

TO: His Worship Mayor Dan Ruimy
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First Reading
Zone Amending Bylaw No. 7892-2022
20565, 20575 and 20583 Battle Avenue

MEETING DATE: January 10, 2023
FILE NO: 2022-303-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties, located at 20565, 20575, and 20583 Battle Avenue, from RS-1 (Single Detached Residential) to R-3 (Single Detached (Intensive) Urban Residential), to permit a future subdivision of approximately six lots, from the existing three properties. This application would be the first to bring the R-3 zone into the Hammond Area Plan, as the subject properties are located in the plan, specifically in the Hammond Heritage Character Area (see Appendix E). To proceed further with this application additional information is required as outlined below.

To support this rezoning application, an Official Community Plan (OCP) amendment will be needed to change the land use designation from *Low Density Multi-Family* to *Single Family and Compact Residential*. Based on the project design and lot configuration, the proposed OCP and Zoning Bylaw amendments will enable greater alignment with the vision and policies of the Hammond Area Plan.

Pursuant to Council Policy 6.31, this application is subject to the Community Amenity Contribution (CAC) Program at a rate of \$7,100 per new single family lot created for a total estimated amount of \$21,300, or such rate applicable at third reading of this application for the additional three lots being created.

RECOMMENDATIONS:

1. 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;
 - i. The Board of any Regional District that is adjacent to the area covered by the plan;
 - ii. The Council of any municipality that is adjacent to the area covered by the plan;
 - iii. First Nations;
 - iv. Boards of Education, Greater Boards and Improvements District Boards; and
 - v. 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;

2. That *Zone Amending Bylaw No. 7892-2022* be given first reading;

3. That the development proposal be subject to the Hammond Development Permit Guidelines; and further
4. That the applicant provide further information as described on Schedules A, B and E of the *Development Procedures Bylaw No. 5879-1999*, along with the information required for an Intensive Residential Development Permit and a Subdivision application.

DISCUSSION:

a) Background Context:

Applicant:	Pragati Holdings Ltd. Don Bowins		
Legal Description:	Lot 4 Section 10 Township 12 Plan NWP7408		
OCP:			
Existing:	<i>Low Density Multi-Family</i>		
Proposed:	<i>Single-Family and Compact Residential</i>		
Within Urban Area Boundary:	Yes		
Area Plan:	Hammond		
OCP Major Corridor:	No		
Zoning:			
Existing:	RS-1 (Single Detached Residential)		
Proposed:	R-3 (Single Detached (Intensive) Urban Residential)		
Surrounding Uses:			
North:	Use:	Residential	
	Zone:	RS-1 (Single Detached Residential) and RM-2 (Medium Density Apartment Residential)	
	Designation:	<i>Low & Medium Density Multi-Family</i>	
South:	Use:	Recovery Society	
	Zone:	P-2 (Special Institutional)	
	Designation:	<i>Institutional</i>	
East:	Use:	Residential	
	Zone:	RS-1 (Single Detached Residential)	
	Designation:	<i>Low Density Multi-Family</i>	
West:	Use:	Residential	
	Zone:	RS-1 (Single Detached Residential)	
	Designation:	<i>Low Density Multi-Family</i>	
Existing Use of Property:	Residential		
Proposed Use of Property:	Residential		
Site Area:	0.18 ha (0.44 acres)		
Access:	Battle Avenue		
Servicing Requirement:	Urban Standard		
Flood Plain:	No		
Fraser Sewer Area:	No		

b) Site Characteristics:

The subject properties total an area of 1,838.1 m² (0.45 acres). The site is relatively flat, with few trees, other than those located on the western and northern sides of the site. The subject properties are bounded by single family residential lots on the east and west. To the south, there is a right of way and an institutional use and to the north is a mix of low and medium density multi-family uses. There is an existing house on each property, which will require removal as a condition of final reading.

c) Project Description:

The development proposal is for the rezoning and subsequent development of six R-3 lots from the existing RS-1 properties (see Appendices A and B). There are two parking spaces being proposed at the rear of each of the lots, abutting the lane. A preliminary review indicates that the proposal complies with the density and other planning requirements of the R-3 (Single Detached (Intensive) Urban Residential) zone; a height variance application will be required for this proposal.

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. This zone is not currently permissible in the Hammond Area Plan and the approval of this application would result in the introduction of the R-3 zone into that plan, as discussed below. 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 will require further development permits.

Any subdivision layout provided is strictly preliminary and could change after servicing details and analysis reports are reviewed. Layouts must be approved by the Approving Officer.

d) Planning Analysis:

Official Community Plan:

The development site is located within the Hammond Area Plan and specifically in the Hammond Heritage Character Area (see Appendix E). The properties are currently zoned RS-1 and designated *Low Density Multi-Family* in the OCP, which permits the RT-2 (Ground-Oriented Residential Infill) and RM-1 (Townhouse Residential) zones. For the proposed development, an OCP amendment will be required to re-designate the site to *Single-Family and Compact Residential* to facilitate the proposed compact single-family lots and to allow the proposed R-3 zoning within the *Single-Family and Compact Residential* designation.

The Battle Avenue proposal is a good example of how the R-3 zone can align with the vision and policies of the Hammond Area Plan for the following reasons:

1. A key component of the Hammond Area Plan vision is to encourage modest to medium density increases to allow Hammond to grow as a community that will also support revitalization of the historic commercial area. For the *Single-Family & Compact Residential* designation, the intent is for modest density "that is compatible with existing single-family form and neighbourhood character". To achieve the intent of this designation, the development forms permitted are single-family dwellings, duplex, and triplex.

2. Battle Avenue is located within the Hammond Heritage Character Area (Appendix E) of the Hammond Area Plan. While the subject properties are not identified as significant with respect to heritage value, the proposed single detached form aligns with the intent of the *Single-Family & Compact Residential* designation, particularly policy 3-19 (Chapter 10, Page 33) as follows:

3-19 *The following characteristics should be incorporated into all forms of new development within the Single-Family & Compact Residential designation:*

- a) *A site size and configuration that enables building orientation towards streets and laneways wherever possible;*
- b) *Careful consideration of size, location, and orientation of on-site open space areas to ensure new development allows ample sunlight and a variety of plant materials and trees that are complementary to the existing mature landscaping that contributes to the neighbourhood character;*
- c) *Design that is sensitive to surrounding built form, particularly for buildings that are three (3) storeys in height; and*
- d) *Parking for residents is provided in a concealed structure.*

Note that the *Low Density Multi-Family* designation contains policy 3-22, which includes the same policy wording as above.

3. There is a requirement that multi-family development forms permitted under the RM-1 (townhouse) and RT-2 (fourplex) are only permitted to have one driveway access to the site, which in this instance does not enable a design that meets the full intent of policy 3-22, as configuring a parking design that is easily accessible to all residents would be challenging and likely to result in housing forms not able to be oriented to the street and laneway. The proposed site layout complements the historic land use pattern that is discussed in the Hammond Area Plan, under Section 2.2.1, Heritage Character Area (Chapter 10, Page 20).
4. A Development under the proposed R-3 Single Detached (Intensive) Urban Residential zone is subject to the *Intensive Residential Development Permit Guidelines* in the Official Community Plan. Additionally, as a condition of zoning, this proposed development will also be subject to the Hammond Area Plan Development Permit Guidelines.
5. Allowing the R-3 zone to be utilized within the historic Hammond neighbourhood, as it evolves and redevelops over time, will enable similar development proposals to closely align with the intent and policies of the Hammond Area Plan.

Zoning Bylaw:

The current application proposes to rezone the properties from RS-1 (Single Detached Residential) to R-3 (Single Detached (Intensive) Urban Residential) to permit the further subdivision of three properties into six lots (see Appendix D). The minimum lot size for the current RS-1 zone is 668.0 m² (7,190.30 ft²), and the minimum lot size for the proposed R-3 zone is 225 m² (2,744.8 ft²). Any variations from the requirements of the proposed zone will require a Development Variance Permit application. Preliminarily, this proposal will require a Development Variance Permit for height. As per *Zoning Bylaw 7600-2019*, there is no density applicable for the R-3 zone.

Development Permits:

Pursuant to Section 8.8 of the Official Community Plan, an Intensive Residential Development Permit application is required to ensure the current proposal provides emphasis on high standards in aesthetics and quality of the built environment, while protecting important qualities of the natural environment. Additionally, a Hammond Area Development Permit will also be required.

Advisory Design Panel:

An Intensive Residential Development Permit and a Hammond Area Plan Development Permit are both 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;
- a) Operations Department;
- b) Fire Department;
- c) Building Department;
- d) Parks, Recreation and Culture Department;
- e) School District; and
- f) 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) Early and Ongoing Consultation:

In respect of Section 475 of the *Local Government Act* for consultation during an OCP 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 B);
3. An Intensive Residential Development Permit Application (Schedule D)
4. A Development Variance Permit Application (Schedule E); and
5. 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:

Justification has been provided to support an OCP amendment to allow for the introduction of the R-3 zone into the Hammond Area Plan. It is, therefore, recommended that Council grant first reading subject to additional information being provided and assessed prior to second reading.

"Original signed by Annie Slater-Kinghorn"

Prepared by: **Annie Slater-Kinghorn, BA**
Planning Technician

"Original signed by Charles Goddard"

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

"Original signed by Christine Carter"

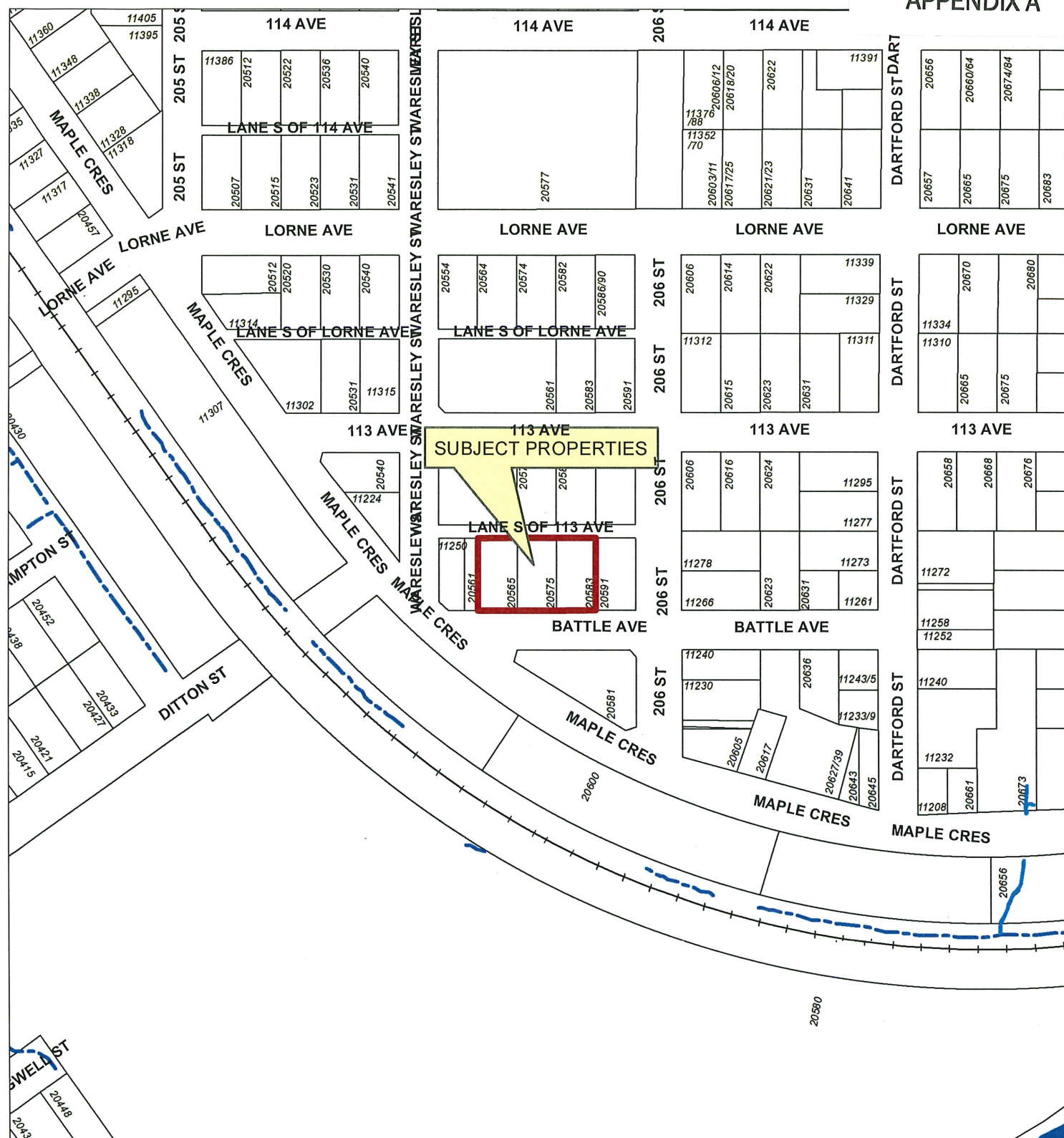
Approved by: **Christine Carter, MPL, MCIP, RPP**
**GM Planning & Development
Services**

"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. 7892-2022
- Appendix D – Proposed Site Plan
- Appendix E – Hammond Area Plan Map



Legend

-  Stream
-  Ditch Centreline
-  Edge of River
-  Indefinite Creek
-  River
-  Major Rivers & Lakes

Scale: 1:2,500

20565/ 75/ 83 BATTLE AVENUE
PID'S 011-317-604, 011-317-612 &
011-317-621

PLANNING DEPARTMENT

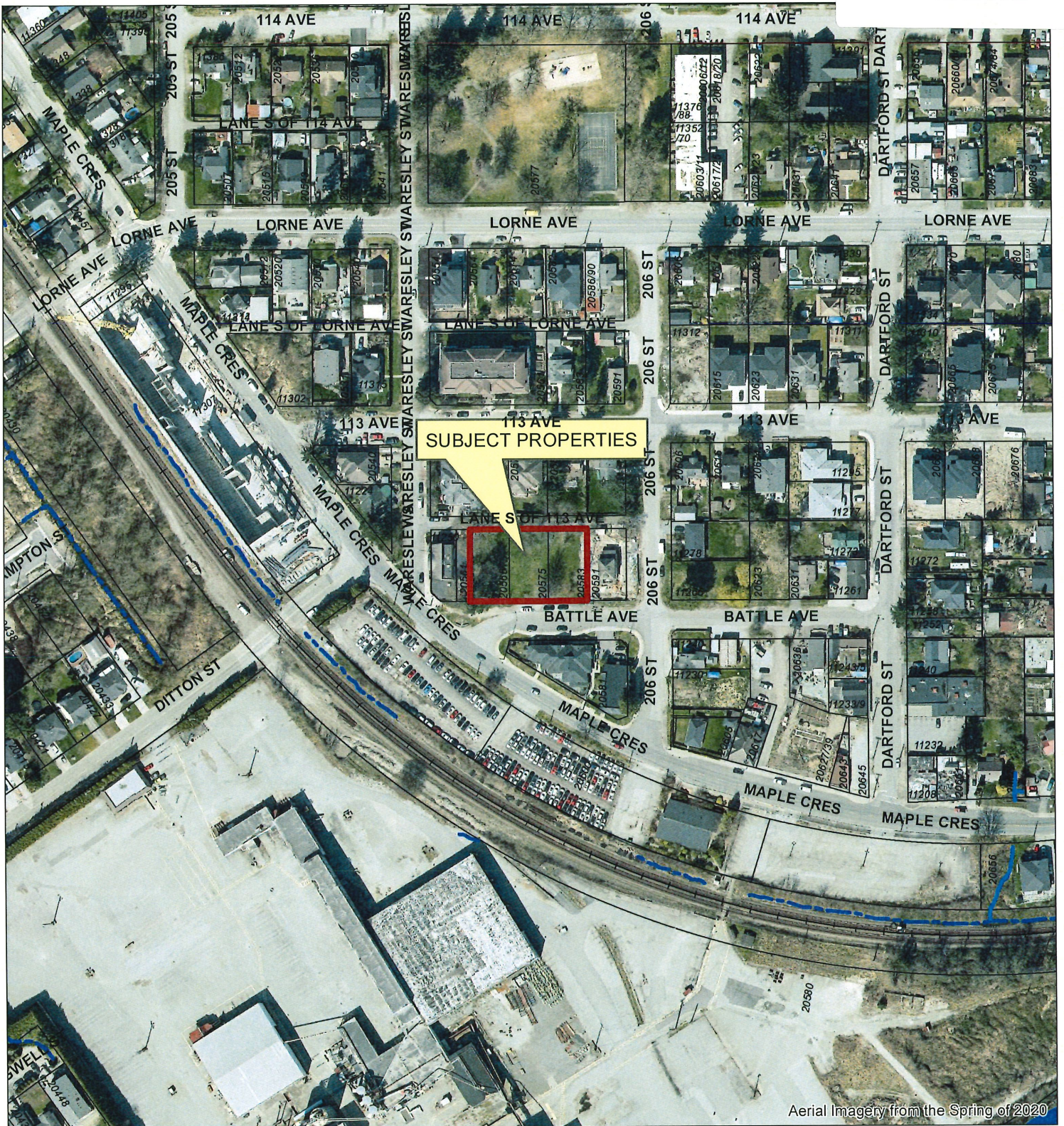


MAPLE RIDGE
British Columbia

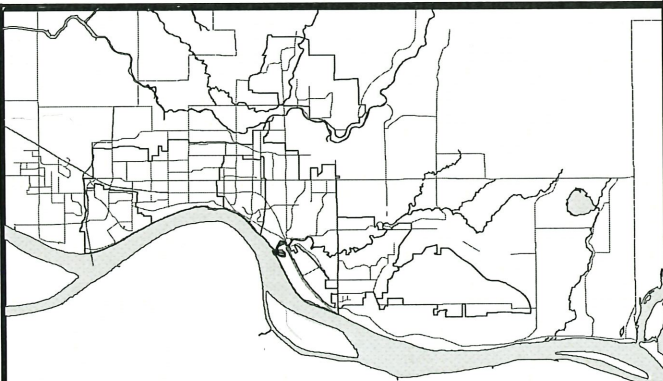
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FILE: 2022-303-RZ
DATE: Aug 31, 2022

BY: AH



Scale: 1:2,500



20565/ 75/ 83 BATTLE AVENUE
PID'S 011-317-604, 011-317-612 &
011-317-621

PLANNING DEPARTMENT



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FILE: 2022-303-RZ
DATE: Aug 31, 2022

BY: AH

CORPORATE OFFICER

LANE



PROJECT NAME:	2005, 2051 & 2083		
LOCAL ADDRESS:	BATTLE ME WARE BRIDGE LOT 74, 75 & 76 DISTRICT 01 20 GROUP 1 NEW WESTMINSTER DISTRICT A.M. 884		
LEGAL DESCRIPTION:	01-17-004-01-017-02-01-01-0201		
ED:	1		
CD:	1		
CDZ:	1		
CDZ PLANS:	1		
PROPOSED:	URBAN RESIDENTIAL		
ZONING:	R2 - ONE FAMILY URBAN RESIDENTIAL R3 SINGLE DETACHED INTERMEDIATE URBAN RESIDENTIAL		
CURRENT PROPOSED:	R2 - ONE FAMILY URBAN RESIDENTIAL		
LOT SIZE:	306.51 ± (3,292.32 sf)		
AREA:	33.00 ± 0.15 m		
DIMENSIONS:	33.00 ± 0.15 m		
DENSITY:	N/A		
MAX ALLOWED PROPOSED:	N/A (14.7' 200.79 and 1200.51 ±)		
SETBACK:	49' ± (14.10 and 300.51 ±) 27' 00		
PRINCIPAL BUILDING:	<p>N/A REQUIRED</p> <p>PROPOSED</p> <p>5.17' (1.57 m) ± 1.20 m ROOF DECK/CHANCE</p> <p>FRONT 4.00' (1.22 m) ± 1.20 m</p> <p>REAR 4.00' (1.22 m) ± 1.20 m</p> <p>INTERIOR SIDE 1.20 m</p> <p>EXTERIOR SIDE 1.20 m</p>		
ACCESSORY BUILDING:	<p>N/A REQUIRED</p> <p>PROPOSED</p> <p>FRONT 11.00' (3.35 m) ± 1.20 m</p> <p>REAR 6.00' (1.83 m) ± 1.20 m</p> <p>INTERIOR SIDE 1.20 m</p> <p>EXTERIOR SIDE 2.00 m</p>		
HEIGHT:	<p>N/A REQUIRED</p> <p>PROPOSED</p> <p>REAR 6.00' (1.83 m) ± 1.20 m</p> <p>INTERIOR SIDE 1.20 m</p> <p>EXTERIOR SIDE 2.00 m</p>		
PRINCIPAL BUILDING:	<p>MAX ALLOWED</p> <p>PROPOSED</p> <p>FRONT 11.00' (3.35 m) ± 1.20 m</p> <p>REAR 6.00' (1.83 m) ± 1.20 m</p> <p>INTERIOR SIDE 1.20 m</p> <p>EXTERIOR SIDE 2.00 m</p>		
BUILDING 1:	<p>MAX ALLOWED</p> <p>PROPOSED</p> <p>FRONT 11.00' (3.35 m) ± 1.20 m</p> <p>REAR 6.00' (1.83 m) ± 1.20 m</p> <p>INTERIOR SIDE 1.20 m</p> <p>EXTERIOR SIDE 2.00 m</p>		
BUILDING 2:	<p>MAX ALLOWED</p> <p>PROPOSED</p> <p>FRONT 11.00' (3.35 m) ± 1.20 m</p> <p>REAR 6.00' (1.83 m) ± 1.20 m</p> <p>INTERIOR SIDE 1.20 m</p> <p>EXTERIOR SIDE 2.00 m</p>		
BUILDING 3:	<p>MAX ALLOWED</p> <p>PROPOSED</p> <p>FRONT 11.00' (3.35 m) ± 1.20 m</p> <p>REAR 6.00' (1.83 m) ± 1.20 m</p> <p>INTERIOR SIDE 1.20 m</p> <p>EXTERIOR SIDE 2.00 m</p>		
BUILDING 4:	<p>MAX ALLOWED</p> <p>PROPOSED</p> <p>FRONT 11.00' (3.35 m) ± 1.20 m</p> <p>REAR 6.00' (1.83 m) ± 1.20 m</p> <p>INTERIOR SIDE 1.20 m</p> <p>EXTERIOR SIDE 2.00 m</p>		
BUILDING 5:	<p>MAX ALLOWED</p> <p>PROPOSED</p> <p>FRONT 11.00' (3.35 m) ± 1.20 m</p> <p>REAR 6.00' (1.83 m) ± 1.20 m</p> <p>INTERIOR SIDE 1.20 m</p> <p>EXTERIOR SIDE 2.00 m</p>		
BUILDING 6:	<p>MAX ALLOWED</p> <p>PROPOSED</p> <p>FRONT 11.00' (3.35 m) ± 1.20 m</p> <p>REAR 6.00' (1.83 m) ± 1.20 m</p> <p>INTERIOR SIDE 1.20 m</p> <p>EXTERIOR SIDE 2.00 m</p>		
ACCESSORY BUILDING:	<p>MAX ALLOWED</p> <p>PROPOSED</p> <p>FRONT 11.00' (3.35 m) ± 1.20 m</p> <p>REAR 6.00' (1.83 m) ± 1.20 m</p> <p>INTERIOR SIDE 1.20 m</p> <p>EXTERIOR SIDE 2.00 m</p>		
MAX ALLOWED 4.50 m	<p>PROPOSED 4.50 m</p>		
PROPOSED 4.50 m	<p>PROPOSED 4.50 m</p>		
PLANS:	1.1 CONCEALED SPACE PERVAILING UNIT		
REAR:	1.1 CONCEALED SPACE PERVAILING UNIT		
PROPOSED:	2.0 CONCEALED SPACE PERVAILING UNIT		
Area Schedule (Remain)			
Level	Name	Area (sqfeet)	Area (sqm)
BASMENT:	BASMENT UNIT	573.14 ft²	53.25 m²
BASMENT:	F.L.E.A.B.A.	33.29 ft²	3.09 m²
BASMENT:	GARAGE	464.60 ft²	43.06 m²
BASMENT:	3	139.15 ft²	12.80 m²
FIRST FLOOR:	FIRST FLOOR	1074.30 ft²	100.51 m²
FIRST FLOOR:	1	974.30 ft²	90.51 m²
SECOND FLOOR:	SECOND FLOOR	844.69 ft²	78.47 m²
SECOND FLOOR:	1	844.69 ft²	78.47 m²
Third Hall		234.73 ft²	21.87 m²

Project Name	BATTLE AVENUE DEVELOPMENT		
Address	20565, 20575 & 20583 BATTLE AVE, WAPLE RIDGE		
Street	SITE PLAN		
Project Number	20029		
Date	2023 04		
Scale	A105		
Notes	As Indicated		

