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City of Maple Ridge

TO: His Worship Mayor Dan Ruimy
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First Reading
Zone Amending Bylaw No. 7901-2023
24369 110 Avenue

MEETING DATE: February 7, 2023
FILE NO: 2022-434-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 24369 110 Avenue, from RS-3 (Single Detached Rural Residential) to RS-1d (Single Detached (Half Acre) Residential) to permit a future subdivision of approximately eight single-family lots not less than 557m² (5,996ft.²) in size. The applicant intends to choose the Density Bonus option within the RS-1d (Single Detached (Half Acre) Residential) zone, which is specific to the Albion Area, enabling single-family lot sizes of 557m² (5,996ft.²).

The Albion Area Plan designates the subject property as *Low Density Residential*, and *Conservation*. The proposed zoning of RS-1d (Single Detached (Half Acre) Residential) is supported within the Zoning Matrix. The Zoning Matrix supports a Density Bonus to RS-1b (Single Detached (Medium Density) Residential) that will further permit 557m² (5,996ft.²) lots. The proposed application could result in a Density Bonus Contribution of approximately \$24,800 through the Albion Density Bonus provision at a rate of 8 x \$3,100 per lot.

Pursuant to Council Policy 6.31, this application is subject to the Community Amenity Contribution program at a rate of \$7,100 per lot, up until July 31, 2023 for a total estimated amount of \$56,800, or such rate applicable at third reading of this application. Portions of the site have watercourses and steep slopes that are environmentally sensitive areas that will be protected. As such, an Official Community Plan (OCP) amendment will be required to include conservation areas based on the ground-truthing of the site.

RECOMMENDATIONS:

1. That 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. 7901-2023* be given first reading; and further
3. That the applicant provides further information as described on Schedules A, B, F and G the *Development Procedures Bylaw No. 5879-1999*, along with a Subdivision application.

DISCUSSION:

a) Background Context:

Applicant:	Don Bowins
Legal Description:	Lot 4 Section 10 Township 12 New Westminster District Plan 7408
OCP:	
Existing:	<i>Low Density Residential, Conservation</i>
Proposed:	<i>Low Density Residential, Conservation</i>
Within Urban Area Boundary:	Yes
Area Plan:	Albion Area Plan
OCP Major Corridor:	No
Zoning:	
Existing:	RS-3 (Single Detached Rural Residential)
Proposed:	RS-1d (Single Detached (Half Acre) Residential) with a Density Bonus down to the RS-1b (Single Detached (Medium Density) Residential) zone
Surrounding Uses:	
North:	Use: Park Zone: RS-3 (Single Detached Rural Residential) Designation: <i>Conservation</i>
South:	Use: Single-Family Residential Zone: RS-3 (Single Detached Rural Residential) Designation: <i>Low Density Residential</i>
East:	Use: Single-Family Residential Zone: RS-1d (Single Detached (Half Acre) Residential) Designation: <i>Low Density Residential</i>
West:	Use: Single-Family Residential and Park Zone: RS-1d (Single Detached (Half Acre) Residential) Designation: <i>Conservation and Low Density Residential</i>
Existing Use of Property:	Single-Family Residential
Proposed Use of Property:	Single-Family Residential
Site Area:	1.08 ha (2.68 acres)

Access:	110 Avenue
Servicing Requirement:	Urban Standard
Flood Plain:	No
Fraser Sewer Area:	Yes

b) Site Characteristics:

The subject property, located at 24369 110 Avenue, is located within the Albion Area Plan is approximately 1.08 ha (2.68 acres) in area (see Appendices A and B). The subject property fronts 110 Avenue.

c) Project Description:

The applicant has applied to rezone the subject property from the RS-3 (Single Detached Rural Residential) zone to the RS-1d with a Density Bonus. The Albion Area Density Bonus Amenity Contribution program allows for RS-1b (Single Detached (Medium Density) Residential) sized lots to permit the subdivision of approximately eight single-family lots, not less than 557m² (5,996ft.²) in size, provided that an amenity contribution of \$3,100 per lot is provided.

This proposed development will complete the Cameron Road extension and facilitate the required road to permit the completion of the single-family subdivision to the west (see Appendix E), which have similar sized lots under the Density Bonus provisions of the RS-1d (Single Detached (Half Acre) Residential) zone.

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. 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. Elements to be reviewed by the City include:

- Environmental report regarding watercourses;
- Arborist report assessing significant stands of trees;
- Servicing and lot grading plans; and
- Geotechnical report.

Assessment of these elements impact proposed lot boundaries and yields, OCP designations and bylaw particulars, and may require application for further development permits.

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

d) Planning Analysis:

Official Community Plan:

The development site is located within the Albion Area Plan and is currently designated *Low Density Residential*. The northern part of the property and adjacent sites to the north and east are designated *Conservation*. The *Conservation* designation identifies ecologically sensitive lands that require protection in order to ensure that their health, diversity and integrity are maintained. They are considered to be of high environmental or geological

sensitivity. An OCP amendment will be required to adjust the *Conservation* boundary to reflect ground-truthing.

The *Low Density Residential* designation corresponds with a single detached housing form at a low density urban standard with lots sized at 2,000m² (0.5 acre). Higher densities may be supportable in compliance with the Albion Area Density Bonus Amenity Contribution Program prescribed in the Zoning Bylaw.

Albion Plan Policy 10.2.2 – *"...is intended to meet the needs of the community and respond to changes in housing form and demand over time by enabling an additional means of providing neighbourhood amenities. The Albion Area Plan Community Amenity Program provides the opportunity for a Density Bonus within a number of zones identified with the Albion Zoning Matrix. Within these zones, 'bonus' density may be achieved through an Amenity Contribution toward community amenities that will be located within the boundaries of the Plan Area."*

The application is in compliance with the OCP policies for the Density Bonus, however an OCP amendment is required to adjust *Conservation* areas as discussed above.

Zoning Bylaw:

The current application proposes to rezone the subject property from RS-3 (Single Detached Rural Residential) to RS-1d (Single Detached (Half Acre) Residential), with a Density Bonus, to permit future subdivision into approximately eight single-family lots (see Appendix E).

The application of the Density Bonus, which is specific to the Albion Area Plan, will permit the applicant to reduce the single-family lot size from the RS-1d (Single Detached (Half Acre) Residential) density of 2,000m² (0.5 acre) to 557m² (5,996ft.²). An Amenity Contribution of \$3,100 per lot for each lot that is less than 2,000m² (0.5 acre) is required. This application will also be subject to the City-wide Community Amenity Contribution Program as noted above. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

Development Permits:

Pursuant to Section 8.9 of the OCP, a Watercourse Protection Development Permit application is required to ensure the preservation, protection, restoration and enhancement of watercourse and riparian areas.

Pursuant to Section 8.10 of the OCP, a Natural Features Development Permit application is required for all development and subdivision activity or building permits for:

- All areas designated Conservation on Schedule "B" or all areas within 50 metres of an area designated Conservation on Schedule "B";
- All lands with an average natural slope of greater than 15%;
- All floodplain areas and forest lands identified on Natural Features Schedule "C"

to ensure the preservation, protection, restoration and enhancement of the natural environment and for development that is protected from hazardous conditions.

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; and
- h) 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. A Watercourse Protection Development Permit Application (Schedule F);
4. A Natural Features Development Permit Application (Schedule G); 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:

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.

It is expected that once complete information is received, *Zone Amending Bylaw No. 7901-2023* may be amended and an OCP Amendment to adjust the *Conservation* boundary may be required.

"Original Signed by Wendy Cooper"

Prepared by: **Wendy Cooper, M.Sc., MCIP, RPP**
Planner 2

"Original Signed by Charles R. Goddard"

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

"Original Signed by Charles R. Goddard" for

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

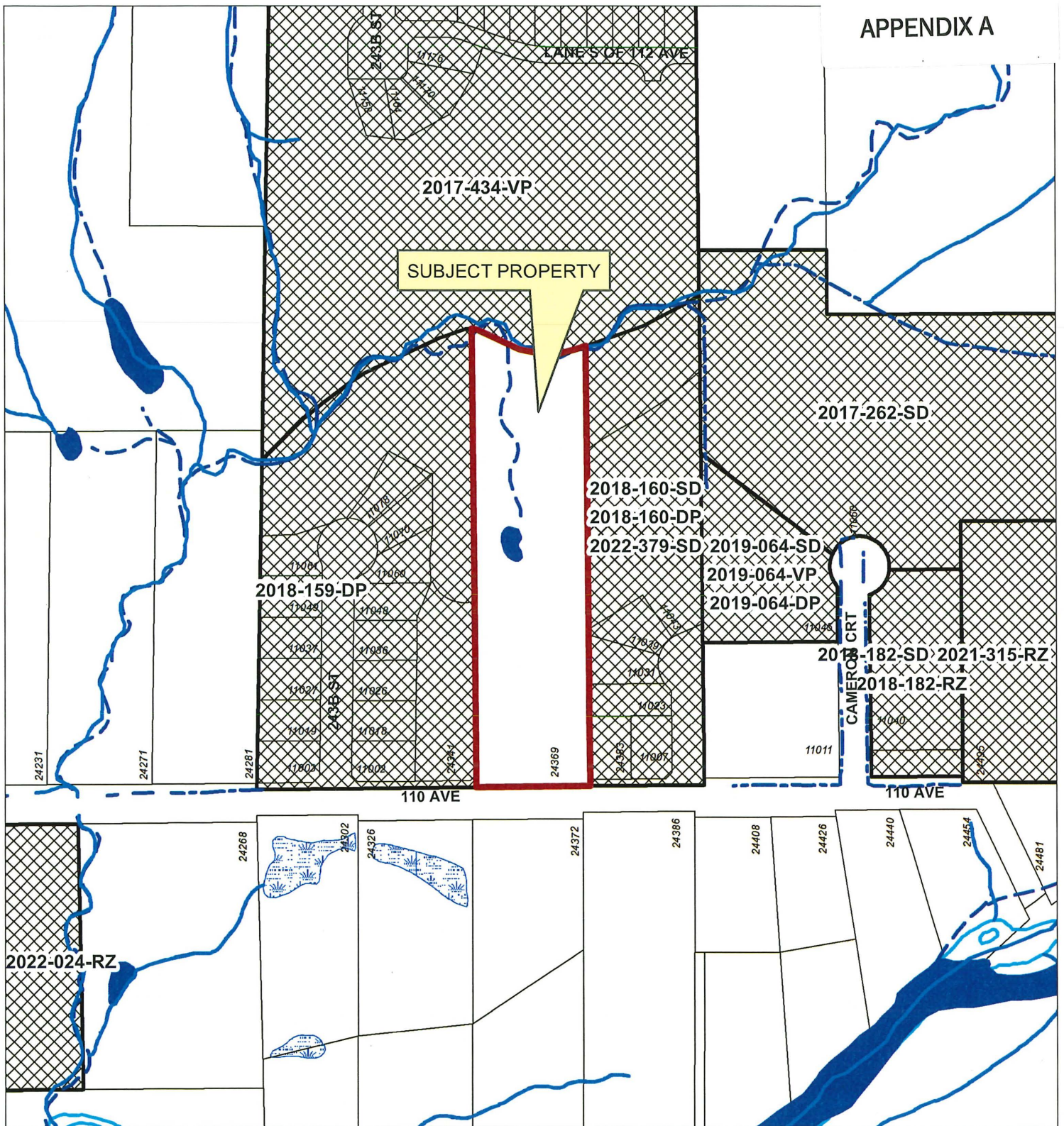
Appendix B – Ortho Map

Appendix C – Environmental Context Map

Appendix D – Zone Amending Bylaw No. 7901-2023

Appendix E – Proposed Lot Layout

APPENDIX A



Scale: 1:2,500

Legend

- Stream
- Ditch Centreline
- Edge of River
- Edge of Marsh
- Indefinite Creek
- River Centreline (Topographic)
- Lake or Reservoir
- Marsh
- River
- Major Rivers & Lakes
- Active Applications (RZ/SD/DP/VP)

24369 110 AVENUE
PID 011-220-449

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

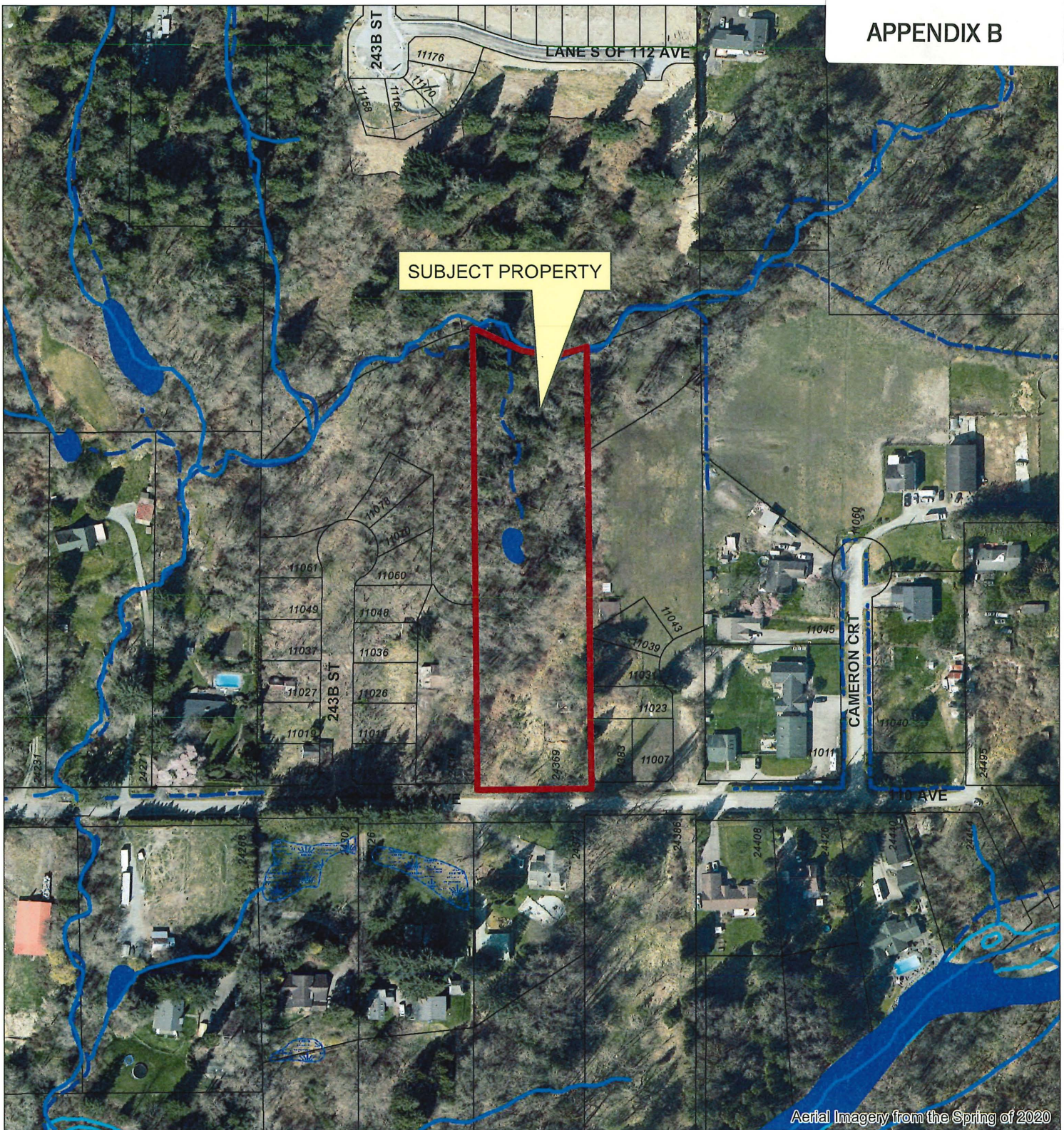
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FILE: 2022-434-RZ/SD

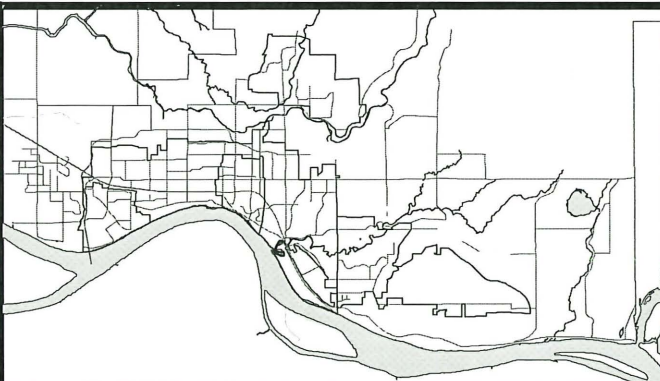
DATE: Nov 23, 2022

BY: AL

APPENDIX B



Scale: 1:2,500



24369 110 AVENUE
PID 011-220-449

PLANNING DEPARTMENT



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FILE: 2022-434-RZ/SD
DATE: Nov 23, 2022

BY: AL



Aerial Imagery from the Spring of 2020



Scale: 1:1,100

Preliminary Environmental Context View of 24369 110 Avenue

The City of Maple Ridge makes no guarantee regarding the accuracy or present status of the information shown on this map.

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

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FILE: Subject Map 2018b
DATE: Jan 24, 2023

BY: MP

**CITY OF MAPLE RIDGE
BYLAW NO. 7901-2023**

A Bylaw to amend Schedule 'A' Zoning Map forming part of
Zoning Bylaw No. 7600-2019 as amended

WHEREAS, it is deemed expedient to amend Maple Ridge Zoning Bylaw No. 7600-2019 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. 7901-2023."
2. That parcel or tract of land and premises known and described as:

Lot 4 Section 10 Township 12 New Westminster District Plan 7408

and outlined in heavy black line on Map No. 1992, a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RS-1d (Single Detached (Half Acre) Residential).
3. Maple Ridge Zoning Bylaw No. 7600-2019 as amended and Map 'A' attached thereto are hereby amended accordingly.

READ a first time the day of , 20

READ a second time the day of , 20

PUBLIC HEARING held the day of , 20

READ a third time the day of , 20

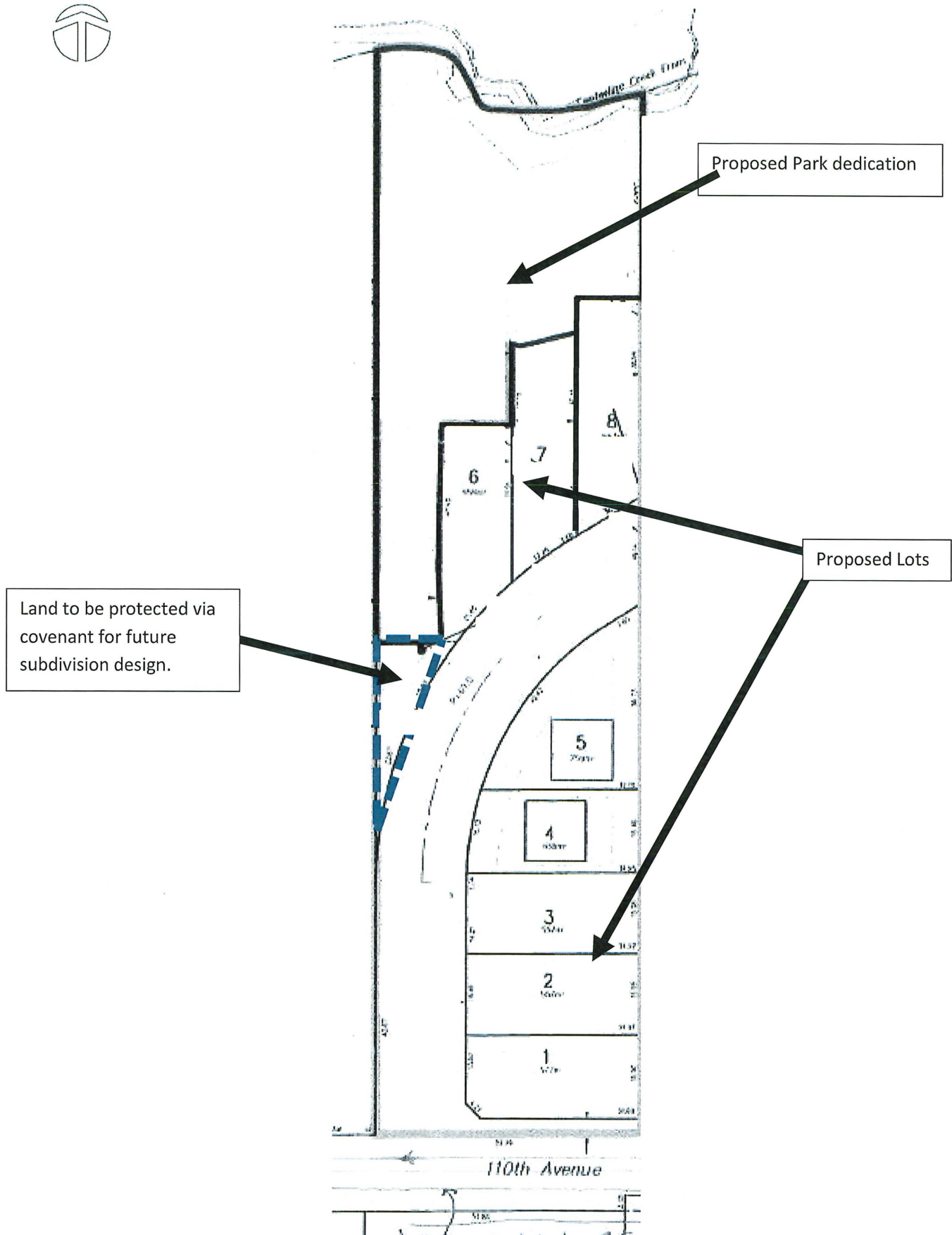
ADOPTED the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER

Bylaw No. 7901-2023
Map No. 1992
From: RS-3 (Single Detached Rural Residential)
To: RS-1d (Single Detached (Half Acre) Residential)





(DRAFT)