

# Maple Ridge Official Community Plan Policies

## Urban Residential OCP Policies

from Sections 3.1.3 and 3.1.4 of the Maple Ridge Official Community Plan

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

1) **Neighbourhood Residential** – General Characteristics:

- a) a maximum of one principal dwelling unit per lot and an additional dwelling unit such as a secondary suite or garden suite;
- b) density that is based on the current zoning of the property, or surrounding neighbourhood context;
- c) single detached dwellings will remain the predominant housing form within neighbourhoods. Other housing forms are possible, subject to compliance with the Neighbourhood Residential Infill policies;
- d) is not within a neighbourhood with an Area Plan, a Community Commercial Node, or located on a Major Corridor as illustrated on Figure 4.

2) **Major Corridor Residential** – General Characteristics:

- a) Major Corridor Residential is characterized by the following:
  - i. has frontage on an existing Major Road Corridor as identified on Figure 4 Proposed Major Corridor Network Plan, or has frontage on a road built in whole or part to a collector, arterial, TransLink Major Road, or Provincial Highway standard;
  - ii. may be adjacent to Community Commercial Node, or designated commercial centre.
- b) includes ground oriented housing forms such as single detached dwellings, garden suites, duplexes, triplexes, fourplexes, townhouses, apartments, or small lot intensive residential, subject to compliance with Major Corridor Residential Infill policies.

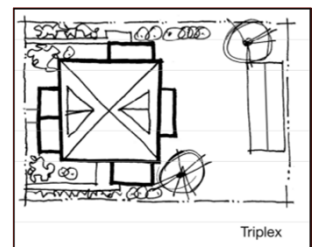
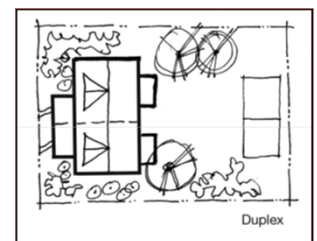
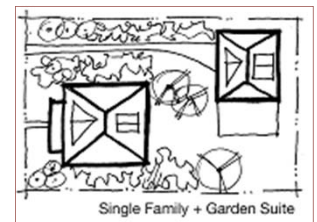
### 3.1.4 Residential Infill And Compatibility Criteria

Compatibility refers to development that “fits’ with the character of a neighbourhood. It does not mean that the development looks the “same” as neighbouring development, rather the housing form is similar in size, scale, massing and architectural elements. As an example, attached housing forms could be considered compatible with single detached housing if they were ground oriented and similar in height and architectural details.

#### POLICIES

**3 – 19** Neighbourhood Residential Infill is permitted subject to compliance with the following criteria:

- 1) Infill development on a property that is larger than the prevailing lot size of the surrounding neighbourhood or existing zoning of the lot may include the following:
  - a) a possible change in lot size and configuration providing that:
    - i. the proposed lot area and widths should be not less than 80% of the lot area and width prescribed under the predominate or adjacent zoning in the surrounding neighbourhood;
    - ii. the proposed lot configuration is similar to the prevailing lot pattern that exists within the neighbourhood; and
    - iii. the proposed housing form is consistent in scale and massing to that of the surrounding neighbourhood.
  - b) a change in unit type - unit types such as single detached dwellings, secondary suites, garden suites, duplexes and triplexes that resemble a single detached dwelling, with an emphasis on orientation to the street.
- 2) Neighbourhood Residential infill must be designed to be compatible with the surrounding neighbourhood and will be evaluated against Policy 3-21.



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## Urban Residential OCP Policies

**3 – 20** Major Corridor Residential Infill developments must be designed to be compatible with the surrounding neighbourhood and will be evaluated against the following criteria:

- a) building forms such as single detached dwellings, duplexes, triplexes, fourplexes, townhouses, apartments, and small lot intensive residential developments subject to Policy 3-21;
- b) a maximum height of two and one-half storeys with an emphasis on ground oriented units for all developments except for apartments;
- c) a maximum height of four storeys for apartments; and
- d) adherence to Development Permit Guidelines for multi-family and intensive residential developments as outlined in Chapter 8 of the Official Community Plan.

**3 – 21** All Neighbourhood and Major Corridor Residential infill developments will respect and reinforce the physical patterns and characteristics of established neighbourhoods, with particular attention to:

- a) the ability of the existing infrastructure to support the new development;
- b) the compatibility of the site design, setbacks, and lot configuration with the existing pattern of development in the area;
- c) the compatibility between building massing and the type of dwelling units in the proposed development and the surrounding residential properties;
- d) the location, orientation, and visual impact of vehicle access/egress in relation to:
  - i. adjacent developments
  - ii. the street
  - iii. the pedestrian environment
- e) minimizing adverse parking and traffic impacts on the existing neighbourhood;
- f) a gradual transition of scale and density through the design of building mass and form, such as:
  - i. reduction in building heights at the edges of a development;
  - ii. location of lower density components towards the perimeters of a site; and
  - iii. concentration of density to the centre of a development or towards a non-residential boundary;
- g) retention and preservation of significant trees, other natural vegetation, and environmental features;
- h) Maintaining adequate light, view and privacy for residents on adjacent properties or in adjacent neighbourhoods;
- i) conservation of special landscapes such as gardens, or built-form features, including heritage buildings, that contribute to the unique character of a neighbourhood.

