Engineering. Until such time that Engineering is satisfied with the details of the sanitary sewer pump station being constructed under this application and other applications along this corridor the subject application cannot proceed beyond third reading.

3) Planning Analysis:

i) Official Community Plan:

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

The Low Density Residential designation corresponds with single detached residential development at a lot density urban standard with lot sizes at 2000m² (half acre). Higher densities may be supportable in compliance with the Density Bonus Program regulations prescribed in the Zoning Bylaw and Albion Area Plan.

The Conservation designation identifies ecologically sensitive lands that require protection in order to ensure that their health, diversity and integrity are maintained. They are considered to be of high environmental or geological sensitivity.

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

The application is in compliance with *OCP Amending Bylaw No. 6995-2013*, that establishes the Density Bonus Program, and in compliance with the Zoning Bylaw, that permits a Density Bonus option in the *Low Density Residential* designation in the Albion Area Plan. The applicant intends to apply the Density Bonus option to this project, as discussed above in the Project Description.

For the proposed development, an OCP amendment will be required to adjust the Low Density Residential designation and Conservation area boundary for protection of the natural features. (Appendix C)

ii) **Zoning Bylaw:**

The current application proposes to rezone the properties located at 24331 and 24315 110th Avenue from RS-3 (One Family Residential) to RS-1d (One Family Urban (Half Acre) Residential) with a Density Bonus, to permit future subdivision of 19 RS-1b One Family Urban (Medium Density) sized single family lots. The application of the Density Bonus, which is specific to the Albion Area Plan, will permit the application to reduce the single-family lot size from RS-1d (One Family Urban (Half Acre) Residential base density of 2,000m² to 557m². A Density Bonus Contribution of \$3,100 per lot for each lot that is less than 2,000m² is required for a total of \$55,800.00. As per Council direction, this application will also be subject to the City-wide Community Amenity Contribution Program and will result in a contribution of \$86,700.00 based on \$5,100.00 payable on 17 lots.

iii) **Proposed Variances:**

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

iv) **Development Permits:**

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

- All areas designated *Conservation* on Schedule "B" or all areas within 50 metres of an area designated *Conservation* on Schedule "B";
- All lands with an average natural slope of greater than 15 percent;
- All floodplain areas and forest lands identified on Schedule "C"

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

v) **Development Information Meeting:**

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

- *"The future road extension of Cameron Court to meet 112th Avenue will pass through rough terrain and will not be able to maintain the 30m setback from top of bank on Dunlop Creek.*
- *Want the City to require you to complete the road and upgrade services between lots 4 and 5 to your north property line? Currently you are showing services ending on Road A. A w/m loops in addition to the one from 112th Ave will be required on the old guide plan."*

The applicant has not provided any response to the comments from the Developer Information Meeting.

vi) Parkland Requirement:

As there are more than two additional lots proposed to be created, the developer will be required to comply with the park dedication requirements of Section 510 of the *Local Government Act* prior to subdivision approval.

For this project, there is sufficient land that is proposed to be dedicated as park on the subject properties and this land will be required to be dedicated as a condition of Final Reading.

4) Environmental Implications:

The subject property is influenced by slopes; trees; and a water course. The applicant's Professional Environmental Professional has worked with the City's Environmental Section with respect to setbacks from Dunlop Creek and a habitat balance for the subject properties.

5) Interdepartmental Implications:

i) Engineering Department:

In order for the proposed development to be serviced by sanitary sewer, a sanitary pump station and forcemain are required to be constructed in addition to the gravity sewer main. The pump station will be constructed in a dedicated road ROW along the north side of 110 Avenue at the east end. The acquisition of the dedicated road and security for the construction of the pump station and the associated piping will be a requirement of the applicant before adoption of Zone Amending Bylaw No. 7463-2018. At this current time there are several applications along the 110th Avenue corridor which require the pump station and associated sewer mains and, as a condition of zoning, the full cost of these works is being secured by each of these applicants individually. Once constructed the pump station and required sewer mains will be reviewed under the City's *Excess or Extended Service and Latecomer Payments Policy* (Policy No.: 9.11).

ii) Parks & Leisure Services Department:

The Long Term Multipurpose Trail Plan Figure 5 of the OCP, identifies a trail through the subject property as identified on Appendix "F".

iii) Fire Department:

The applicant will be required to install City fire hydrants on the proposed street to service these properties. The number and location of these fire hydrants will be reviewed through the civil design submission to the Engineering Department.

6) 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 a copy of the response is attached as Appendix G.

7) **Intergovernmental Issues:**

i) **Local Government Act:**

An amendment to the OCP requires the local government to consult with any affected parties and to adopt related bylaws in compliance with the procedures outlined in Section 477 of the Local Government Act. The amendment required for this application, (insert amendment), 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. 7624-2020, that second reading be given to Zone Amending Bylaw No. 7463-2018 and that application 2018-159-RZ be forwarded to Public Hearing.

“Original signed by Wendy Cooper”

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 Christine Carter”

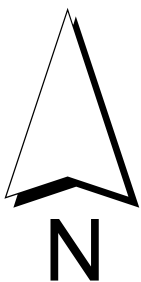
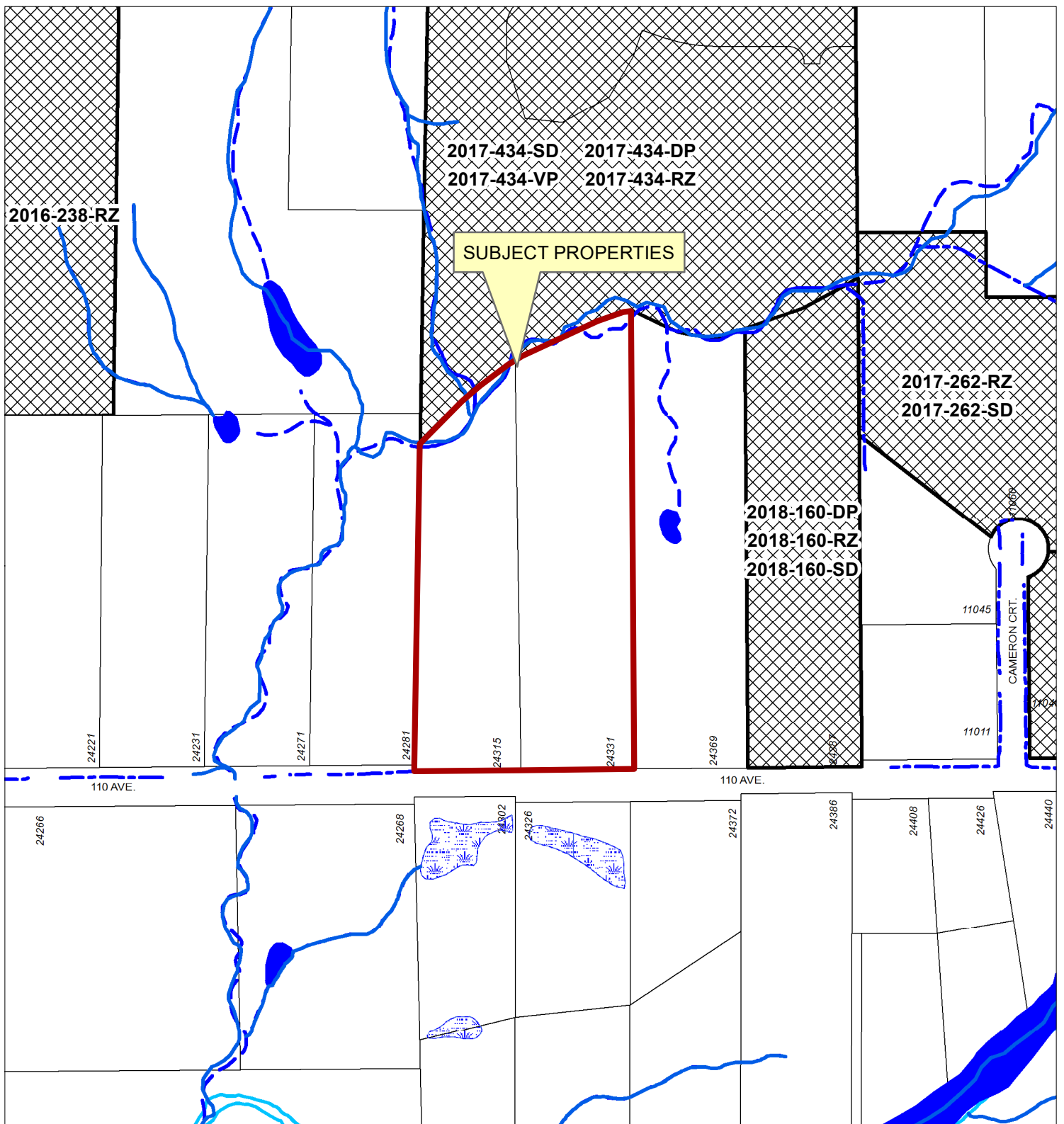
Approved by: **Christine Carter, M.PL, MCIP, RPP
GM Planning & Development Services**

“Original signed by Al Horsman”

Concurrence: **Al Horsman
Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – OCP Amending Bylaw No. 7624-2020
Appendix D – Zone Amending Bylaw No. 7463-2018
Appendix E – Subdivision Plan
Appendix F – Park Trail
Appendix G – School District #42



Scale: 1:2,500

Legend

- Stream
- Ditch Centreline
- Edge of River
- Edge of Marsh
- Indefinite Creek
- River Centreline
- Lake or Reservoir
- ▨ Marsh
- River
- Active Applications (RZ/SD/DP/VP)

24315/31 110 AVENUE
PID'S: 011-220-473 & 011-220-465

PLANNING DEPARTMENT

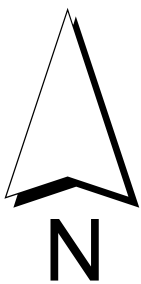
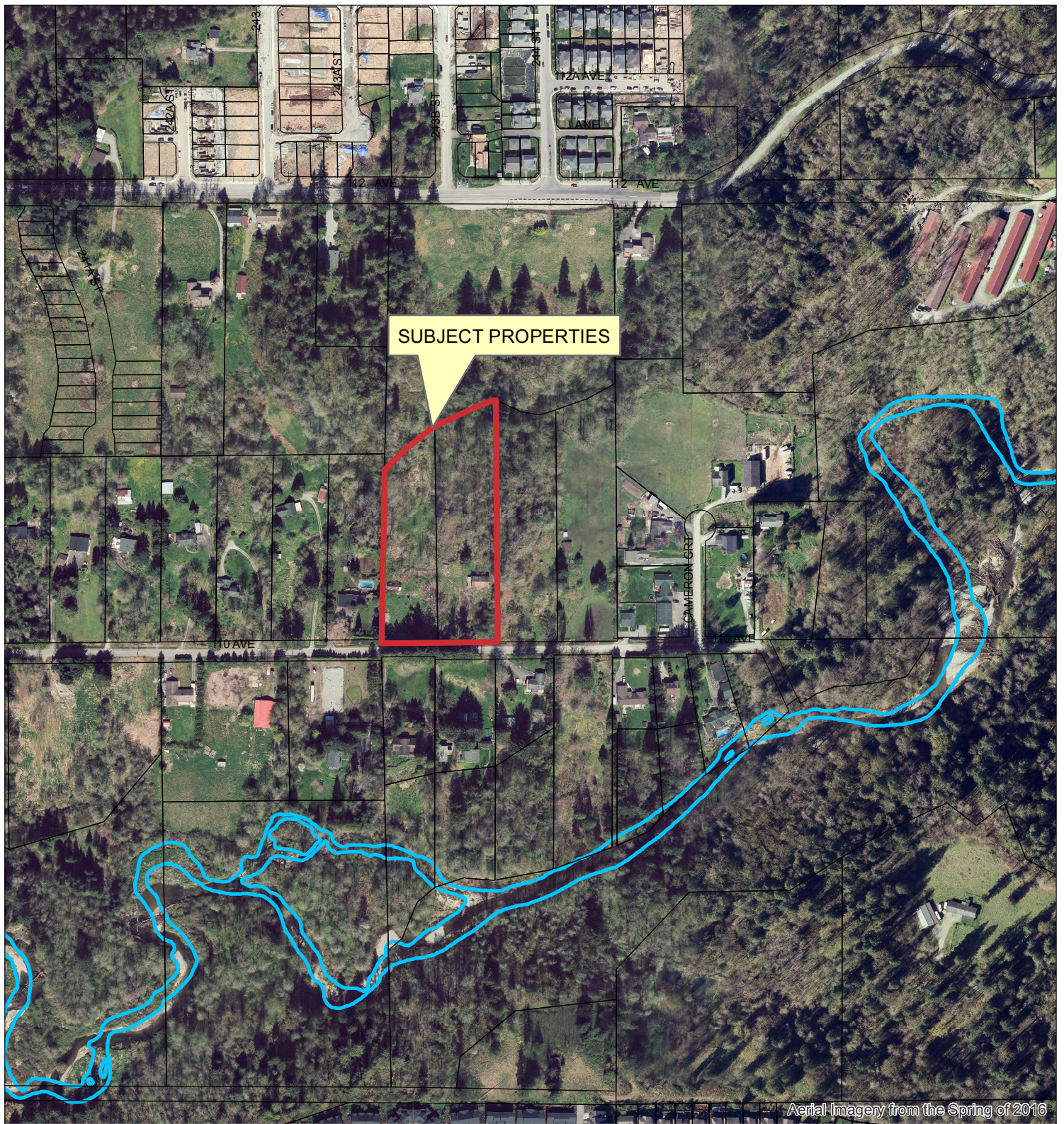


MAPLE RIDGE
British Columbia

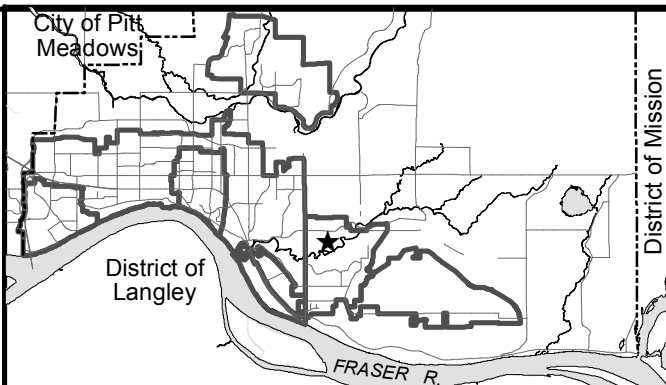
mapleridge.ca

FILE: 2018-159-RZ
DATE: Feb 25, 2020

BY: PC



Scale: 1:4,740



24315 & 24331 110 AVENUE

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2018-159-SD
DATE: Apr 19, 2018

BY: LP

**CITY OF MAPLE RIDGE
BYLAW NO. 7624-2020**

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

WHEREAS Section 477 of the Local Government Act provides that the Council may revise the Official Community Plan;

AND WHEREAS it is deemed expedient to amend Schedules "B" & "C" to the Official Community Plan;

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7624-2020"
2. Schedule "B" is hereby amended for that parcel or tract of land and premises known and described as:

Lot 5 Section 10 Township 12 New Westminster District Plan 7408
Lot 6 Section 10 Township 12 New Westminster District Plan 7408

and outlined in heavy black line on Map No. 1018, a copy of which is attached hereto and forms part of this Bylaw, is hereby designated/amended as shown.

3. Schedule "C" is hereby amended for that parcel or tract of land and premises known and described as:

Lot 5 Section 10 Township 12 New Westminster District Plan 7408
Lot 6 Section 10 Township 12 New Westminster District Plan 7408

and outlined in heavy black line on Map No. 1019, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended by adding Conservation.

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

READ a first time the 31st day of March, 2020.

READ a second time the 31st day of March, 2020.

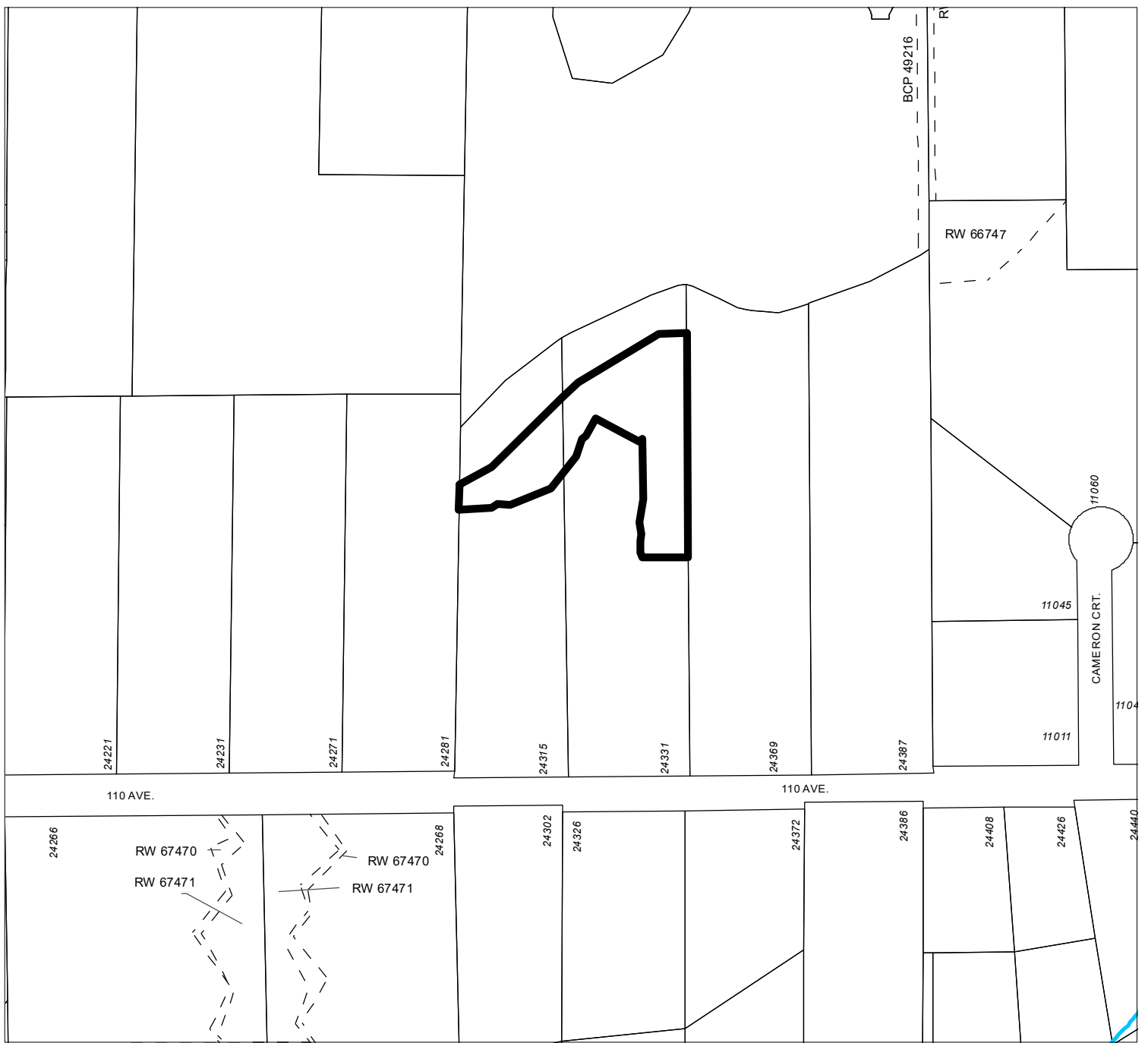
PUBLIC HEARING held the day of , 20

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

ADOPTED, the day of , 20 .

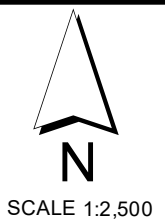
PRESIDING MEMBER

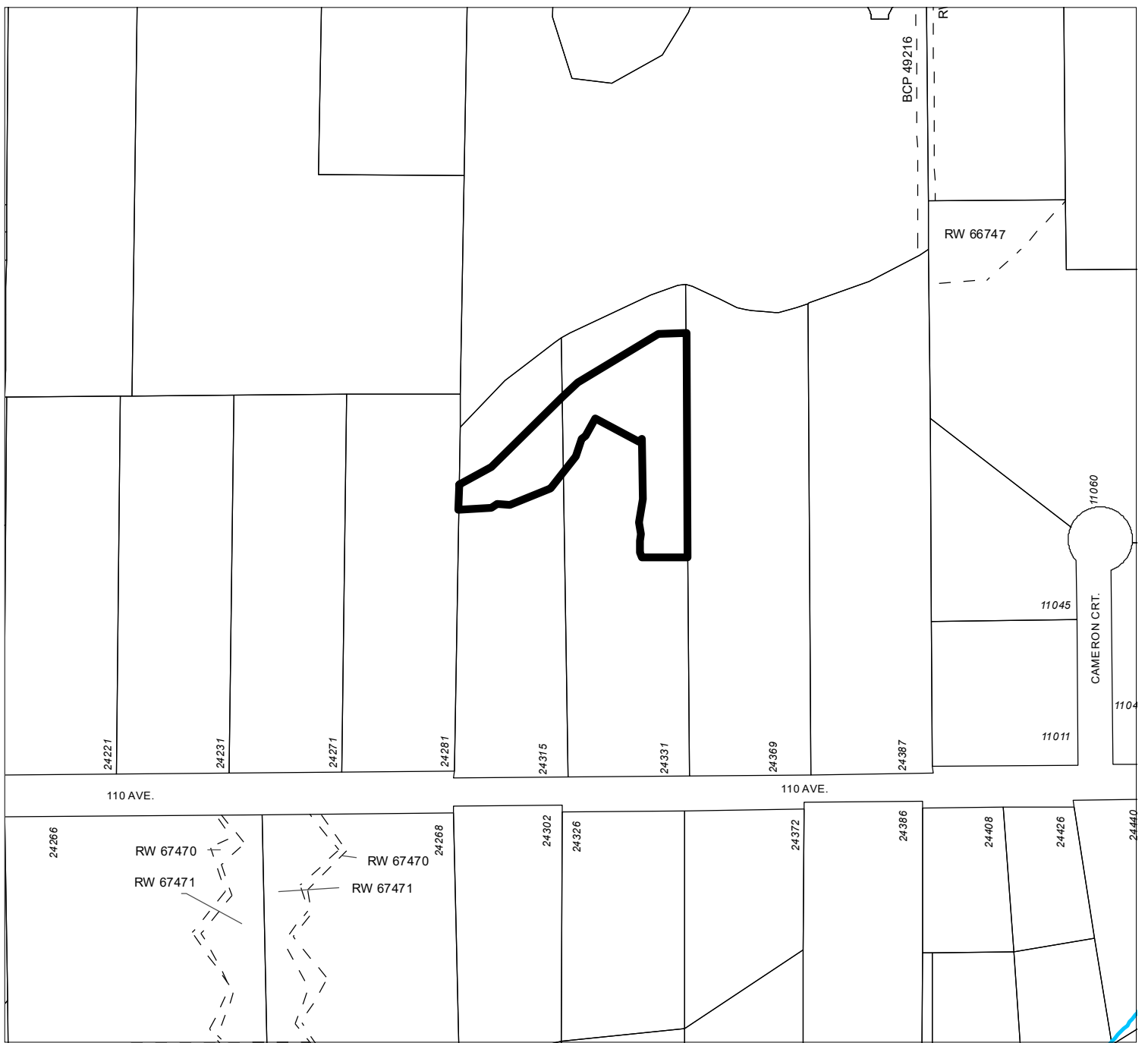
CORPORATE OFFICER



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7624-2020
 Map No. 1018
 Purpose: To Amend Albion Area Plan Schedule 1
 From: Low Density Residential
 To: Conservation

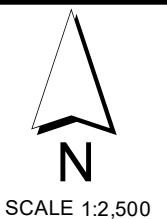




MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7624-2020
 Map No. 1019
 Purpose: To Amend Schedule C As Shown

 To Add To Conservation



**CITY OF MAPLE RIDGE
BYLAW NO. 7463-2018**

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7463-2018."
2. Those parcels or tracts of land and premises known and described as:

Lot 5 Section 10 Township 12 New Westminster District Plan 7408
Lot 6 Section 10 Township 12 New Westminster District Plan 7408

and outlined in heavy black line on Map No. 1762 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to RS-1d (One Family Urban (Half Acre) Residential).

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

READ a first time the 26th day of June, 2018.

READ a second time the 31st day of March, 2020.

PUBLIC HEARING held the day of , 20

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

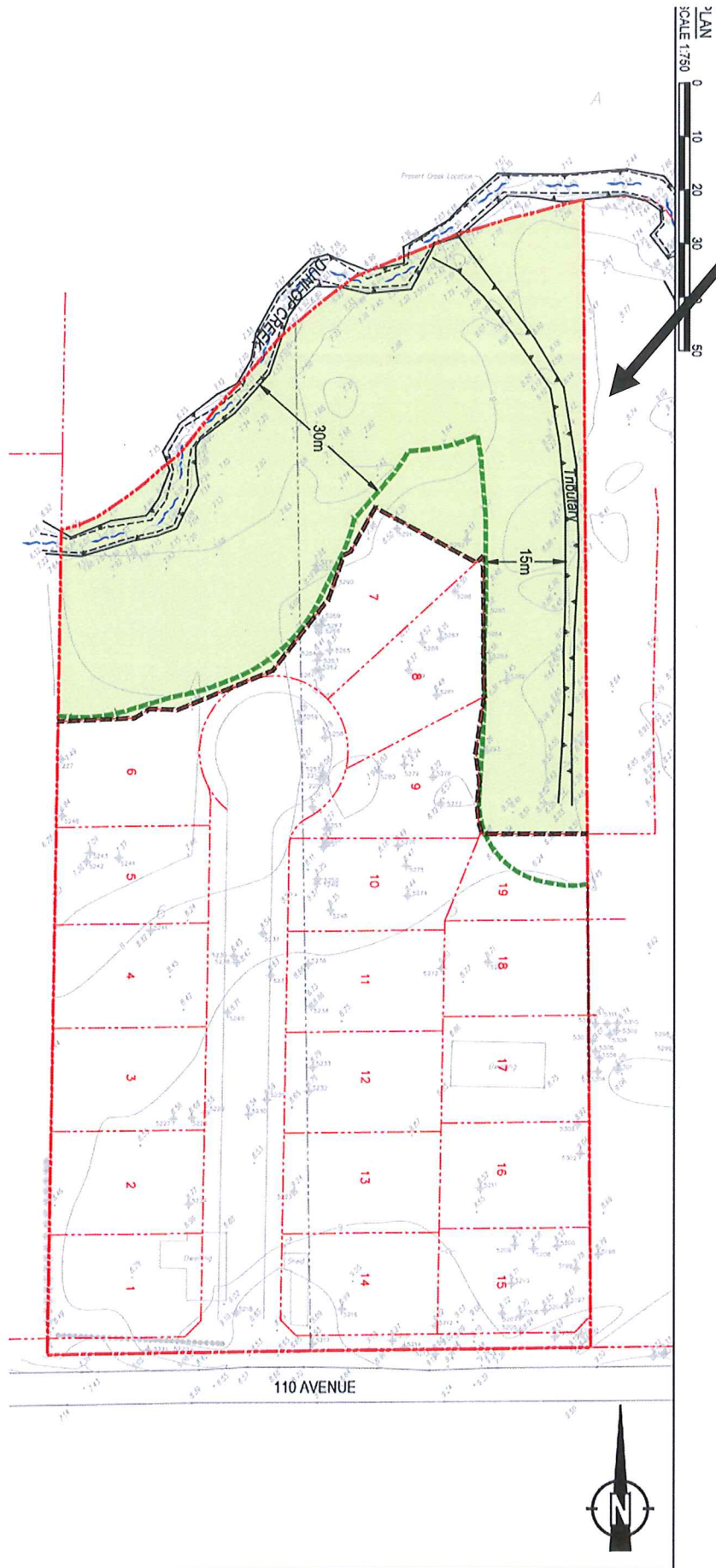
ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER

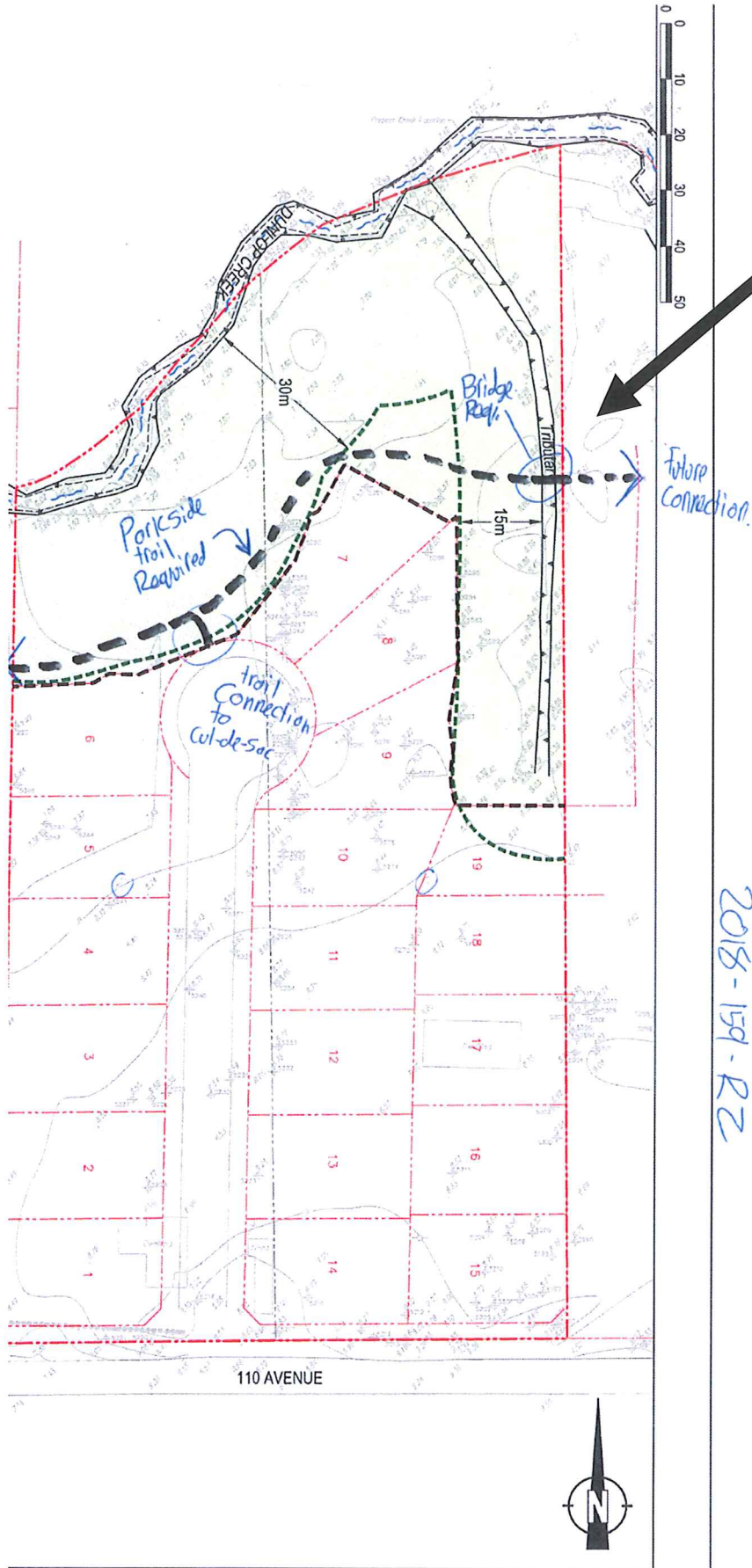
SCALE 1:2,500

PROPOSED SUBDIVISION LAYOUT



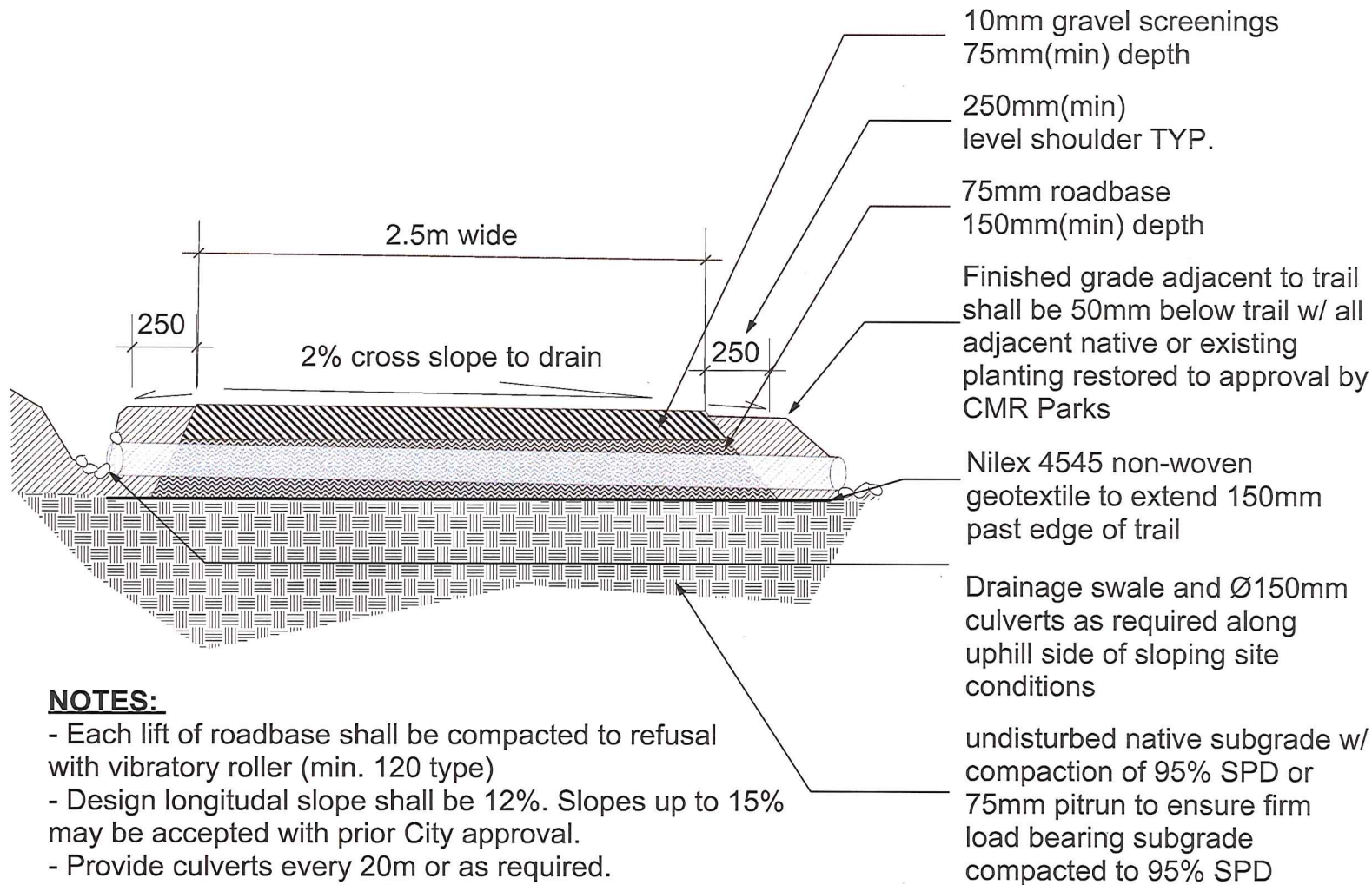
SUBJECT PROPERTY

TRAIL REQUIREMENT



SUBJECT PROPERTY

2018-159-R2



NOTES:

- Each lift of roadbase shall be compacted to refusal with vibratory roller (min. 120 type)
- Design longitudinal slope shall be 12%. Slopes up to 15% may be accepted with prior City approval.
- Provide culverts every 20m or as required.
- Culverts and swales to direct water to natural drainages.
- Trail layout to avoid significant trees and root zones.
- Trail layout to be approved by City representative.



issued:

project:

title:

PARKSIDE TRAIL STANDARD DETAIL

scale: 1:10

drawn: CN
checked: VR
date: Feb 01, 2019

Copyright reserved. This drawing is the property of the City of Maple Ridge and may not be used without the City's written permission.

Contractors shall verify and be responsible for all dimensions on site. City of Maple Ridge Parks department shall be informed of any changes made on site.

sheet no:

revision:

February 25, 2020

City of Maple Ridge
11995 Haney Place
Maple Ridge, BC V2X 6A9

Attention: Wendy Cooper

Dear Ms. Cooper:

Re: File #: 2018-159-RZ
Legal: Lot 5, Section 10, Township 12, New Westminster District Plan 7408 and Lot 6, Section 10, Township 12, New Westminster District Plan
Location: 24331 and 24315 110th Avenue
From: RS-3 (One Family Rural Residential)
To: RS-1d (One Family Urban (Half Acre) (Residential)) with a Density Bonus through the Albion Community Amenity Program to achieve RS-1b (One Family Urban (Medium Density) Residential)

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 2019-20 school year the student enrolment at Blue Mountain Elementary is 282 students (97% utilization) including 104 students from out of catchment.

Garibaldi Secondary School has an operating capacity of 1050 students. For the 2019-20 school year the student enrolment at Garibaldi Secondary School is 898 students (86% utilization) including 272 students from out of catchment.

Sincerely,



Flavia Coughlan
Secretary Treasurer

The Board of Education of School District No. 42 (Maple Ridge – Pitt Meadows)

cc: Rick Delorme
David Vandergugten

**DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2018-160-RZ
File Manager: Wendy Cooper**

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

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

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

Additional reports provided:

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First and Second Reading
Official Community Plan Amending Bylaw No. 7625-2020;
Second Reading
Zone Amending Bylaw No. 7464-2018;
24387 110 Avenue

MEETING DATE: March 24, 2020
FILE NO: 2018-160-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property located at 24387 110 Avenue from RS-3 (One Family Rural Residential) to RS-1d (One Family Urban (Half Acre) Residential), with a density bonus, to permit a future subdivision of approximately 12 lots. Council granted first reading to Zone Amending Bylaw No 7464-2018 and considered the early consultation requirements for the Official Community Plan (OCP) amendment on June 26, 2018.

In order to achieve the Density Bonus provision and have RS-1b (One Family Urban (Medium Density) Residential) zone sized lots a Density Bonus contribution of approximately \$37,200.00 will be required.

Pursuant to Council Policy, this application is subject to the Community Amenity Contribution Program at a rate of \$5,100.00 per single family lot, for an estimated amount of \$56,100.00.

RECOMMENDATIONS:

- 1) That, in accordance with Section 475 of the *Local Government Act*, opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7625-2020 on the municipal website and requiring that the applicant host a Development Information Meeting (DIM), and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;
- 2) That Official Community Plan Amending Bylaw No. 7625-2020 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
- 3) That it be confirmed that Official Community Plan Amending Bylaw No. 7625-2020 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Official Community Plan Amending Bylaw No. 7625-2020 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7464-2018 be given second reading, and be forwarded to Public Hearing;

6) That the following terms and conditions be met prior to final reading:

- i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
- ii) Adoption of Official Community Plan Amending Bylaw No. 7625-2020 to amend Schedule "A", Chapter 10.2 Albion Area Plan, Schedule 1: Albion Area Plan, Figure 1: Northeast Albion and Schedule "C";
- iii) Road dedication on 110th Avenue as required;
- iv) Design and construction of a sanitary sewer pump station, which requires the acquisition of land to facilitate the sanitary pump station at the sole cost of the applicant. This requirement must be filled to the City satisfaction;
- v) Park dedication as required, including construction of walkways/multi-purpose trail; and removal of all debris and garbage from park land;
- i) Design and construction of a sanitary sewer pump station, which requires the acquisition of land to facilitate the sanitary pump station at the sole cost of the applicant. This requirement must be filled to the City satisfaction;
- ii) Park dedication as required, including construction of walkways; and removal of all debris and garbage from park land to the City's satisfaction;
- iii) Submission of a site grading and storm water management plan to the City's satisfaction;
- 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 Statutory Right-of-Way plan and agreement for infrastructure;
- vii) Registration of a Restrictive Covenant for Tree Protection, and Stormwater Management;
- viii) Removal of existing building/s;
- ix) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.
- x) That a voluntary contribution, in the amount of \$56,100.00 (\$5,100.00 lot x 11 lots) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.
- xi) Payment of the Density Bonus provision of the RS-1d (One Family Urban (Half Acre) Residential), in the amount \$37,200.00 (\$3,100 per lot X 12 lots)

DISCUSSION:

1) Background Context:

Applicant:	Don Bowins
Legal Description:	Lot 3 Section 10 Township 12 New Westminster District Plan 7408
OCP:	
Existing:	Low Density Residential and Conservation
Zoning:	
Existing:	RS-3 (One Family Rural Residential)
Proposed:	RS-1d (One Family Urban (Half Acre) Residential) with a Density Bonus through the Albion Community Amenity Program to achieve RS-1b (One Family Urban(Medium Density) Residential)
Surrounding Uses:	
North:	Use: Vacant Land Zone: RS-3 (One Family Rural Residential) Designation: Conservation
South:	Use: Rural Residential Zone: RS-3 (One Family Residential) Designation: Park
East:	Use: Accessory building Zone: RS-2 (One Family Suburban Residential) Designation: Low Density Residential and Conservation
West:	Use: Rural Residential Zone: RS-3 (One Family Residential) Designation: Low Density Residential and Conservation
Existing Use of Property:	Rural Residential
Proposed Use of Property:	Single Family Residential
Site Area:	1.91 HA. (4.72 acres)
Access:	110 th Avenue
Servicing requirement:	Urban Standard

2) Project Description:

The applicant has requested to rezone the subject properties from RS-3 (One Family Rural Residential) to RS-1d (One Family Urban (Half Acre) Residential), with a Density Bonus.

The RS-1d (One Family Urban (Half Acre) Residential) zone, the base density is a minimum net lot area of 2,000m², minimum lot width of 30m, and a minimum lot depth of 40m. A Density Bonus is an option in the RS-1d (One Family Urban (Half Acre) Residential) zone and shall be applied as follows:

- a. An Amenity Contribution of \$3,100 per lot will be required in any subdivision containing one or more lots with an area of less than 2,000m².

- b. The maximum density permitted through the Density Bonus option is:
 - i. minimum net lot area of 557m²;
 - ii. minimum lot width of 14.0m;
 - iii. minimum lot depth of 27m.
- c. Zoning requirements consistent with the RS-1b (One Family Urban (Medium Density Residential) zone will apply and supersede the zoning requirements for the RS-1d zone.

The proposal consists of 12 lots amounting to a Density Bonus Contribution of approximately \$37,200.00. As per Council direction, this application will also be subject to the City-wide Community Amenity Contribution Program which will require a contribution of \$5,100.00 per lot. (Appendix E)

This application is one of several along the 110th Avenue corridor all of which require the installation of a sanitary sewer pump station. The details and final location of the sanitary sewer pump station has not been finalized with Engineering. Until such time that Engineering is satisfied with the details of the sanitary sewer pump station being constructed under this application and other applications along this corridor the subject application cannot proceed beyond third reading.

3) Planning Analysis:

i) Official Community Plan:

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

The Low Density Residential designation corresponds with single detached residential development at a lot density urban standard with lot sizes at 2000m² (half acre). Higher densities may be supportable in compliance with the Density Bonus Program regulations prescribed in the Zoning Bylaw and Albion Area Plan.

The Conservation designation identifies ecologically sensitive lands that require protection in order to ensure that their health, diversity and integrity are maintained. They are considered to be of high environmental or geological sensitivity.

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

The application is in compliance with *OCP Amending Bylaw No. 6995–2013*, that establishes the Density Bonus Program, and in compliance with the Zoning Bylaw, that permits a Density Bonus option in the *Low Density Residential* designation in the Albion Area Plan. The applicant intends to apply the Density Bonus option to this project, as discussed above in the Project Description.

For the proposed development, an OCP amendment will be required to adjust the Low Density Residential designation and Conservation area boundary for protection of the natural features. (Appendix C)

ii) **Zoning Bylaw:**

The current application proposes to rezone the property located at 24387 110th Avenue from RS-3 (One Family Residential) to RS-1d (One Family Urban (Half Acre) Residential) with a Density Bonus, to permit future subdivision of 12 RS-1b One Family Urban (Medium Density) sized single family lots. The application of the Density Bonus, which is specific to the Albion Area Plan, will permit the application to reduce the single-family lot size from RS-1d (One Family Urban (Half Acre) Residential base density of 2,000m² to 557m². A Density Bonus Contribution of \$3,100 per lot for each lot that is less than 2,000m² is required for a total of \$37,200.00. As per Council direction, this application will also be subject to the City-wide Community Amenity Contribution Program and will result in a contribution of \$56,100.00 based on \$5,100.00 payable on 11 lots.

iii) **Proposed Variances:**

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

iv) **Development Permits:**

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

- All areas designated *Conservation* on Schedule "B" or all areas within 50 metres of an area designated *Conservation* on Schedule "B";
- All lands with an average natural slope of greater than 15 percent;
- All floodplain areas and forest lands identified on Schedule "C"

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

v) **Development Information Meeting:**

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

- *"The future road extension of Cameron Court to meet 112th Avenue will pass through rough terrain and will not be able to maintain the 30m setback from top of bank on Dunlop Creek.*
- *Want the City require you to complete the road and upgrade services between lots 4 and 5 to your north property line? Currently you are showing services ending on Road A. A w/m loops in addition to the one from 112th Ave will be required on the old guide plan. "*

The applicant has not provided any response to the comments from the Developer Information Meeting.

vi) **Parkland Requirement:**

As there are more than two additional lots proposed to be created, the developer will be required to comply with the park dedication requirements of Section 510 of the *Local Government Act* prior to subdivision approval.

For this project, there is 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) **Environmental Implications:**

The subject property is influenced by slopes; trees; and a water course. The applicant's Professional Environmental Professional has worked with the City's Environmental Section with respect to setbacks from Dunlop Creek and a habitat balance for the subject properties.

5) **Interdepartmental Implications:**

i) **Engineering Department:**

In order for the proposed development to be serviced by sanitary sewer, a sanitary pump station and forcemain are required to be constructed in addition to the gravity sewer main. The pump station will be constructed in a dedicated road ROW along the north side of 110 Avenue at the east end. The acquisition of the dedicated road and security for the construction of the pump station and the associated piping will be a requirement of the applicant before adoption of Zone Amending Bylaw No. 7464-2018. At this current time there are several applications along the 110th Avenue corridor which require the pump station and associated sewer mains and, as a condition of zoning, the full cost of these works is being secured by each of these applicants individually. Once constructed the pump station and required sewer mains will be reviewed under the City's *Excess or Extended Service and Latecomer Payments Policy* (Policy No.: 9.11).

ii) **Parks & Leisure Services Department:**

The Long Term Multipurpose Trail Plan Figure 5 of the OCP, identifies a trail through the subject property as identified

iii) **Fire Department:**

The applicant will be required to install City fire hydrants on the proposed street to service these properties. The number and location of these fire hydrants will be reviewed through the civil design submission to the Engineering Department.

6) **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 a copy of the response is attached as Appendix G.

7) **Intergovernmental Issues:**

i) **Local Government Act:**

An amendment to the OCP requires the local government to consult with any affected parties and to adopt related bylaws in compliance with the procedures outlined in Section 477 of the *Local Government Act*. The amendment required for this application, a revision of the Conservation boundary, 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 7625-2020, that second reading be given to Zone Amending Bylaw No. 7464-2018 and that application 2018-160-RZ be forwarded to Public Hearing.

“Original signed by Wendy Cooper”

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 Christine Carter”

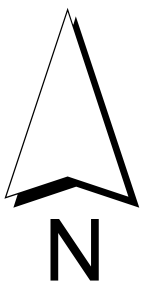
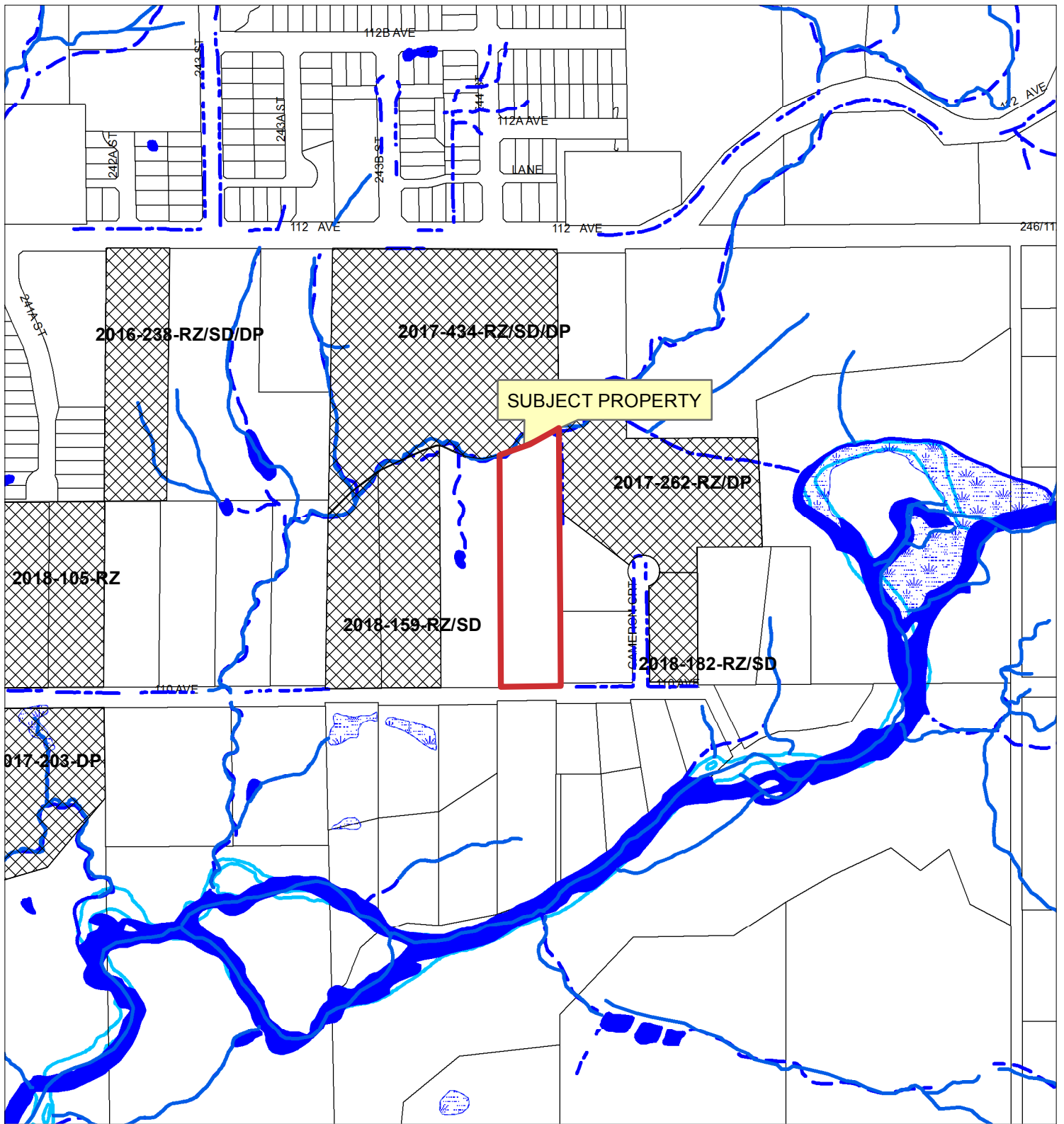
Approved by: **Christine Carter, M.PL, MCIP, RPP
GM Planning & Development Services**

“Original signed by Al Horsman”

Concurrence: **Al Horsman
Chief Administrative Officer**

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Appendix A – Subject Map
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Appendix E – Subdivision Plan
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Appendix G – School District #42



Scale: 1:4,740

Legend

- Stream
- - - Ditch Centreline
- Edge of River
- - - Edge of Marsh
- - - Indefinite Creek
- River Centreline
- Lake or Reservoir
- Marsh
- River
- Major Rivers & Lakes

24387 110 AVENUE

PLANNING DEPARTMENT



MAPLE RIDGE

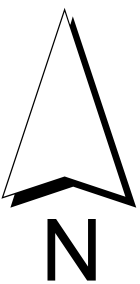
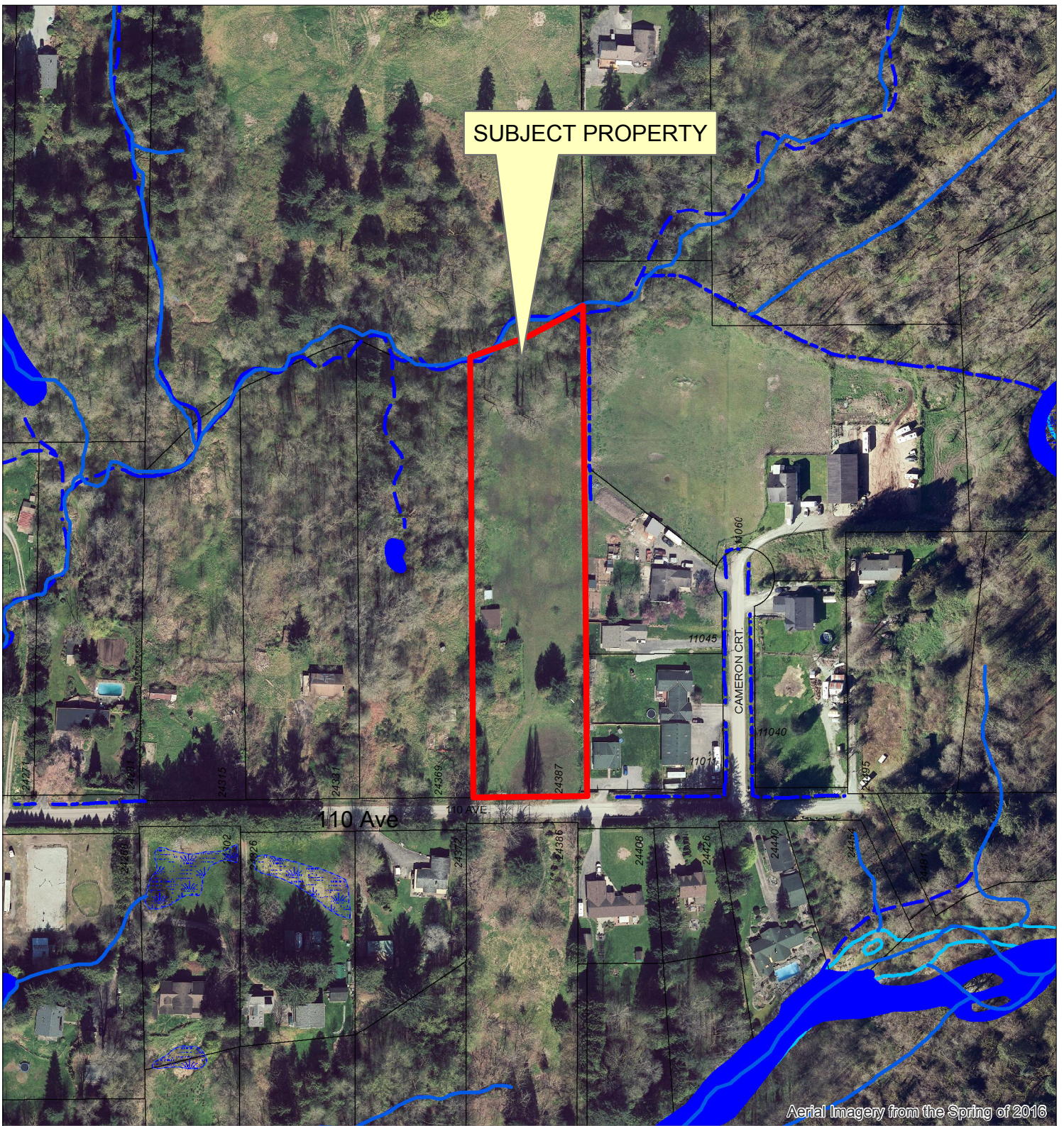
British Columbia

mapleridge.ca

FILE: 2018-160

DATE: May 22, 2018

BY: LP



Scale: 1:2,500

Legend

- Stream
- Indefinite Creek
- Marsh
- River
- Major Rivers & Lakes

24387 110 Avenue

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

2018-160-RZ
DATE: Apr 20, 2018

BY: JV

**CITY OF MAPLE RIDGE
BYLAW NO. 7625-2020**

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

WHEREAS Section 477 of the Local Government Act provides that the Council may revise the Official Community Plan;

AND WHEREAS it is deemed expedient to amend Schedules "B" & "C" to the Official Community Plan;

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7625-2020"
2. Schedule "B" is hereby amended for that parcel or tract of land and premises known and described as:

Lot 3 Section 10 Township 12 New Westminster District Plan 7408

and outlined in heavy black line on Map No. 1020, a copy of which is attached hereto and forms part of this Bylaw, is hereby designated/amended as shown.

3. Schedule "C" is hereby amended for that parcel or tract of land and premises known and described as:

Lot 3 Section 10 Township 12 New Westminster District Plan 7408

and outlined in heavy black line on Map No. 1021, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended by adding Conservation.

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

READ a first time the 31st day of March, 2020.

READ a second time the 31st day of March, 2020.

PUBLIC HEARING held the day of , 20

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

ADOPTED, the day of , 20 .

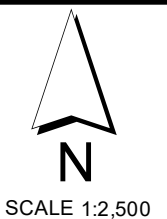
PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7625-2020
 Map No. 1020
 Purpose: To Amend Albion Area Plan Schedule 1
 From: Low Density Residential
 To: Conservation



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

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

- READ** a first time the 26th day of June, 2018.

READ a second time the 31st day of March, 2020.

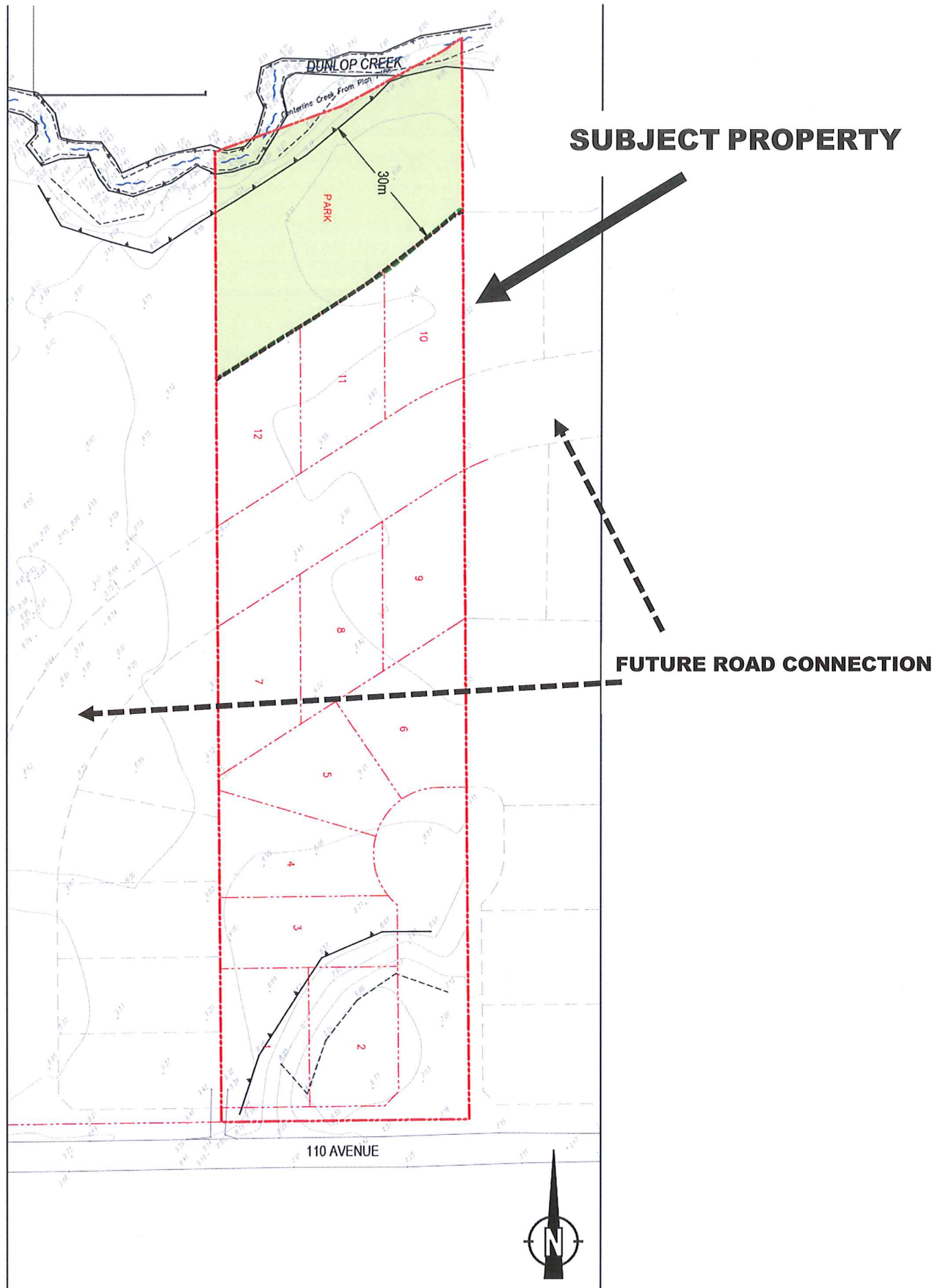
PUBLIC HEARING held the day of , 20

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

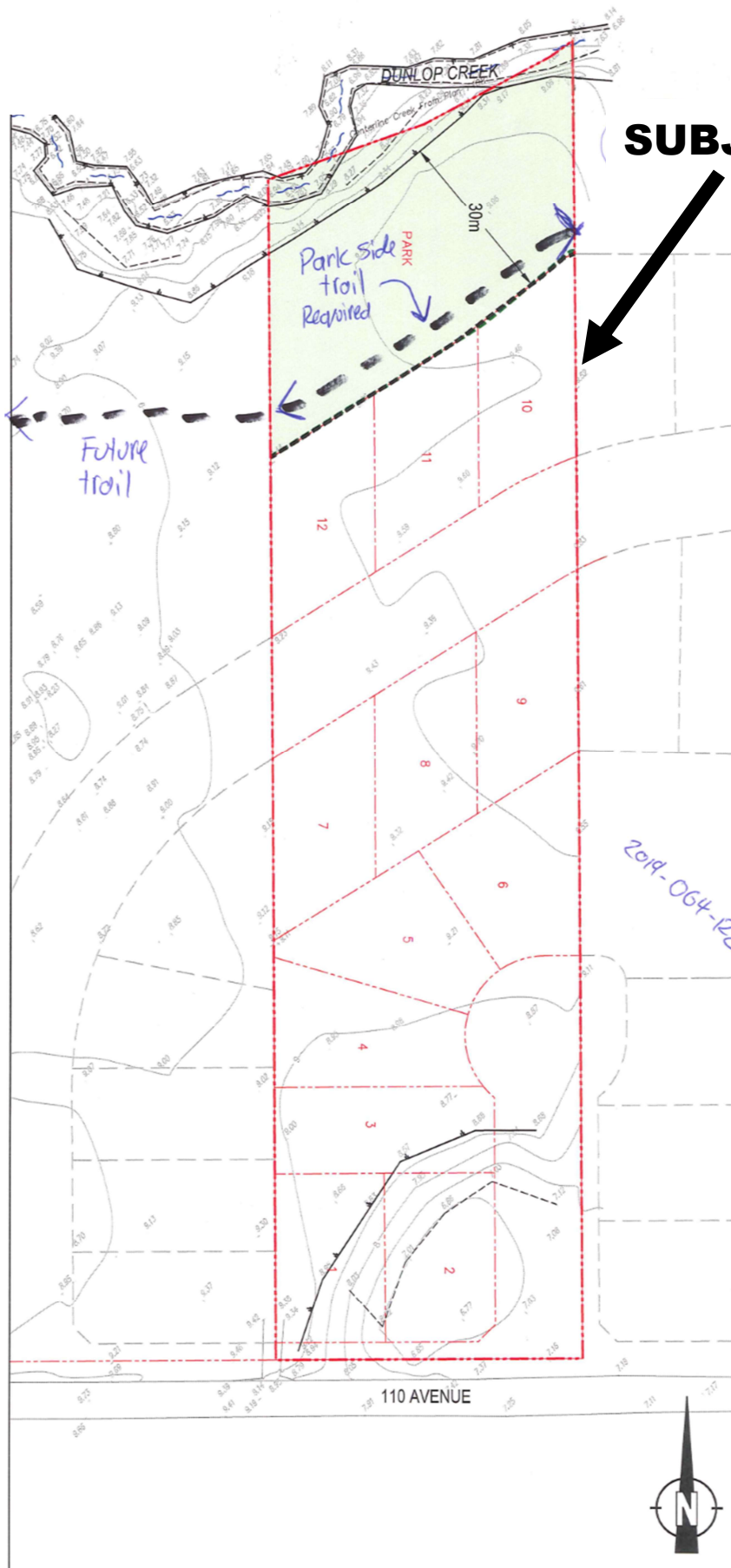
ADOPTED, the day of , 20

CORPORATE OFFICER

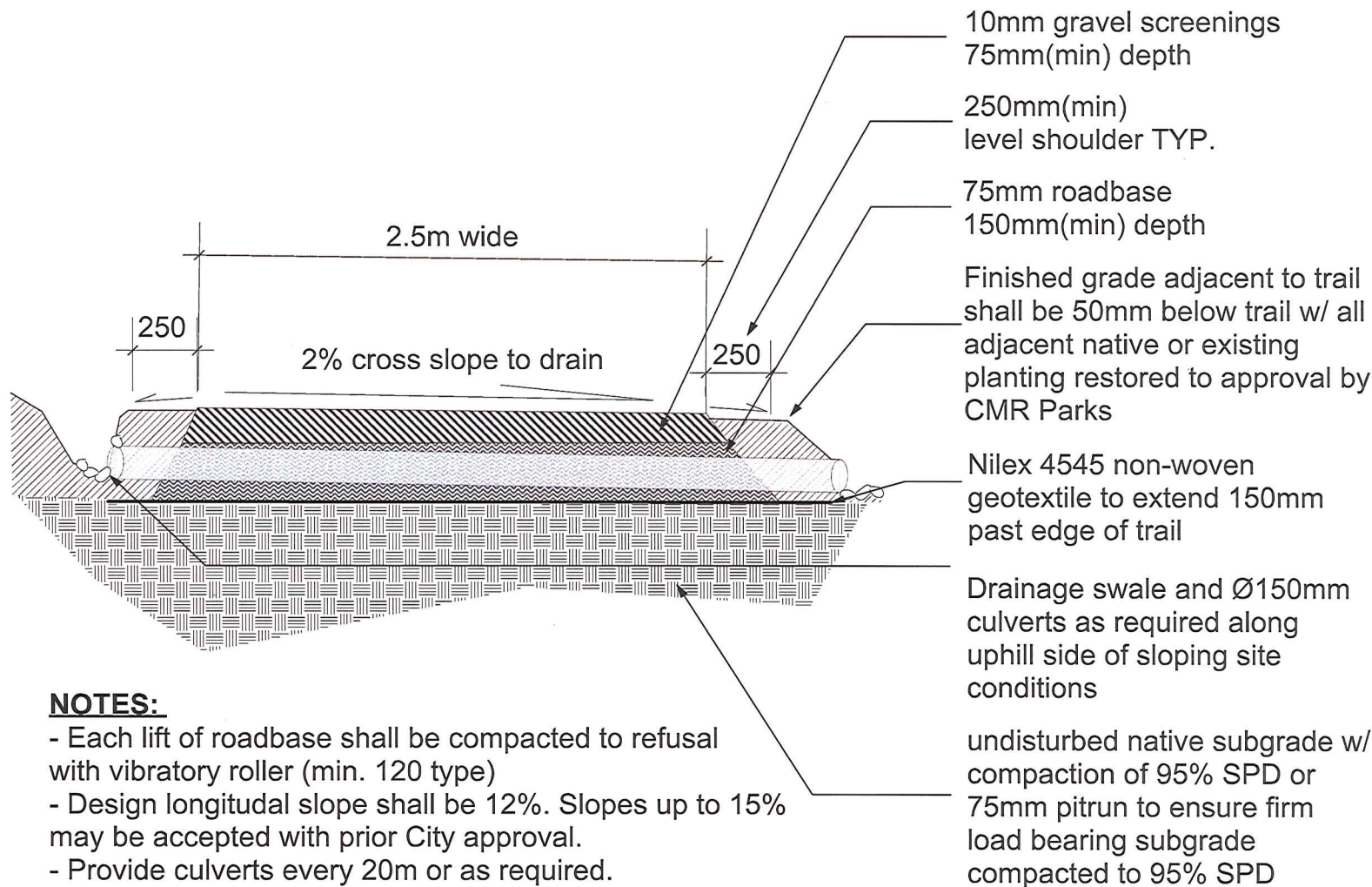
PROPOSED LAYOUT



TRAIL REQUIREMENT



SUBJECT PROPERTY



NOTES:

- Each lift of roadbase shall be compacted to refusal with vibratory roller (min. 120 type)
- Design longitudinal slope shall be 12%. Slopes up to 15% may be accepted with prior City approval.
- Provide culverts every 20m or as required.
- Culverts and swales to direct water to natural drainages.
- Trail layout to avoid significant trees and root zones.
- Trail layout to be approved by City representative.



issued:

project:

title:

PARKSIDE TRAIL STANDARD DETAIL

scale: 1:10

drawn: CN
checked: VR
date: Feb 01, 2019

Copyright reserved. This drawing is the property of the City of Maple Ridge and may not be used without the City's written permission.

Contractors shall verify and be responsible for all dimensions on site. City of Maple Ridge Parks department shall be informed of any changes made on site.

sheet no:

revision:

February 25, 2020

City of Maple Ridge
11995 Haney Place
Maple Ridge, BC V2X 6A9

Attention: Wendy Cooper

Dear Ms. Cooper:

Re: File #: 2018-159-RZ
Legal: Lot 5, Section 10, Township 12, New Westminster District Plan 7408 and Lot 6, Section 10, Township 12, New Westminster District Plan
Location: 24331 and 24315 110th Avenue
From: RS-3 (One Family Rural Residential)
To: RS-1d (One Family Urban (Half Acre) (Residential)) with a Density Bonus through the Albion Community Amenity Program to achieve RS-1b (One Family Urban (Medium Density) Residential)

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 2019-20 school year the student enrolment at Blue Mountain Elementary is 282 students (97% utilization) including 104 students from out of catchment.

Garibaldi Secondary School has an operating capacity of 1050 students. For the 2019-20 school year the student enrolment at Garibaldi Secondary School is 898 students (86% utilization) including 272 students from out of catchment.

Sincerely,



Flavia Coughlan
Secretary Treasurer

The Board of Education of School District No. 42 (Maple Ridge – Pitt Meadows)

cc: Rick Delorme
David Vandergugten

**DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2019-067-RZ
File Manager: Michelle Baski**

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

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

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

Additional reports provided:

Tree Evaluation Report, dated January 27, 2020, prepared by Mike Fadum and Associates Ltd.

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: March 24, 2020
FILE NO: 2019-067-RZ
MEETING: C o W
SUBJECT: First and Second Reading
Official Community Plan Amending Bylaw No. 7554-2019;
Second Reading
Zone Amending Bylaw No. 7547-2019;
23250 Silver Valley Road and 23267 137 Avenue

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties, located at 23250 Silver Valley Road and 23267 137 Avenue, from RS-3 (One Family Rural Residential) to R-1 (Residential District), to permit a future subdivision of approximately six single family lots. Council granted first reading to Zone Amending Bylaw No. 7547-2019 and considered the early consultation requirements for the Official Community Plan (OCP) amendment on June 11, 2019.

This application requires an amendment to the Official Community Plan (OCP) to re-designate the land uses from *Low/Medium Density Residential*, *Medium Density Residential*, and *Medium/High Density Residential* to *Medium Density Residential*, to allow the proposed R-1 (Residential District) zoning.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program, at a rate of \$5,100.00 per single family lot created, for an estimated amount of \$30,600.00.

There is not sufficient suitable land for park dedication on the subject properties 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, 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. 7554-2019 on the municipal website and requiring that the applicant host a Development Information Meeting (DIM), and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;
- 2) That Official Community Plan Amending Bylaw No. 7554-2019 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
- 3) That it be confirmed that Official Community Plan Amending Bylaw No. 7554-2019 is consistent with the Capital Expenditure Plan and Waste Management Plan;

- 4) That Official Community Plan Amending Bylaw No. 7554-2019 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7547-2019 be given second reading, and be forwarded to Public Hearing;
- 6) 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,
- 7) That the following terms and conditions be met prior to final reading:
 - i) Amendment to Official Community Plan Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan and Figure 3A - Blaney Hamlet;
 - ii) Registration of a Restrictive Covenant for Stormwater Management;
 - iii) Removal of existing buildings;
 - iv) 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
 - v) That a voluntary contribution, in the amount of \$30,600.00 (\$5,100.00/lot) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

DISCUSSION:

1) Background Context:

Applicant:	SV 232 Street Development Ltd.		
Legal Description:	Lot 2, Section 33, Township 12, New Westminster District Plan 20132; and Lot 59, Section 33, Township 12, New Westminster District Plan EPP60118		
OCP:			
Existing:	Low/Medium Density Residential, Medium Density Residential, and Medium/High Density Residential		
Proposed:	Medium Density Residential		
Zoning:			
Existing:	RS-3 (One Family Rural Residential) and R-1 (Residential District)		
Proposed:	R-1 (Residential District)		
Surrounding Uses:			
North:	Use:	Single Family Residential	
	Zone:	RS-1b (One Family Urban (Medium Density) Residential)	
	Designation:	Low/Medium Density Residential	

South:	Use:	Vacant
	Zone:	R-1 (Residential District)
	Designation:	Medium Density Residential
East:	Use:	Single Family Residential and Vacant
	Zone:	RS-1b (One Family Urban (Medium Density) Residential) and R-1 (Residential District)
	Designation:	Medium Density Residential
West:	Use:	Vacant
	Zone:	R-3 (Special Amenity Residential District)
	Designation:	Medium/High Density Residential
Existing Use of Property:		Single Family Residential
Proposed Use of Property:		Single Family Residential
Site Area:		0.28 ha (0.7 acres)
Access:		232A Street and 137 Avenue
Servicing requirement:		Urban Standard

2) Site Characteristics:

The subject properties, located at 23250 Silver Valley Road and 23267 137 Avenue, are located on the south-east corner of the intersection of Silver Valley Road and 232A Street (see Appendices A and B). There is an existing home on 23250 Silver Valley Road that will be removed as a condition of final reading. The property located at 23267 137 Avenue is a newly created single family lot that is vacant, and has a strip of land fronting Silver Valley Road that is intended to be consolidated with the 23250 Silver Valley Road property for future subdivision potential. The subject properties slope gradually to the south-west.

3) Project Description:

The applicant is proposing to rezone and subdivide the subject properties from RS-3 (One Family Rural Residential) and R-1 (Residential District) to R-1 (Residential District) to allow for approximately six single family lots; five fronting 232A Street and one fronting 137 Avenue.

4) Planning Analysis:

i) Official Community Plan:

The subject properties are located within the Silver Valley Area Plan, in the Blaney Hamlet, and are currently designated *Low/Medium Density Residential, Medium Density Residential, and Medium/High Density Residential*. For the proposed development an OCP amendment will be required to re-designate the subject properties to *Medium Density Residential* to allow the proposed R-1 (Residential District) zoning (see Appendix C).

When the Silver Valley Area Plan was adopted, it envisioned a road network that has been refined as development has occurred. As a result, the original land use designations in the Plan do not align with the current road patterns and are not reflective of the single family housing form in the area.

The current OCP designations for the properties would allow from four to nine units in total, and the proposed development is for approximately six units, therefore the OCP amendment does not result in an increase in density from the original area plan. Furthermore, the form of the proposed development is similar to the recent development to the south.

ii) **Zoning Bylaw:**

The current application proposes to rezone the subject properties from RS-3 (One Family Rural Residential) and R-1 (Residential District) to R-1 (Residential District) (see Appendix D) to permit a future six lot subdivision (see Appendix E). The minimum lot size for the proposed R-1 (Residential District) zone is 371 m² (3,993 ft²). Any variations from the requirements of the proposed zone will require a Development Variance Permit application. There are no proposed variances at this time.

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

The applicant will need to provide two parking spaces per dwelling unit, as per the *Off-Street Parking and Loading Bylaw No. 4350-1990*, and will need to comply with Section 403 (7) of the Zoning Bylaw, which states that there needs to be 7.5 m (24.6 ft.) of visual clearance at an intersection with a street, preventing the construction of any fence, wall, or structure within that distance. Section 401 (3) of the Zoning Bylaw also prohibits a driveway that is within 7.5 m (24.6 ft.) of the point of intersection of an exterior side lot line with a front lot line or rear lot line.

iv) **Development Permits:**

Pursuant to Section 8.12 of the OCP, a Wildfire Development Permit application is required for all development identified in wildfire risk areas. The purpose of the Wildfire Development Permit is for the protection of life and property in designated areas that could be at risk for wildland fire; and where this risk may be reasonably abated through implementation of appropriate precautionary measures. An application for the Wildfire Development Permit has been received. Adherence of this project to the guidelines will be the subject of a future report to the Director of Planning and a security will be taken as a condition of the issuance of the Development Permit to ensure that the Wildfire Development Permit Area guidelines are met.

v) **Advisory Design Panel:**

A Form and Character Development Permit is not required as this is for a single family development; therefore, this application does not need to be reviewed by the Advisory Design Panel.

vi) **Development Information Meeting:**

A Development Information Meeting was held at Yennadon Elementary School on February 13, 2020. Nobody attended the Development Information Meeting and the applicant has not received any correspondence from the public with concerns regarding the proposed subdivision.

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.

For this project, there is no suitable land for park dedication on the subject properties and it is therefore 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.

viii) Environmental Implications:

The Arborist Report, the Wildfire Hazard Assessment, and the Stormwater Management Plan have been reviewed. The Registered Professional Forester will be coordinating their recommendations with the environmental consultant, civil engineer, and arborist to ensure the environmental objectives are achieved.

6) Interdepartmental Implications:

i) Engineering Department:

The Engineering Department has identified that all the services required in support of this development, including road dedication, will be taken as a condition of subdivision. Some road works have been completed under the previous larger development application in the area, but portions of the sidewalk are missing along the perimeter of the subject properties and will be completed as a result of the proposed subdivision. The subject properties have been pre-serviced with sanitary, storm, and water service connections. A street light is required at the north-west corner of the subject properties.

ii) Fire Department:

The Fire Department reviewed the Wildfire Hazard Assessment and found it acceptable.

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 September 24, 2019 and a response was received on October 30, 2019, with the following information:

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

Yennadon Elementary has an operating capacity of 628 students. For the 2018-19 school year, the student enrolment at Yennadon Elementary was 585 students (93% utilization) including 130 students from out of catchment.

Garibaldi Secondary School has an operating capacity of 1050 students. For the 2018-19 school year, the student enrolment at Garibaldi Secondary School was 795 students (76% utilization) including 259 students from out of catchment."

8) Intergovernmental Issues:

i) Local Government Act:

An amendment to the OCP requires the local government to consult with any affected parties and to adopt related bylaws in compliance with the procedures outlined in Section 477 of the *Local*

Government Act. The amendment required for this application, to amend the land use designation from *Low/Medium Density Residential, Medium Density Residential, and Medium/High Density Residential* to *Medium Density Residential*, is considered to be minor in nature as the OCP amendment does not result in an increase in density from the original area plan. 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. 7554-2019, that second reading be given to Zone Amending Bylaw No. 7547-2019 and that application 2019-067-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 Michelle Baski”

**Prepared by: Michelle Baski, ASCT, MA
Planner**

“Original signed by Chuck Goddard”

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

“Original signed by Christine Carter”

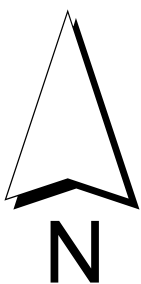
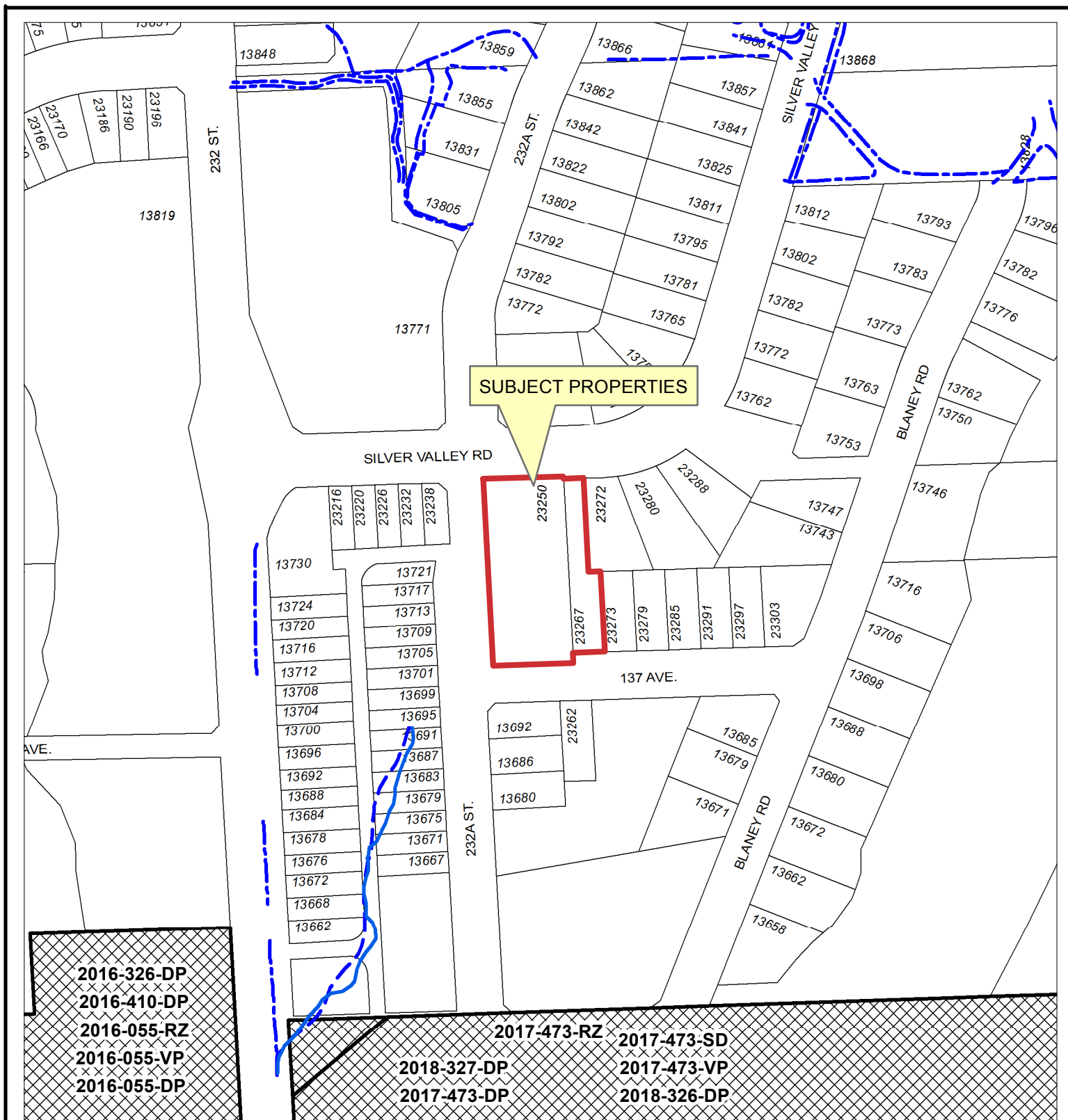
**Approved by: Christine Carter, M.PL, MCIP, RPP
GM Planning & Development Services**

“Original signed by Al Horsman”

**Concurrence: Al Horsman
Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – OCP Amending Bylaw No. 7554-2019
Appendix D – Zone Amending Bylaw No. 7547-2019
Appendix E – Subdivision Plan



Scale: 1:2,000

Legend

 Active Applications (RZ/SD/DP/VP)

23250/67 SILVER VALLEY ROAD
PID: 002-606-160 & 030-522-633

PLANNING DEPARTMENT



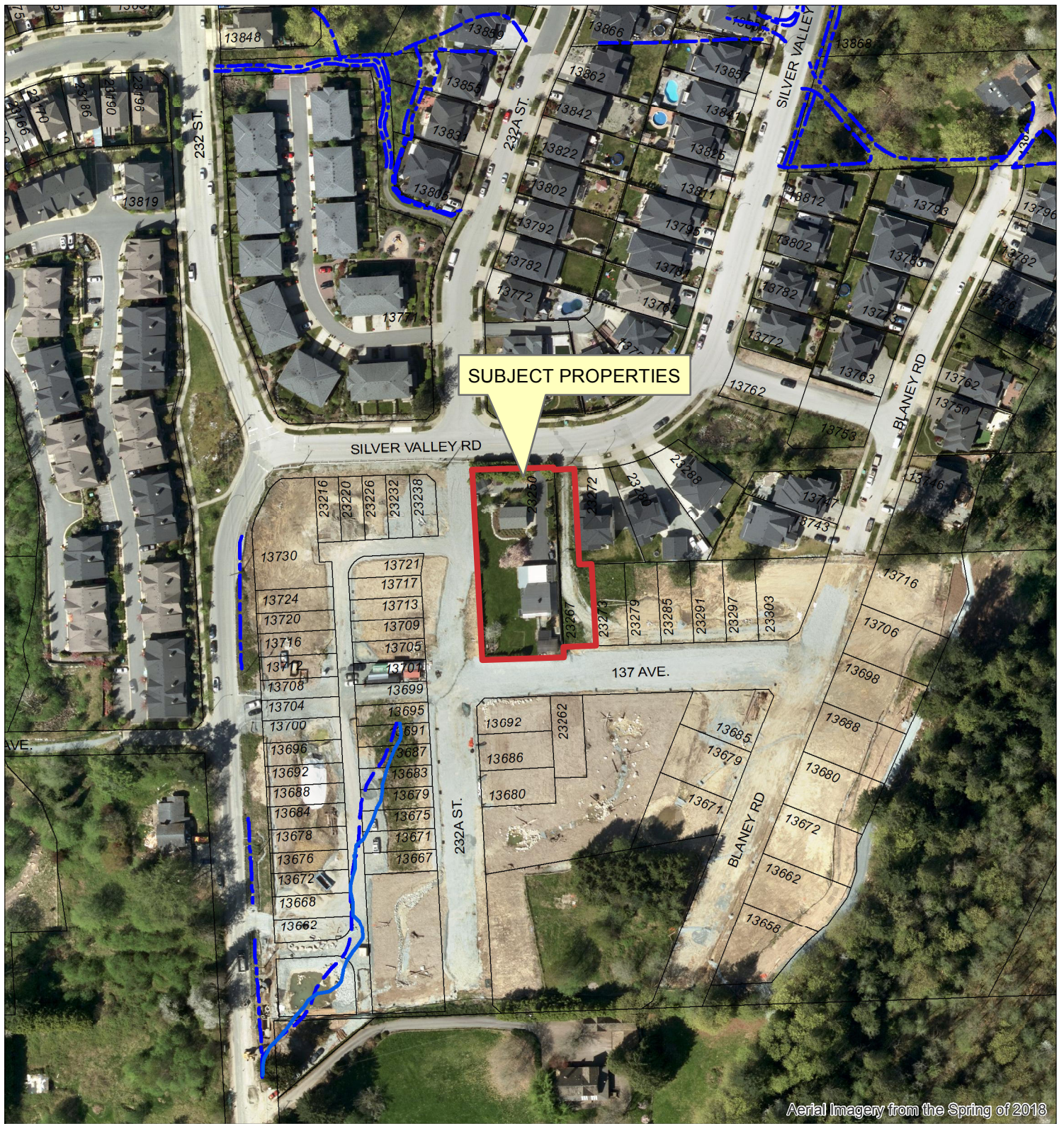
MAPLE RIDGE

British Columbia

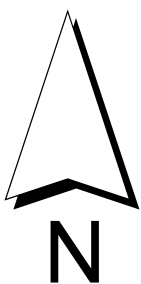
mapleridge.ca

FILE: 2019-067-RZ
DATE: Feb 26, 2019

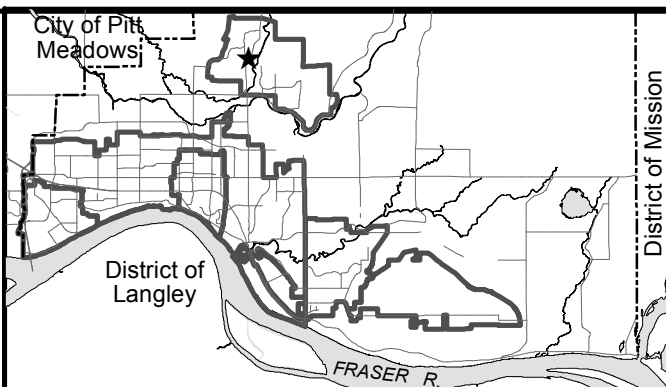
BY: PC



Aerial Imagery from the Spring of 2013



Scale: 1:2,000



23250/67 SILVER VALLEY ROAD
PID: 002-606-160 & 030-522-633

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2019-067-RZ
DATE: Feb 26, 2019

BY: PC

**CITY OF MAPLE RIDGE
BYLAW NO. 7554-2019**

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

WHEREAS Section 477 of the Local Government Act provides that the Council may revise the Official Community Plan;

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

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7554-2019."
2. Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan and Figure 3A - Blaney Hamlet, are hereby amended for the parcel or tract of land and premises known and described as:

Lot 2 Block A, Section 33 Township 12 New Westminster District Plan 20132
 Lot 59 Section 33 Township 12 New Westminster District Plan EPP60118

and outlined in heavy black line on Map No. 1004, a copy of which is attached hereto and forms part of this bylaw, is hereby designated as shown.

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

READ a first time the 31st day of March, 2020.

READ a second time the 31st day of March, 2020.

PUBLIC HEARING held the day of , 20

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

ADOPTED, the day of , 20 .

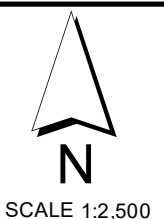
PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7554-2019
 Map No. 1004
 Purpose: To Amend Silver Valley Area Plan Figure 2 and Figure 3a
 From: Low/Medium Density Residential and Medium/High Density Residential
 To: Medium Density Residential



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

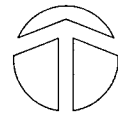
NOW THEREFORE, the Municipal Council of the City of Maple Ridge enacts as follows:

- ADOPTED,** the day of , 20

CORPORATE OFFICER

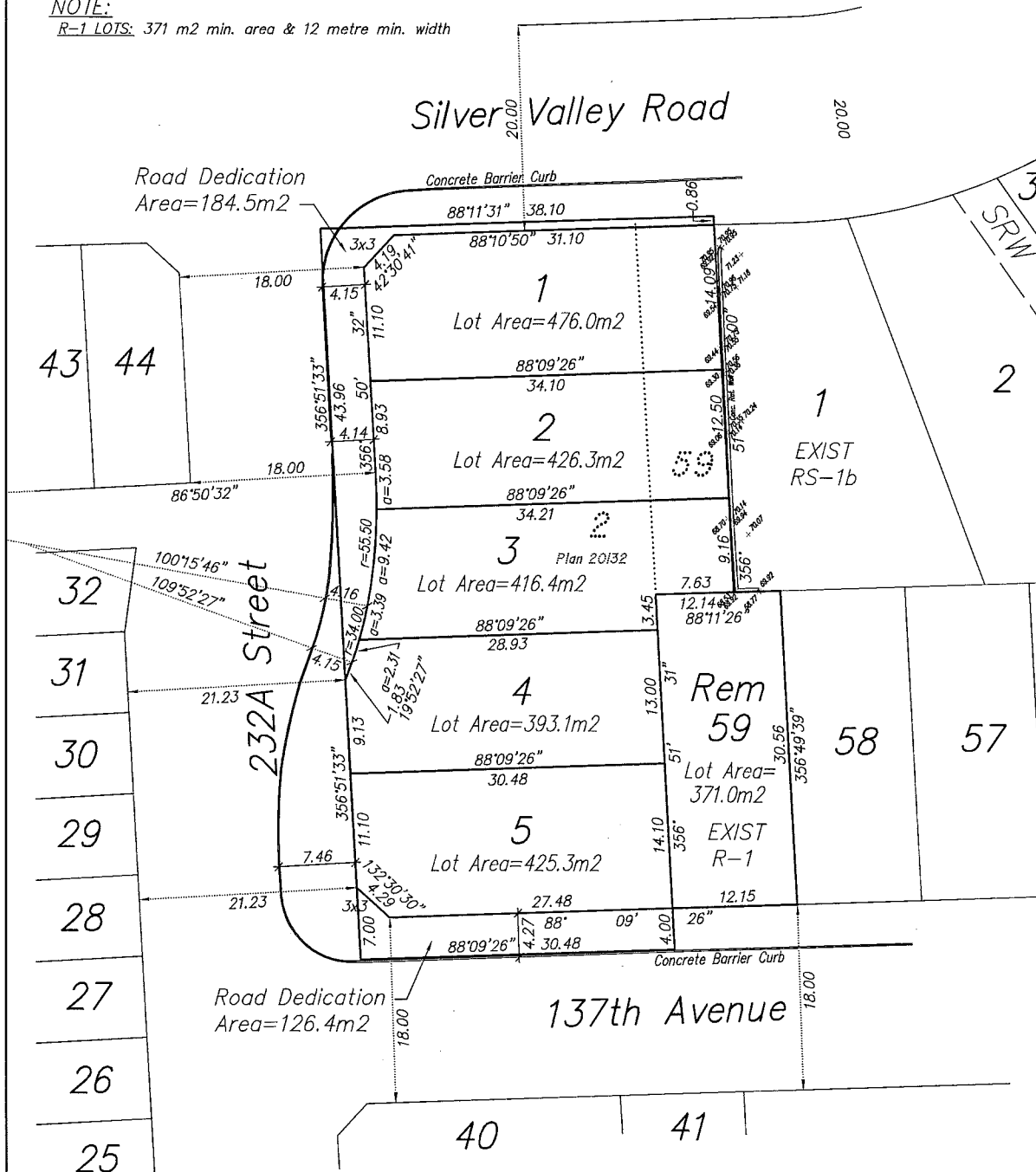
SKETCH PLAN OF PROPOSED SUBDIVISION

23267 137th Avenue & 23250 Silver Valley Road, Maple Ridge



NOTE:

R-1 LOTS: 371 m2 min. area & 12 metre min. width



SCALE: 1:400
PAPER SIZE: 17" X 11"
DATE: June 4, 2019