

City of Maple Ridge

TO:	Her Worship Mayor Nicole Read and Members of Council	MEETING DATE:	April 24, 2017
FROM:	Chief Administrative Officer	FILE NO:	2012-023-RZ
		MEETING:	C of W
SUBJECT:	First Reading Zone Amending Bylaw No. 7313-2017 23863 112 Avenue		

EXECUTIVE SUMMARY:

A rezoning application has been received to rezone the subject property, located at 23863-112 Avenue from RS-3 (One Family Rural Residential) zone to P-6 (Civic Institutional) zone to permit the future development of Fire Hall #4 with associated fire/rescue training centre and Community Park. Staff is also recommending the addition of Park within the Civic definition in the zoning bylaw be amended to clarify that Park is a permitted Civic use. The Official Community Plan designates the subject property as Park and Conservation (Appendix "C"); therefore an Official Community Plan amendment is required to designate portions of the property to Institutional to facilitate the P-6 (Civic Institutional) zone. To proceed further with this application additional information is required as outlined below. Council policy does not require Community Amenity Contributions for these proposed uses.

RECOMMENDATIONS:

In respect of Section 475 of the *Local Government Act*, requirement for consultation during the development or amendment of an Official Community Plan, Council must consider whether consultation is required with specifically:

- i. The Board of the Regional District in which the area covered by the plan is located, in the case of a Municipal Official Community Plan;
- ii. The Board of any Regional District that is adjacent to the area covered by the plan;
- iii. The Council of any municipality that is adjacent to the area covered by the plan;
- iv. First Nations;
- v. Boards of Education, Greater Boards and Improvements District Boards; and
- vi. The Provincial and Federal Governments and their agencies.

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

That Zone Amending Bylaw No. 7313-2017 be given first reading; and

That the applicant provide further information as described on Schedules A,C,F and G of the Development Procedures Bylaw No. 5879-1999.

DISCUSSION:

a) Background Context:

Applicant:	Maple Ridge Fire Department (Michael Van Dop)
Owner:	City of Maple Ridge
Legal Description:	Parcel "P" (Reference Plan 1224) of the South East Quarter Section 16 Township 12 New Westminster District
OCP:	
Existing:	Park and Conservation
Proposed:	Institutional and Conservation
Zoning:	
Existing:	RS-3 (One Family Rural Residential)
Proposed:	P-6 (Civic Institutional) Adding under the Civic definition Park
Surrounding Uses:	
North:	Use: Single Family Residential Zone: RS-1b (One Family Urban (medium density) Residential Designation: Urban Residential
South:	Use: Single Family Residential Zone: CD-1-93 (Amenity Residential District) Designation: Urban Residential
East:	Use: Townhouse Development Zone: RM-1 (Townhouse Residential District) Designation: RS-1b (One Family Urban (medium density) Residential
West:	Use: Proposed Single Family Residential Subdivision (Applications - 2012-004-RZ/DP/SD) Zone: RS-3 (One Family Rural Residential) Designation: Urban Residential
Existing Use of Property:	Existing house and vacant land.
Proposed Use of Property:	Fire hall with accompanying training centre and a park to be located to the northern portion of the site.
Site Area:	4.060 ha. (10.03 acres)
Access:	Off of 238 Street and 112 Avenue
Servicing requirement:	Urban Standard

b) Site Characteristics:

The application consists of one lot located at 23863 – 112 Avenue which is approximately 4.060 ha. (10.03 acres) in size. The property is bordered on the south by 112 Avenue and Kanaka Way, on the west 238 Street. To the north of the property are single family residential homes and to the east are Townhouses. The subject property was a former greenhouse operation, the greenhouses have been removed. There is an existing residential house located at the south west corner of the property. The property has a water course that runs north to south through the site. On either side of the water course there is vegetation and a mixture of trees.

c) Project Description:

The proposal consists of three elements, a fire hall/training centre, neighbourhood park site and conservation area. The fire hall/training centre will be located on approximately 1.32. ha. (3.26 acres) of the site. Appendix "E" shows the approximate location of the neighbourhood park site; fire hall/training centre and the conservation areas. The areas will be defined further when additional information is received regarding environmental protection requirements and survey ground truthing.

This location was selected for the fire hall/training centre as a result of studies which determined this property will provide an acceptable response time for rapid fire and rescue to the Cottonwood/Albion area, which is currently underserved. The service area for Fire Hall #4 is approximately 232 Street to 256 Street and River Road to Alouette River. The associated training centre will be a "clean training" facility, consisting of:

- Structures designed to accommodate ladder and stair training;
- Area water spray training;
- An area to practice the use of the jaws of life on vehicles; and
- The use of propane fueled fires via props that will not emit smoke.

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

d) Planning Analysis:

Official Community Plan:

The development site is currently designated Park and Conservation. For the proposed development an OCP amendment will be required to re-designate a portion of the site to Institutional to allow the proposed P-6 zoning with a text amendment to add Park and School as a permitted use.

OCP Amendment Justification:

The Official Community Plan supports Social Sustainability which includes community health. Community health are supported within the OCP *Section 4.1.5 0 Safety and Security Objective* supports the provision of police and fire service throughout the community.

Policy 4-26 states Maple Ridge will continue to provide fire protection services to maintain a safe and secure community, in accordance with the Fire Department Master Plan.

A key recommendation of the Maple Ridge Fire Department Master Plan is the construction of Fire Hall #4 in the Albion/Cottonwood area as soon as possible to match response standards for Urban areas.

Zoning Bylaw:

The current application proposes to rezone the property located at 23863 112 Avenue from RS-3 (One Family Rural Residential) to P-6 (Civic Institutional) zone to permit the development of a park and Firehall #4 with an associated fire/rescue training centre. With this application staff is proposing to amend the Civic definition in the Bylaw by clarifying that Park is a permitted use. The minimum lot size for the current RS-3 zone is 0.80ha. and there is no minimum lot size for the proposed P-6 zone. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

Development Permits:

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

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

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

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

Advisory Design Panel:

A Development Permit is **not** required; therefore, it does not have to be reviewed by the Advisory Design Panel prior to Second Reading. However, the Fire Department will be submitting the design to the Advisory Design Panel for advisory design comments in an effort to improve the design.

Development Information Meeting:

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

e) Interdepartmental Implications:

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

- a) Engineering Department;
- b) Operations Department;
- c) Fire Department;
- d) Building Department;
- e) Parks Department;
- f) School District; and
- g) Utility companies.

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

This application has not been forwarded to the Engineering Department for comments at this time; therefore, an evaluation of servicing requirements has not been undertaken. We anticipate that this evaluation will take place between First and Second Reading.

f) Early and Ongoing Consultation:

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

g) Development Applications:

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

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

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

CONCLUSION:

The proposed Fire Hall #4 with associated training centre and park are in compliance with the policies of the OCP. Justification has been provided to support an OCP amendment to Institutional. It is recommended that Council grant First Reading subject to additional information being provided and assessed prior to Second Reading. The proposed layout has not been reviewed in relation to the relevant bylaws and regulations governing subdivision applications. Any subdivision layout provided is strictly preliminary and must be approved by the City of Maple Ridge's Approving Officer.

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Senior Planning Technician

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

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

Concurrence: E.C. Swabey
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – OCP Designation Map
Appendix D – Zone Amending Bylaw No. 7313-2017
Appendix E – Proposed Site Plan