

**CITY OF MAPLE RIDGE
BYLAW NO. 7651-2020**

A Bylaw to amend 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. 7651-2020."
2. That Maple Ridge Bylaw No. 7339-2017, at second reading, be repealed in its entirety.
3. That Part 2 INTERPRETATION is amended by inserting the following between "ASSEMBLY USE" and "AUTOMOBILE ACCESSORY":

ASSISTED LIVING REGULATION means the Assisted Living Regulation B.C. Reg. 189/2019

4. That Part 2 INTERPRETATION is amended by inserting the following between "ASSISTED LIVING REGULATION" and "AUTOMOBILE ACCESSORY":

ASSISTED LIVING RESIDENCE means a premises or part of a premises, other than a community care facility,

(a) in which housing, hospitality services and assisted living services, as defined in the *Community Care and Assisted Living Act*, are provided by or through the operator to 3 or more adults who:

1. (i) are not related by blood or marriage to the operator of the premises, and
2. (ii) do not require, on a regular basis, unscheduled professional health services, or

(b) designated by the Lieutenant Governor in Council to be an assisted living residence; and is regulated under the *Community Care and Assisted Living Act*.

5. That Part 2 INTERPRETATION is amended by inserting the following between "COMMON ACTIVITY AREA" and "COMMUNITY GAMING FACILITY":

COMMUNITY CARE AND ASSISTED LIVING ACT means the *Community Care and Assisted Living Act*, S.B.C. 2002, c. 75.

6. That Part 2 INTERPRETATION is amended by inserting the following between "COMMUNITY CARE AND ASSISTED LIVING ACT" and "COMMUNITY GAMING FACILITY":

COMMUNITY CARE FACILITY means a premises or part of a premises, regulated under the *Community Care and Assisted Living Act*, as defined in the *Community Care and Assisted Living Act*:

1. (a) in which a person provides care to 3 or more persons who are not related by blood or marriage to the person and includes any other premises or part of a premises that, in the opinion of the medical health officer, is used in conjunction with the community care facility for the purpose of providing care, or

2. (b) designated by the Lieutenant Governor in Council to be a community care facility.
7. That Part 2 INTERPRETATION is amended by inserting the following between “DATUM DETERMINATION POINTS” and “DENSITY BONUS”:

DENSITY means a measurement of use and development intensity of land and buildings and includes expressing density as a floor space ratio or as the number of people per building.
8. That in PART 2 INTERPRETATION the definition of “DENSITY BONUS” is amended by deleting the words identified in bold text:

DENSITY BONUS means permitting a density on a **development site** that is greater than shown in the corresponding **Land Use Designation in the Official Community Plan, in exchange for an Amenity Contribution.**
9. That in PART 2 INTERPRETATION the definition of “DENSITY BONUS” is amended by adding the words identified in bold text:

DENSITY BONUS means permitting a density on a **lot** that is greater than shown in the corresponding **zone in exchange for an Amenity Contribution or in exchange for supportive recovery housing or transitional housing and a housing agreement prescribed by section 483 of the *Local Government Act.***”
10. That in PART 2 INTERPRETATION the definition of “ELDERLY CITIZENS RESIDENTIAL” is amended by deleting the definition and replacing with:

ELDERLY CITIZENS RESIDENTIAL means an Assisted Living Residence for the residential accommodation of elderly persons.
11. That in PART 2 INTERPRETATION the definition of “FAMILY” is amended by deleting the definition and replacing with:

FAMILY means one person or a group of persons who through marriage, blood relations, adoption or foster parenthood or other circumstances normally live together, provided that where the persons living together under other circumstances their number cannot exceed 3 (three) and does not include Assisted Living Residences or Community Care Facilities.
12. That in PART 2 INTERPRETATION the definition of “PRIVATE HOSPITAL” is amended by adding the words identified in bold text:

PRIVATE HOSPITAL means a use providing for the care of the sick, injured, or aged other than in a public hospital; includes private hospitals, convalescent homes, nursing homes, hospices, palliative care units, community care facilities, **assisted living residences**, multi-level care facilities, congregate care facilities and adult daycare centres.

13. That Part 2 INTERPRETATION is amended by inserting the following between “SLEEPING UNIT” and “STOCK-IN-TRADE”:

SPECIAL NEEDS HOUSING includes Supportive Recovery Housing and Transitional Housing.

14. That Part 2 INTERPRETATION is amended by inserting the following between “STRUCTURE” and “TEMPORARY RESIDENTIAL”:

SUPPORTIVE RECOVERY HOUSING means an Assisted Living Residence for adults receiving services primarily for recovery from drug and alcohol addiction.

15. That Part 2 INTERPRETATION is amended by inserting the following between “TOWNHOUSE(S)” and “TRIPLEX”:

TRANSITIONAL HOUSING means an Assisted Living Residence for adults receiving services to allow them to transition from temporary to permanent housing.

16. That PART 4 GENERAL REGULATIONS, SECTION 402 REGULATIONS FOR PERMITTED USES OF LAND, BUILDINGS & STRUCTURES is amended by adding the words identified in bold text:

(13) **Albion Area** Density Bonus Amenity Contribution Regulations

17. That PART 4 GENERAL REGULATIONS, SECTION 402 REGULATIONS FOR PERMITTED USES OF LAND, BUILDINGS & STRUCTURES is amended by adding the following section:

(16) Density Bonus Regulations for the provision of Assisted Living Residences

- (a) An Assisted Living Residence is a permitted use in the RS-1, RS-1a, RS-1c, RS-1d, RS-2 and RS-3 zones subject to the following provisions:
 - i. The base density is three (3) residents per building;
 - ii. Will require proof of notification or approval from the applicable Health Authority or to the appropriate authority if located on a lot which is not serviced by municipal sewer;
 - iii. Shall not be permitted to contain habitable space below the recommended Flood Construction level of any designated floodplain; and
 - iv. Shall not be strata-titled.
- (b) A Density Bonus of up to a maximum of ten (10) residents per building is allowed for Supportive Recovery Housing or Transitional Housing classes of Assisted Living Residence in the RS-1, RS-1a, RS-1c, RS-1d, RS-2 and RS-3 zones subject to the following provisions:
 - i. The owner enters into a Housing Agreement with the Corporation of the City of Maple Ridge, in accordance with Section 483 of the *Local Government Act*, which must be executed and delivered to the Municipality including all appendices prior to the issuance of any building permit or business license for the land in relation to which the use is permitted;
 - ii. Shall have a maximum of 10 residents including staff;
 - iii. Shall be contained within a One Family Residential building;
 - iv. Shall not be permitted where there is a Detached Garden Suite, Boarding Use or Temporary Residential Use on the lot;

- v. Will require proof of notification or approval from the applicable Health Authority or to the appropriate authority if located on a lot which is not serviced by municipal sewer;
 - vi. Shall not be strata-titled;
 - vii. Shall not be permitted to contain habitable space below the recommended Flood Construction level of any designated floodplain; and
 - viii. Shall not be permitted unless permitted by the provisions of section 402 (16) (a) and section 601 A. of the Zoning Bylaw;
- (c) A Community Care Facility which satisfies the conditions in section 20 of the *Community Care and Assisted Living Act*, including that it has no more than ten (10) residents, not more than six (6) of whom are persons in care is not subject to this Bylaw in accordance with section 20(2) of the *Community Care and Assisted Living Act*.

18. That PART 6 RESIDENTIAL ZONES SECTION 601 A PERMITTED USES OF LAND, BUILDINGS AND STRUCTURES is amended by adding the words identified in bold text:

Albion Area Density Bonus (subject to Section 402)

19. That PART 6 RESIDENTIAL ZONES SECTION 601 A PERMITTED USES OF LAND, BUILDINGS AND STRUCTURES is amended by inserting the following uses after “Medical Marihuana, Commercial Production” and permitted in the RS-1, RS-1a, RS-1c, RS-1d, RS-2, and RS-3 zones:

Assisted Living Residences (Supportive Recovery Class)

20. That PART 9 INSTITUTIONAL ZONES SECTION 902 is amended by inserting the following in correct numerical order:

- 5) Private Hospital Use
- 6) Assisted Living Residences with over 10 residences, including staff
- 7) Community Care Facility of a residential class where there are more than 6 residents in care or where there are more than 10 residents.

21. Maple Ridge Zoning Bylaw No. 3510 – 1985 is amended accordingly.

READ a first time the 28th day of July, 2020.

READ a second time the 28th day of July, 2020.

PUBLIC HEARING held the 15th day of September, 2020.

READ a third time the 29th day of September, 2020.

DEFEATED on the 27th day of October, 2020.

RECONSIDERED AND ADOPTED, the 10th day of November, 2020.

PRESIDING MEMBER

CORPORATE OFFICER