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City of Maple Ridge

TO: His Worship Mayor Dan Ruimy
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: **Second Reading**
Zone Amending Bylaw No. 7762-2021
12080 228 Street

MEETING DATE: May 2, 2023
FILE NO: 2021-023-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property located at 12080 228 Street from RS-1 (Single Detached Residential) to R-3 (Single Detached (Intensive) Urban Residential), to permit a future subdivision of three lots and a rear access lane. Council granted first reading to Zone Amending Bylaw No. 7762-2021 on July 13, 2021.

This application is in compliance with the Official Community Plan (OCP).

Pursuant to Council policy 6.31, this application is subject to the Community Amenity Contribution Program (CAC), and will be requested to pay \$7,100 for each proposed single-family residential lot, for a total estimated amount of \$21,300, or such rate applicable at third reading of this application.

RECOMMENDATIONS:

1. That *Zone Amending Bylaw No. 7762-2021* be given second reading, and be forwarded to Public Hearing;
2. That the following terms and conditions be met prior to final reading:
 - i) Road dedication on 228 Street as required;
 - ii) Registration of a Statutory Right-of-Way plan on Lot 3 and agreement for lane access;
 - iii) Registration of a No-Build Covenant on Lot 3 to provide access until the lane is developed;
 - iv) Registration of a Restrictive Covenant for Stormwater Management;
 - 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 \$21,300 (\$7,100.00/lot), 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:	King Cross Constuction Jacky He
Legal Description:	Lot 302 Section 20 Township 12 New Westminster District Plan 44858
OCP:	
Existing:	<i>Single-Family Residential</i>
Proposed:	<i>Single-Family Residential</i>
Within Urban Area Boundary:	Yes
Area Plan:	Town Centre
OCP Major Corridor:	Yes
Zoning:	
Existing:	RS-1 (Single Detached Residential)
Proposed:	R-3 (Single Detached (Intensive) Urban Residential)
Surrounding Uses:	
North:	Use: Single-Family Residential Zone: RS-1 (Single Deatched Residential) Designation: <i>Single-Family Residential</i>
South:	Use: Single-Family Residential Zone: RS-1 (Single Detached Residential) Designation: <i>Ground-Oriented Multi-Family</i>
East:	Use: Single-Family Residential Zone: RS-1 (Single Detached Residential) Designation: <i>Single-Family Residential</i>
West:	Use: Multi-Family Residential Zone: RM-2 (Medium Density Apartment Residential) Designation: <i>Low-Rise Apartment</i>
Existing Use of Property:	Single-Family Residential
Proposed Use of Property:	Single-Family Residential
Site Area:	0.104 hectares (0.26 acres)
Access:	Rear Lane
Servicing Requirement:	Urban Standard
Flood Plain:	No
Fraser Sewer Area:	Yes

2. Project Description:

The current application proposes to rezone the subject property from RS-1 (Single Detached Residential) to R-3 (Single Detached (Intensive) Urban Residential) to permit future subdivision into three lots with a lane in the rear. The proposed lots will each be approximately 261 m² (2,809.4 ft²).

The lane is proposed to have an average width of 6.75 m (22.1 ft.) along the east side of this property, leaving 0.75 m (2.5 ft) to be integrated into the lane at the time of development of the adjacent property to the east (12081 Greenwell Street). As such, a Development Variance Permit will be required to allow a temporarily reduced lane width.

A temporary Statutory Right-of-Way and No-Build Covenant will be required to be registered over the proposed Lot 3 to establish a temporary access to the rear lane, until such time that an adjacent property is developed and access is provided. This is similar to the approach taken for the development to the north, at 12182 228 Street. The concept plan for this block of 228 Street will eventually have the lane permanently connect to Greenwell Street at the north and south ends.

3. Planning Analysis:

i) Official Community Plan:

The development site is located within the Town Centre Area Plan and is currently designated *Single-Family Residential*. The *Single-Family Residential* designation supports the proposed development under the R-3 (Single Detached (Intensive) Urban Residential) zone.

Policy 3-17 of the Town Centre Area supports single-family residential forms of development with rear access. The property is located in the North View Precinct of the Town Centre Area Plan. This precinct is looking for residential infill development that will offer the precinct a highly livable neighborhood, with a mix of housing types and densities. New development should capitalize on important mountain views as well as provide landscape elements that are climate-appropriate and include green features.

ii) Zoning Bylaw:

The current application proposes to rezone the subject property from RS-1 (Single Detached Residential) to R-3 (Single Detached (Intensive) Urban Residential) (see Appendix C) to permit subdivision into three single-family residential lots with access via rear lane. The minimum lot size for the proposed zone is 255 m² (2,744.8 ft²) and the lot area for each of the proposed lots is approximately 261.0 m² (2,809.4 ft²).

iii) Off-Street Parking and Loading Bylaw:

This development proposal meets the requirements of the *Off-Street Parking and Loading* Bylaw 4350-1990. Each lot will be required to have a minimum of two off-street parking spaces on the property. Additionally, a minimum of one parking space per dwelling unit shall be provided with roughed-in infrastructure capable of providing Level 2 charging.

iv) Proposed Variances:

A Development Variance Permit application has been received for this project and involves the following relaxations (see Appendix E):

Maple Ridge Subdivision and Servicing Bylaw No. 4800-1993 (7671-2020)

1. To vary the standard lane width requirement from 7.5 m (24.60 ft.) to 6.74 m (22.1 ft.) and 6.76 m (22.2 ft.)

As part of the development of this City block, a lane will be established in compliance with City requirements. Aligning the proposed development with the established lane configuration triggers a variance for reducing the lane width temporarily, until such time the adjacent property to the east (12081 Greenwell Street) develops and the remainder of the typical lane width of 7.5 m can be constructed. Staff will support the variance for a temporary reduced lane width.

The requested variance to the Subdivision and Servicing Bylaw requirements will be the subject of a future Council report.

v) Development Permits:

Pursuant to Section 8.8 of the OCP, an Intensive Residential Development Permit application is required to ensure the current proposal provides emphasis on high standards in aesthetics and quality of the built environment, while protecting important qualities of the natural environment.

vi) Advisory Design Panel:

This application does not require a review by the Advisory Design Panel as the proposal is for single-family residences.

vii) Development Information Meeting:

This application does not require a Development Information Meeting as the proposal is less than five dwelling units and does not trigger a change in the Official Community Plan (OCP).

4. Environmental Implications:

A tree permit will be required for the removal, protection and/or replacement of trees. There are two significant trees that will be removed to support subdivision of this lot. A \$1800 cash-in-lieu will be required for this compensation.

Stormwater management plans will be required for any future site development and construction to ensure that local slopes and watercourses are not impacted. These need to be coordinated with protected trees, grading, drainages and landscaping plans.

Additionally, landscaping plans are to be coordinated with drainage and stormwater management plans.

5. 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:**

There are no comments or concerns from the Parks, Recreation and Culture Department at this time.

iii) **Fire Department:**

There are no comments or concerns from the Fire Department at this time.

6. School District No. 42 Comments:

A referral was sent to School District No. 42 on October 20, 2022 and the following comments were received (see Appendix E):

The proposed application would affect the student population for catchment areas served by Harry Hooe Elementary and Thomas Haney Secondary School. Harry Hooe Elementary has an operating capacity of 402 students, and is currently operating at 119% utilization with 452 students. Thomas Haney Secondary has an operating capacity of 1,084 students and is currently operating at 90% utilization.

Though Harry Hooe Elementary is currently over-utilized, 139 of the 452 students currently enrolled at this school are from out of catchment.

CONCLUSION:

The development proposal is in compliance with the OCP, therefore, it is recommended that second reading be given to *Zone Amending Bylaw No. 7762-2021* and that application 2021-023-RZ be forwarded to Public Hearing.

"Original Signed by Annie Slater-Kinghorn"

Prepared by: **Annie Slater-Kinghorn, BA**
Planning Technician

"Original Signed by Charles R. Goddard"

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

"Original Signed by Christine Carter"

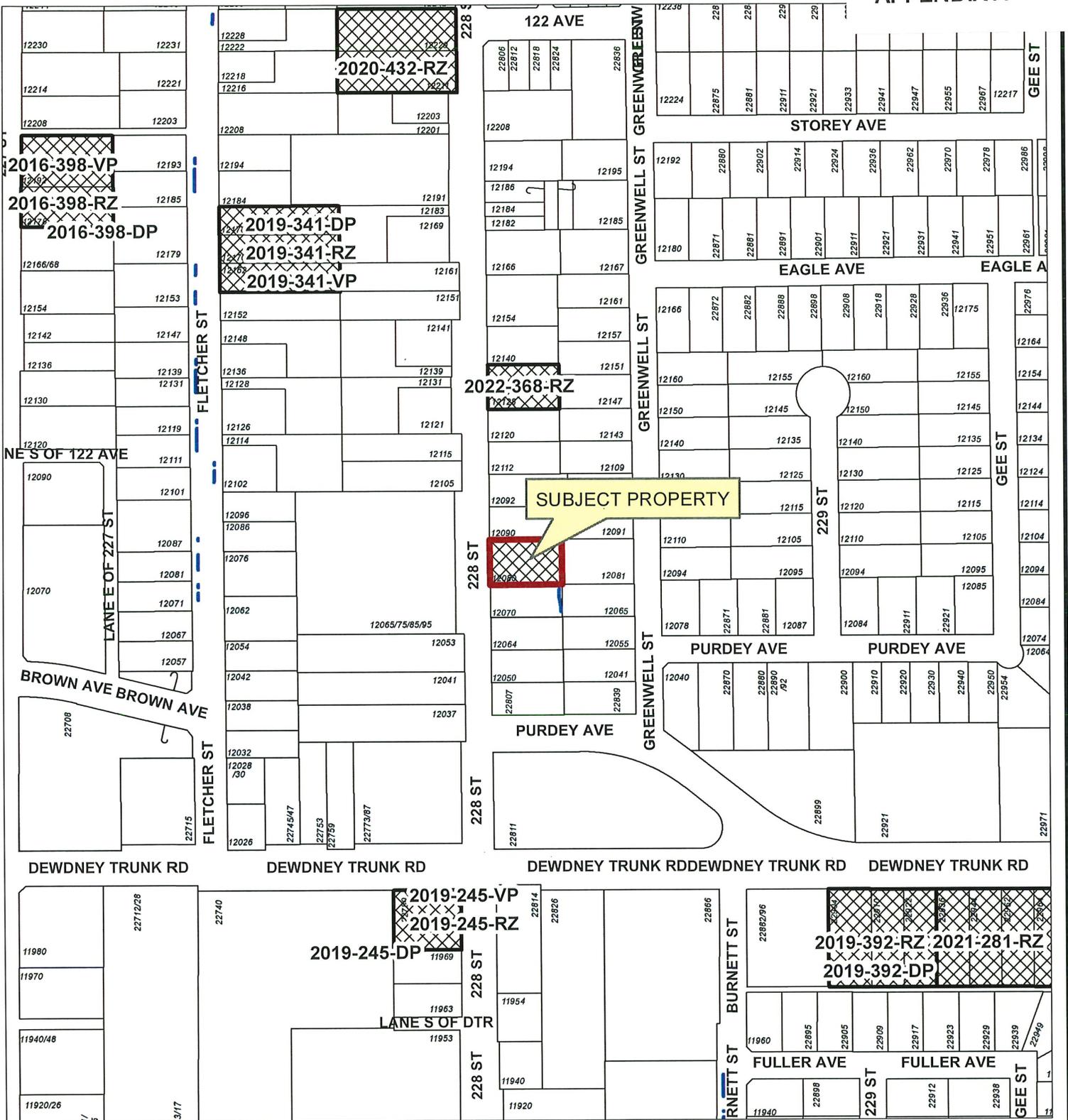
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development
Services

"Original Signed by Scott Hartman"

Concurrence: **Scott Hartman**
Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7762-2021
- Appendix D – Site Plan
- Appendix E – School District No. 42 Referral Comments



SUBJECT PROPERTY

2020-432-RZ

2016-398-VP

2016-398-RZ

2016-398-DP

2019-341-DP

2019-341-RZ

2019-341-VP

2022-368-RZ

2019-245-VP

2019-245-RZ

2019-245-DP

2019-392-RZ 2021-281-RZ

2019-392-DP



Legend

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

Scale: 1:3,000

12080 228 STREET
PID: 007-597-380

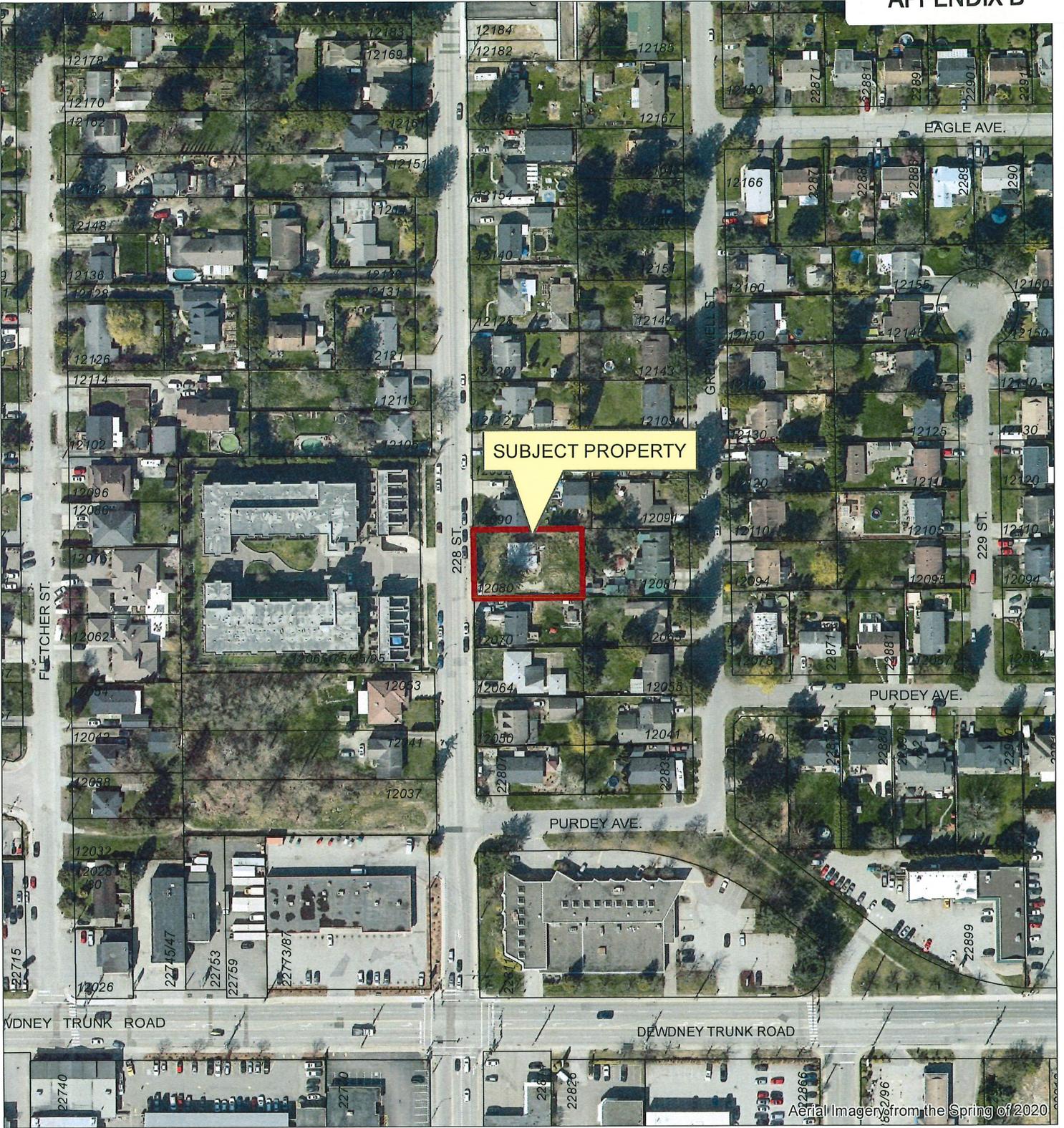
PLANNING DEPARTMENT



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FILE: 2021-023-RZ
DATE: Apr 13, 2023

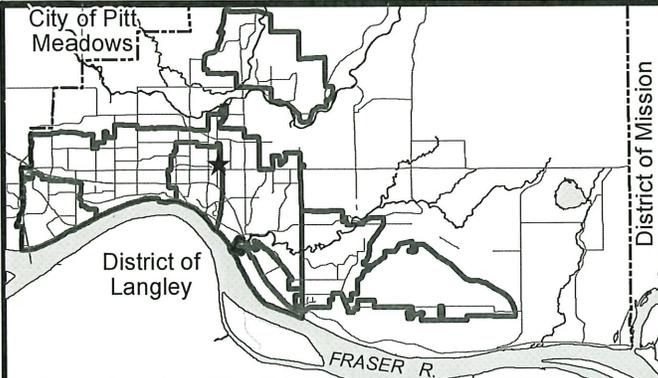
BY: AL



Aerial Imagery from the Spring of 2020



Scale: 1:2,000



12080 228 STREET
 PID: 007-597-380

PLANNING DEPARTMENT



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FILE: 2021-023-RZ
 DATE: Jan 13, 2021

BY: PC

**B.C. LAND SURVEYORS PROPOSED SUBDIVISION PLAN OF
LOT 302 SECTION 20 TOWNSHIP 12
NWD PLAN 44858**

PID: 007-597-380

CIVIC ADDRESS:

12080 - 228th STREET
MAPLE RIDGE, BC

3m dedication

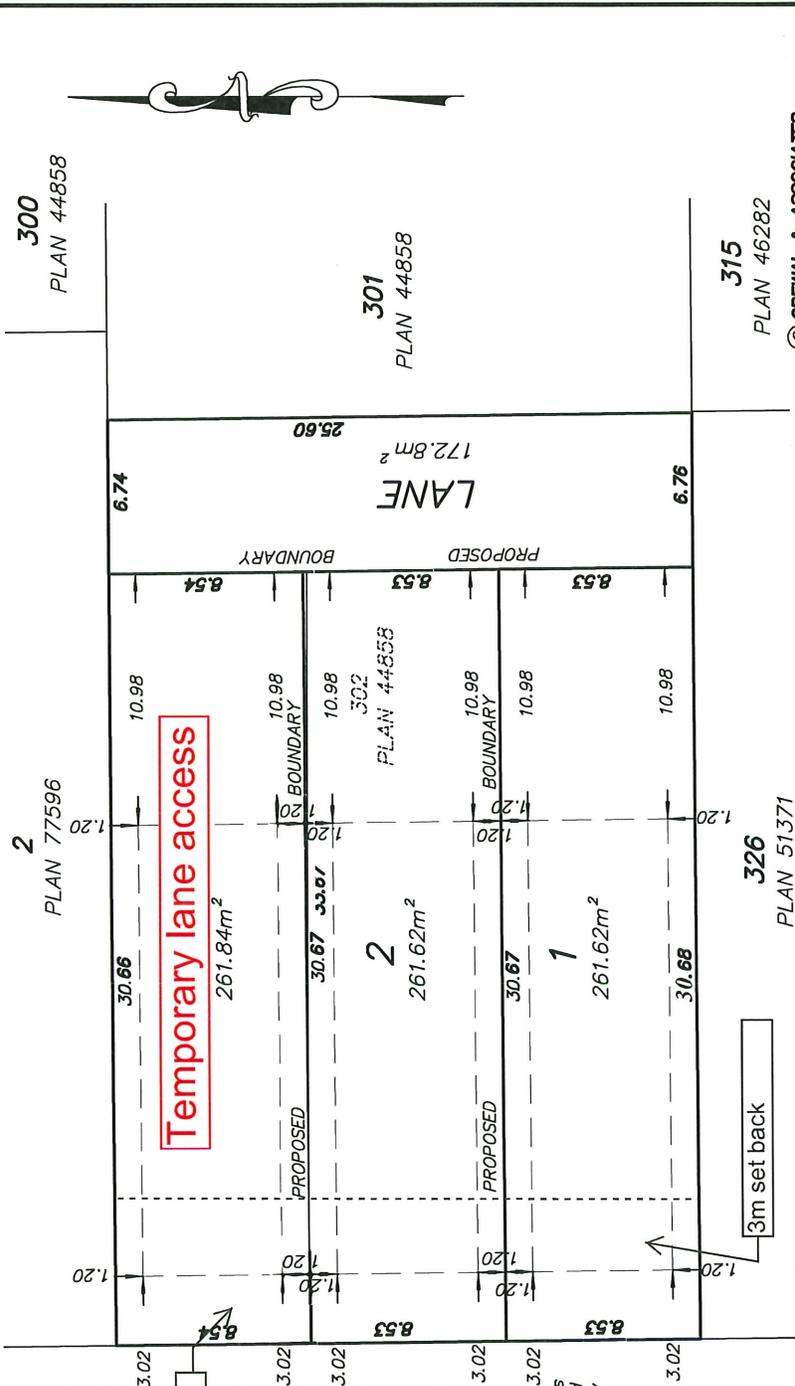
NOTE:

Preliminary Layout, subject to approval.
Areas and Dimensions are subject to detailed
Legal Survey and calculations, and may vary.

This plan was prepared for exclusive use of our client.
The signatory accepts no responsibility or liability for
any damages that may be suffered by a third party as
a result of any decisions made or actions taken based
on this document. All rights reserved. No person may
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whole or in part without the consent of the signatory.

CERTIFIED CORRECT THIS 26th DAY OF APRIL, 2022.

LAKHJOT S. GREWAL _____ B.C.L.S.



**© GREWAL & ASSOCIATES
PROFESSIONAL LAND SURVEYORS**
UNIT 204, 15299-68th AVENUE
SURREY, B.C. V3S 2C1
TEL: 604-597-8567
EMAIL: Office@grewalSurveys.com
FILE : 2204-026
DWG : 2204-026 SKETCH

315
PLAN 46282

326
PLAN 51371

2
261.62m²

1
261.62m²

Temporary lane access
261.84m²

LANE
172.8m²
25.60

300
PLAN 44858

301
PLAN 44858

2
PLAN 77596





October 20, 2022

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

Attention: Annie Slater-Kinghorn

Dear Ms. Slater-Kinghorn:

Re: File #: 2021-023-RZ
Legal: Lot: 302, Section: 20, Township: 12, Plan: NWP44858
Location: 12080 228 Street
From: RS-1 (Single Detached Residential)
To: R-3 (Single Detached (Intensive) Urban Residential)

The proposed application would affect the student population for the catchment areas currently served by Harry Hooge Elementary and Thomas Haney Secondary School.

Harry Hooge Elementary has an operating capacity of 402 students. For the 2021-22 school year the student enrolment at Harry Hooge Elementary was 452 students (112% utilization) including 136 students from out of catchment.

Thomas Haney Secondary School has an operating capacity of 1200 students. For the 2021-22 school year the student enrolment at Thomas Haney Secondary School was 1,084 students (90% utilization) including 599 students from out of catchment.

Sincerely,

Flavia Coughlan
Secretary Treasurer

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

cc: Rick Delorme, Interim Director, Facilities & Maintenance
Maryam Fallahi, Manager, Facilities Planning
David Vandergugten, Assistant Superintendent