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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: 2023-208-RZ
MEETING: CoW

SUBJECT: **First Reading**
Zone Amending Bylaw No. 7958-2023
12035 Glenhurst Street

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property located at 12035 Glenhurst Street, from RS-1 (Single Detached Residential) to R-4 (Single Detached (Infill) Urban Residential), to permit a future subdivision of two lots. 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 reading. To proceed further with this application additional information is required as outlined below.

Pursuant to Council Policy 6.31, this application is subject to the Community Amenity Contribution (CAC) Program at a rate of \$9,200 per lot. Council Policy 6.31 Stipulates that in single-family residential subdivisions proposing fewer than three lots, only the first lot is exempt. Therefore, an estimated CAC amount of \$9,200 or such rate applicable at third reading of this application would be required.

RECOMMENDATIONS:

1. That *Zone Amending Bylaw No. 7958-2023* be given first reading; and further
2. That the applicant submit a complete application, including detailed information and technical reports, for the rezoning and subdivision applications.

DISCUSSION:

a) Background Context:

Applicant: Jimmy Lee

Legal Description: Lot 35 Section 21 Township 12 New Westminster District
Plan 20944

OCP:

Existing: *Urban Residential*
Proposed: *Urban Residential*

Within Urban Area Boundary: Yes
OCP Major Corridor: No

Zoning:
Existing: RS-1 (Single Detached Residential)
Proposed: R-4 (Single Detached (Infill) Urban Residential)

Surrounding Uses:

North:	Use:	Single-Family Dwelling
	Zone:	RS-1 (Single Detached Residential)
	Designation:	<i>Urban Residential</i>
South:	Use:	Single-Family Dwelling
	Zone:	RS-1 (Single Detached Residential)
	Designation:	<i>Urban Residential</i>
East:	Use:	Single-Family Dwelling
	Zone:	RS-1 (Single Detached Residential)/RS-3 (Single Detached Rural Residential)
	Designation:	<i>Urban Residential</i>
West:	Use:	Single-Family Dwelling
	Zone:	RS-1b (Single Detached (Medium Density) Residential)
	Designation:	<i>Urban Residential</i>

Existing Use of Property: Single-Family Dwelling
Proposed Use of Property: Single-Family Dwelling
Site Area: 0.117 hectares (0.29 acres)
Access: Glenhurst Street
Servicing Requirement: Urban Standard
Flood Plain: No
Fraser Sewer Area: Yes

b) Site Characteristics:

The subject property located at 12035 Glenhurst Street is zoned RS-1 and is 0.117 hectares (0.29 acres) in size. The property is a rectangular, relatively flat lot with areas of steep slopes in the centre and north-east portion of the property. The existing single-family dwelling will require to be removed as a requirement of the rezoning approval. Vehicular access to the site is off Glenhurst Street. The property has 40 trees, most of them around the periphery, particularly, the northern portion of the lot. The majority of these trees could remain as part of the development according to the arborist report submitted by the applicant. (see Appendices A and B).

c) Project Description:

The applicant proposes to rezone the subject property from RS-1 to R-4 (see Appendix C) to permit the future subdivision of two lots (see Appendix D). The subject site is bounded by single-family residential properties. The proposed lots will have access from Glenhurst Street.

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 the complete 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.

Any subdivision layout provided is strictly preliminary and could change after servicing details and analysis reports are reviewed. The final subdivision layout must be approved by the Approving Officer.

d) Planning Analysis:

Official Community Plan:

The OCP designates the subject property as *Urban Residential – Neighbourhood Residential*, and development of the property is subject to the Neighbourhood Residential Infill policies of the OCP. These policies require that development be compatible with the surrounding neighbourhood, with particular attention be given to site design, setbacks, and lot configuration with the existing pattern of development in the area. Under this designation and subject to Policy 3-19 (1)(a)ii, a rezoning from RS-1 to R-4 is supportable as follows:

notwithstanding item i above, RS-1 (Single Detached Residential) zoned parent parcels that are unable to satisfy the 80% requirement may be eligible for R-4 (Single Detached (Infill) Urban Residential) zoning subject to satisfying Policy 3-21

Zoning Bylaw:

The current application proposes to rezone the property located at 12035 Glenhurst Street from RS-1 to R-4 (see Appendix C) to permit the subdivision of two lots (see Appendix D).

The minimum lot area for the current RS-1 zone is 668.0 m² (7,190 sq. ft.), and for the proposed R-4 zone is 450.0 m² (4,844 sq. ft.). The minimum lot width for the proposed R-4 zone is 12.0 m (39 ft.) and the minimum lot depth is 24.0 m (79 ft.). The proposed subdivision meets the minimum lot area and lot width requirements of the R-4 zone, Proposed Lot A will be 509.67 m² (5,486 sq. ft.) in size and proposed Lot B will be 624.46 m² (6,721 sq. ft.) in size. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

Development Permits:

A development permit is not required given that the proposed development is for single family residential.

Advisory Design Panel:

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

Development Information Meeting:

A Development Information Meeting is not required for this application because it is in compliance with the OCP and is proposing less than five dwelling units.

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) Environmental Section;
- b) Engineering Department;
- c) Operations Department;
- d) Fire Department;
- e) Parks, Recreation and Culture Department;
- f) School District; and
- g) 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) Development Applications:

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

1. A complete Rezoning Application; and
2. A Subdivision 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 in compliance with the OCP, therefore, it is recommended that Council grant first reading subject to additional information being provided and assessed prior to second reading. This rezoning application is being considered for first reading only at this time, 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.

"Original Signed by Rosario Alvarado"

Prepared by: **Rosario Alvarado**
Planning Technician

"Original Signed by Charles R. Goddard"

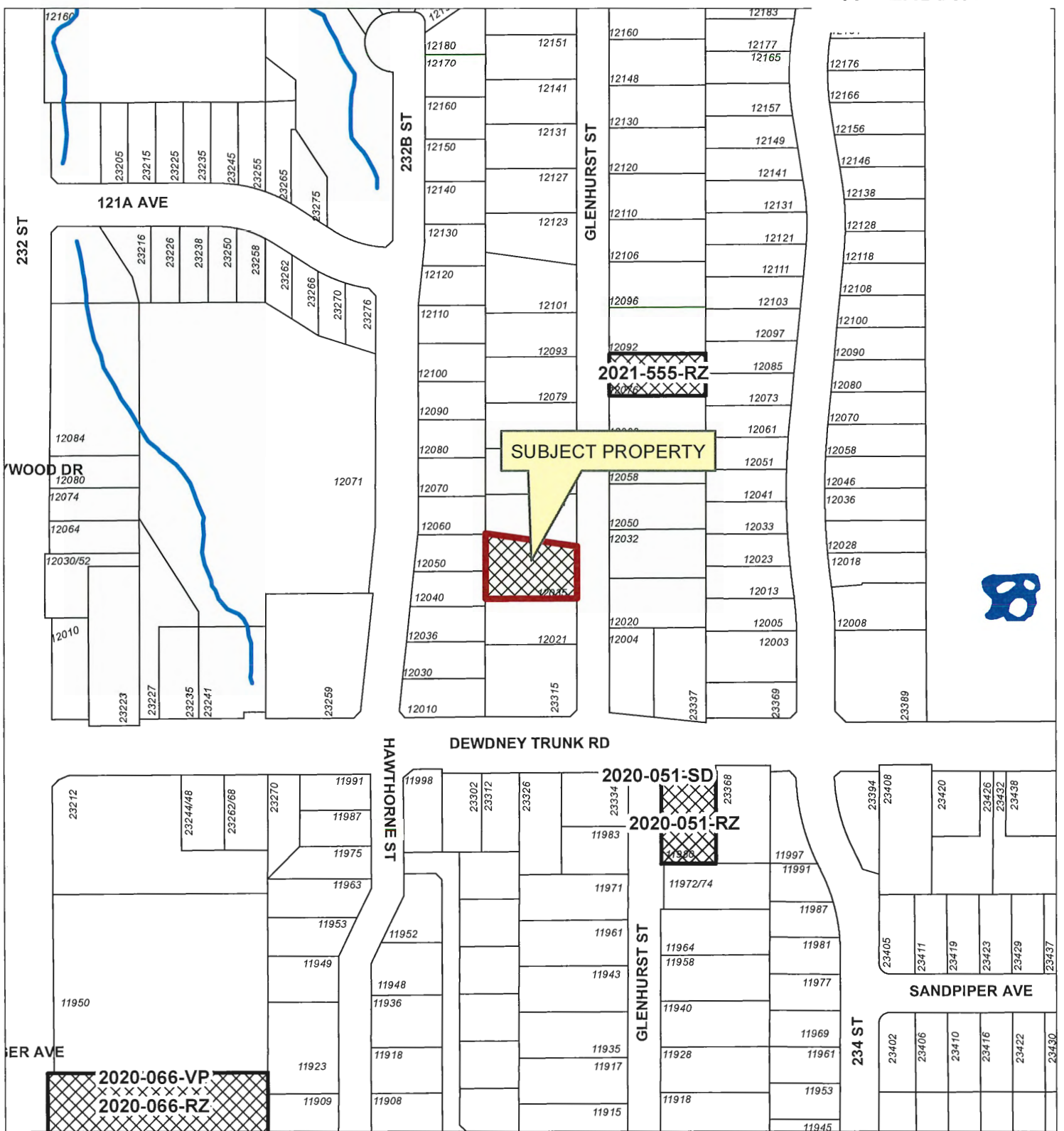
Reviewed by: **Charles R. Goddard, BA, MA**
Director of Planning

"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 – Zone Amending Bylaw No. 7958-2023
- Appendix D – Proposed Site Plan



Scale: 1:2,500

Legend

-  Stream
-  Active Applications (RZ/SD/DP/VP)
-  Lake or Reservoir

12035 GLENHURST STREET ACTIVE DEVELOPMENTS IN AREA

PLANNING DEPARTMENT

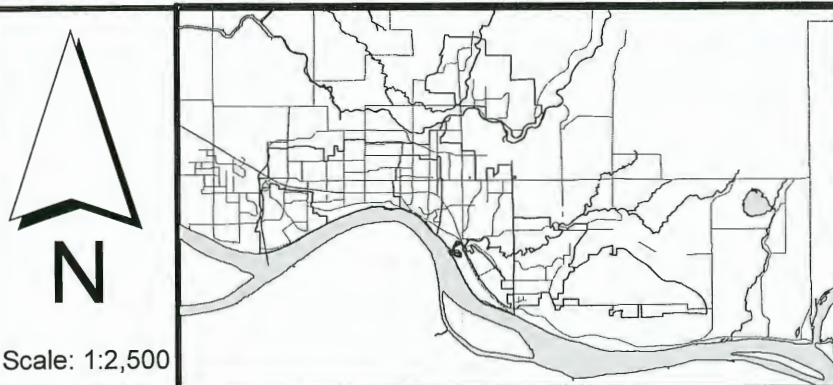
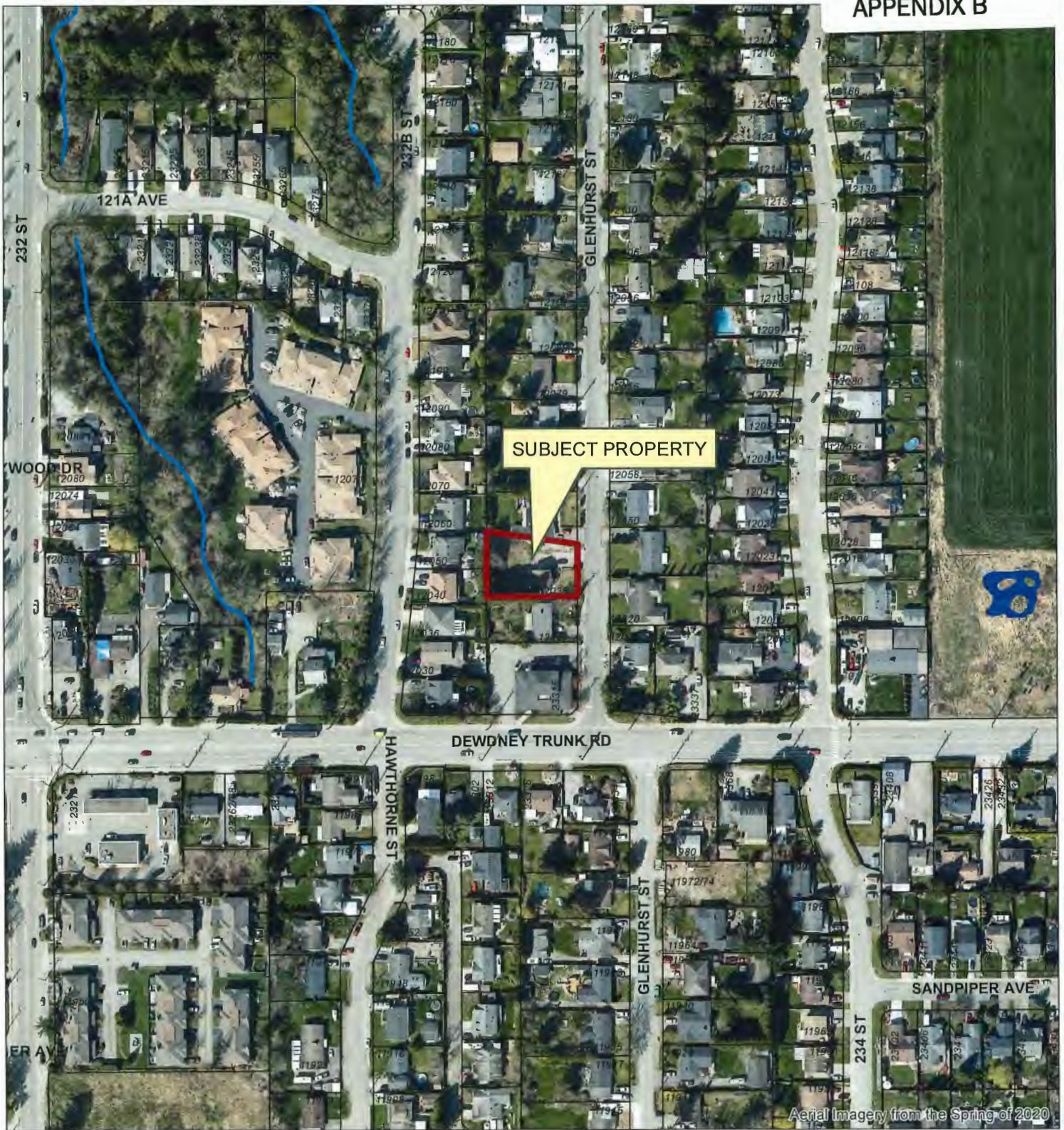


MAPLE RIDGE
British Columbia

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FILE: 2023-208-SD/RZ
DATE: Jun 29, 2023

BY: AH



12035 GLENHURST STREET
ORTHO

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

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FILE: 2023-208-SD/RZ

DATE: Jun 29, 2023

BY: AH

**CITY OF MAPLE RIDGE
BYLAW NO. 7958-2023**

A Bylaw to amend Schedule 'A' Zoning Map forming part of
Zoning Bylaw No. 7600-2019 as amended

WHEREAS, it is deemed expedient 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. 7958-2023."
2. That parcel or tract of land and premises known and described as:

LOT 35 SECTION 21 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN 20944

and outlined in heavy black line on Map No. 2030, a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to R-4 (Single Detached (Infill) Urban Residential).

3. Maple Ridge Zoning Bylaw No. 7600-2019 as amended and Map 'A' attached thereto are hereby amended accordingly.

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

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

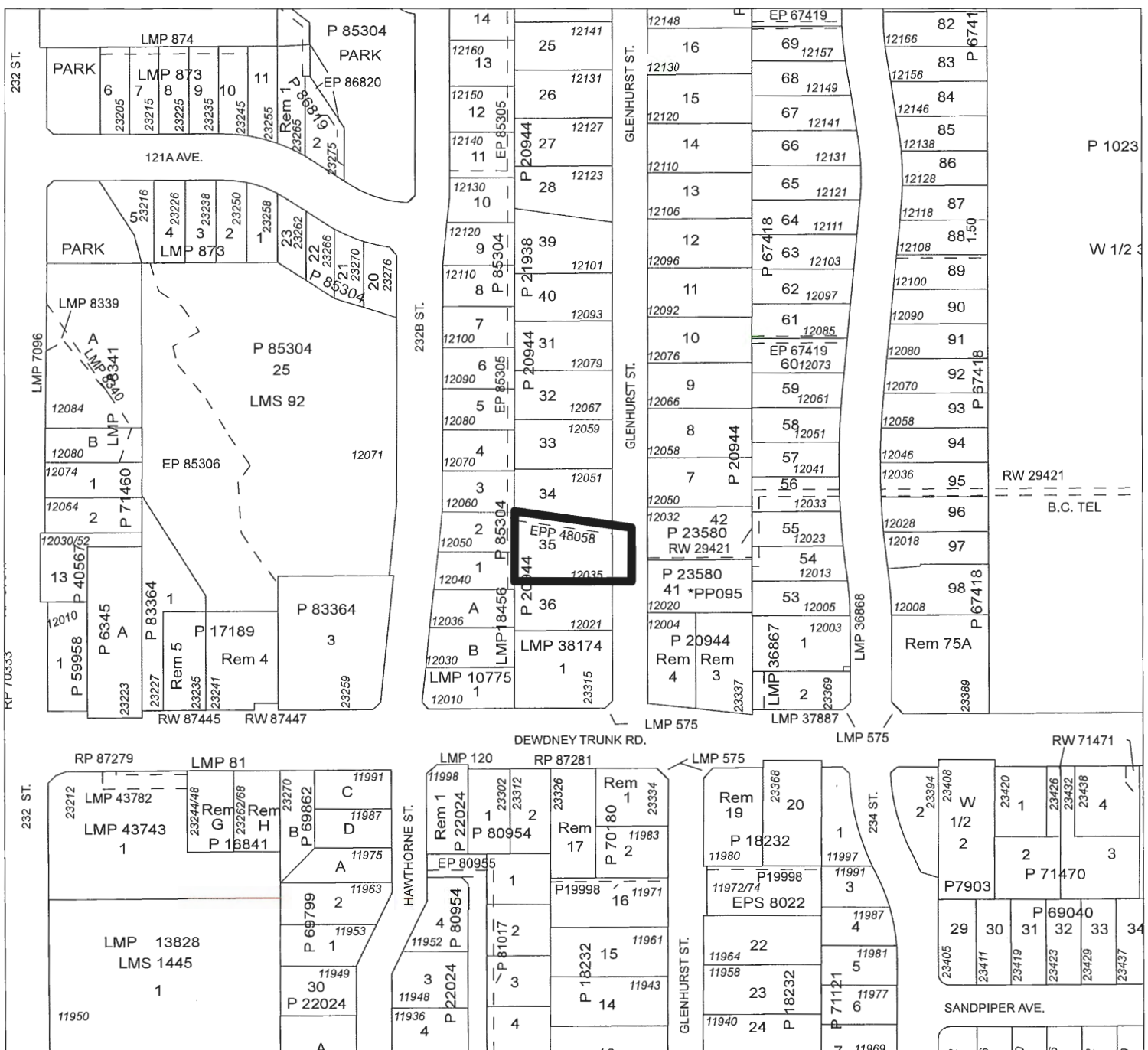
PUBLIC HEARING held the day of , 20

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

ADOPTED the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7958-2023

Map No. 2030

From: RS-1 Single Detached Residential

To: R-4 Single Detached (Infill) Urban Residential





TERRA NOBIS CONSULTING INC.

#203-15585 24 AVENUE, SUITE 101, BC, V4A 2J4

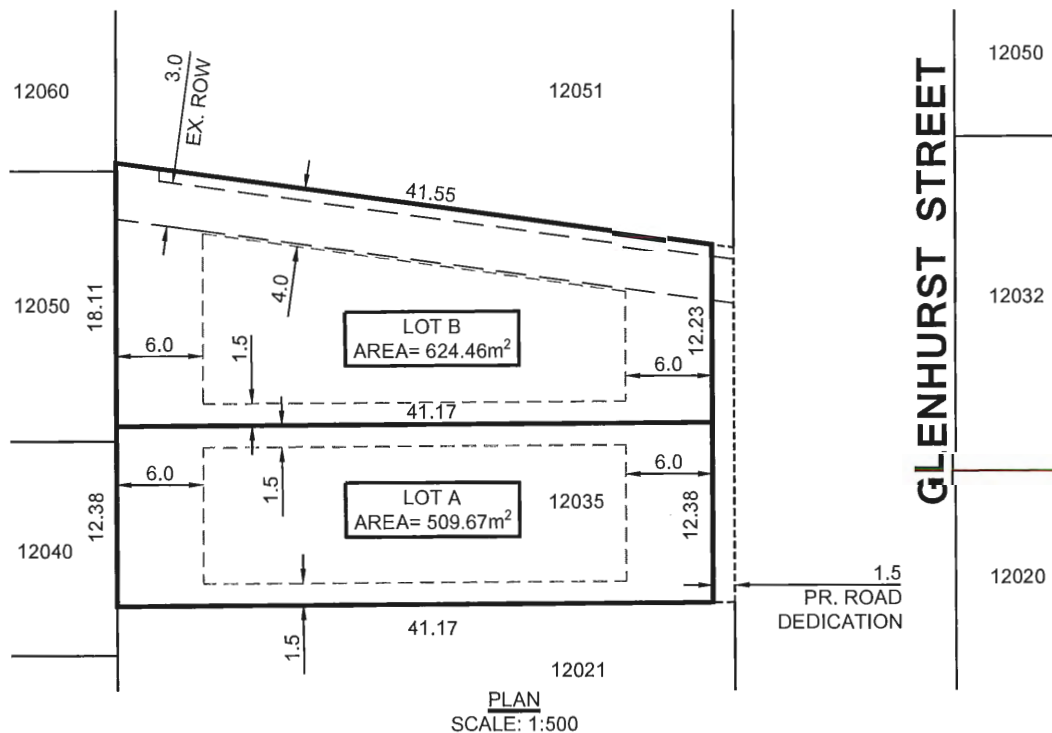
EMAIL: INFO@TERRANOBIS.COM

PHONE: 604.946.3007

PERMIT TO PRACTICE #: 1000490



	EXISTING	PROPOSED
LOTS	1	2
ZONING	RS-1	R-4
LOT SIZE	1170.87 m ²	LOT A: 509.67 m ² LOT B: 624.46 m ²
MIN. LOT WIDTH	24.39 m	LOT A: 13.08 m LOT B: 12.38 m
LOT DEPTH	42.67 m	LOT A: 41.17 m LOT B: 41.17 m



LEGAL DESCRIPTION:
LOTS 35, SECTION 21, TOWNSHIP 12, NEW
WESTMINSTER DISTRICT, PLAN 20944

No	DATE	BY	CK	REVISIONS DESCRIPTION
1.	23 AUG 2023	JL	PG	ROAD DEDICATION UPDATE
0.	30 MAY 2023	JL	PG	FOR APPLICATION

TITLE : SUBDIVISION LAYOUT
12035 GLENHURST STREET,
MAPLE RIDGE

MGG ENTERPRISES INC.

EMAIL: CHARNPANDHER@HOTMAIL.COM

SCALE: AS SHOWN

SEAL

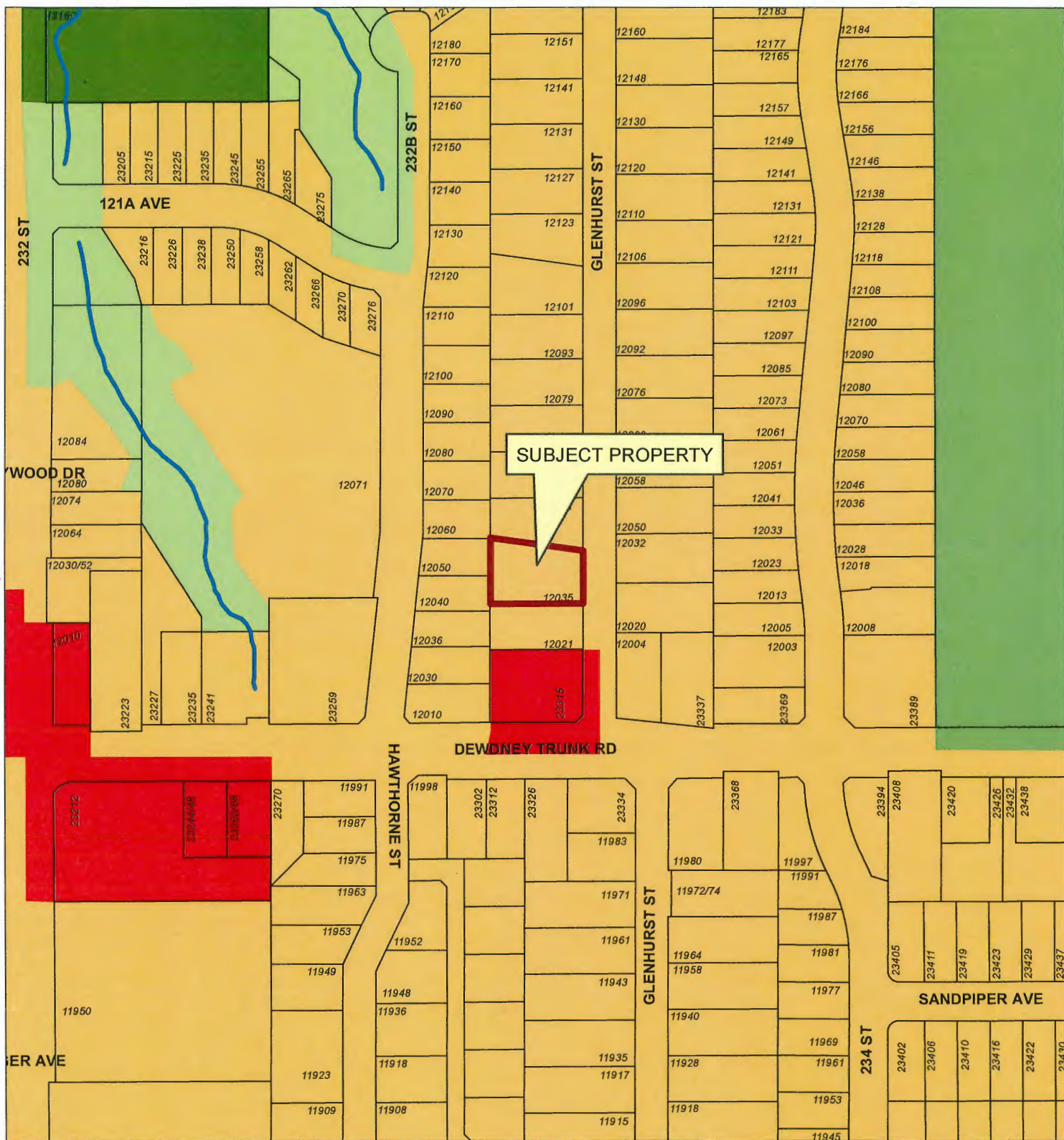


DATE: 23 AUG 2023

23034

REV

1.



Scale: 1:2,500

Legend

- Agricultural
- Park
- Urban Residential
- Commercial
- Conservation

12035 GLENHURST STREET LAND USE

PLANNING DEPARTMENT



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