

TO: His Worship Mayor Dan Ruimy
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: **Second Reading**
Zone Amending Bylaw No. 7754-2021
12414 216 Street

MEETING DATE: May 2, 2023
FILE NO: 2021-092-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property located at 12414 216 Street from RS-1 (Single Detached Residential) to R-1 Single Detached (Low Density) Urban Residential, to permit a future subdivision of two lots. Council granted first reading to Zone Amending Bylaw No. 7754-2021 on May 25, 2021. This application is in compliance with the Official Community Plan.

Pursuant to *Council Policy 6.31*, this application is subject to the Community Amenity Contribution (CAC) Program at a rate of \$7,100.00 per single-family lot (the original lot is exempt), for an estimated total amount of \$7,100.00, or such rate applicable at third reading of this application.

RECOMMENDATIONS:

1. That *Zone Amending Bylaw No. 7754-2021* be given second reading, and be forwarded to Public Hearing; and further
2. That the following terms and conditions be met prior to final reading:
 - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii) Road dedication on 216 Street and 124 Avenue as required;
 - iii) Registration of a Restrictive Covenant for Stormwater Management.
 - iv) Removal of existing buildings;
 - v) In addition to the Ministry of Environment Site Disclosure Statement, 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.
 - vi) That a voluntary contribution, in the amount of \$7,100.00, or such rate applicable at third reading of this application, be provided in keeping with the *Council Policy 6.31* with regard to Community Amenity Contributions.

DISCUSSION:

1. Background Context:

Applicant: Mayur Mehta

Legal Description: Lot 1, District Lot 244, Group 1, New Westminster District Plan 10924

OCP:
Existing: *Urban Residential*
Proposed: *Urban Residential*

Within Urban Area Boundary: Yes
OCP Major Corridor: Yes

Zoning:
Existing: RS-1 (Single Detached Residential)
Proposed: R-1 (Single Detached (Low Density) Urban Residential)

Surrounding Uses:

North:	Use:	Single-Family Residential
	Zone:	RS-1 (Single Detached Residential)
	Designation:	<i>Urban Residential</i>
South:	Use:	Single-Family Residential
	Zone:	RS-1 (Single Detached Residential) (This property is subject to an active rezoning application (2021-571-RZ) to allow rezoning to the R-1 zone)
	Designation:	<i>Urban Residential</i>
East:	Use:	Single-Family Residential
	Zone:	RS-1 (Single Detached Residential)
	Designation:	<i>Urban Residential</i>
West:	Use:	Single-Family Residential
	Zone:	RS-1a (Single Detached (Amenity) Residential)
	Designation:	<i>Urban Residential</i>

Existing Use of Property: Single-Family Residential
Proposed Use of Property: Single-Family Residential
Site Area: 0.121 hectares (0.3 acres)
Access: 124 Avenue
Servicing Requirement: Urban Standard
Flood Plain: No
Fraser Sewer Area: Yes

2. Project Description:

The subject property is bound by 124 Avenue to the south, 216 Street to the west and single-family residential to the east and north (Appendix A & B). The current application proposes to rezone the subject property from RS-1 (Single Detached Residential) to R-1 (Single Detached (Low Density) Urban Residential), in order to subdivide into two single-family residential lots approximately 557.0m² (5,995.5ft²) and 545.0m² (5,866.3ft²) in area (Appendix D).

3. Planning Analysis:

i) Official Community Plan:

The development site is located at 12414 216 Street and is designated *Urban Residential* in the Official Community Plan (OCP). Both 216 Street and 124 Avenue are designated as Major Corridor under the OCP. The *Major Corridor Residential Infill* policies support smaller single-family lots as well as multi-family developments. These policies ensure that the development is compatible with the surrounding neighbourhood. Policy 3-22 stipulates that particular attention to compatibility with site design, massing, setbacks and lot configuration of the established neighbourhoods is required. The current proposal is reflective of the adjacent single-family neighbourhood while providing infill densification. Additionally, there is a similar development application (2021-571-RZ) to rezone the property to the south from RS-1 to R-1 for the future subdivision of two, comparably sized lots. Both of these development proposals are characterized as larger lots being subdivided into smaller lots to accommodate new single-family dwellings under the R-1 zone.

The application to rezone the property to the R-1 (Single Detached (Low Density) Urban Residential) zone is compliant with the OCP Infill Policies and is supportable.

ii) Zoning Bylaw:

The current application proposes to rezone the subject property from RS-1 (Single Detached Residential) to R-1 (Single Detached (Low Density) Urban Residential) to permit future subdivision into two lots (see Appendix D). The minimum lot size for the proposed zone is 371.0m² (3,993.4ft²). The proposed subdivision would create two single-family lots approximately 557.0m² (5,995.5ft²) and 545.0m² (5,866.3ft²) in area. Both proposed lots exceed the required minimum lot area, the minimum lot width of 13.5m (44.3ft.) for a lot on a street corner and 12.0m (39.4ft) for a regular lot, as well as the lot depth of 24.0m (78.7ft) within the R-1 zone. The proposed lot width of Lot 1 is approximately 16.4 m (53.8 ft) and the lot depth is approximately 32.4m (106.3ft). The proposed lot width of Lot 2 is approximately 16.8m (55.2ft) and the lot depth is approximately 32.4m (106.3ft).

The current height provision of the RS-1 zone is 8.0m, measured at the mid-point of the roof structure. The proposed R-1 zone permits a higher building height of 9.5m at the mid-point of the roof or said another way, a three storey structure. Should Council have a concern with this, a restrictive covenant could be required to limit the building height to 8.0m as per the RS-1 zone.

iii) Off-Street Parking and Loading Bylaw:

Each proposed dwelling unit will require a minimum of two off-street parking spaces. A minimum of one off-street parking space per dwelling unit shall be provided with roughed-in infrastructure capable of providing Level 2 charging. Visitor parking is not required for single-family dwellings. Bike parking will be accommodated within the garage of the single-family dwelling.

i) **Advisory Design Panel:**

A Development Permit is not required; therefore, the application was not required to be reviewed by the Advisory Design Panel.

ii) **Development Information Meeting:**

The proposed development is creating two single-family residential lots, and therefore a Development Information Meeting is not required for this application.

iii) **Parkland Requirement:**

As there are less than three lots being created, the application will not be subject to the park dedication requirements of Section 510 of the Local Government Act prior to subdivision approval.

4. Environmental Implications:

An arborist report has been submitted by the applicant and reviewed. A total of ten trees have been identified on the subject site. Of these, all trees have been identified for removal including a significant Red Maple. Due to the location of the significant Red Maple, the applicant has proposed to remove it as it conflicts with the building footprint of the proposed single-family residence. There will be a Cash-In-Lieu amount of \$3,600 for the loss of this Significant Tree, plus five replacement trees or a cash-in-lieu amount will be required.

Interdepartmental Implications:

i) **Engineering Department:**

The Engineering Department has indicated that the following servicing upgrades will be required through the Rezoning Servicing Agreement:

- Road dedication as required to meet the design criteria of the *Subdivision and Development Bylaw No. 4800-1993*.
- Utility servicing as required to meet the design criteria of the *Subdivision and Development Bylaw No. 4800-1993*.
- Frontage upgrades to the applicable road standard.

ii) **Parks, Recreation and Culture Department:**

No concerns, the Trans-Canada Trail follows 124 Avenue along the current sidewalk. Additionally, the existing bike lanes will continue to follow along 216 Street.

iii) **Fire Department:**

No concerns.

5. School District No. 42 Comments:

A referral was sent to School District No. 42 and they provided a response on April 21, 2023, which is attached to this report as Appendix E.

CONCLUSION:

It is recommended that second reading be given to *Zone Amending Bylaw No. 7754-2021*, and that application 2021-092-RZ be forwarded to Public Hearing.

"Original Signed by April Crockett"

Prepared by: **April Crockett**
Planning Technician

"Original Signed by Mark McMullen" for

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

"Original Signed by Christine Carter"

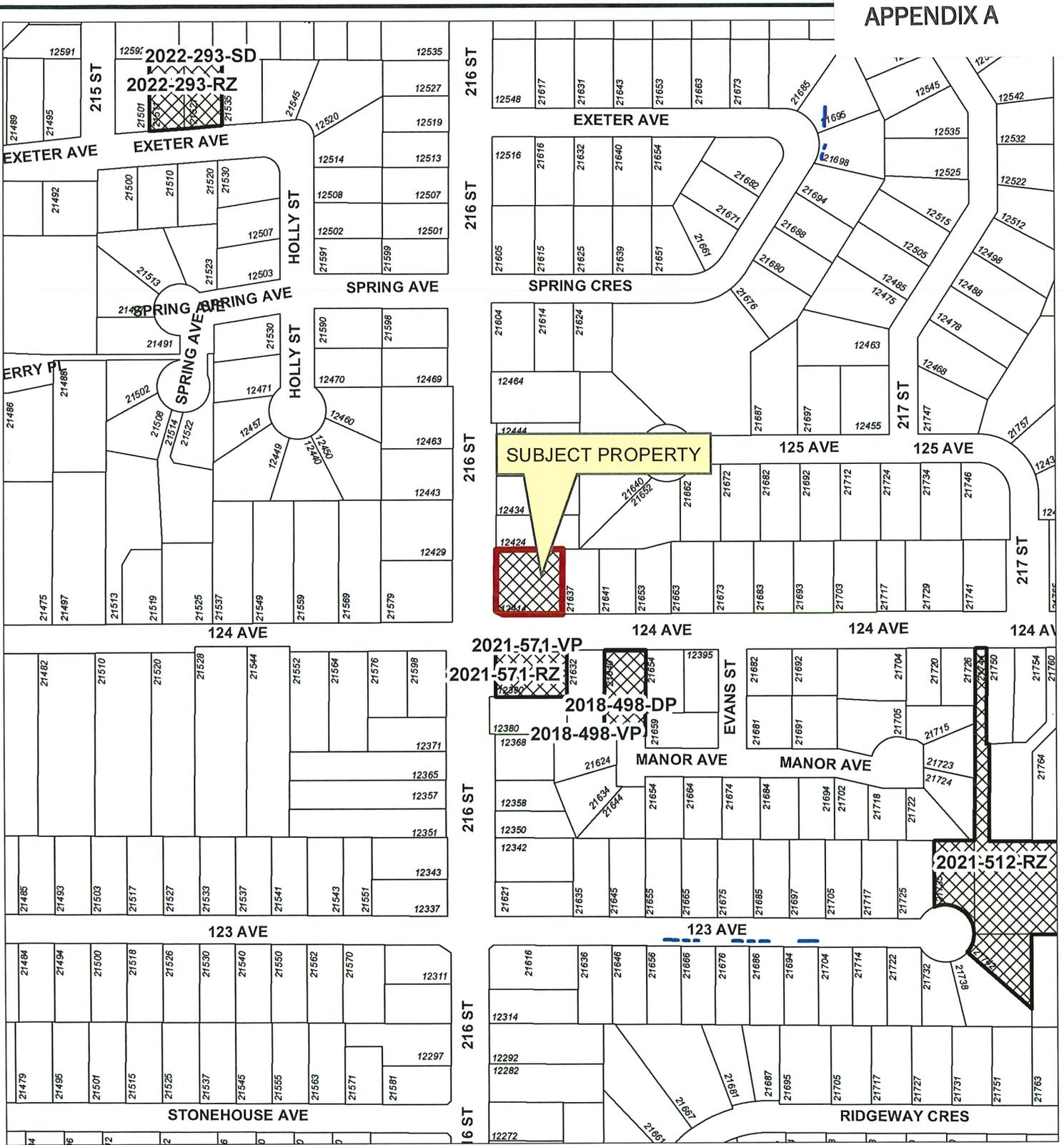
Approved by: **Christine Carter, M.PL, MCIP, RPP**
**GM Planning & Development
Services**

"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. 7754-2021
- Appendix D – Subdivision Plan
- Appendix E – Response from School District No. 42



Scale: 1:2,850

Legend

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

12414 216 STREET
PID: 009-437-487

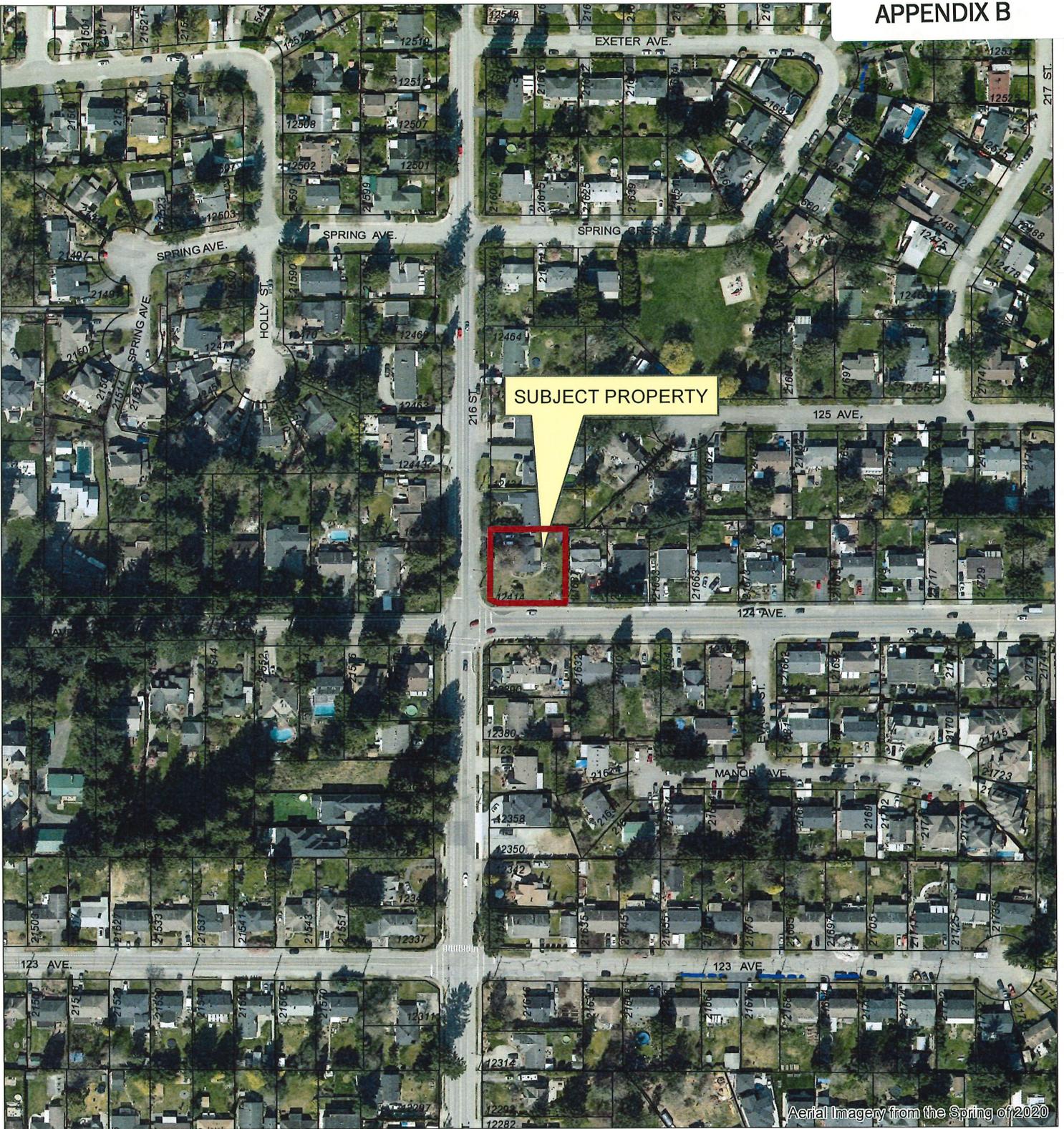
PLANNING DEPARTMENT



mapleridge.ca

FILE: 2021-092-RZ/SD
DATE: Apr 12, 2023

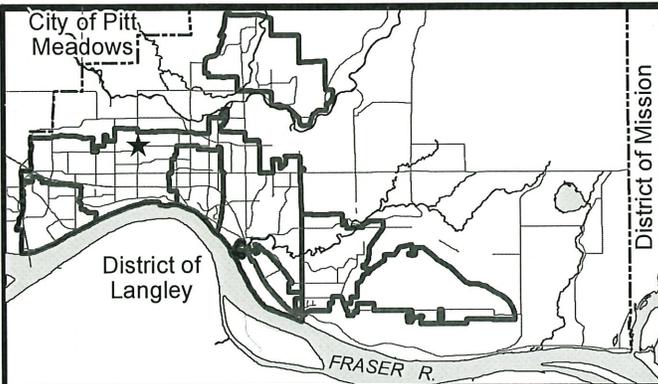
BY: AL



Aerial Imagery from the Spring of 2020



Scale: 1:2,500



12414 216 ST
PID: 009-437-487

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2021-092-RZ/SD
DATE: Feb 17, 2021

BY: AY



Terra Pacific
Land Surveying Ltd
2371 St. Anne Avenue, Maple Ridge, BC
Phone: 604-463-2509 Fax: 604-463-4501

Client:

Mayur Mehta

Project:

**12414 216th St,
Maple Ridge, BC**

Drawing Title:

**Topographic Survey Plan
of Lot 1 (Except: Part
in Plan LMP16459)
District Lot 244 Group 1
New Westminster District
Plan 10924**

Certified Correct
This 17th Day Of December, 2020

Mike Bannemann, BCLS

Legend:

- Survey Control Monument
- Tree (Tied At Point Of Entry Into The Ground)
- Ground Elevation
- Catch Basin
- Ditch (Swale)
- Edge Of Asphalt
- Fire Hydrant
- Guy Wire
- Inspection Chamber
- Lawn Drain
- Lamp Standard
- Manhole
- Power Pole
- Power Pole With Light
- Water Valve
- Sign
- Gas Valve
- Gas Meter
- Water Meter
- Junction Box

Scale: 1:250

Date: Dec. 17th, 2020

File: MR20-711 TOPO

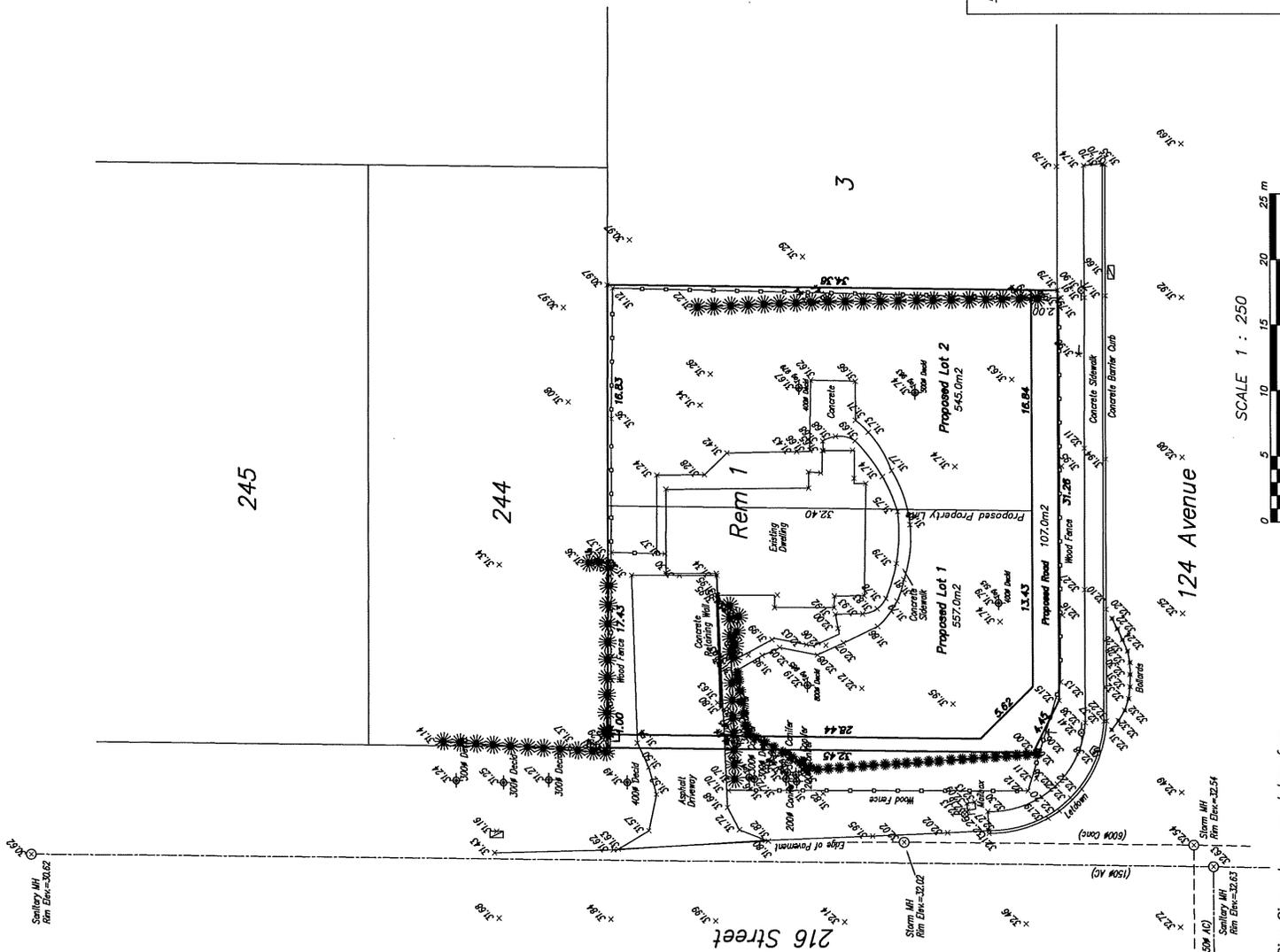
APPENDIX D

Benchmark Notes:

Elevations Are Geodetic
Referred to Monument: 84H9993
Monument Elevation: 32.268m
Located At: the center of intersection of
124 Avenue and 216 Street
Vertical Datum: CVD28GVRD2018

Lot dimensions are based on plan 10924 and
may change with a current legal survey.

Current Zoning: RS-1
Proposed Zoning: RS-1b



Notes:

Storm and Sanitary Pipe Sizes shown are taken from
the Asbuilts as shown on the City of Maple Ridge GIS map.



April 21, 2023

City of Maple Ridge
11995 Haney Place
Maple Ridge, BC V2X 6A9

Attention: April Crockett

Dear Ms. Crockett:

Re: File #: 2021-092-RZ/2021-092-SD
Lot: 1, D.L.: 244, Plan: NWP10924
Location: 12414 216 STREET
From: RS-1 (Single Detached Residential)
To: R-1 Single Detached (Low Density) Urban Residential

The proposed application would affect the student population for the catchment areas currently served by Alouette Elementary and Maple Ridge Secondary School.

A student may enrol in an educational program at any school in our school district, providing that the application to enroll is received by a specified date and there is space available.

In situations where a grade, class, program or school has reached capacity as determined by the school district, students will be transferred to another school. Once a student has been registered in a school, they will be counted as a student of that school.

Alouette Elementary has an operating capacity of 452 students. For the 2022-23 school year, the student enrolment at Alouette Elementary is 464 students (103% utilization) including 241 students from out of catchment.

Maple Ridge Secondary has an operating capacity of 1300 students. For the 2022-23 school year, the student enrolment at Maple Ridge Secondary is 1115 students (86% utilization) including 730 students from out of catchment.

For more information about student placement, please refer to [SD42 Policy 9200: Student Placement](#) and its associated procedures.

Sincerely,

Flavia Coughlan
Secretary Treasurer
The Board of Education of School District No. 42 (Maple Ridge – Pitt Meadows)

cc: Louie Giroto, Director, Facilities
Maryam Fallahi, Manager, Facilities Planning
David Vandergugten, Assistant Superintendent