

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

MEETING DATE: May 2, 2023
FILE NO: 2021-571-RZ
MEETING: C o W

SUBJECT: Second Reading
Zone Amending Bylaw No. 7821-2021
12390 216 Street

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property located at 12390 216 Street from RS-1 (Single Detached Residential) to R-1 (Single Detached (Low Density) Urban Residential), in order to permit a future subdivision of two lots. Council granted first reading to *Zone Amending Bylaw No. 7821-2021* on January 25, 2022. 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. 7821-2021* be given second reading, and be forwarded to Public Hearing;
2. That the following terms and conditions be met prior to final reading:
 - i) 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, 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 B, District Lot 245, New Westminster District Plan 17760
OCP:	
Existing:	<i>Urban Residential</i>
Proposed:	<i>Urban Residential</i>
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) (This property is subject to an active rezoning application (2021-092-RZ) to allow the rezoning to the R-1 zone)
South:	Designation: <i>Urban Residential</i> Use: Single-Family Residential Zone: RS-1 (Single Detached Residential)
East:	Designation: <i>Urban Residential</i> Use: Single-Family Residential Zone: RS-1 (Single Detached Residential)
West:	Designation: <i>Urban Residential</i> Use: Single-Family Residential Zone: RS-1 (Single Detached Residential) Designation: <i>Urban Residential</i>
Existing Use of Property:	Single-family Residential
Proposed Use of Property:	Single-family Residential
Site Area:	934.7m ² (10,061.0ft ²)
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 north, 216 Street to the west and single-family residential to the east and south (Appendix A & B). The property contains seven trees and it is bound by hedges along both fronting streets. 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 470.3 m² (5,062.3 ft²) and 378.6 m² (4,075.2 ft²) in area (Appendix D).

3. Planning Analysis:

i) Official Community Plan:

The subject property is located at 12390 216 Street and is designated *Urban Residential* in the Official Community Plan. Both 216 Street and 124 Avenue are designated as Major Corridor under the OCP. The *Major Corridor Residential Infill* policies support multi-family developments and smaller single-family lots. These policies also provide criteria for compatibility with the surrounding neighbourhood, with particular attention given to site design, massing, setbacks and lot configuration with the existing development pattern in the area. The current proposal is reflective of the surrounding single-family neighbourhood while providing infill densification that fits with the surrounding character. In addition, there is a similar development application (2021-092-RZ) to the north that proposes to rezone the property from RS-1 to R-1 in order to subdivide into two, comparably sized lots (Appendix A). 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 zoning.

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 470.3m² (5,062.3ft²) and 378.6 m² (4,075.2ft²) in area. Both lots exceed the required minimum lot width of 13.5 m (42.7 ft.) for a lot on a street corner and 12m (39.4ft) for a regular lot. The proposed lots have a lot width of approximately 21.1 m (69.1 ft) for Lot 1 and 17.0 m (55.8 ft) for Lot 2. The proposed lot depth for both lots is approximately 22.7m (74.5ft).

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 single-family dwelling.

iv) Proposed Variances:

The required lot depth in the R-1 zone is 24.0 m (78.7 ft) and as such, a Development Variance Permit will be required to permit a reduced lot depth in the proposed lots. A Development Variance Permit application has been received for this project and involves the following relaxation for both lots (see Appendix D):

- 1) Reducing the lot depth from 24.0m (78.7ft) to approximately 22.7m (74.5ft).

The requested variances to the R-1 zone will be the subject of a future Council report.

v) Advisory Design Panel:

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

vi) 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.

vii) 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 seven trees have been identified on the subject site. Of these, four trees have been identified for removal as they conflict with the proposed construction plan. Additionally, four replacement trees (two per lot) or a cash-in-lieu amount will be required. Street trees have also been identified as an Engineering requirement along 216 Street and 124 Avenue.

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:

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.

6. 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. 7821-2021*, and that application 2021-571-RZ be forwarded to Public Hearing.

"Original Signed by April Crockett"

Prepared by: **April Crockett**
Planning Technician

"Original Signed by Charles R. Goddard"

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

"Original Signed by Christine Carter"

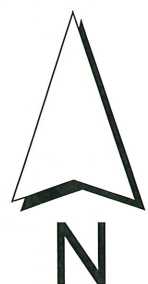
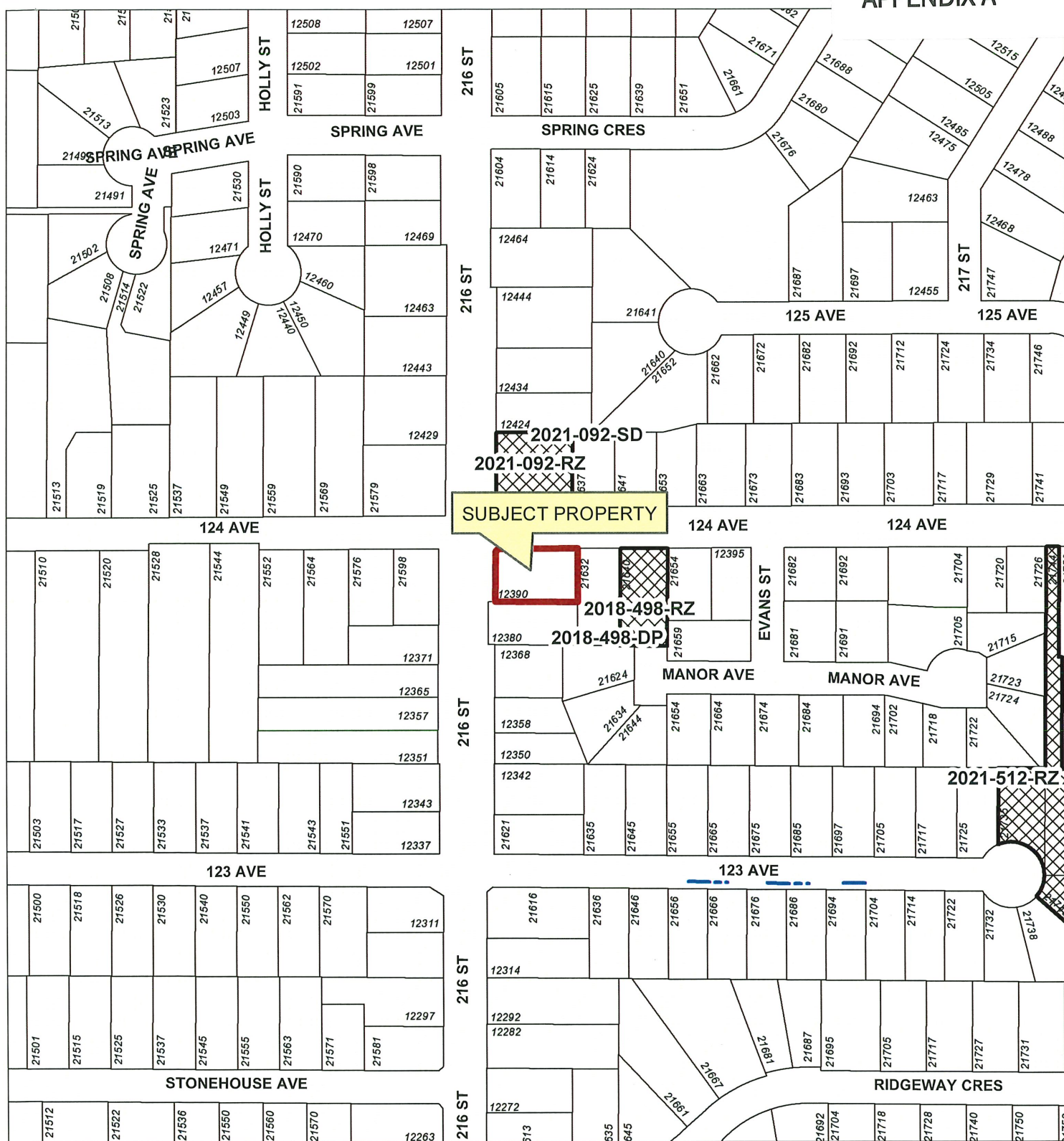
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development
Services

"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. 7821-2021
Appendix D – Subdivision Plan
Appendix E – Response from School District No. 42



Scale: 1:2,500

Legend

--- Ditch Centreline

12390 216 ST
PID 002-078-511

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

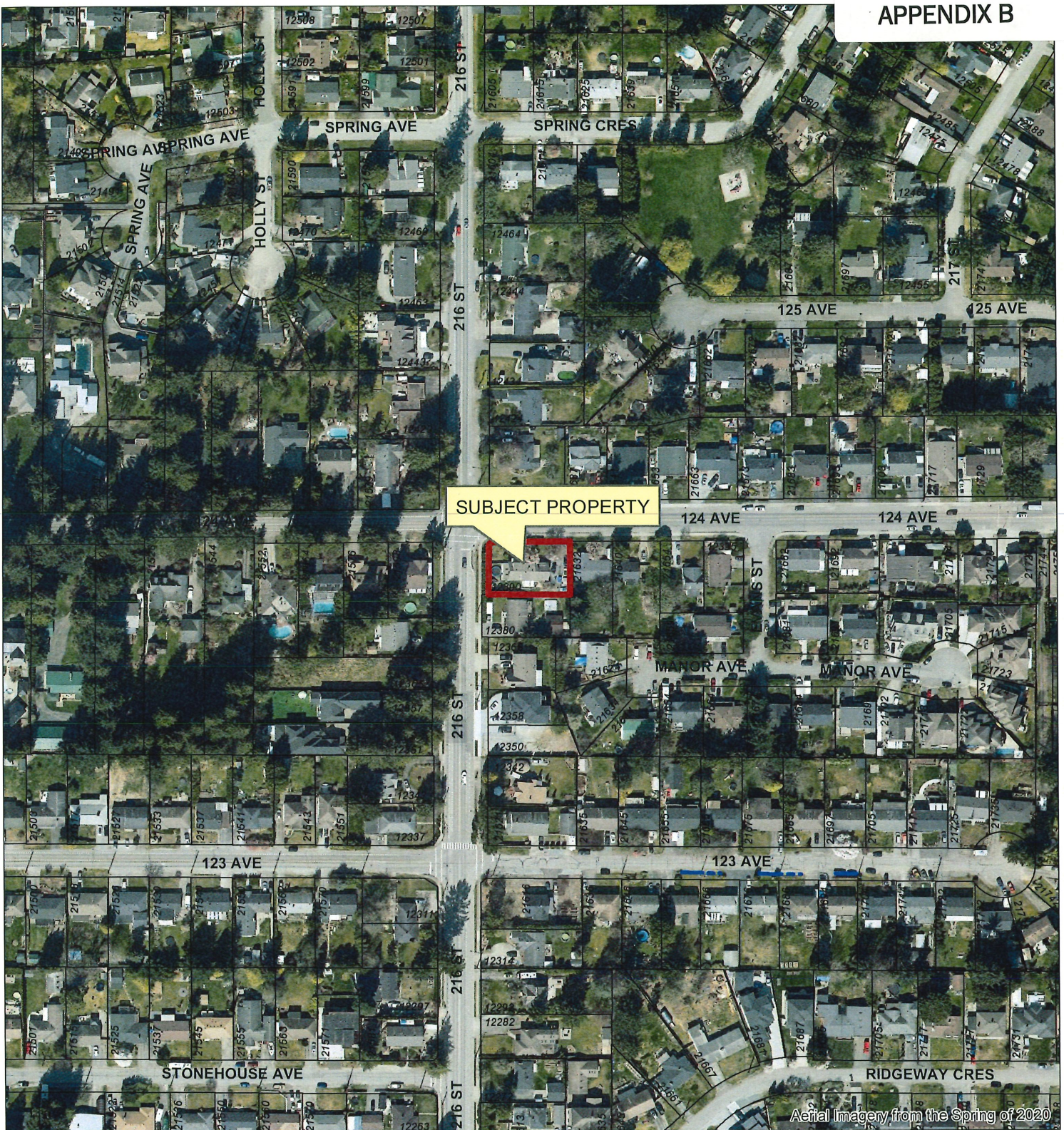
mapleridge.ca

FILE: 2021-571-RZ/VP/SD

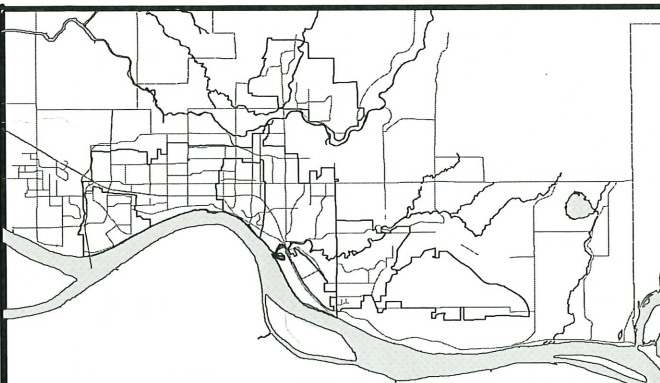
DATE: Dec 16, 2021

BY: AH

APPENDIX B



Scale: 1:2,500



12390 216 ST
PID 002-078-511

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2021-571-RZ/VP/SD
DATE: Dec 16, 2021

BY: AH

CORPORATE OFFICER



Terra Pacific
Land Surveying Ltd
22371 St. Anne Avenue, Maple Ridge, BC
Phone: 604-463-2508 Fax: 604-463-4501

Client:
Mayur Mehta

Project:
**12390 216th Street,
Maple Ridge, BC**

PID:
002-078-511

Drawing Title:
**Topographic Survey Plan of
Lot B Except: Firstly Pcl One
(Explanatory Plan 40867),
Secondly Part Dedicated Road
on Plan 70161, Thirdly Part in
Plan LMP18351 DL 245 Gp 1
New Westminster District Plan
17760**

Certified Correct
This 13th Day of July, 2021

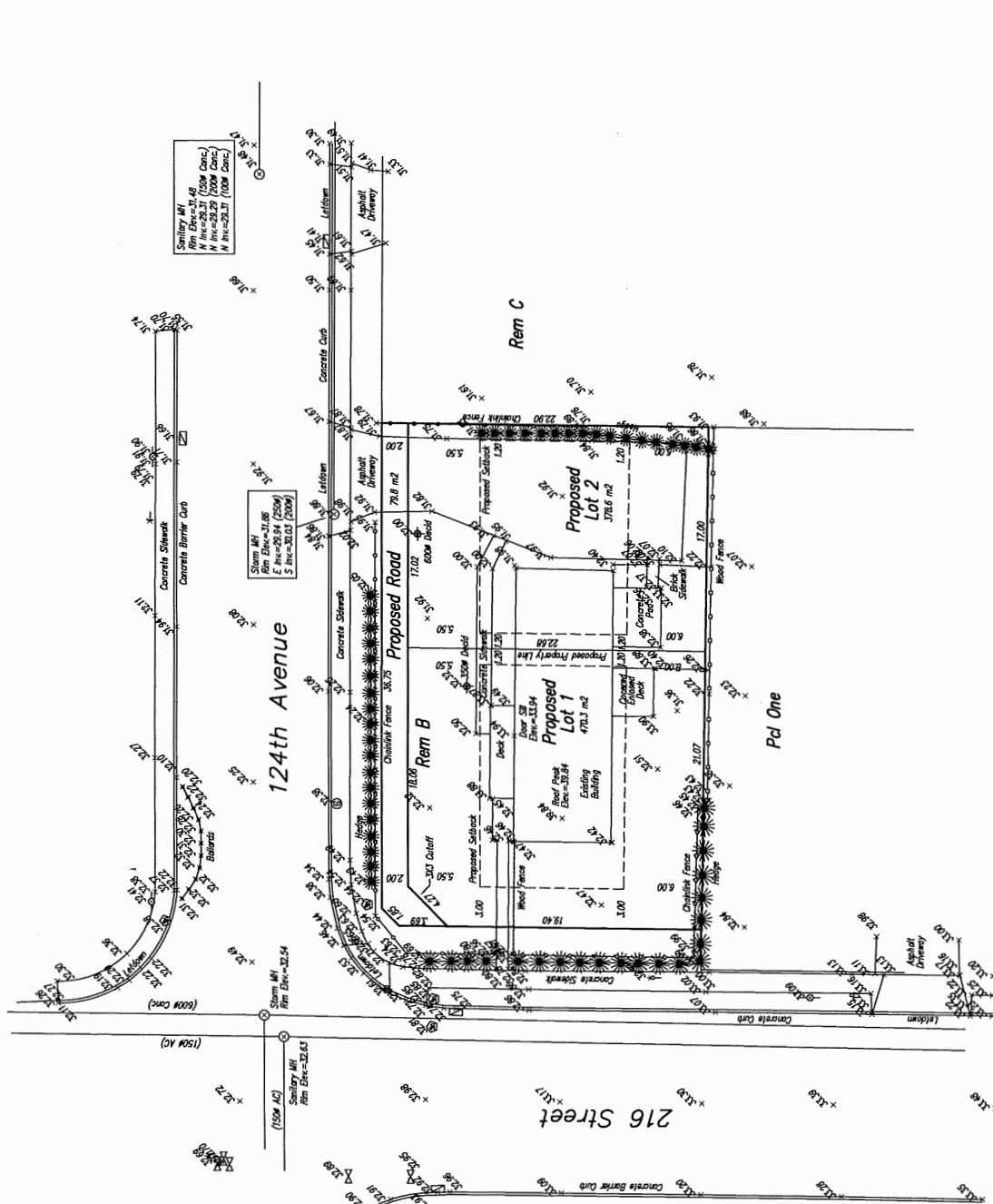
Mike Benemann, BCLS

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

Scale: 1:250

Date: July 13, 2021

File: M20-711TPO-Lot B Rev



SCALE 1 : 250

Property:
Lot Dimensions Are Based On Current Legal Survey.
Refer to current certificate(s) of title for additional, existing or pending charges.

General:
This plan shows the location of visible features only, and does not indicate buried services that may exist on or around the subject site.
Features shown without dimensions should be confirmed with Terra Pacific Land Surveying Ltd.
Building location based on survey ties to visible exterior surfaces unless otherwise noted.
Trees species and dimensions should be confirmed by qualified arborist, shaded area is not an indication of drip line location unless specifically labeled.

Benchmark Notes:
Elevations Are Geodetic
Referred To Monument: 8445953
Monument Elevation: 32.268m
Located At: the centre of the intersection of 124
Avenue and 216 Street.
Vertical Datum: CGD85/IGD2016

Current Zoning: RS-1
Proposed Zoning: R-1

Notes:
Storm and Sanitary Pipe Sizes shown are taken from
the Abutments 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 #: 2021-571-RZ
Legal: Lot: B, D.L.: 245, Plan: NWP17760
Location: 12390 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 Glenwood 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.

Glenwood Elementary has an operating capacity of 383 students. For the 2022-23 school year, the student enrolment at Glenwood Elementary is 346 students (90% utilization) including 75 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