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**City of Maple Ridge**

**TO:** His Worship Mayor Dan Ruimy  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Development Variance Permit  
20438 Hampton Street

**MEETING DATE:** September 5, 2023  
**FILE NO:** 2023-220-VP  
**MEETING:** CoW

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#### **EXECUTIVE SUMMARY:**

Development Variance Permit application 2023-220-VP has been received for the property located at 20438 Hampton Street to:

Increase the maximum building height for the principal buildings in the RS-1 (Single Detached Residential) zone from 8.0 m (26.3 ft.) to 9.02 m (29.6 ft.) to allow the construction of a new single-family dwelling on the subject site.

The proposed variance is supportable as it will allow for a two-storey house to be constructed above the Flood Construction Level. This proposed variance is comparable with two other Council approved Development Variance Permits for building height at 20425 and 20426 Hampton Street.

#### **RECOMMENDATION:**

That the Corporate Officer be authorized to sign and seal 2023-220-VP respecting property located at 20438 Hampton Street.

#### **DISCUSSION:**

##### **a) Background Context**

Applicant:	Amrik Kaurah
Legal Description:	Lot 312 District Lot 279 Group 1 New Westminster District Plan 114
OCP:	
Existing:	<i>Low Density Multi-Family</i>
Zoning:	
Existing:	RS-1 (Single Detached Residential)
Surrounding Uses:	
North:	Use: Single Detached Residential/Vacant Zone: RS-1 (Single Detached Residential) Designation: <i>Low Density Multi-Family</i>
South:	Use: Single Detached Residential Zone: RS-1 (Single Detached Residential) Designation: <i>Low Density Multi-Family</i>

East:	Use:	Vacant Lot
	Zone:	RS-1 (Single Detached Residential)
	Designation:	<i>Low Density Multi-Family</i>
West:	Use:	Vacant Lot
	Zone:	RS-1 (Single Detached Residential)
	Designation:	<i>Low Density Multi-Family</i>
Existing Use of Property:	Vacant Lot	
Proposed Use of Property:	Single Detached Residential	
Site Area:	667.99 m <sup>2</sup> (7,190.19 sq. ft.)	
Access:	Hampton Street	
Servicing Requirement:	Urban Standard	
Flood Plain:	Yes	

**a) Project Description:**

The proposed building height variance is for the construction of a new single-family dwelling on a vacant parcel in the Hammond Area (see Appendices A and B). The proposed home design is a two-storey home with a secondary suite located on the main floor.

The subject property is located within the floodplain area in which all habitable area must be constructed above the Flood Construction Level (FCL). A geotechnical report has been provided and indicates that the FCL for the property is 6.7 m (22.0 ft.) geodetic. The proposed building height of 9.02 m (29.6 ft) permits a two-storey home to be built above the FCL at the subject property. Without the variance to the building height the building would be limited in design.

Any floor area below the FCL must be left empty and unoccupied. A geotechnical covenant is required to be registered on title at the Building Permit stage, confirming the FCL.

**b) Variance Analysis:**

The Zoning Bylaw establishes general minimum and maximum building height regulations for developments. A Development Variance Permit allows Council to vary these regulations in accordance with the *Local Government Act* requirements.

**The requested variance is to Part 6, Section 605.8.1 of the *Maple Ridge Zoning Bylaw No. 7600-2019* (see Appendices C and D):**

**To increase the maximum building height from 8.0 m (26.3 ft.) to 9.02 m (29.6 ft.) to allow the construction of a new single family-dwelling on the subject site.**

The proposed variance is supportable as it will allow a suitable two-storey dwelling to be built above the Flood Construction Level. The proposed building height is also consistent with the 11.0 m (36.1 ft.) building height requirements measured to the top of the roof that was permitted under the previous *Zoning Bylaw No. 3510-1985*. The current *Zoning Bylaw No. 7600-2019*, adopted in December 2020, limits the building height to 8.0 m (26.3 ft.) measured to the mid-point of the roof.

Council has approved two other Development Variance Permit Applications to increase the permitted building height on nearby properties and there is a fourth application forwarded to Council for their

consideration at this Committee of the Whole meeting (see Table 1). The proposed variance at the subject property is consistent with previously approved variances to building height in this area. There are a total of five vacant parcels in this section of Hampton Street which have received or will require a variance for building height in order to construct a two-storey single-family dwelling on each lot.

**Table 1: Hampton Street Building Height Variance Applications**

Application	Address	Requested Variance	Status
2022-014-VP	20425 Hampton Street	8.0 m to 9.6 m	Approved by Council on April 26, 2022 with a No Suite Covenant for area below the FCL.
2023-173-VP	20426 Hampton Street	8.0 m to 9.5 m	Approved by Council on July 11, 2023.
2023-174-VP	20451 Hampton Street	8.0 m to 9.34 m	Council consideration on September 5, 2023.
2023-220-VP	20438 Hampton Street	8.0 m to 9.02 m	Council consideration on September 5, 2023.

**c) Citizen/Customer Implications:**

In accordance with the *Development Procedures Bylaw No. 5879-1999*, notice of Council consideration of a resolution to issue a Development Variance Permit was mailed to all owners or tenants in occupation of all parcels, any parts of which are adjacent to the property that is subject to the permit.

**CONCLUSION:**

The proposed variance is supported because it will allow for the construction of a two-storey single-family dwelling above the Flood Construction Level.

It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2023-220-VP.

\_\_\_\_\_  
"Original Signed by Erin Mark"

**Prepared by:** Erin Mark  
Planning Technician

\_\_\_\_\_  
"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 – Elevation Drawings Showing Proposed Variance

Appendix D – Draft Development Variance Permit No. 2023-220-VP



## Legend

-  Existing Trails
-  Railway (Generalized)
-  Active Applications (RZ/SD/DP/VP)
-  Municipal Park

## 20438 HAMPTON STREET LAND USE

PLANNING DEPARTMENT



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FILE: 2023-220-VP  
DATE: Aug 15, 2023

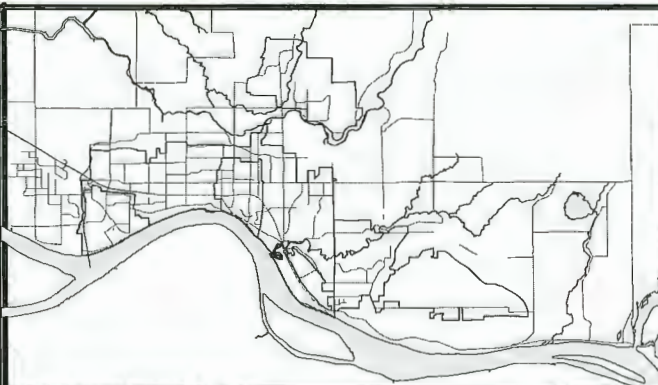
BY: DT

Scale: 1:2,500





Scale: 1:2,500



## 20438 HAMPTON STREET LAND USE

PLANNING DEPARTMENT



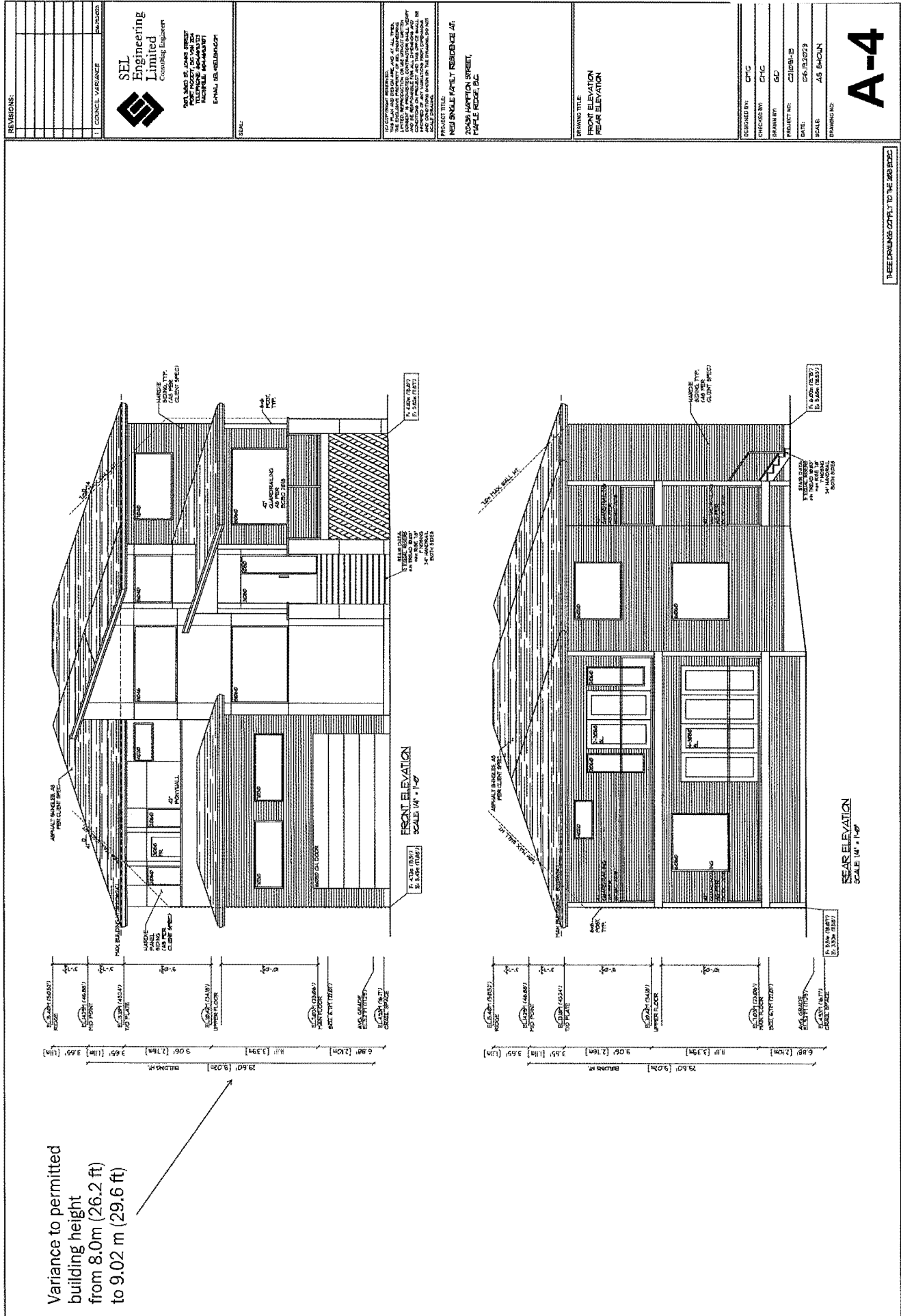
**MAPLE RIDGE**  
British Columbia

[mapleridge.ca](http://mapleridge.ca)

FILE: 2023-220-VP  
DATE: Aug 15, 2023

BY: DT





REVISIONS:

1	COUNCIL VARIANCE	06.30.2023
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**SEL**  
Engineering  
Limited  
Consulting Engineers

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PORT HADFIELD, BC V3N 1C4  
VANCOUVER  
TEL: 604.271.4443  
E-MAIL: SEL@SELING.COM

REAR

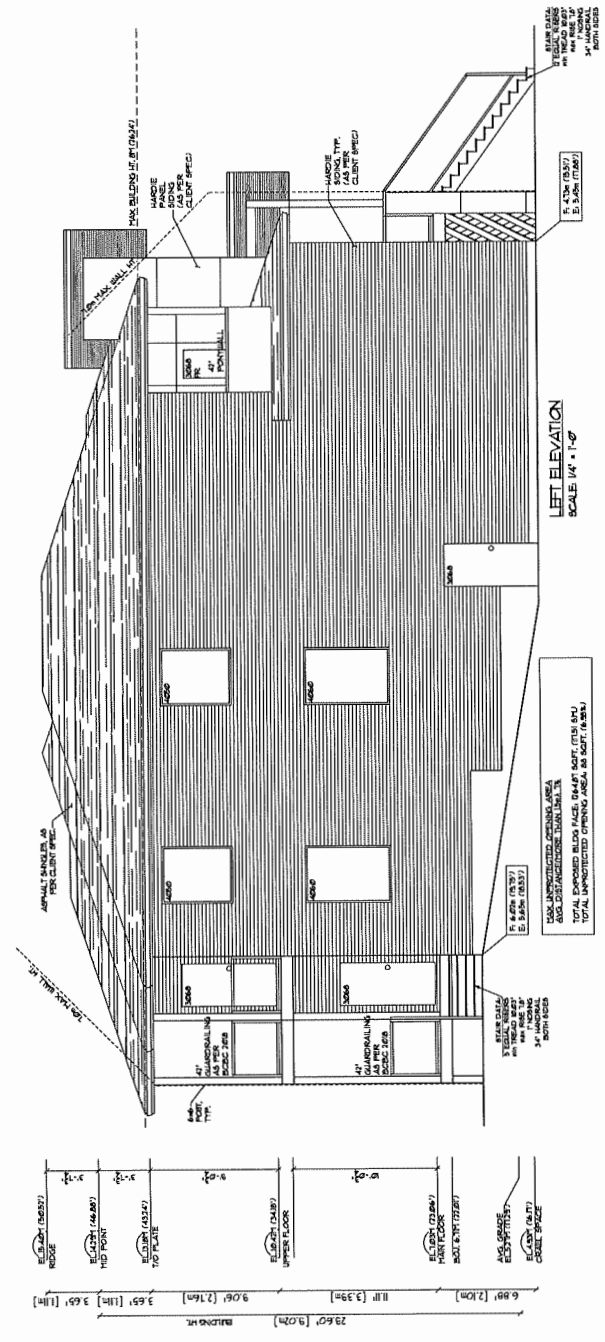
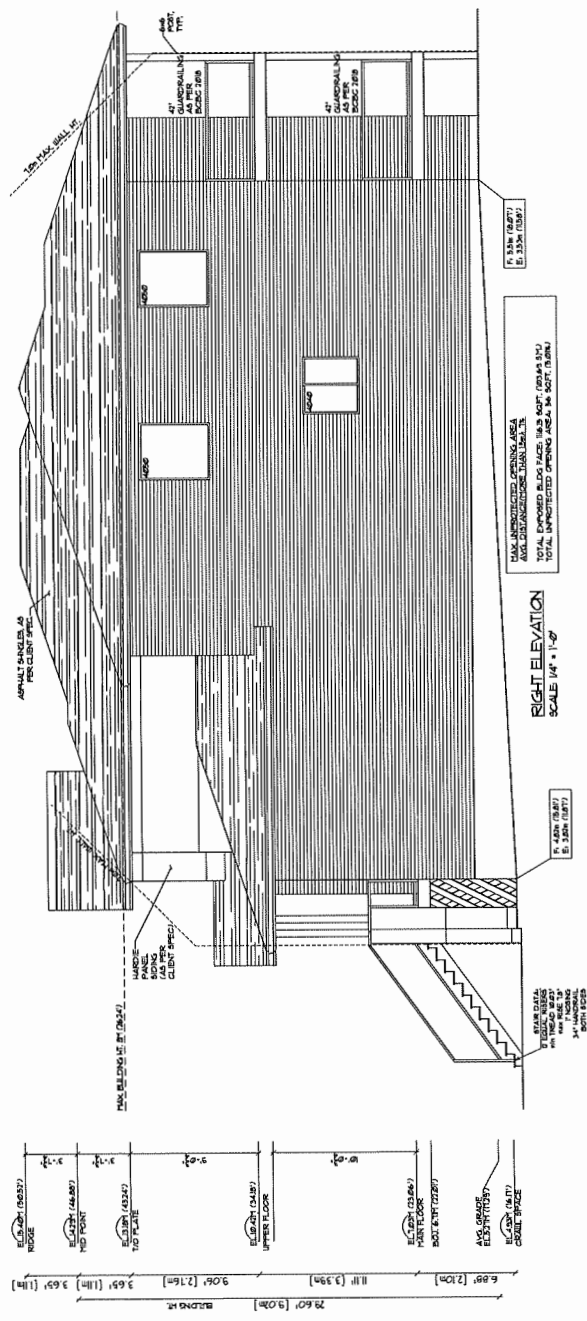
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PROJECT TITLE  
NEW SINGLE FAMILY RESIDENCE AT:  
3000 LAMPTON STREET,  
MAPLE RIDGE, BC

DRAWING TITLE  
RIGHT ELEVATION  
LEFT ELEVATION

DESIGNED BY:	CYC
CHECKED BY:	CYC
DRAWN BY:	GD
PROJECT NO:	C21291-B
DATE:	06.30.2023
SCALE:	AS SHOWN
DRAWING NO:	

A-5



THESE DRAWINGS COMPLY TO THE 2000 B.C.O.C.



## City of Maple Ridge

### DEVELOPMENT VARIANCE PERMIT NO. 2023-220-VP

**TO: AMRIK KAURAH**  
**14517 72 AVENUE**  
**SURREY BC V3S 2E6**  
 (the "Permittee")

1. This Development Variance Permit (the "Permit") is issued subject to compliance with all the Bylaws of the City of Maple Ridge (the "Municipality") applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Permit applies to, and only to those lands within the Municipality described below and any and all buildings, structures, and other development thereon:  
  
 Lot 312 District Lot 279 Group 1 New Westminster District Plan 114  
 (the "Lands")
3. The Maple Ridge Zoning Bylaw No. 7600-2019 as amended is varied as follows:  
  
 Part 6, Section 605.8.1: To increase the maximum building height from 8.0 m (26.3 ft.) to 9.02 m (29.6 ft.) to allow the construction of a new single-family dwelling unit.
4. The Lands described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
5. If the Permittee does not substantially commence the development permitted by this Permit within 24 months of the date of the issuance of the permit, ( \_\_\_\_\_ ), this Permit shall lapse.
6. This Permit is not a Building Permit.

**AUTHORIZING RESOLUTION** passed by the Council the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**ISSUED** on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
**CORPORATE OFFICER**

Attachments:  
 Subject Map  
 Elevation Drawing showing building height variance