

TO: His Worship Mayor Dan Ruimy
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First Reading
Zone Amending Bylaw No. 7897-2022
20110 Lougheed Highway

MEETING DATE: January 10, 2023
FILE NO: 2022-404-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the property located at 20110 Lougheed Highway from C-2 (Community Commercial) to C-7 (Lougheed Transit Corridor High Density Mixed-Use) to permit the construction of two six-storey mixed-use buildings with a total of 171 dwelling units. Building "A" is proposed to include four levels of residential, containing 96 market strata dwelling units, on top of two levels of commercial and office spaces with a total floor area of 4,485 m² (48,276 sq.ft.). Building "B" is proposed to include five levels of residential, containing 75 market strata dwelling units, above one level of commercial with a total floor area of 1,309.19 m² (14,092 sq. ft.). The property is designated *Commercial* in the Official Community Plan (OCP) and *Commercial Mixed-Use* in the draft Lougheed Transit Corridor Area Plan. 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 apartment unit, for a total estimated amount of \$735,300, or such rate applicable at third reading of this application.

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;
 - 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;

2. That *Zone Amending Bylaw No. 7897-2022* be given first reading; and further
3. That the applicant provides further information as described on Schedules A, C, D and E of the *Development Procedures Bylaw No. 5879-1999*.

DISCUSSION:

a) Background Context:

| | |
|-----------------------------|--|
| Applicant: | 1329946 BC LTD |
| Legal Description: | Parcel 100 District Lot 222 Group 1 New Westminster District Explanatory Plan 84469 |
| OCP: | |
| Existing: | <i>Commercial</i> |
| Proposed: | <i>Commercial Mixed Use</i> |
| Within Urban Area Boundary: | Yes |
| Area Plan: | Lougheed Transit Corridor |
| OCP Major Corridor: | Yes |
| Zoning: | |
| Existing: | C-2 (Community Commercial) |
| Proposed: | C-7 (Lougheed Transit Corridor High Density Mixed-Use) |
| Surrounding Uses: | |
| North: | Use: Financial Services Zone: CD-2-98 Service Commercial, Grocery Store, Financial Institution Designation: <i>Commercial</i> |
| South: | Use: Single Detached Residential Zone: RS-1b (Single Detached (Medium Density) Residential) Designation: <i>Low Density Multi-Family</i> |
| East: | Use: Commercial Zone: C-2 (Community Commercial) Designation: <i>Commercial</i> |
| West: | Use: Vacant Zone: CS-1 (Service Commercial)/RS-3 (Single Detached Rural Residential) Designation: <i>Commercial</i> |
| Existing Use of Property: | Commercial |
| Proposed Use of Property: | Mixed-use commercial/office and residential |
| Site Area: | 0.984 ha (2.43 acres) |
| Access: | Lougheed Highway, rear lane |
| Servicing Requirement: | Urban Standard |
| Flood Plain: | Partly in floodplain |

b) Site Characteristics:

The subject property is located at the intersection of Lougheed Highway, Dewdney Trunk Road, and Maple Meadows Way, and is considered as the western gateway into Maple Ridge. The property is a hooked parcel, abutting both sides of a lane to the south and has two vehicular accesses off Lougheed Highway and the rear lane (see Appendices A and B). The site has a total lot area of 0.984 ha. (2.5 acres) and is relatively flat. The property is currently developed as a highway-oriented strip mall with surface parking being located to the north of the building. The portion of the site south of the lane is currently treed and provides a buffer to single detached residential to the south.

c) Project Description:

The applicant is proposing to construct two mixed-use commercial/residential buildings not exceeding six-storeys, containing 171 dwelling units with the total residential floor area of approximately 11,629.6 m² (125,180 sq. ft.), and 5,794.19 m² (62,368 sq. ft.) of commercial/office space. The proposed development will have a density of 1.65 FSR, utilizing the additional density for the provision of underground parking for the residential use, as well as three additional storeys above the third storey. The proposed development will include underground and surface parking, with the surface parking being located behind the building to the south, in order to improve streetscape and create a more urban form of development.

The applicant is proposing to continue to have vehicular access off Lougheed Highway and the rear lane. 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 and the location of vehicular access to the site will be required prior to final adoption of this application.

There is an existing easement on a portion of the property and the adjacent property to the east (20130 Lougheed Highway) to allow vehicular and pedestrian access between the two properties. Given the location of the proposed building on the easement area, the existing easement needs to be discharged prior to final adoption of this rezoning application. Staff will conduct a further review of the existing accesses on the adjacent property to ensure that the property will continue to have proper access.

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.

d) Planning Analysis:

Official Community Plan:

The subject property is currently designated *Commercial* in the OCP and is proposed to be re-designated to *Commercial Mixed-Use* through the draft Lougheed Transit Corridor Area Plan approval process. The *Commercial* designation of the OCP permits general commercial land uses that are different from retail uses that are typically found in the Town Centre. The *Commercial Mixed-Use* designation permits a mix of commercial uses at ground level and residential apartments as well as office uses above. The following policies in the draft Lougheed Transit Corridor Area Plan provide guidance on the supported form of development on properties designated *Commercial Mixed-Use*:

Policy 4-11 Maple Ridge will support a minimum of four storeys.

Policy 4-12 Maple Ridge will require a minimum lot consolidation of 3,000 m² for commercial and mixed-use developments.

Under the draft Lougheed Transit Corridor Area Plan, rezoning to the C-7 (Lougheed Transit Corridor High Density Mixed-Use) zone is supportable on properties that are designated *Commercial Mixed-Use*. The proposed mixed-use development is generally in compliance with the Area Plan policies regarding the lot area and form of development. The draft Lougheed Transit Corridor Area Plan designates the lands to the east and west of the subject property as *Flexible Employment*, which supports a range of employment uses including light industrial and commercial.

Should the subject application be considered for final adoption prior to approval of the Lougheed Transit Corridor Area Plan, an OCP amendment may be required. In the event of an OCP amendment, it is recommended that Council not require any further additional OCP consultation.

Zoning Bylaw:

The current application proposes to rezone the subject property from C-2 (Community Commercial) to C-7 (Lougheed Transit Corridor High Density Mixed-Use) (see Appendix C). The proposed zone is a new zone that is supported within the Lougheed Transit Corridor Area Plan. The Zoning Bylaw amendment that creates the new C-7 (Lougheed Transit Corridor High Density Mixed-Use) has received third reading from Council on July 26, 2022 and is anticipated to be adopted prior to the approval of this rezoning application. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

The applicant is requesting to vary certain requirements of the C-7 zone including setback from the rear property line from 6.0 m (19.7 ft.) to 3.0 m (9.8 ft.), and the principal building height from 15.0 m (49.2 ft.) to 21.0 m (68.9 ft.) for Building “A” and 20.0 m (65.6 ft.) for Building “B”. Any variations from the requirements of the Zoning Bylaw will require a Development Variance Permit application.

Development Permits:

A Development Permit application is required to guide the form and character of the proposed mixed-use development. The draft Lougheed Transit Corridor Area Plan includes a new development permit area with specific guidelines. It is anticipated that the forthcoming Lougheed Transit Corridor Development Permit Guidelines will be approved in the early stages of this development application. The applicant will be provided draft Commercial Mixed-Use Development Permit Guidelines following the first reading of this rezoning application. Should this application proceed to second reading prior to approval of the Lougheed Transit Corridor Area Plan, Commercial and Multi-Family Development Permit applications will be required pursuant to Sections 8.5 and 8.7 of the OCP.

Advisory Design Panel:

A Commercial Mixed-Use Development Permit is required and must be reviewed by the Advisory Design Panel prior to second reading of this rezoning application.

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) Utility companies;
- g) School District;
- 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) 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 should be 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 Amendment Application (Schedule A);
- 2. A complete Rezoning Application (Schedule C);
- 3. A Development Permit Application (Schedule D); and
- 4. A Development Variance Permit Application (Schedule E).

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 draft Loughheed Transit Corridor Area Plan, which has received first reading. It is recommended that Council grant first reading subject to additional information being provided and assessed prior to second reading. Should the subject application be considered for final adoption prior to adoption of the Loughheed Transit Corridor Area Plan, an OCP amendment may be required. In the event that an OCP amendment is required, it is recommended that Council not require any further additional OCP consultation.

"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 Christine Carter"

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

"Original signed by Scott Hartman"

Concurrence: **Scott Hartman**
Chief Administrative Officer

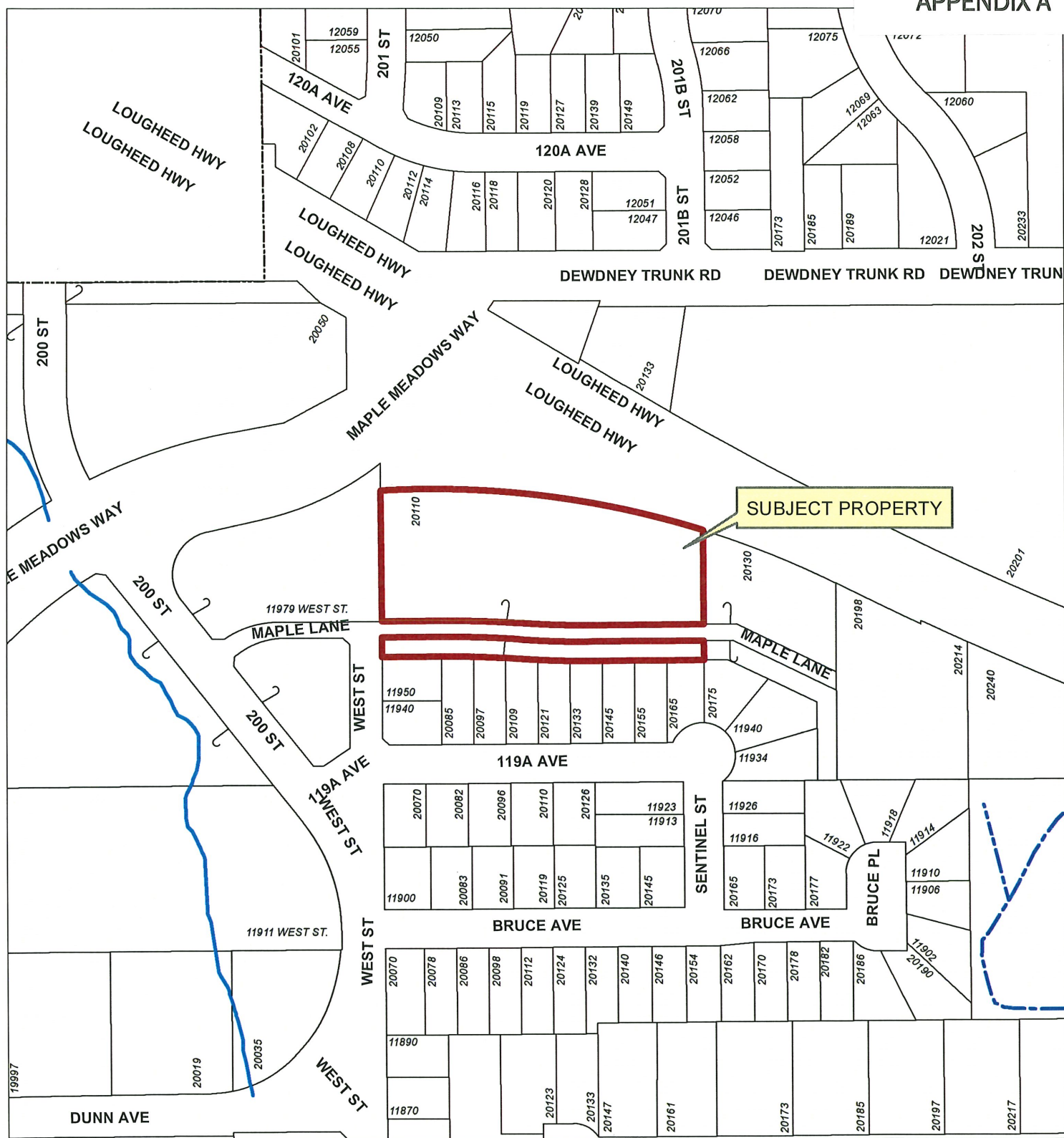
The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Zone Amending Bylaw No. 7897-2022

Appendix D – Proposed Site Plan



SUBJECT PROPERTY



Scale: 1:2,500

Legend

--- Ditch Centreline

20110 LOUGHEED HWY
PID 015-796-914

PLANNING DEPARTMENT

British Columbia

mapleridge.ca

FILE: 2022-404-RZ
DATE: Nov 4, 2022

BY: MS



A map of the Sacramento-San Joaquin River Delta region. The Sacramento River flows from the top left into the Delta. The San Joaquin River flows from the bottom right into the Delta. The Delta is a complex network of waterways and levees. A small area in the central Delta, near the confluence of the two main rivers, is highlighted with a darker shading, indicating the location of the Delta Cross Channel Project. The map shows various islands and channels, with a grid-like pattern of levees and canals.

PLANNING DEPARTMENT

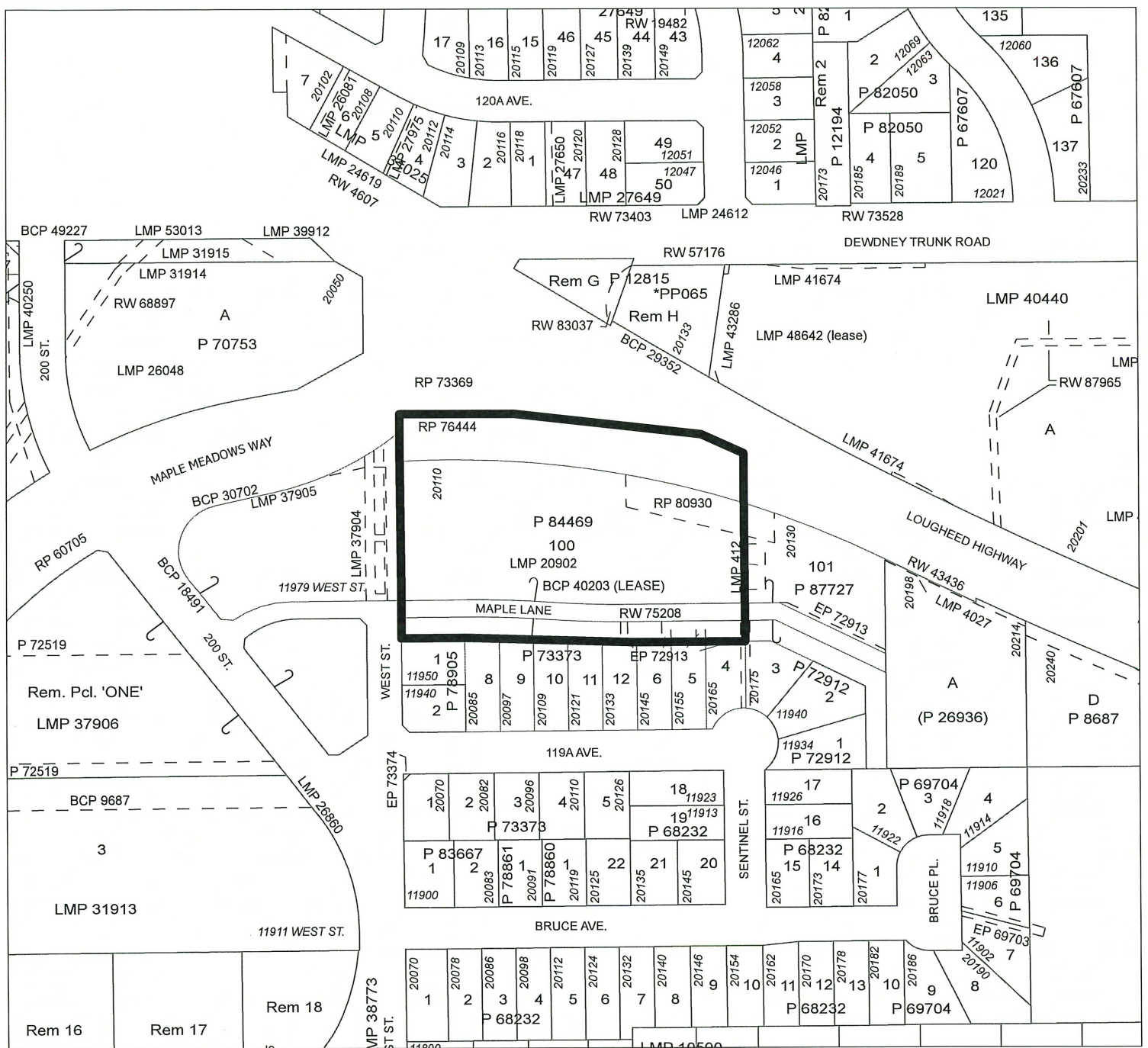


MAPLE RIDGE
British Columbia

FILE: 2022-404-RZ
DATE: Nov 4, 2022

BY: MS

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7897-2022

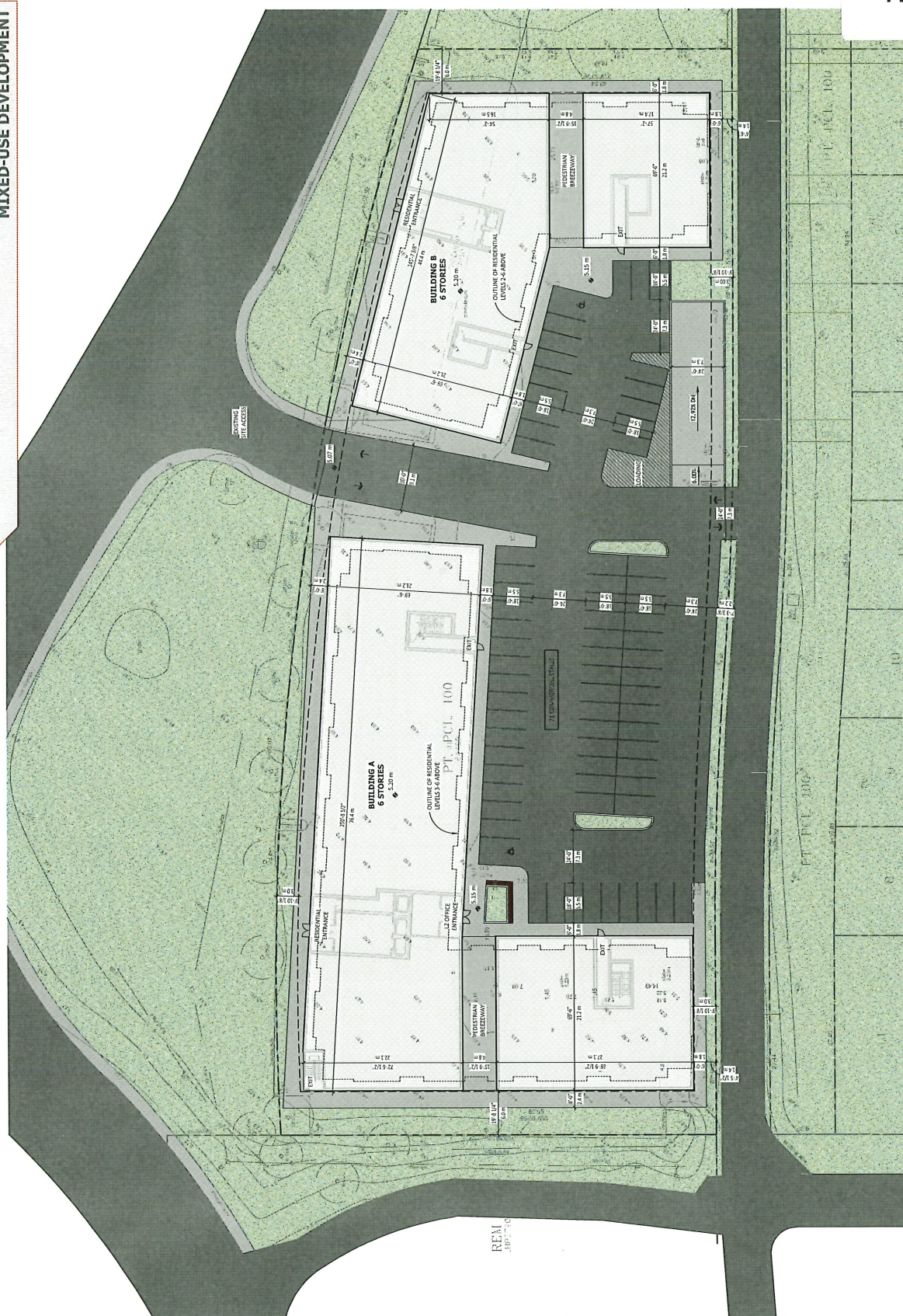
Map No. 1990

From: C-2 (Community Commercial)

To: C-7 (Lougheed Transit Corridor High Density Mixed-Use)



SCALE 1:2,500

[illegible]

SD2.0:

ISSUED FOR REZONING



SITE PLAN

RF MIXED-USE DEVELOPMENT



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