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**City of Maple Ridge**

**TO:** His Worship Mayor Dan Ruimy  
and Members of Council  
**FROM:** Chief Administrative Officer

**MEETING DATE:** January 10, 2023  
**FILE NO:** 2022-252-RZ  
**MEETING:** C o W

**SUBJECT:** First Reading  
Zone Amending Bylaw No. 7899-2022  
11783 221 Street and 22066 & 22076 Lougheed Highway

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#### **EXECUTIVE SUMMARY:**

An application has been received to rezone the properties located at 11783 221 Street and 22066 & 22076 Lougheed Highway, from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential) to permit the construction of a six-storey residential apartment building with two levels of underground parking, containing 82 market strata dwelling units. The properties are designated *Urban Residential – Major Corridor Residential* in the Official Community Plan (OCP), and *Transit Corridor Multi-Family* in the draft Lougheed Transit Corridor Area Plan which is in the process of being reviewed by Council. The Lougheed Transit Corridor Concept Plan was endorsed by Council on October 10, 2020.

Pursuant to Council Policy 6.31, this application is subject to the Community Amenity Contribution (CAC) Program at a rate of \$4,300 per dwelling unit for a total estimated amount of \$352,600, or such rate applicable at third reading of this application.

#### **RECOMMENDATIONS:**

1. That *Zone Amending Bylaw No. 7899-2022* be given first reading; and further
2. That the applicant provides further information as described on Schedules C, D, and E of the *Development Procedures Bylaw No. 5879-1999*, along with the information required for a subdivision application.

#### **DISCUSSION:**

**a) Background Context:**

Applicant: Ridge North America

Legal Description: Lot 11 District Lot 397 Group 1 New Westminster District Plan 8614;  
Lot 12 District Lot 397 Group 1 New Westminster District Plan 8614; and  
Lot 13 District Lot 397 Group 1 New Westminster District Plan 8614.

OCP:		
	Existing:	<i>Urban Residential-Major Corridor Residential</i>
	Proposed:	<i>Urban Residential-Major Corridor Residential</i>
Within Urban Area Boundary:	Yes	
Area Plan:	Lougheed Transit Corridor (the plan was endorsed by Council but has not been adopted)	
OCP Major Corridor:	Yes	
Zoning:		
	Existing:	RS-1 (Single Detached Residential)
	Proposed:	RM-2 (Medium Density Apartment Residential)
Surrounding Uses:		
	North:	Use: Vacant Residential Lot Zone: RS-1 (Single Detached Residential) - The property is subject to an active rezoning to an RM-2 Zone. Designation: <i>Urban Residential-Major Corridor Residential</i>
	South:	Use: Single Detached Residential Zone: RS-1 (Single Detached Residential) Designation: <i>Urban Residential</i>
	East:	Use: Single Detached Residential Zone: RS-1 (Single Detached Residential) - The property is subject to an active rezoning to the RM-2 Zone. Designation: <i>Low-Rise Apartment</i>
	West:	Use: Single Detached Residential Zone: RS-1 (Single Detached Residential) Designation: <i>Urban Residential-Major Corridor Residential</i>
Existing Use of Property:	Single Detached Residential	
Proposed Use of Property:	Apartment Residential	
Proposed Site Area:	2,193.8 m <sup>2</sup> (0.54 acres)	
Proposed Access:	Rear Lane	
Servicing Requirement:	Urban Standard	

**b) Site Characteristics:**

The subject site is comprised of three properties located at the intersection of Lougheed Highway and 221 Street, and is abutting a lane to the south (see Appendices A and B). The site has a total lot area of 2,193.8 m<sup>2</sup> (0.54 acres) and gradually slopes down from north-east to south-west. The site currently includes three single detached residential and accessory buildings with vehicular accesses off Lougheed Highway and the lane, with the exception of 11783 221 Street which has a driveway access off 221 Street.

**c) Project Description:**

The applicant is proposing to rezone the properties from RS-1 to RM-2 zone to construct a six-storey apartment residential building, containing 82 market strata dwelling units, atop two levels of underground parking. The proposed development will have a density of 2.5 FSR, utilizing the

additional density for the construction of underground parking and the density bonus available for the properties that are designated *Major Corridor Residential*.

The proposed building will be facing Lougheed Highway with a vehicular access off the lane to the south, and a pedestrian access off 221 Street to the east. The applicant is proposing a 3.0 m (9.8 ft.) dedication along Lougheed Highway. Given the location of the site within the controlled access area of Lougheed Highway, the Ministry of Transportation and Infrastructure (MOTI) approval of the proposed development, including road dedication along Lougheed Highway, will be required prior to final adoption of this rezoning application.

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

In addition, the site is located within close proximity to the Fraser River Escarpment (FRE). The FRE is an area of geotechnical complexity adjacent to the north bank of the Fraser River from 207 Street to 224 Street, with an area of influence extending as far north as 124 Avenue. Over the years, the crest of the Escarpment has experienced occasional landslides of various sizes and consequences. The City is currently undertaking a risk assessment of the FRE to determine the suitability of increased densification along this corridor. It is recommended that the risk assessment be finalized prior to this application proceeding to second reading and public hearing, as the results of the assessment may impact the ability to increase residential density of the site.

#### **d) Planning Analysis:**

##### **Official Community Plan:**

The properties are located within the Urban Area Boundary, west of the Town Centre Area Plan, and are designated *Urban Residential-Major Corridor Residential* in the OCP. The properties are located on Lougheed Highway, which is classified as a Major Road Corridor. The proposed rezoning to RM-2 zone is in line with Policy 3-18 of the OCP which stipulates that Maple Ridge supports a range of densities within the Urban Area Boundary, including on properties that are designated *Major Corridor Residential* with the following general characteristics:

- i. have frontage on an existing Major Road Corridor as identified on Figure 4 Proposed Major Corridor Network Plan of the OCP, or has frontage on a road built in whole or part to a collector, arterial, TransLink Major Road, or Provincial Highway standard;
- ii. include ground-oriented housing forms such as single detached dwellings, garden suites, duplexes, triplexes, fourplexes, courtyard residential developments, townhouses, apartments, or small lot intensive residential, subject to compliance with Major Corridor Residential Infill policies; and
- iii. have a maximum height of four storeys for apartment.

In addition, the BC Transit R-3 Rapid Bus route runs along Lougheed Highway with a bus stop being located west of the subject properties at Laity Street. Thus, the proposed apartment residential form of development is also supportable under the OCP.

The properties are also located within the Lougheed Transit Corridor Area Plan and are designated *Transit Corridor Multi-Family*. Under the Plan, the *Transit Corridor Multi-Family* designation would permit multi-family residential densification through lot consolidation along key arterials such as Dewdney Trunk Road and Lougheed Highway, as well as Major Corridors. Supported multi-family residential forms of development include fourplexes, courtyard residential, townhouses, and apartments. The proposed zoning matrix in the Plan supports the rezoning to the RM-2 Zone for properties that are designated *Transit Corridor Multi-Family*.

The draft Lougheed Transit Corridor Area Plan supports the building height of six-storeys and encourages the building design that complements the surrounding neighbourhood and does not significantly impact adjacent buildings. The Lougheed Transit Corridor Concept Plan was endorsed by Council on October 10, 2020. This rezoning application which is the subject of this report can proceed in advance of the final adoption of the draft Lougheed Transit Corridor Area Plan.

#### **Zoning Bylaw:**

The application is to rezone the properties located at 11783 221 Street and 22066 & 22076 Lougheed Highway, from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential) zone (see Appendix C). The purpose of this rezoning is to permit the construction of a six-storey market strata residential apartment building (see Appendix D and E), in line with the OCP and the draft Lougheed Transit Corridor Area Plan. The proposed development meets the minimum lot area and lot width requirements of the RM-2 zone.

The applicant is requesting to vary certain requirements of the Zoning Bylaw and the RM-2 zone including setbacks, building height from four to six storeys, the required off-street parking spaces, and the percentage of off-street parking for small cars. The subject site is located within the Parking in Lieu Area where the owner may opt to pay money in lieu of providing parking spaces. Any variations from the requirements of the Zoning Bylaw will require a Development Variance Permit application.

#### **Development Permits:**

Pursuant to Section 8.7 of the OCP, a Multi-Family Development Permit application is required to ensure the current proposal enhances existing neighbourhoods with compatible housing styles that meet diverse needs, and minimize potential conflicts with neighbouring land uses. The draft Lougheed Transit Corridor Area Plan also contains specific Development Permit Guidelines to inform the urban design of new development within the plan area. Prior to final adoption of the Lougheed Transit Corridor Area Plan Development Permit Guidelines, the proposed development will continue to be subject to the Multi-Family Development Permit Area Guidelines of the OCP.

#### **Advisory Design Panel:**

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

#### **Development Information Meeting:**

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



**e) Interdepartmental Implications:**

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

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

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

**f) Development Applications:**

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

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

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

**CONCLUSION:**

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

"Original signed by Parissa Shafizadeh"

*Prepared by:* **Parissa Shafizadeh, M.PL, MCIP, RPP,**  
**Senior Planner**

"Original signed by Charles Goddard"

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

"Original signed by Christina Crabtree"

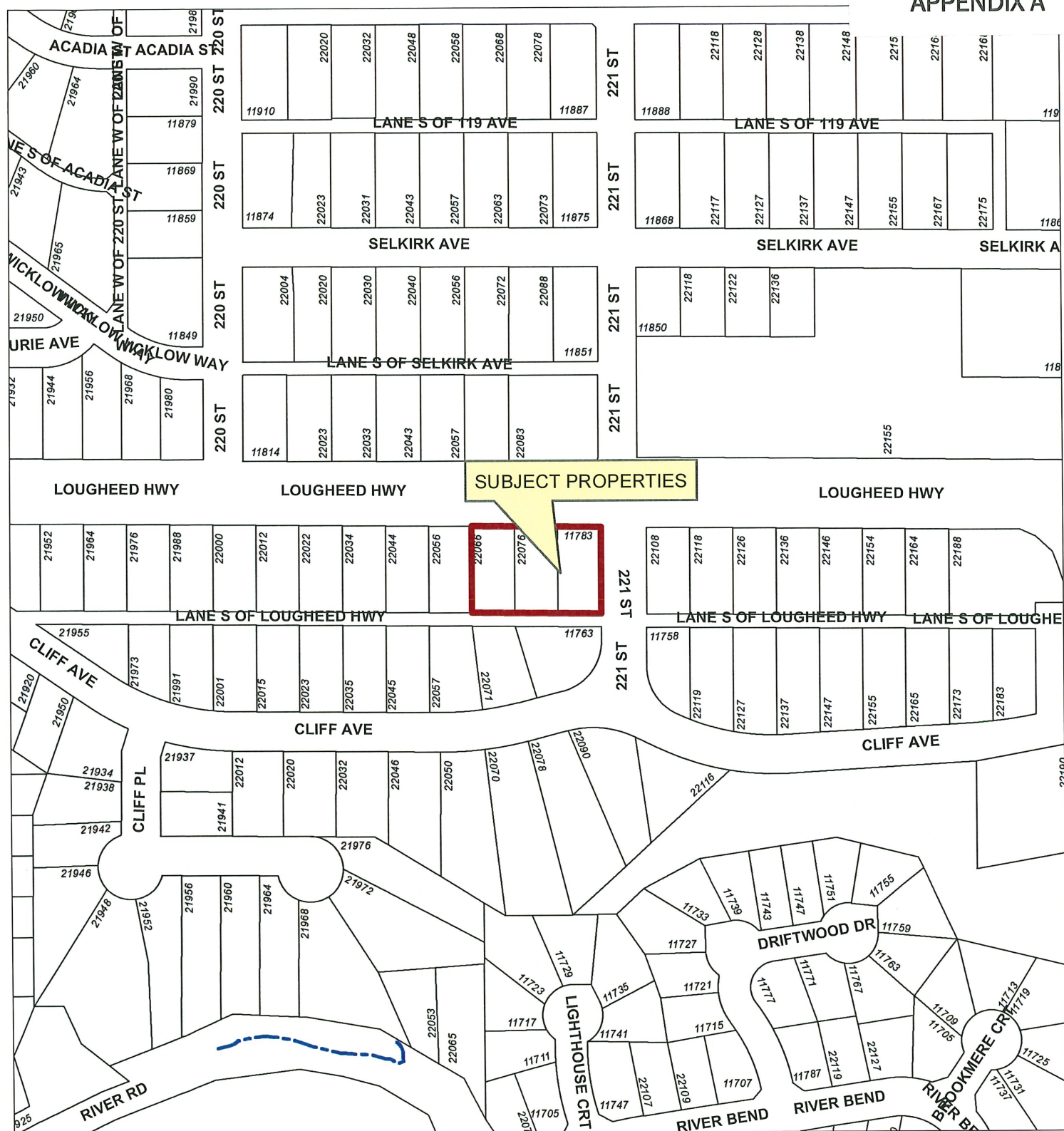
*Approved by:* **Christine Carter, M.PL, MCIP, RPP**  
**GM Planning & Development**  
**Services**

"Original signed by Scott Hartman"

*Concurrence:* **Scott Hartman**  
**Chief Administrative Officer**

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7899-2022
- Appendix D – Proposed Site Plan
- Appendix E – Proposed Building Elevation and Sections



Scale: 1:2,500

## Legend

- Ditch Centreline
- Indefinite Creek

22066/ 76 LOUGHEED HIGHWAY &  
11783 221 STREET  
PID 006-154-875, 006-577-083 &  
010-866-833

PLANNING DEPARTMENT



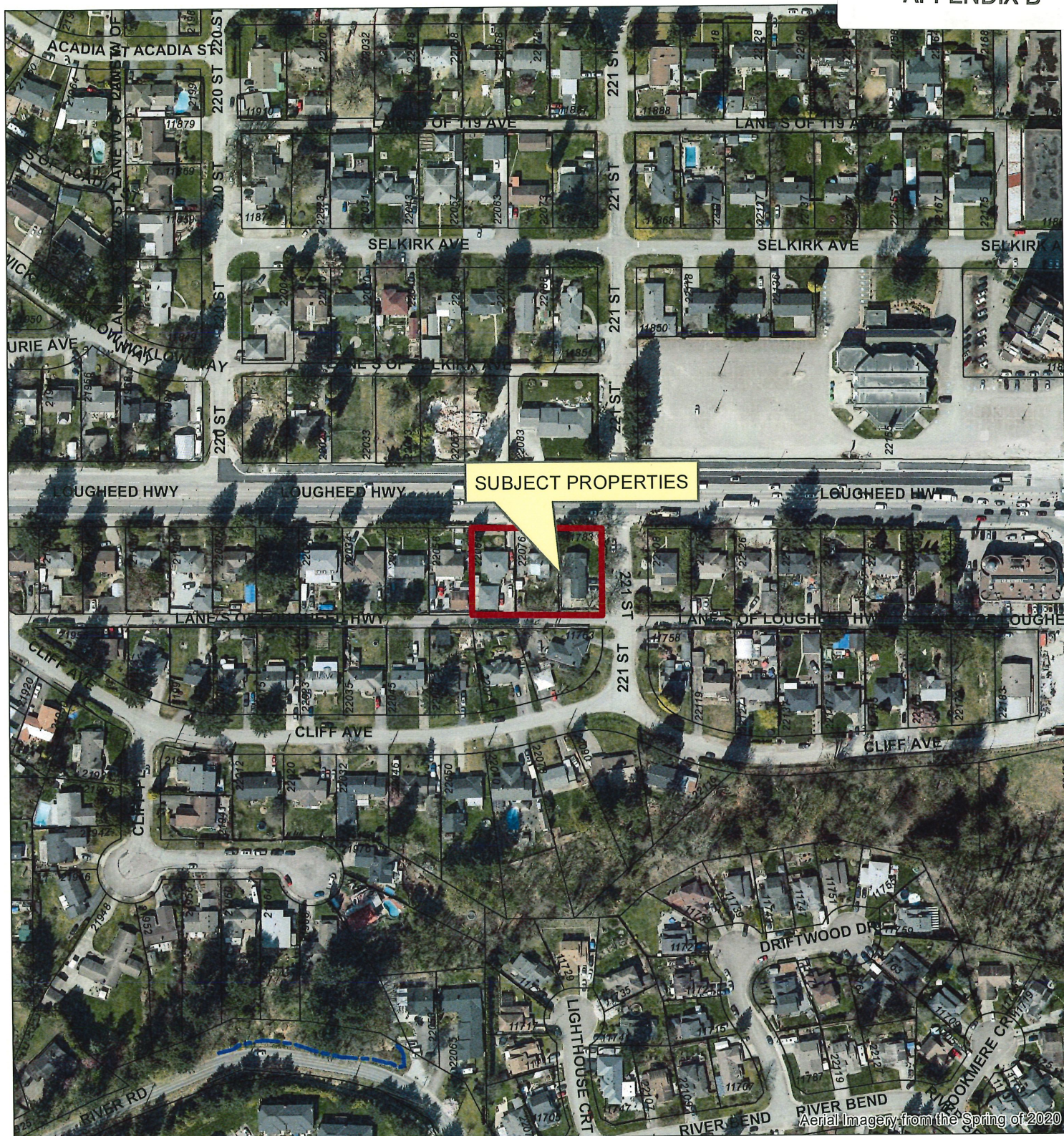
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British Columbia

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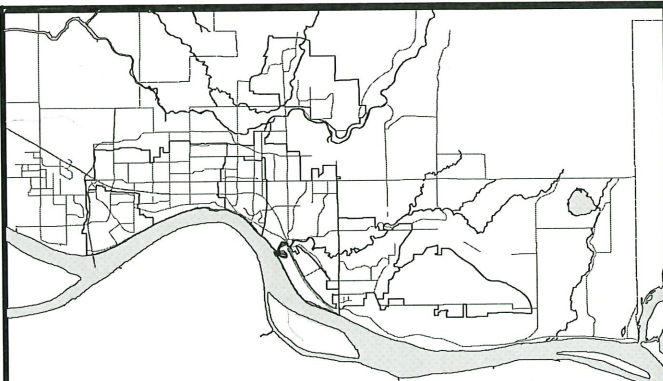
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DATE: Jun 23, 2022

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22066/ 76 LOUGHEED HIGHWAY &  
11783 221 STREET  
PID 006-154-875, 006-577-083 &  
010-866-833

PLANNING DEPARTMENT



MAPLE RIDGE  
British Columbia

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CORPORATE OFFICER

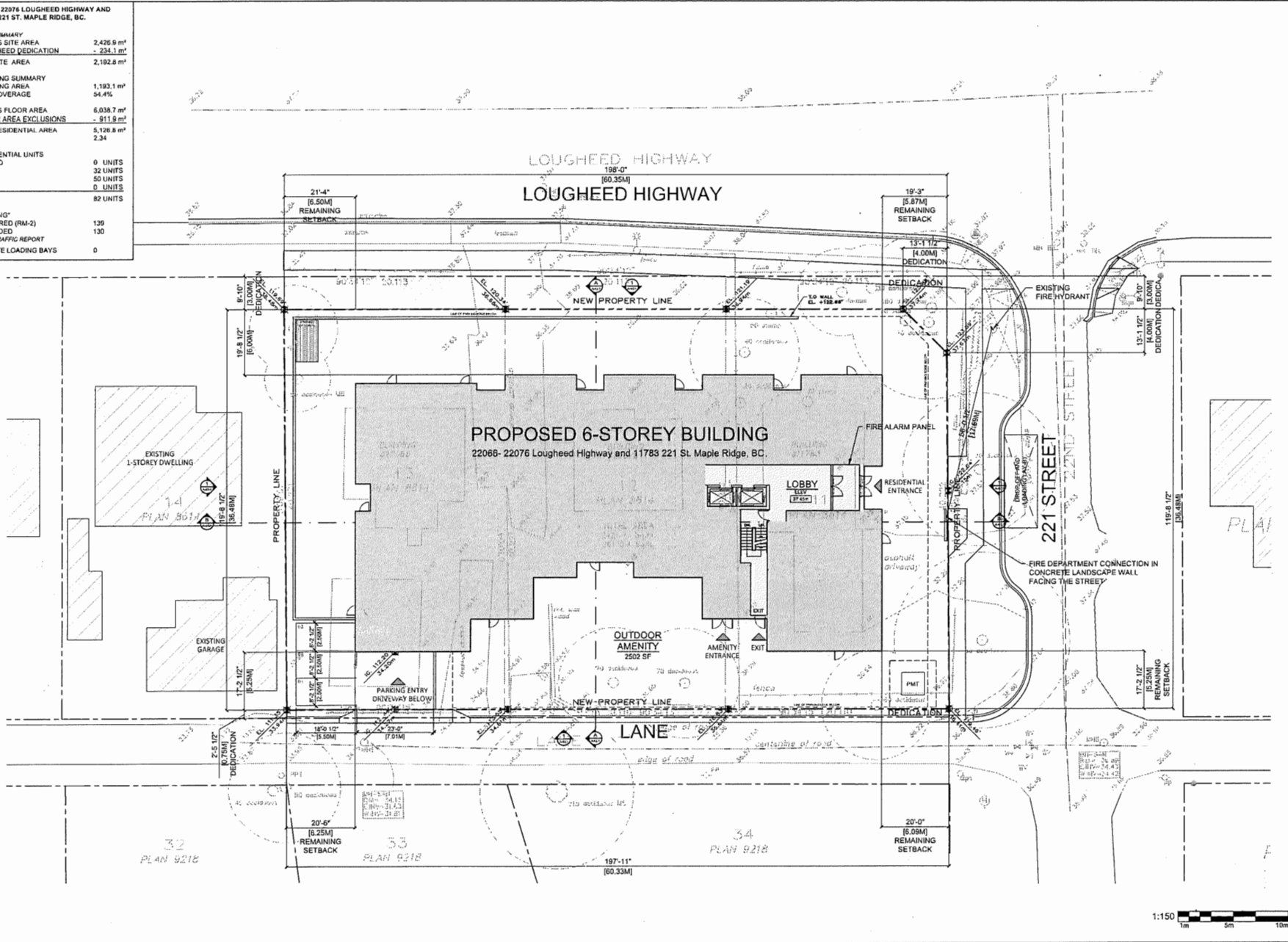


To: RM-2 (Medium Density Apartment Residential)



SCALE 1:2,500

22066-22076 LOUGHEED HIGHWAY AND 11783 221 ST. MAPLE RIDGE, BC.	
SITE SUMMARY	
GROSS SITE AREA	2,426.9 m <sup>2</sup>
LOUGHEED DEDICATION	- 234.1 m <sup>2</sup>
NET SITE AREA	2,192.8 m <sup>2</sup>
BUILDING SUMMARY	
BUILDING AREA	1,192.1 m <sup>2</sup>
LOT COVERAGE	54.4%
GROSS FLOOR AREA	6,038.7 m <sup>2</sup>
FLOOR AREA EXCLUSIONS	- 911.9 m <sup>2</sup>
NET RESIDENTIAL AREA	5,126.8 m <sup>2</sup>
FAR	2.34
RESIDENTIAL UNITS	
STUDIO	0 UNITS
1 BED	32 UNITS
2 BED	50 UNITS
3 BED	0 UNITS
TOTAL	82 UNITS
PARKING*	
REQUIRED (RM-2)	139
PROVIDED	130
SEE TRAFFIC REPORT	
ON-SITE LOADING BAYS	0



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PRIME CONSULTANT

CONSULTANT

SEAL: 2008-12-01

NO.	DATE	REMARKS
3	10DEC2022	RE-ISSUED FOR REZONING + DP
2	28SEP2022	ISSUED FOR REZONING + DP
1	14JUN2022	ISSUED FOR REZONING

**Ridge** North America

**6 STOREY RENTAL APARTMENTS**

22066-22076 Lougheed Hwy and 11783 221 St. Maple Ridge, British Columbia

**SITE PLAN**

**A152**

SCALE: 1:150	PROJECT: 21'
DRAWN BY: ANS	DATE: JUN





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**DESIGN CONSULTANT**

CONSULTANT



SEAL

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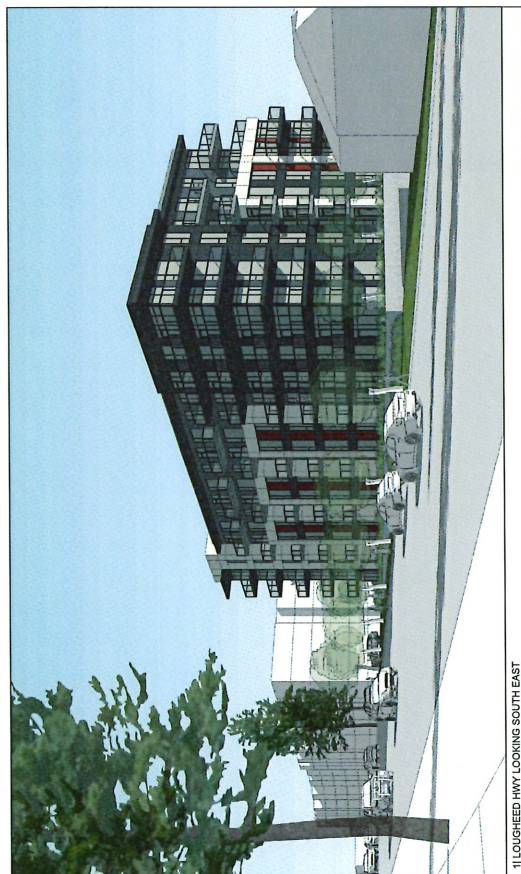
## 6 STOREY RENTAL APARTMENTS

22066-22076 Lougheed Hwy  
and 11783 221 St  
Maple Ridge, British Columbia

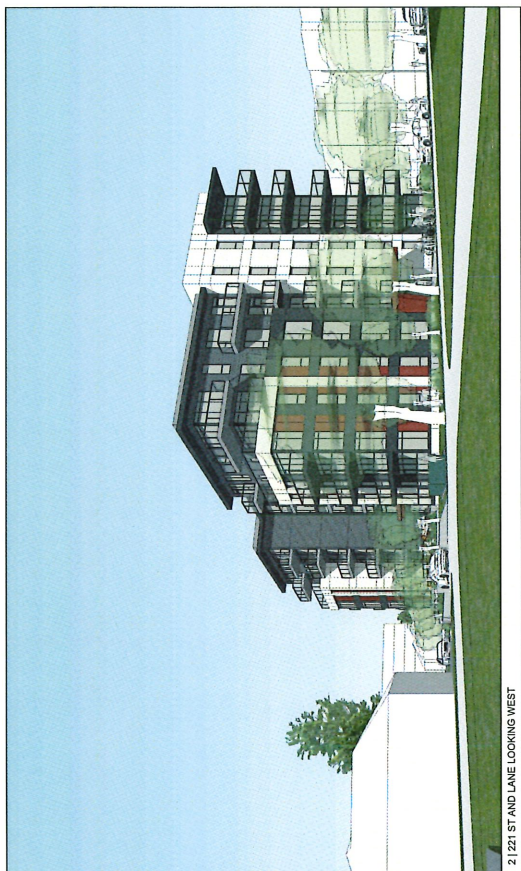
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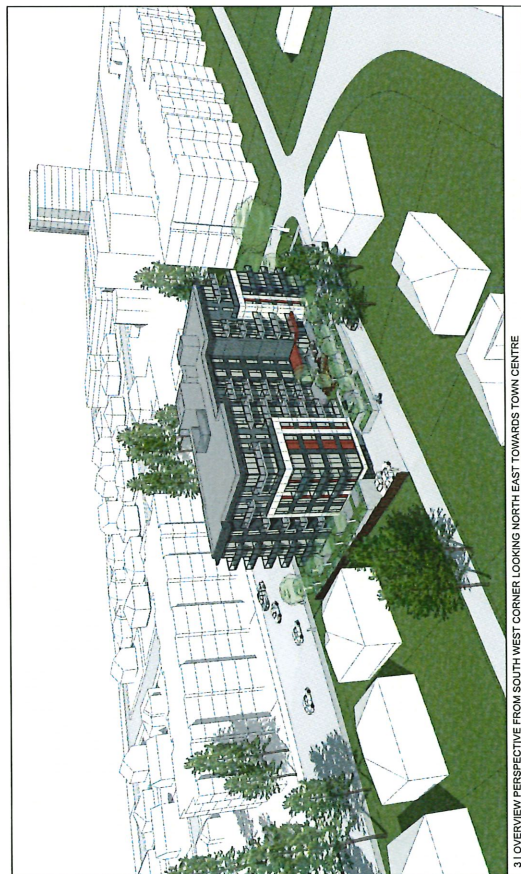
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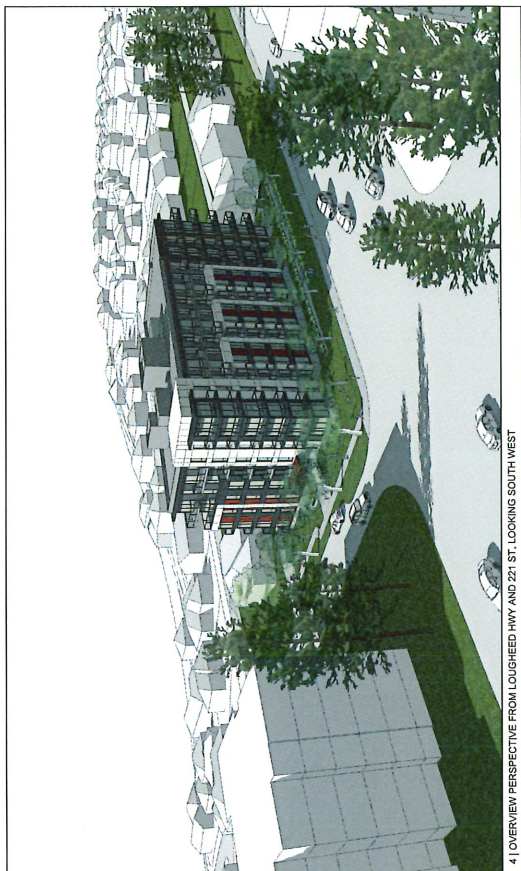
HILL LOUGHEED HWY LOOKING SOUTH EAST



2 | 221 ST AND LANE LOOKING WEST



3 | OVERVIEW PERSPECTIVE FROM SOUTH WEST CORNER LOOKING NORTH EAST TOWARDS TOWN CENTRE



4 | OVERVIEW PERSPECTIVE FROM LOUGHEED HWY AND 221 ST, LOOKING SOUTH WEST







