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**City of Maple Ridge**

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

**MEETING DATE:** February 7, 2023  
**FILE NO:** 2023-011-RZ  
**MEETING:** C o W

**SUBJECT:** First Reading  
Zone Amending Bylaw No. 7905-2023  
22490, 22504, 22514 121 Avenue and 12085 Edge Street

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**EXECUTIVE SUMMARY:**

An application has been received to rezone the subject properties, located at 22490, 22504, 22514 121 Avenue and 12085 Edge Street, from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential), to permit a six storey, 128 unit apartment building. To proceed further with this application, additional information is required as outlined below.

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 dwelling unit (128 units) up until July 31, 2023, for a total estimated amount of \$550,400.00, or such rate applicable at third reading of this application.

**RECOMMENDATIONS:**

1. That *Zone Amending Bylaw No. 7905-2023* be given first reading; and further
2. That the applicant provide further information as described on Schedules C, D and F of the *Development Procedures Bylaw No. 5879-1999*.

**DISCUSSION:**

**a) Background Context:**

Applicant: Lovick Scott Architects Ltd.  
Andrea Scott

Legal Description: Lot 17, Section 20, Township 12, New Westminster District,  
Plan 8679  
Lot 18, Section 20, Township 12, New Westminster District,  
Plan 8679  
Lot 19, Section 20, Township 12, New Westminster District,  
Plan 8679  
Lot 20, Section 20, Township 12, New Westminster District,  
Plan 8679

OCP:  
Existing: *Medium and High-Rise Apartment*

Zoning:		
	Existing:	RS-1 (Single Detached Residential)
	Proposed:	RM-2 (Medium Density Apartment Residential)
Within Urban Area Boundary:	Yes	
Area Plan:	Town Centre Area Plan	
OCP Major Corridor:	No	
OCP:		
	Existing:	<i>APTH (Medium and High-Rise Apartment)</i>
	Proposed:	<i>APTH (Medium and High-Rise Apartment)</i>
Surrounding Uses:		
North:	Use:	Single-Family Residential
	Zone:	RS-1 (Single Detached Residential)
	Designation:	Park
South:	Use:	Multi-Family
	Zone:	RM-2 (Medium Density Apartment Residential)
	Designation:	Low-Rise Apartment
East:	Use:	Multi-Family
	Zone:	RM-3(Medium/High Density Apartment Residential)
	Designation:	Medium and High-Rise Apartment
West:	Use:	Multi-Family (Metro Vancouver Housing Corp)
	Zone:	RM-2 (Medium Density Apartment Residential)
	Designation:	Medium And High-Rise Apartment
Existing Use of Property:	Single-Family Residential	
Proposed Use of Property:	Multi-Family Residential	
Site Area:	0.34 ha (0.85 acres)	
Access:	Lane north of 121 Ave and west of Edge Street	
Servicing Requirement:	Urban Standard	
Flood Plain:	No	
Fraser Sewer Area:	Yes	

**b) Site Characteristics:**

The subject properties are relatively flat with each of the four lots containing an older single-family house that have lawn, landscaping and trees. The subject properties, when consolidated to form a single parcel of land to facilitate the proposed development, will require the removal of the houses.

**c) Project Description:**

The proposal is for a six (6) storey apartment building with 128 proposed apartment units and 204m<sup>2</sup> (2,200 sq.ft.) of outdoor amenity space. The current proposal has the parking contained within two levels of underground parking accessed via the existing lane to the south.

The breakdown of the proposed apartment units is detailed in the chart below:

Unit Breakdown	3 bedroom	2 bedroom	1 bedroom plus a den	1 bedroom	Total
Ground Floor	N/A	5	7	9	21
2 <sup>nd</sup> Floor	1	5	N/A	19	25
3 <sup>rd</sup> Floor	1	5	N/A	19	25
4 <sup>th</sup> Floor	1	5	N/A	19	25
5 <sup>th</sup> Floor	1	8	9	1	16
6 <sup>th</sup> Floor	1	8	9	1	16
Total	5	36	19	68	128

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. 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 development site is located within the Town Centre Area Plan and is currently designated *Medium and High-Rise Apartment*. The proposed designation will accommodate the proposed RM-2 (Medium Density Apartment Residential) zoning.

The proposed mix in unit sizes, ranging from 1-bedroom to 3-bedroom dwelling units, is satisfactory to accommodate a range of housing needs, including starter housing, empty nest households and families with children.

The following OCP policies apply:

3-32 *Maple Ridge supports the provision of affordable, rental and special needs housing throughout the District. Where appropriate, the provision of affordable, rental, and special needs housing will be a component of area plans.*

The following Town Centre Area Plan policy applies:

3-23 *All Medium & High-Rise Apartment developments should be a minimum of five (5) storeys and may reach over twenty (20) storeys.*

**Zoning Bylaw:**

The current application proposes to rezone the properties located at 22490, 22504, 22514 121 Avenue and 12085 Edge Street from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential) to permit a 128 unit apartment building. A development variance permit application will be required for proposed minor setback variances to accommodate building design and to accommodate the location of the outdoor amenity space location in the southwest corner of the development site adjacent to the existing outdoor amenity space on the adjacent Metro

Vancouver Housing apartment building. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

**Development Permits:**

Pursuant to Section 8.11 of the OCP, a Town Centre Development Permit (North View) application is required for all multifamily residential, flexible mixed use and commercial development located in the Town Centre.

**Advisory Design Panel:**

A Town Centre Development Permit (North View) 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; 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) 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 Town Centre Development Permit Application (Schedule D); and
3. A Watercourse Protection Development Permit Application (Schedule F).

In addition, the detailed submission is to include information with respect to public art and or voluntary contribution in lieu.

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 Wendy Cooper"

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

"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 – Zone Amending Bylaw No. 7905-2023

Appendix D – Proposed Site Plan



## Legend

-  Stream  
 Ditch Centreline  
 Active Applications (RZ/SD/DP/VP)

22490/ 504/ 514 121 STREET &  
12085 EDGE STREET  
PID'S 002-480-603, 011-332-280,  
002-053-497 & 001-392-239

PLANNING DEPARTMENT



## MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2023-011-RZ

DATE: Jan 12, 2023

BY: AH

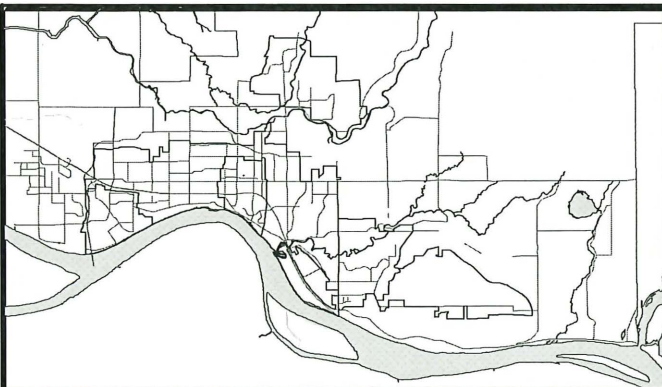




Aerial Imagery from the Spring of 2020



Scale: 1:2,500



22490/ 504/ 514 121 STREET &  
12085 EDGE STREET  
PID'S 002-480-603, 011-332-280,  
002-053-497 & 001-392-239

PLANNING DEPARTMENT



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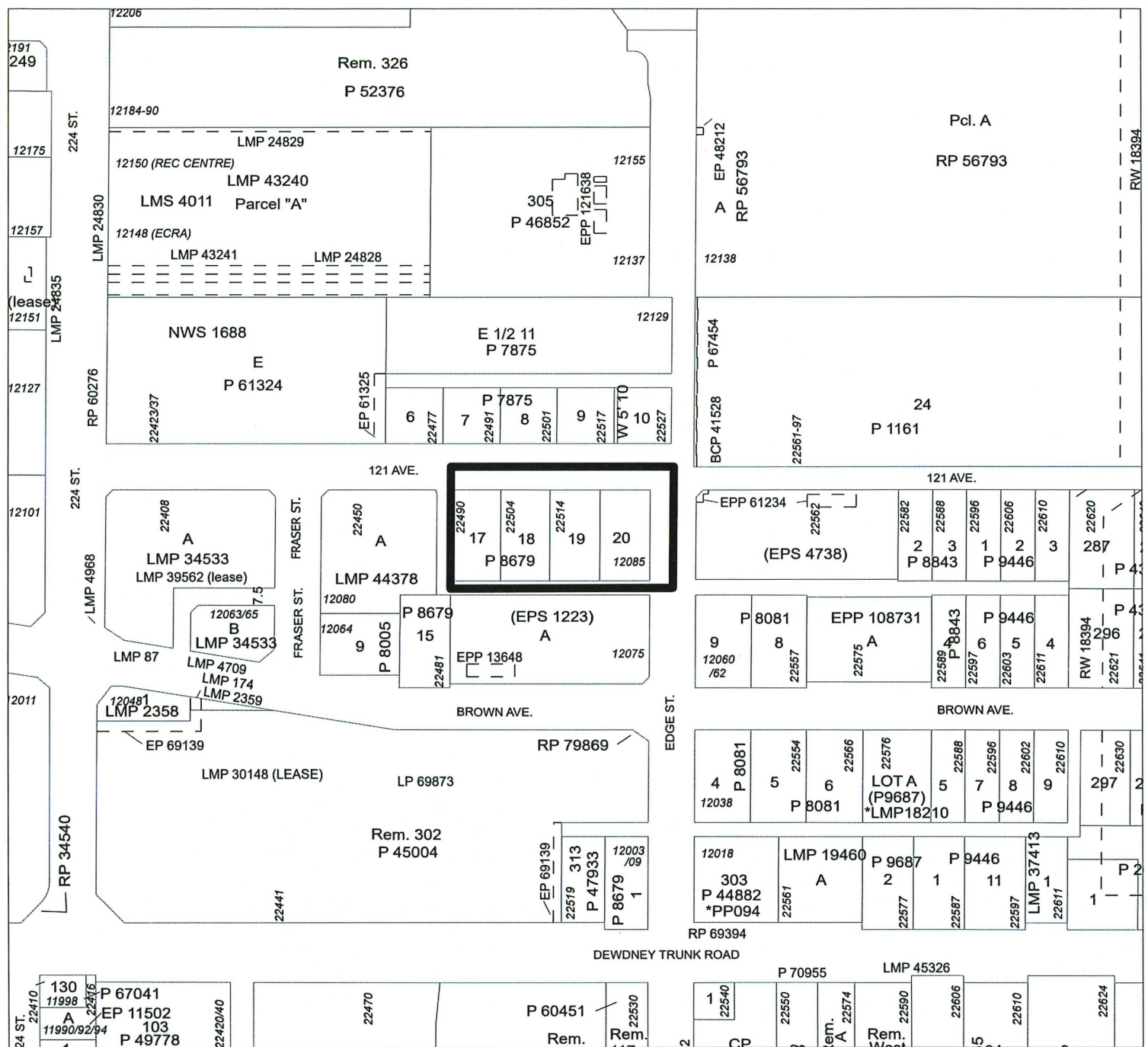
FILE: 2023-011-RZ  
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CORPORATE OFFICER





# MAPLE RIDGE ZONE AMENDING

Bylaw No. 7905-2023

Map No. 1996

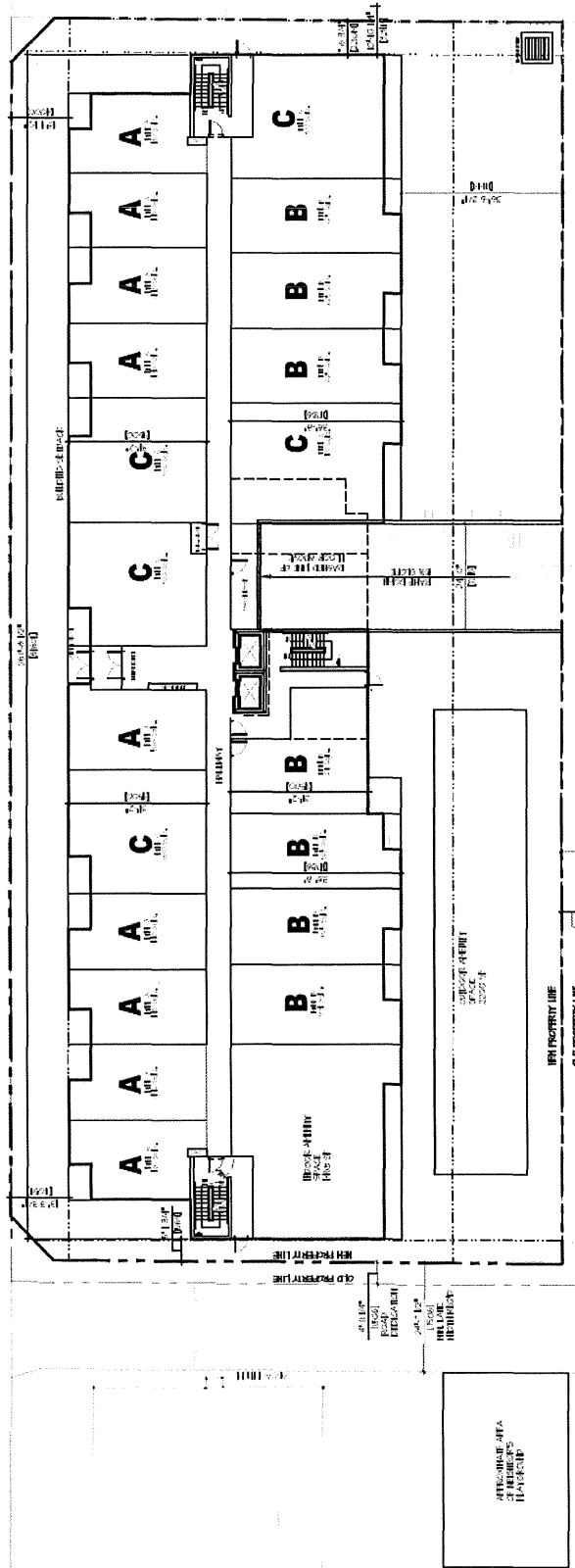
From: RS-1 (Single Detached Residential)

To: RM-2 (Medium Density Apartment Residential)



SCALE 1:2,500

121ST AVENUE



N  
SITE LAYOUT 4 G/F PLAN