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**City of Maple Ridge**

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

**MEETING DATE:** September 5, 2023  
**FILE NO:** 2023-183-RZ  
**MEETING:** CoW

**SUBJECT:** First Reading  
Zone Amending Bylaw No. 7957-2023  
12129 Edge Street

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#### **EXECUTIVE SUMMARY:**

An application has been received to rezone the site located at 12129 Edge Street from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential) to permit the future construction of a six-storey rental apartment building. The building will contain 165 dwelling units, a minimum 20% of which will be rented below 30% of the median income of all families in Maple Ridge. This development is intended to help with the relocation and accommodation of the residents of the adjacent Maple Court apartments to the west during the future redevelopment of these buildings. The property is currently designated *Park* in the Official Community Plan (OCP). As such, amending the property's land use designation is required to permit the construction of the proposed apartment residential building on the subject site.

This rezoning application is being considered for first reading only as the application was received prior to July 25, 2023, when *Development Procedures Bylaw No. 5879-1999* was amended to require a complete rezoning application for consideration of first and second readings. To proceed further with this application additional information is required as outlined below.

Pursuant to Council Policy 6.31, the proposed rental building is exempt from the Community Amenity Contribution (CAC) Program provided that the owner enters into a Housing Agreement with the City to ensure that the building will remain as a rental building in perpetuity.

#### **RECOMMENDATIONS:**

1. In respect of Section 475 of the *Local Government Act*, requirement for consultation during the development or amendment of an Official Community Plan, Council must consider whether consultation is required with specifically:
  - i. The Board of the Regional District in which the area covered by the plan is located, in the case of a Municipal Official Community Plan;
  - ii. The Board of any Regional District that is adjacent to the area covered by the plan;
  - iii. The Council of any municipality that is adjacent to the area covered by the plan;
  - iv. First Nations;
  - v. Boards of Education, Greater Boards and Improvements District Boards; and
  - vi. The Provincial and Federal Governments and their agencies.

and in that regard it is recommended that no additional consultation be required in respect of this matter beyond the early posting of the proposed Official Community Plan amendments on the City's website, together with an invitation to the public to comment;

2. That *Zone Amending Bylaw No. 7957-2023* be given first reading; and further
3. That the applicant submit a complete application, including detailed information and technical reports, for the rezoning, Official Community Plan amendment, and development permit applications.

#### DISCUSSION:

##### a) Background Context:

Applicant:	Amacon Construction Ltd. (Richard Russell)
Legal Description:	Easterly half Lot 11 Section 20 Township 12 New Westminster District Plan 7875
OCP:	
Existing:	<i>Park</i>
Proposed:	<i>Low-Rise Apartment</i>
Within Urban Area Boundary:	Yes
Area Plan:	Town Centre
OCP Major Corridor:	No
Zoning:	
Existing:	RS-1 (Single Detached Residential)
Proposed:	RM-2 (Medium Density Apartment Residential)
Surrounding Uses:	
North:	Use: Vacant Lot Zone: RM-2 (Medium Density Apartment Residential) Designation: <i>Low-Rise Apartment</i>
South:	Use: Single Detached Residential/Community Garden Zone: RS-1 (Single Detached Residential) Designation: <i>Park</i>
East:	Use: St. Patrick's church and school Zone: P-2 (Special Institutional)/ P-4 (Place of Worship) Designation: <i>Institutional/Park</i>
West:	Use: Apartment Residential Zone: RM-3 (Medium/High Density Apartment Residential) Designation: <i>Medium and High-Rise Apartment</i>
Existing Use of Property:	Vacant lot
Proposed Use of Property:	Rental apartment residential
Site Area:	0.413 ha. (1.02 ac.)
Access:	Lane
Servicing Requirement:	Urban Standard
Flood Plain:	No
Fraser Sewer Area:	Yes

**b) Site Characteristics:**

The subject property is located in the Town Centre, between 224 and Edge Street. The site is currently vacant and is abutting a lane to the south and Maple Court rental buildings to the west. The property is relatively flat and contains treed areas on the western portion of the site and along its northern and western perimeters. (see Appendices A and B).

**c) Project Description:**

The applicant is proposing to construct a six-storey rental apartment building with two-levels of underground parking on the subject site. The proposed building will contain 165 dwelling units, a minimum 20% of which will be non-market rental housing units<sup>1</sup>. The building will have a total gross floor area of approximately 10,020.6 m<sup>2</sup> (107,861 sq. ft.). The proposed development will have a density of 2.43 FSR, utilizing the additional density for the provision of underground parking and payment for the density bonus.

The proposed building is intended to be used for the accommodation of the existing residents of the Maple Court apartments located on 224 Street during the redevelopment of these buildings. The Maple Court apartments to the west of the subject site are at the end of their lifespan and are expected to be redeveloped as a market rental building under a future development permit application<sup>2</sup>.

While the proposed building design is at the preliminary stage and subject to change, the proposed unit-mix is as follows:

Unit Type	Approximate Unit Size	Number of Units	Percentage of Unit Type
1-bedroom	48 – 57 m <sup>2</sup> (520 – 610 sq. ft.)	101	61%
2-bedroom	71 – 80 m <sup>2</sup> (765 – 865 sq. ft.)	54	33%
3-bedroom	85 – 87 m <sup>2</sup> 910 – 940 sq. ft.)	10	6%

At this time the current application has been assessed to determine its compliance with the Official Community Plan (OCP) and provide a land use assessment only. Detailed review and comments will need to be made once full application packages have been received. A more detailed analysis and further reports will be required prior to second reading. Such assessment may impact proposed lot boundaries and yields, OCP designations and bylaw particulars, and may require application for further development permits.

<sup>1</sup> The applicant is planning to apply for the Rental Construction Financing Initiative of the Canada Mortgage and Housing Corporation. The eligibility criteria for this program requires that at least 20% of the provided units must have a rental rate below 30% of the median total income of all families for Maple Ridge, and the total residential rental income must be at least 10% below its gross achievable residential income.

<sup>2</sup> The site where the Maple Court apartments are located at is currently zoned RM-3 zone (Medium/High Density Apartment Residential) which allows the redevelopment of the site to a minimum five-storey and a maximum 12-storey building without a need for further rezoning.

d) **Planning Analysis:**

**Official Community Plan:**

The subject property in addition to four single detached residential buildings and the Intergenerational Garden to the south, fronting 121 Avenue is currently designated *Park* in the OCP (see Appendix C). To facilitate the relocation of the Maple Court's residents during redevelopment and provide further supply of rental housing, including non-market rental housing, in Town Centre, the applicant is proposing to re-designate the site to *Low-Rise Apartment*. The proposed land use designation is consistent with the land use designation of the property to the north (12155 Edge Street) but has lower density than the adjacent Maple Court site which is designated *Medium and High-Rise Apartment*. Following the initial review of the proposed site's land use re-designation, staff have identified the following issues:

1. Loss of park-designated lands in the neighbourhood:

The Town Center Area Plan includes several neighbourhood parks, including the park that is consisting of the subject site, intergenerational garden, and four single detached residential buildings located north of 121 Avenue (22477, 22491, 22501, and 22517 121 Avenue) (see Appendix C). The Town Center Area Plan also includes two other adjacent sites that are designated park, including Reg Franklin Park which is located within the walking distance from the subject site to the north, and a future park on 227 Street adjacent to Eric Langton elementary school.

Given the proximity of other park-designated sites, staff support the re-designation of the subject site to *Low-Rise Apartment* to allow the construction of more market and non-market rental housing. To ensure adequate park space will be provided in this neighbourhood, staff will prioritize development of the park site on 227 Street, as part of the redevelopment of Eric Langton elementary school, in coordination with the School District.

2. Future development potential of the four single detached residential properties located to the south of the subject site (22477, 22491, 22501, and 22517 121 Avenue):

The single detached residential properties located to the south of the subject site are currently zoned RS-1 and designated *Park* in the OCP. The purpose of the OCP is to allow an adequately sized park at the neighbourhood level by designating the subject site, four single detached residential properties, and the intergenerational garden as *Park*. If Council supports the redesignation of the subject site, the remaining area including four single detached residential properties will not have sufficient area for development of a neighbourhood park. As such, future re-designation of these properties may be considered upon the owners' request to allow a higher density residential development than single detached residential. It should be noted that these properties may continue to be used as single detached residential under the current RS-1 zone.

Given the relatively smaller lot depth of these properties, development of these sites -following consolidation- in the form of apartment residential consistent with the adjacent properties seems to be challenging and unfeasible. To ensure that the re-designation of the subject site on 12129 Edge Street will not negatively impact the future development potential of the single detached residential properties to the south, the applicant was requested to acquire these properties and consolidate them with the subject site as part of the proposed development.

The applicant has indicated that they have made many efforts to acquire the adjacent single detached residential properties, but they were not able to reach a purchase agreement with the property owners. To avoid further delay of this application, the applicant requested to proceed with the development of the subject site only while they continue to negotiate the purchase with the adjacent property owners. If Council grants first reading to this rezoning application, the applicant will be required to conclude the negotiation with the adjacent property owners prior to submission of the complete application. If the purchase agreement is not obtained and the applicant determines to proceed with the development of the subject site on 12129 Edge Street, the existing lane to the south of the site will be maintained for access.

#### **Zoning Bylaw:**

The applicant proposes to rezone the subject site from RS-1 zone to RM-2 zone to allow the construction of a six-storey rental apartment building (see Appendix D). Given that the proposal is at the preliminary design stage, no variances have been identified at this time. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

#### **Development Permits:**

Pursuant to Section 8.11 of the OCP, a Town Centre Development Permit application is required for the proposed multi-family residential development located in the Town Centre to ensure appropriate building mass and form that is consistent with the adjacent neighbourhood and creates a street-friendly facade, as well as the provision of adequate private and semi-private outdoor space.

#### **Advisory Design Panel:**

A Town Centre Development Permit is required and must be reviewed by the Advisory Design Panel prior to Second Reading.

#### **Development Information Meeting:**

A Development Information Meeting is required for this application. Prior to second reading the applicant is required to host a Development Information Meeting in accordance with Council Policy 6.20.

#### **e) Interdepartmental Implications:**

In order to advance the current application, after first reading, comments and input, will be sought from the various internal departments and external agencies listed below:

- a) Engineering Department;
- b) Fire Department;
- c) Building Department;
- d) Parks, Recreation and Culture Department;
- e) School District;
- f) Canada Post.

The above list is intended to be indicative only and it may become necessary, as the application progresses, to liaise with agencies and/or departments not listed above.

**f) Early and Ongoing Consultation:**

In respect of Section 475 of the *Local Government Act* for consultation during an OCP amendment, it is recommended that no additional consultation is required beyond the early posting of the proposed OCP amendments on the City's website, together with an invitation to the public to comment.

**g) Development Applications:**

In order for this application to proceed, the following information must be provided:

1. An OCP Amendment Application;
2. A complete Rezoning Application; and
3. A Town Centre Development Permit Application;

The above list is intended to be indicative only, other applications may be necessary as the assessment of the proposal progresses.

**CONCLUSION:**

The development proposal is for the construction of a six-storey rental building containing 165 dwelling units, a minimum of 20% of which will be rented at 30% below the median total income for families in Maple Ridge. Justification has been provided to support an OCP amendment to encourage the provision of market and non-market rental housing in line with the OCP policy. It is, therefore, recommended that Council grant first reading subject to additional information being provided and assessed prior to second reading.

It is recommended that Council not require any further additional OCP consultation.

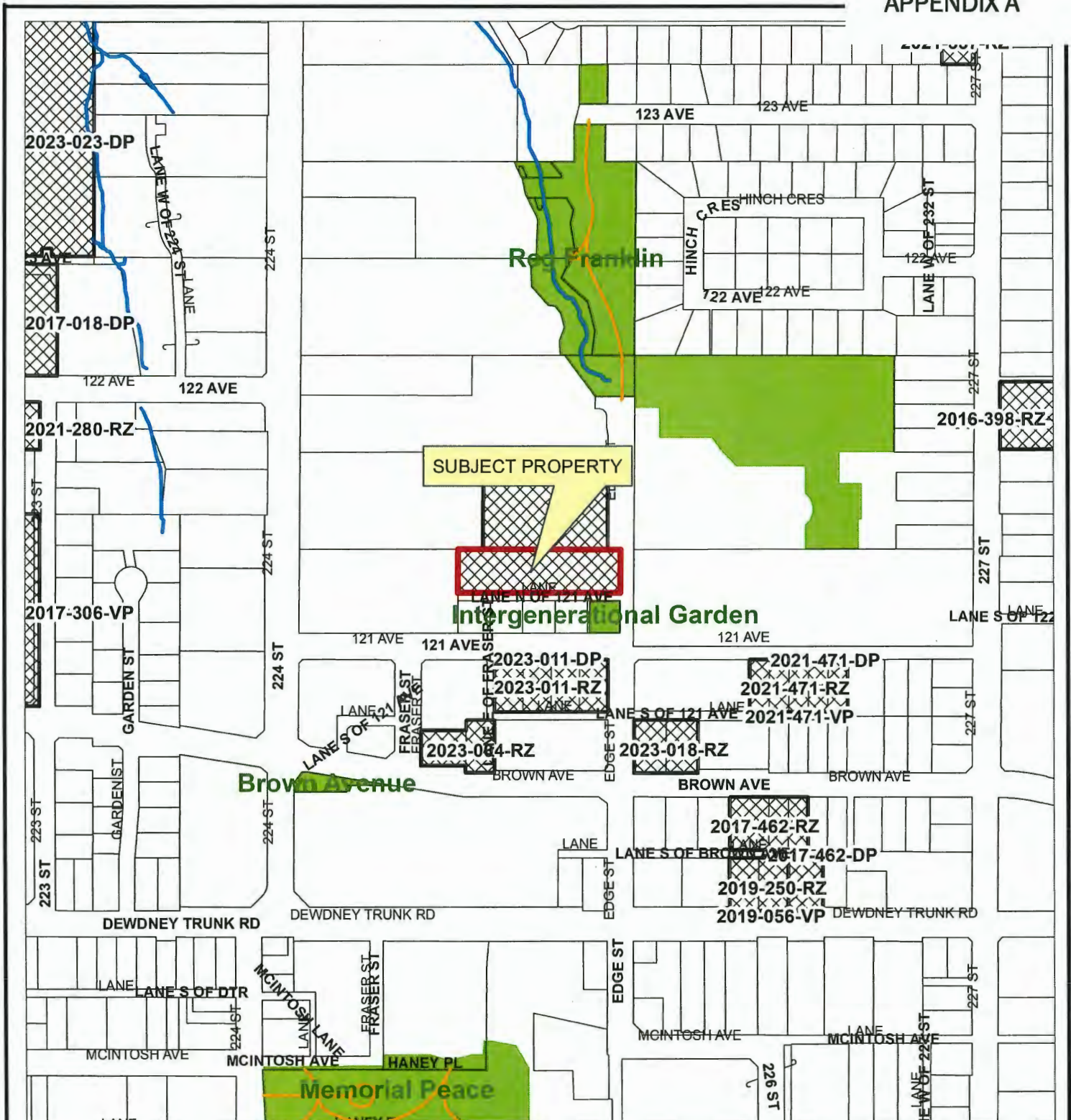
"Original Signed by Parissa Shafizadeh"  
Prepared by: **Parissa Shafizadeh, MCIP, RRP**  
**Senior Planner**

"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 – Subject Map
- Appendix B – Ortho Map
- Appendix C – OCP Map
- Appendix D – Zone Amending Bylaw No. 7957-2023
- Appendix E – Proposed Architectural Drawings



Scale: 1:4,000

**Legend**

-  Stream
-  Existing Trails
-  Active Applications (RZ/SD/DP/VP)
-  Municipal Park
-  Lake or Reservoir

## 12129 EDGE STREET ACTIVE DEVELOPMENTS IN AREA

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

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FILE: 2023-183-RZ  
DATE: Aug 23, 2023

BY: AH



Scale: 1:4,000



12129 EDGE STREET  
ORTHO

PLANNING DEPARTMENT

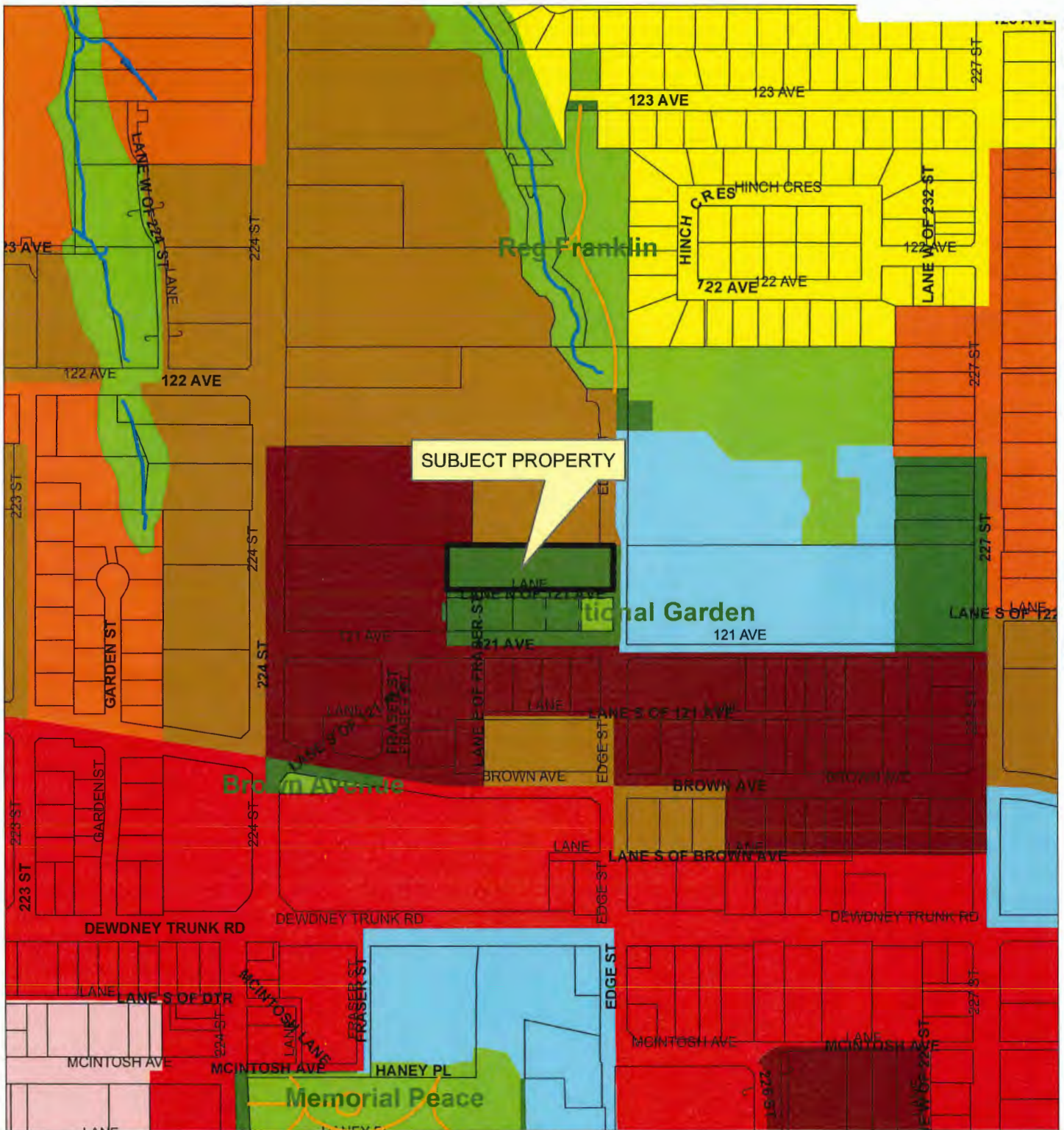


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Scale: 1:4,000

**Legend**

- |                                |                        |              |
|--------------------------------|------------------------|--------------|
| Single-Family Residential      | Low-Rise Apartment     | Conservation |
| Ground-Ori... Multi-Family     | Flexible Mixed-Use     | Park         |
| Medium and High-Rise Apartment | Town Centre Commercial |              |
| Institutional                  |                        |              |

**12129 EDGE STREET  
LAND USE**

PLANNING DEPARTMENT



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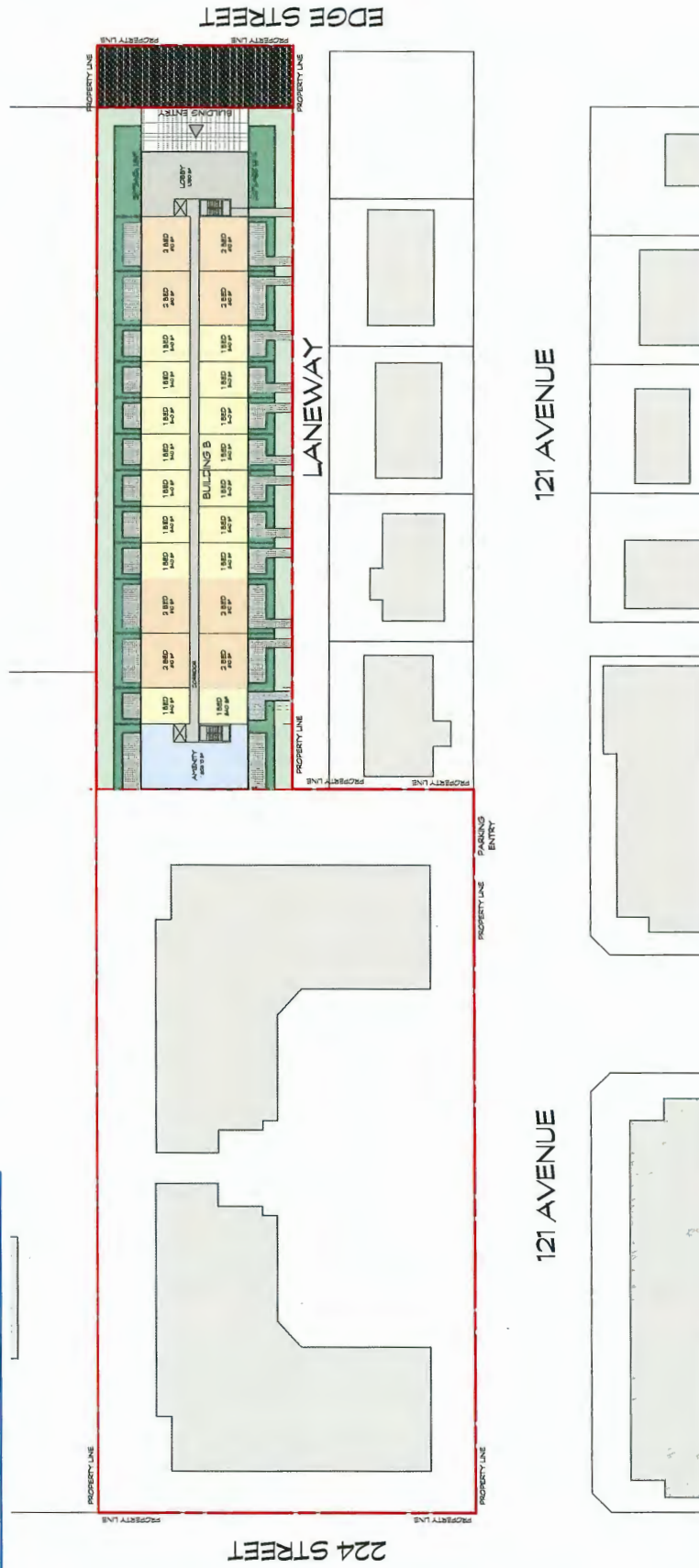
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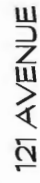
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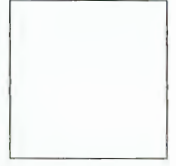
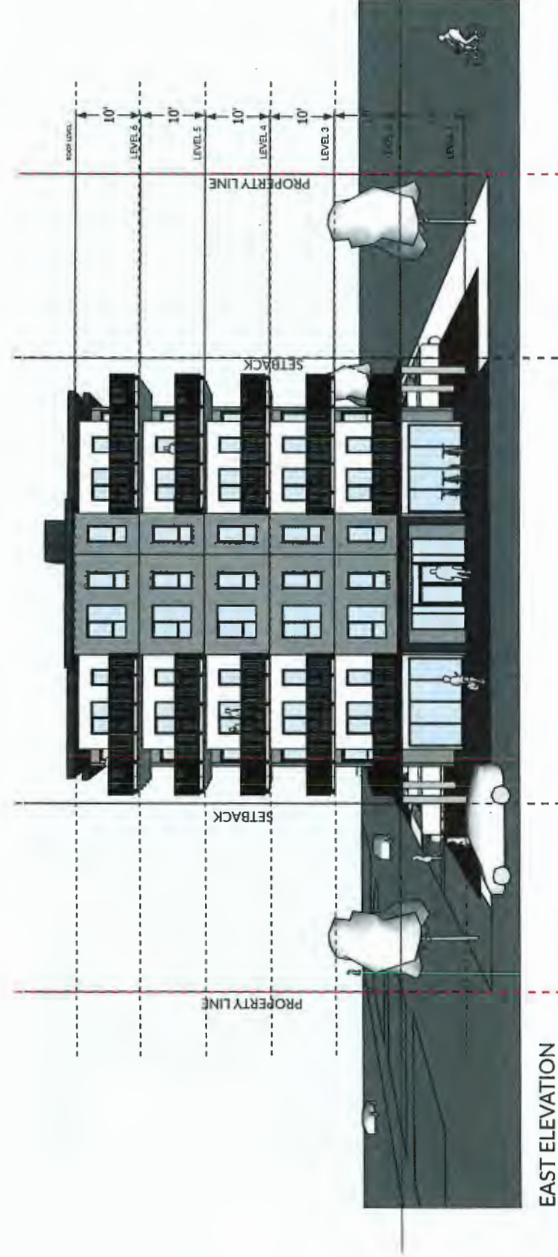
# SITE PLAN & LEVEL 1 FLOOR PLAN



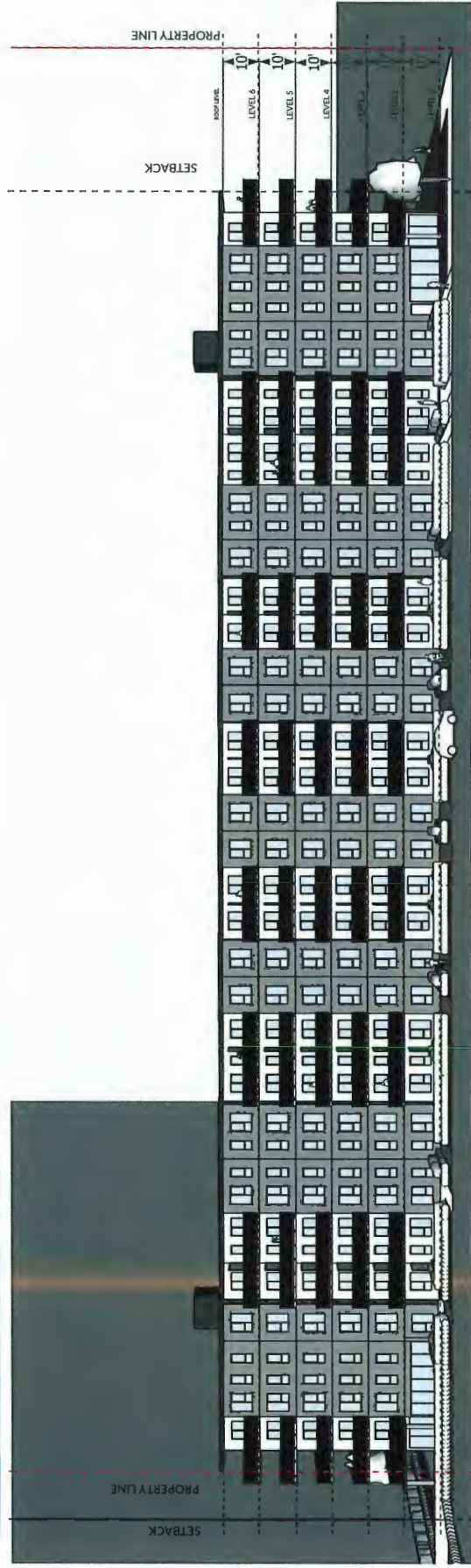
224 STREET



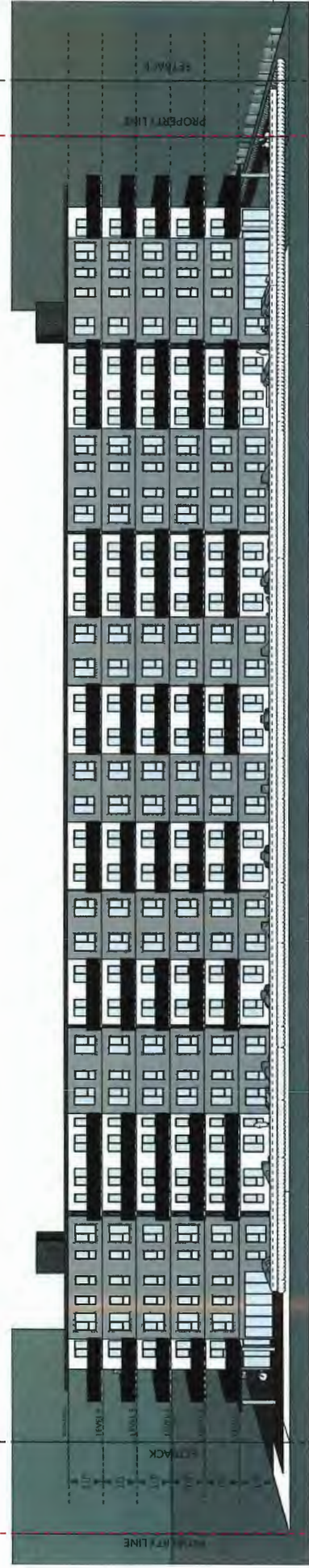
## EAST ELEVATION



## NORTH & SOUTH ELEVATIONS

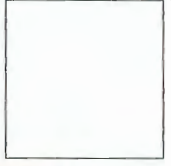


## SOUTH ELEVATION



## NORTH ELEVATION

3D VIEW | VIEW ALONG EDGE ST



3D VIEW | VIEW FROM LANE



STREETSCAPE | VIEW FROM 121 AVENUE



3D VIEW | AERIAL VIEWS OF SITE



3D VIEW | STREET VIEWS & AMENITY SPACE

