

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

MEETING DATE: September 5, 2023
FILE NO: 2023-281-RZ
MEETING: CoW

SUBJECT: First and Second Reading
Zone Amending Bylaw No. 7866-2022
Allowing Larger Detached Garden Suites on Residential Lots

EXECUTIVE SUMMARY:

Detached garden suites (DGS) are a valuable housing form that supports housing diversity in Maple Ridge. DGS's can assist with homeownership attainability as these forms can be mortgage helpers and can also contribute to the community's rental stock. At the July 11, 2023, Council Workshop, Council received information about potentially amending the Zoning Bylaw to allow larger DGSs in zones that already allow DGSs. At this July Workshop meeting, Council passed the following resolution:

THAT staff bring forward amendments to the Zoning Bylaw to permit detached garden suites up to 140m² (1,500 ft²) or 15% of the lot area, whichever is less, in the following zones: A-1, A-2, A-3, A-4, RS-1, RS-1a, RS-1b, RS-1c, RS-1d, RS-2, RS-3, and SRS.

This report provides an overview of the proposed *Zone Amending Bylaw No. 7866-2022* (Appendix A), which would increase the maximum gross floor area of DGSs from 90 m² to 140m² or 15% of the lot area, whichever is less. These changes will not expand where DGSs are allowed in Maple Ridge and would not affect properties within the Agricultural Land Reserve.

Allowing larger DGSs aligns with the Official Community Plan and Council's Strategic Plan as it supports "age-in-place" concepts as well as provides a better variety of DGS sizes and number of bedrooms where there is already infrastructure in place in order to help build a more liveable community. Expanding the DGS program is also supported by the Housing Action Plan and the findings within the Housing Needs Report. The Housing Needs Report emphasized that seniors looking to downsize and remain in the community have limited options and that DGSs could provide a suitable ground-oriented option for seniors who are not interested in apartment-style living.

RECOMMENDATION:

That Zone Amending Bylaw No. 7866-2022, to permit the total gross floor area of Detached Garden Suites to be a maximum of 140m² or 15% of the lot area, whichever is less, be given first and second reading and forwarded to Public Hearing.

1.0 BACKGROUND

1.1 Recent Work

At the April 26, 2022, Council Workshop, staff presented eleven regulatory options that were explored during the public consultation and review of accessory dwelling unit regulations in 2017 as well as the Detached Garden Suite Pilot Project (2018-2020). At the April Workshop meeting, Council directed staff to bring forward a report with detailed information to potentially allow larger Detached Garden Suites (DGSs).

At the July 11, 2023, Council Workshop, a report was presented that proposed changes to the Zoning Bylaw to allow DGSs up to 140m² (1,500 ft²) or 15% of the lot area, whichever is less, in zones that already allow DGSs. In this report, it was discussed how this change to the Zoning Bylaw would largely affect properties within the Urban Area Boundary as there are approximately 11,500 properties in total that are eligible to build a larger DGS and approximately 10,000 of these properties are within the Urban Area Boundary.

At that July 11, 2023, Council Workshop, Council directed staff to bring forward amendments to the Zoning Bylaw to permit detached garden suites up to 140m² (1,500 ft²) or 15% of the lot area, whichever is less, in zones that already permit DGSs. The purpose of this report is to present *Zone Amending Bylaw No. 7866-2022* (Appendix A), which would increase the maximum gross floor area of DGSs from 90 m² to 140m² or 15% of the lot area, whichever is less.

1.2 Housing Policy Alignment

Maple Ridge's Official Community Plan (OCP) reflects the community's long-term vision to become more vibrant and prosperous, offering residents stable and special neighbourhoods, thoughtful development, and respect for the built and natural environment. Through the OCP housing policies, the need to provide a mix of housing types, densities, and attainable options is recognized. To meet the diverse residential needs of local residents, the OCP housing policies are intended to help:

- Accommodate growth through infill by promoting housing types and tenures to support diverse needs, lifestyles, and preferences (Policy 3-1), by considering disparities in age, income, and mobility;
- Support the provision of rental accommodation and encourage the construction of rental units that vary in size and number of bedrooms (Policy 3-31); and
- Encourage housing that incorporates "age-in-place" concepts and seniors housing designed to accommodate special needs (Policy 3-33).

On September 30, 2014, Council endorsed the Housing Action Plan, which identifies strategies and actions to enhance the OCP policy direction for affordable, rental, and special needs housing. Creating new rental housing opportunities and expanding the detached garden suite (DGS) program are two endorsed strategies from the Housing Action Plan that relate DGSs.

On February 9, 2021, Council received a Housing Needs Report, which provided an understanding of current and anticipated housing needs within Maple Ridge. The Housing Needs Report found that Maple Ridge has limited housing diversity, as over half of the housing stock is single-detached dwellings, and for seniors looking to downsize and remain in the community, there are limited options. The Housing Needs Report notes that DGSs may provide a suitable ground-oriented option for seniors who are not interested in apartment-style living. The findings of the Housing Needs Report support the objectives and policy direction of the Official Community Plan as well as the strategies and goals within the City's Housing Action Plan.

1.3 Upcoming Housing Work

At the January 24, 2023, Council Workshop, Council received a report that provided background on Maple Ridge's housing policies. The report identified the need to update to the Housing Needs Reports statistics to reflect the changes in the housing market since 2019. The work to update the housing statistics is currently underway and is anticipated to be completed by the end of this year. Following the completion of the housing statistics, a refresh of the City's Housing Action Plan is anticipated to begin later this year. A report outlining the updated housing statistics and refresh of the Housing Action Plan is anticipated to be before Council in early 2024.

2.0 DISCUSSION:

This section provides an overview of the Zoning Bylaw changes proposed through *Zone Amending Bylaw No. 7866-2022* (Appendix A).

2.1 Current DGS Zoning Bylaw Regulations

The *Maple Ridge Zoning Bylaw No. 7600-2019* regulates detached garden suites (DGS) in terms of where this form can be located in the City, the size of the suite, the number of required parking spaces, private outdoor space, and where the suite can be situated on the lot.

Under current Zoning Bylaw requirements, a DGS cannot be larger than 90m² or 10% of the lot area, whichever is less. Additionally, a DGS is not permitted on the same lot where there is a Secondary Suite (unless in the Agricultural Land Reserve), Bed and Breakfast, Boarding, Caretaker Residential, Temporary Residential, or Two-Unit Residential Use (i.e. duplex).

Agricultural Land Reserve Regulations

Currently, the Agricultural Land Commission (ALC) does not permit DGSs larger than 90m² (968ft²) if the total floor area of the principal residence is 500m² (5,382ft²) or less and on a parcel less than 40 ha (99 acres). However, the City does not permit a principal dwelling size to exceed 500m² (5,382ft²) within the Agricultural Land Reserve (ALR), regardless of parcel size.

2.2 Proposed Amendment to Zoning Bylaw DGS Regulations

The proposed *Zone Amending Bylaw No. 7866-2022* (Appendix A) puts forward changes to the Zoning Bylaw to allow detached garden suite (DGS) to have a total gross floor area up to 140m² (1,500ft²) or 15% of the lot area (whichever is less) except for lots that are identified within the Agricultural Land Reserve. This change to the Zoning Bylaw would allow for more livable DGSs and offer the homeowner more flexibility in the number of bedrooms being able to provide, especially on small lots within the Urban Area Boundary.

Agricultural Land Reserve Regulations

As the Agricultural Land Commission (ALC) does not permit DGSs larger than 90m² (968ft²), the proposed *Zone Amending Bylaw No. 7866-2022* does not increase the maximum gross floor area beyond 90m².

3.0 NEXT STEPS

Should Council advance *Zone Amending Bylaw No. 7866-2022* (Appendix A) to the next Regular Council meeting and grant First and Second Reading, *Zone Amending Bylaw No. 7866-2022* would move forward to Public Hearing. Should the proposed bylaw be forwarded to Public Hearing, the bylaw would move through the bylaw adoption process as seen in Figure 1 and could be adopted as early as late October.

Figure 1: Zone Amending Bylaw Process



4.0 STRATEGIC ALIGNMENT

Facilitating an expansion of housing diversity and supply is identified as a Council priority, under the Liveable Community pillar, of the 2023-2026 City of Maple Ridge Council Strategic Plan. Permitting larger detached garden suites (DGS) in Maple Ridge aligns with this pillar as it encourages DGSs to have more bedrooms, more livable space, and supports housing choice in the City.

Opportunities to reduce climate impact is also identified as a Council priority in the Council Strategic Plan. Larger DGSs allow for a greater concentration of housing units where infrastructure and resources already exist as well as encourages building small homes, which reduces environmental impact in both material and energy.

CONCLUSION:

Detached garden suites (DGSs) are a valuable housing form that contributes to housing choice in Maple Ridge as DGS's can assist with homeownership attainability and contribute to the community's rental stock. At the July 11, 2023, Council Workshop, Council directed staff to bring forward amendments to the Zoning Bylaw to permit detached garden suites up to 140m² (1,500 ft²) or 15% of the lot area, whichever is less, in zones that already permit detached garden suites (DGSs).

The purpose of this report is to provide an overview of the proposed *Zone Amending Bylaw No. 7866-2022* (Appendix A) which would implement Council's direction from the July 11, 2023, Council Workshop meeting. Should Council move the bylaw forward through the bylaw adoption process, the proposed bylaw would amend the Zoning Bylaw to permit DGSs to have a maximum gross floor area of 140m² or 15% of the lot area, whichever is less, unless the property is within the Agricultural Land Reserve (ALR). These changes will not expand where DGSs are allowed in Maple Ridge.

"Original Signed by Krista Gowan"

Prepared by: **Krista Gowan, MA**
Planner 2

"Original Signed by Charles R. Goddard"

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

"Original Signed by Scott Hartman"

Concurrence: **Scott Hartman**
Chief Administrative Officer

The following appendices are attached hereto:
Appendix A – Zone Amending Bylaw No. 7866-2022

CITY OF MAPLE RIDGE
BYLAW NO. 7866-2022

A Bylaw to amend the text forming part of Zoning Bylaw No. 7600 - 2019 as amended

WHEREAS, it is deemed desirable to amend Maple Ridge Zoning Bylaw No. 7600-2019 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. 7866-2022”.
2. That PART 4 GENERAL REGULATIONS, Section 402.11.3.a.(i) be amended by removing the section entirely and replacing with:
 - (i) *not more than 140.0 square metres or 15% of the Lot Area, whichever is less; except;*
 - (a) *not more than 90.0 square metres or 15% of the Lot Area, whichever is less, for Lots within the Agricultural Land Reserve and that are subject to the Agricultural Land Commission Act and its Regulations;*
3. That PART 4 GENERAL REGULATIONS, Section 402.11.3.a.(ii) be amended by removing the section entirely.
4. Maple Ridge Zoning Bylaw No. 7600-2019 as amended is hereby amended accordingly.

READ a first time the _____ day of _____, 20_____

READ a second time the _____ day of _____, 20_____

PUBLIC HEARING held the day of , 20

READ a third time the _____ day of _____, 20_____

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER