

TO: His Worship Mayor Dan Ruimy
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Final Reading
Official Community Plan Amending Bylaw No. 7794-2021
Zone Amending Bylaw No. 7649-2020
Unaddressed lot (PID 008-130-493), 22347 117 Avenue and
22349 North Avenue

MEETING DATE: February 14, 2023
FILE NO: 2020-062-RZ
MEETING: COUNCIL

EXECUTIVE SUMMARY:

Zone Amending Bylaw No. 7649-2020 and Official Community Plan Amending Bylaw No. 7794-2021 for the subject properties, being an unaddressed lot (PID 008-130-493), 22347 117 Avenue and 22349 North Avenue (see Appendix A), to permit the future construction of a mixed-use commercial/residential development, have been considered by Council and at Public Hearing and subsequently were granted third reading. The applicant has requested that final reading be granted.

Council granted first reading for *Zone Amending Bylaw No. 7649-2020* (Appendix C) on June 23, 2020. Council granted first and second reading for *Official Community Plan Amending Bylaw No. 7794-2021* (Appendix B) on October 26, 2021, and second reading for *Zone Amending Bylaw No. 7649-2020* on October 26, 2021. This application was presented at Public Hearing on November 16, 2021, and Council granted third reading to both bylaws on November 23, 2021. The purpose is to allow for the future construction of a mixed-use commercial/residential building with approximately 67 apartments and 768 square meters (8,268 square feet) of ground-level commercial space along North Avenue (Appendix D).

RECOMMENDATIONS:

1. That *Official Community Plan Amending Bylaw No. 7794-2021* be adopted; and further
2. That *Zone Amending Bylaw No. 7649-2020* be adopted.

DISCUSSION:

a) Background Context:

Council considered this rezoning application at a Public Hearing held on November 16, 2021. On November 23, 2021, Council granted third reading to *Official Community Plan Amending Bylaw No. 7794-2021* and *Zone Amending Bylaw No. 7649-2020* with the stipulation that the following conditions be addressed:

1. **Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;**
Staff Comment: This document has been executed and being registered at the Land Title Office by Letter of Undertaking.

2. **Approval from the Ministry of Transportation and Infrastructure;**
Staff Comment: Approval granted.
3. **Amendment to Official Community Plan Schedule "A", Chapter 10.4 Town Centre Area Plan, Schedule 1 – Town Centre Area Land-Use Designation Map;**
4. **Consolidation of the subject properties;**
Staff Comment: This document is being registered at the Land Title Office by Letter of Undertaking.
5. **Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;**
Staff Comment: This document has been executed and being registered at the Land Title Office by Letter of Undertaking.
6. **Registration of a Restrictive Covenant for protecting the Visitor Parking on the subject properties;**
Staff Comment: This document has been executed and being registered at the Land Title Office by Letter of Undertaking.
7. **Registration of a Restrictive Covenant for Stormwater Management, including maintenance guidelines for stormwater/rainwater concepts incorporated on site;**
Staff Comment: This document has been executed and being registered at the Land Title Office by Letter of Undertaking.
8. **Removal of existing building;**
Staff Comment: Confirmed by letter from developer.
9. **In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site;**
Staff Comment: Confirmed by letter from developer's professional consultant.
10. **Payment for approximately five residential parking spaces through the Payment In-Lieu Option in the Off Street Parking and Loading Bylaw;**
Staff Comment: Payment received in the amount of \$48,000.00 for six parking spaces.
11. **Payment of a bonus density contribution for 28.1m² of residential floor area (at a rate of \$161.46 per m²) totaling approximately \$4,537.03; and**
Staff Comment: Payment received.
12. **That a voluntary contribution, in the amount of \$207,700.00 (67 units x \$3,100/unit) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.**
Staff Comment: Payment received.

CONCLUSION:

This development will be a welcome addition to the Town Centre Area. It will further enhance the emerging and attractive street-front commercial environment along North Avenue, is supported by apartments of various sizes and incorporates elements supporting “aging in place” for residents in all of the dwelling units. Of note, will be the installation of metal artwork along the pedestrian interface of 117 Street that will both soften the exposed parking level and will add to the many sites with public art for residents and passersby to enjoy.

As the applicant has met Council’s conditions, it is recommended that final reading be given to *Official Community Plan Amending Bylaw No. 7794-2021* and *Zone Amending Bylaw No. 7649-2020*.

“Original Signed by A. Kopystynski”
Prepared by: **A Kopystynski MSc, MCIP, RPP, MCAHP**
Planner

“Original Signed by Charles R. 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

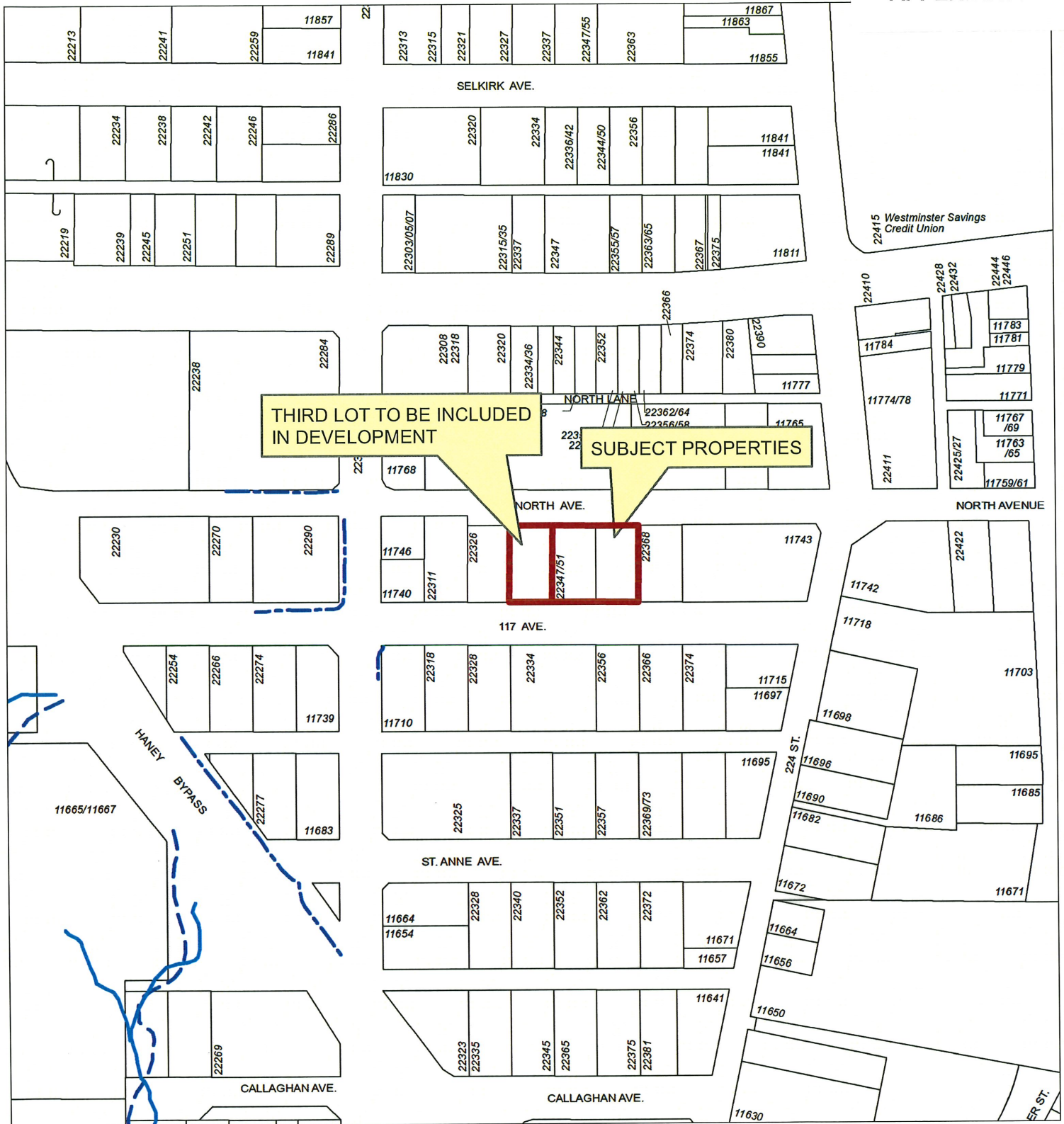
The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Official Community Plan Amending Bylaw No. 7794-2021

Appendix C – Zone Amending Bylaw No. 7649-2020

Appendix D – Site Plan



22347 117 AVENUE, 22349 NORTH AVENUE
PID'S 000-660-612, 011-539-534

Legend

- Stream
- Ditch Centreline
- Indefinite Creek

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2020-062-RZ

DATE: Jun 1, 2020

BY: PC



Scale: 1:2,500

**CITY OF MAPLE RIDGE
BYLAW NO. No. 7794-2021**

A Bylaw to amend the Official Community Plan Bylaw No. 7060-2014

WHEREAS Section 477 of the Local Government Act provides that the Council may revise the Official Community Plan;

AND WHEREAS it is deemed expedient to amend Schedule "B" to the Official Community Plan;

NOW THEREFORE, the Municipal Council of the City of Maple Ridge, enacts as follows:

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7794-2021;

2. Schedule "B" is hereby amended for that parcel or tract of land and premises known and described as:

Lot 47 Except: Part Dedicated Road on Plan BCP 14057 Block 5 District Lot 398 Group 1 NWD Plan 155;

Lot 48 Except: Part Dedicated Road on Plan BCP 14057 Block 5 District Lot 398 Group 1 NWD Plan 155; and

Lot 49 Except: Part Dedicated Road on Plan BCP 14057 Block 5 District Lot 398 Group 1 NWD Plan 155.

and outlined in heavy black line on Map No. 1048 a copy of which is attached hereto and forms part of this Bylaw, is hereby designated/amended as shown.

3. Maple Ridge Official Community Plan Bylaw No. 7060-2014 is hereby amended accordingly.

READ a first time the 26th day of October, 2021.

READ a second time the 26th day of October, 2021.

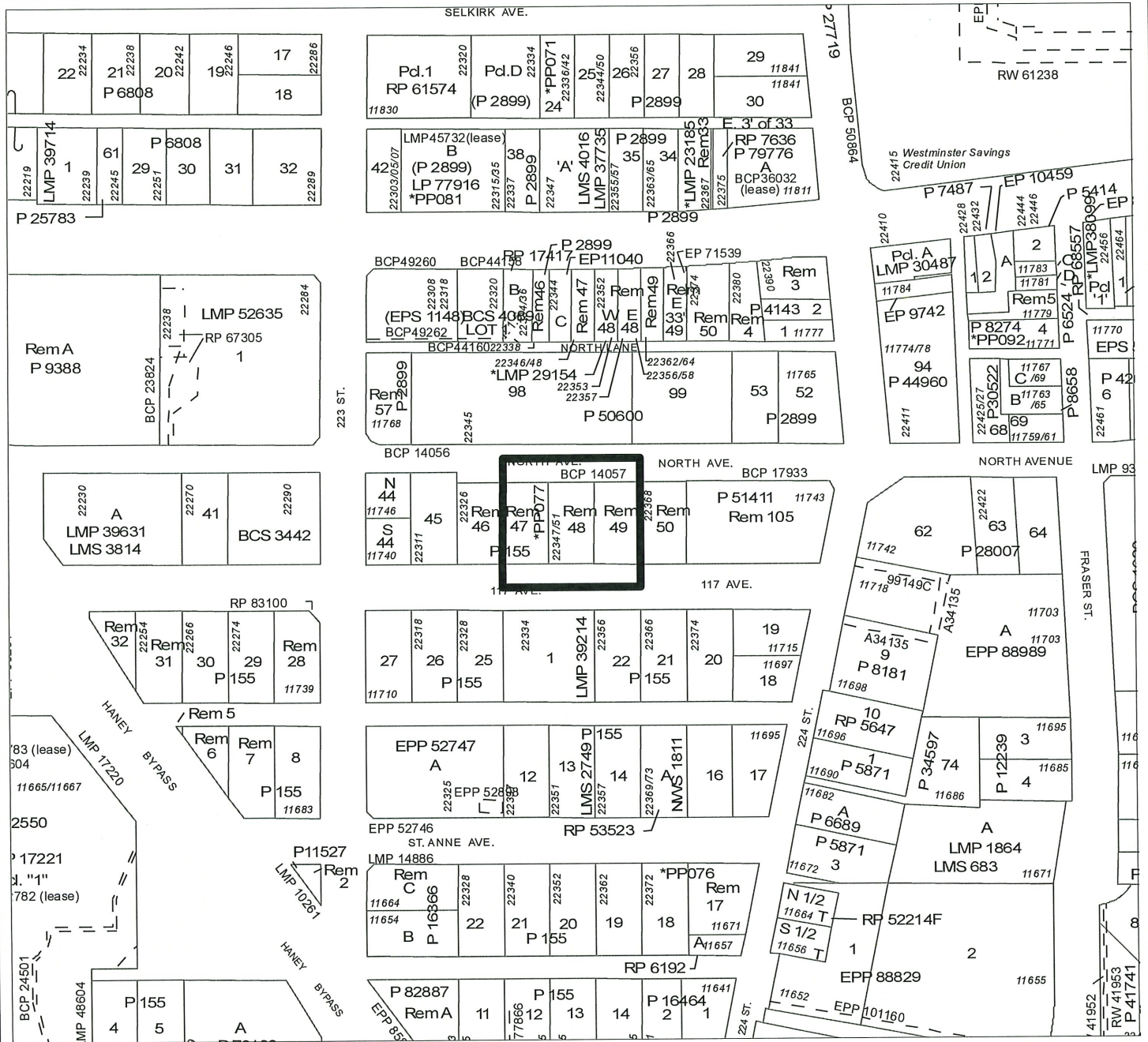
PUBLIC HEARING held the 16th day of November, 2021.

READ a third time the 23rd day of November, 2021.

ADOPTED, the day of , 20 .

PRESIDING MEMBER

CORPORATE OFFICER



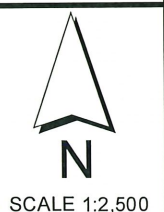
MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7794-2021

Map No. 1048

From: Low-Rise Apartment

To: Town Centre Commercial



**CITY OF MAPLE RIDGE
BYLAW NO. 7649-2020**

A Bylaw to amend Map "A" forming part of Zoning Bylaw No. 3510 - 1985 as amended

WHEREAS, it is deemed expedient to amend Maple Ridge Zoning Bylaw No. 3510 - 1985 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. 7649-2020."
2. Those parcels or tracts of land and premises known and described as:

Lot 48 Except: Part Dedicated Road on Plan BCP 14057 Block 5 District Lot 398 Group 1 NWD Plan 155; and
Lot 49 Except: Part Dedicated Road on Plan BCP 14057 Block 5 District Lot 398 Group 1 NWD Plan 155

and outlined in heavy black line on Map No. 1841 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to C-3 (Town Centre Commercial).
3. Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended and Map "A" attached thereto are hereby amended accordingly.

READ a first time the 23rd day of June, 2020.

READ a second time the 26th day of October, 2021.

PUBLIC HEARING held the 16th day of November, 2021.

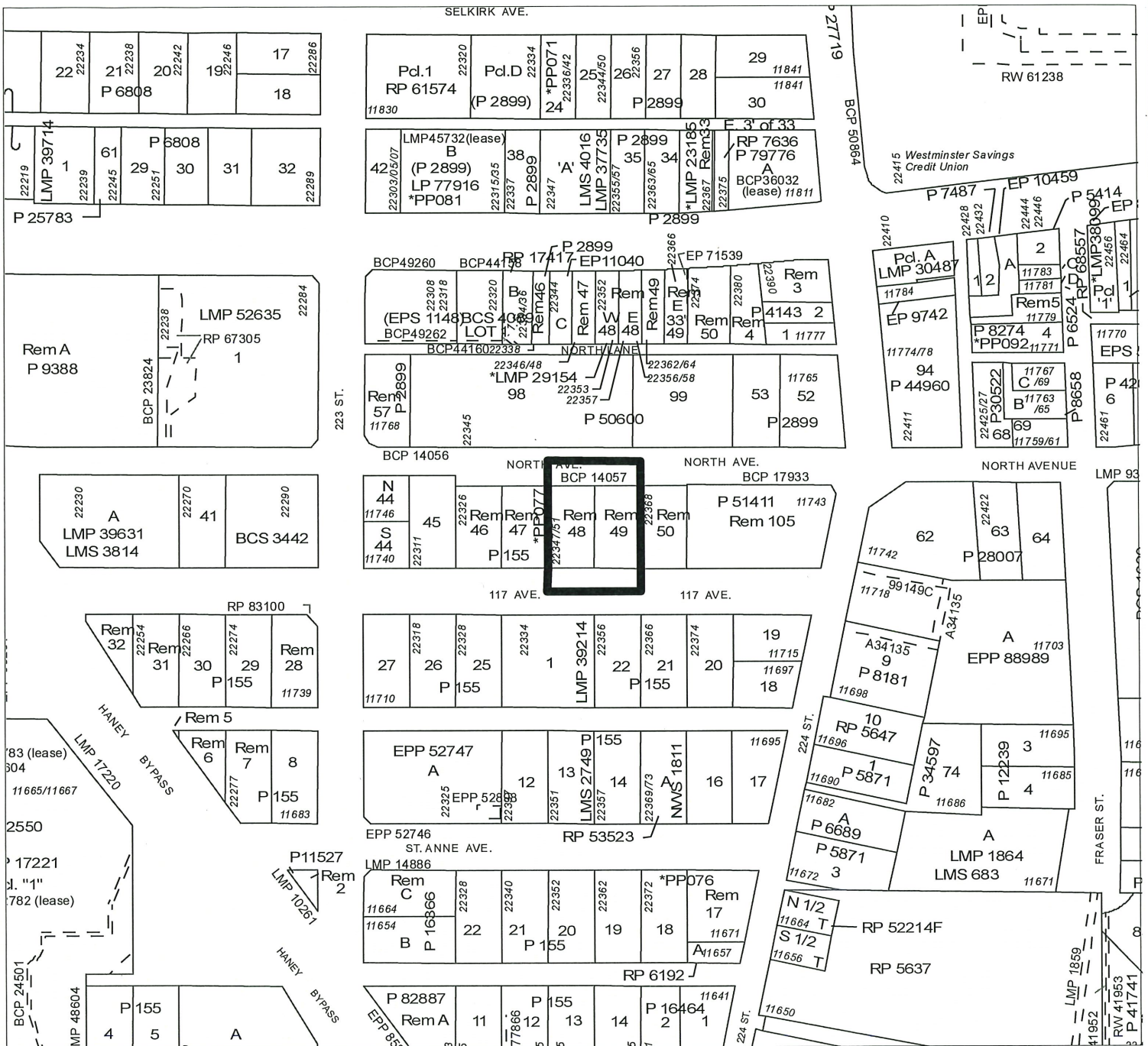
READ a third time the 23rd day of November, 2021.

APPROVED by the Ministry of Transportation and Infrastructure this 12th day of January, 2023

ADOPTED, the day of , 20

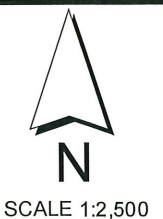
PRESIDING MEMBER

CORPORATE OFFICER

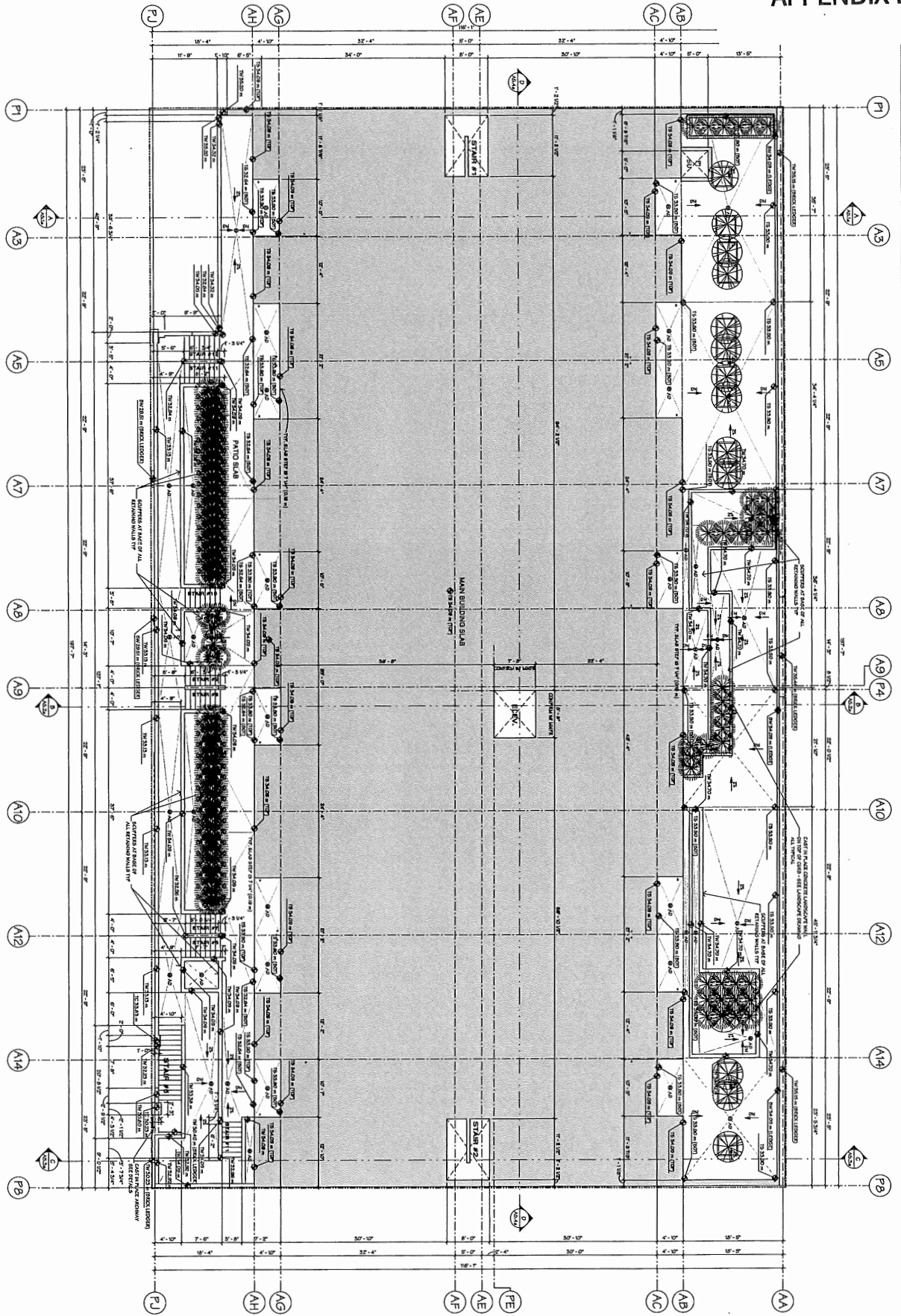


MAPLE RIDGE ZONE AMENDING

Bylaw No. 7649-2020
Map No. 1841
From: RT-1 (Two Family Urban Residential)
RM-3 (High Density Apartment Residential)
To: C-3 (Town Centre Commercial)



SUSPENDED SLAB PLAN A
1/16" = 1'-0"



GEOMETRIC NOTES
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

station one architects

604 793 9445

Chilliwack 9355 Young Rd V2P 4S3

Abbotsford 203-2190 W. Railway St V2S 2E2

DRAWING NAME
SUSPENDED SLAB PLAN
A

JOB NO.
1905
SCALE
As Indicated
DATE
JUNE 2018

REVISIONS
NO. DATE DESCRIPTION
A19 JULY 11 2022 ISSUED FOR BUILDING PERMIT

DRAWING NAME
NORTH AVENUE RESIDENCES,
BUILDING A
BLDG A: 22349 NORTH AVE.
MAPLE RIDGE, BC

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