

TO: His Worship Mayor Dan Ruimy
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: **Second Reading**
Zone Amending Bylaw No. 7800-2021
20535 123 Avenue

MEETING DATE: October 17, 2023
FILE NO: 2021-402-RZ
MEETING: CoW

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 20535 123 Avenue, 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, each approximately 460m² in area. Council granted first reading to *Zone Amending Bylaw No. 7800-2021* on November 23, 2021.

This application is in compliance with the Official Community Plan (OCP).

Pursuant to *Council Policy 6.31*, this application is subject to the Community Amenity Contribution (CAC) Program at a rate of \$9,200.00 for the additional lot or such rate applicable at third reading of this application.

RECOMMENDATIONS:

1. That *Zone Amending Bylaw No. 7800-2021* 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 123 Avenue as required;
 - iii) Removal of existing building;
 - iv) 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.
 - v) That a voluntary contribution, in the amount of \$9,200, 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:	1317222 BC LTD. (Pavan Rakhra)
Legal Description:	Lot 1 District Lot 276 New Westminster District Plan 79594
OCP:	
Existing:	<i>Urban Residential</i>
Proposed:	<i>Urban Residential</i>
Within Urban Area	Yes
Boundary:	
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)
Designation:	<i>Urban Residential</i>
South:	
Use:	Single-Family Residential
Zone:	RS-1 (Single Detached Residential)
Designation:	<i>Urban Residential</i>
East:	
Use:	Single-Family Residential
Zone:	RS-1 (Single Detached Residential)
Designation:	<i>Urban Residential</i>
West:	
Use:	Single-Family Residential
Zone:	RS-1b (Single Detached (Medium Density) Residential)
Designation:	<i>Urban Residential</i>
Existing Use of Property:	Single-Family Residential
Proposed Use of Property:	Single-Family Residential
Site Area:	974.9m ² (10493.7 ft ²)
Access:	123 Avenue
Servicing requirement:	Urban Standard

2. Project Description:

The subject property, located at 20535 123 Avenue, is rectangular and relatively flat. There is an existing house on the site that will require removal as a condition of final reading. The existing vegetation on the property includes mature and adolescent trees. The applicant 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 residential single-family lots (See Appendix D).

3. Planning Analysis:

i) Official Community Plan:

The development site is currently designated *Urban Residential-Major Corridor*. This designation supports the proposed development under the R-1 (Single Detached (Low Density) Urban Residential) zone.

The *Urban Residential-Major Corridor* designation permits a range of housing types that encourage residential growth through infill density in a manner that respects the characteristics of the surrounding neighbourhood. The proposed development fronts onto a major corridor and is subject to the Major Corridor Residential Infill Policies 3-20 and 3-21 in the Official Community Plan (OCP).

OCP Policy 3-20 outlines how a development should be compatible with the surrounding neighbourhood through similar massing and block layout. The proposed development is consistent with the surrounding single-family residential uses and provides infill densification meeting the above policies. Additionally, a maximum building height of 2.5 storeys and may not exceed 9.5 m under the proposed zone. OCP Policy 3-21 refers to how the development will respect and reinforce the neighbourhood character in regards to compatibility of site design, setbacks and lot configuration as well as building massing. In this case, the proposed single-family subdivision is consistent with the surrounding established neighbourhood.

ii) Zoning Bylaw:

The applicant 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 residential single-family lots (See Appendix D). The minimum lot size for the R-1 Zone is 371.0 m² (3,993.4 ft²). The proposed area of Lot 1 will be approximately 460.4m² (4,955.7 ft²) in area and proposed Lot 2 will be approximately 460.2m² (4,955.6 ft²) in area. The minimum lot width for the R-1 Zone is 12.0 m (39.4 ft) and the minimum lot width is 24.0 m (78.7 ft). Each lot has a proposed lot width of 13.7 m (45.0 ft) and a minimum lot depth of 33.6 m (110.2 ft).

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 garage of the single-family dwelling.

iv) Development Permits:

A Development Permit is not required for the proposed development.

v) 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.

vi) **Parkland Requirement:**

As there are less than three additional 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 was submitted by the applicant and reviewed by staff. Six trees were identified both onsite and offsite (five onsite and one offsite city tree); of these, four trees will be retained. A tree cutting permit and protective fencing will be required throughout the construction phase.

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 applicant was provided comments from the Parks, Recreation and Culture department to be incorporated into the landscape design.

iii) **Fire Department:**

- No concerns were raised by the Fire Department at this time.

5. School District No. 42 Comments:

Pursuant to Section 476 of the *Local Government Act*, consultation with School District No. 42 is required at the time of preparing or amending the OCP. A referral was sent to School District No. 42 on May 29, 2023 and School District No. 42 provided a written response (Appendix E).

CONCLUSION:

It is recommended that second reading be given to *Zone Amending Bylaw No. 7800-2021*, and that application 2021-402-RZ be forwarded to Public Hearing.

"Original Signed by April Crockett"

Prepared by: **April Crockett**
Research Technician

"Original Signed by Marlene Best"

Reviewed by: **Marlene Best, RPP, MBA**
Interim 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. 7800-2021
- Appendix D – Proposed Subdivision Plan
- Appendix E – School District 42 Referral Comments



SUBJECT PROPERTY



Scale: 1:2,000

20535 123 AVENUE
PID: 012-304-727

PLANNING DEPARTMENT

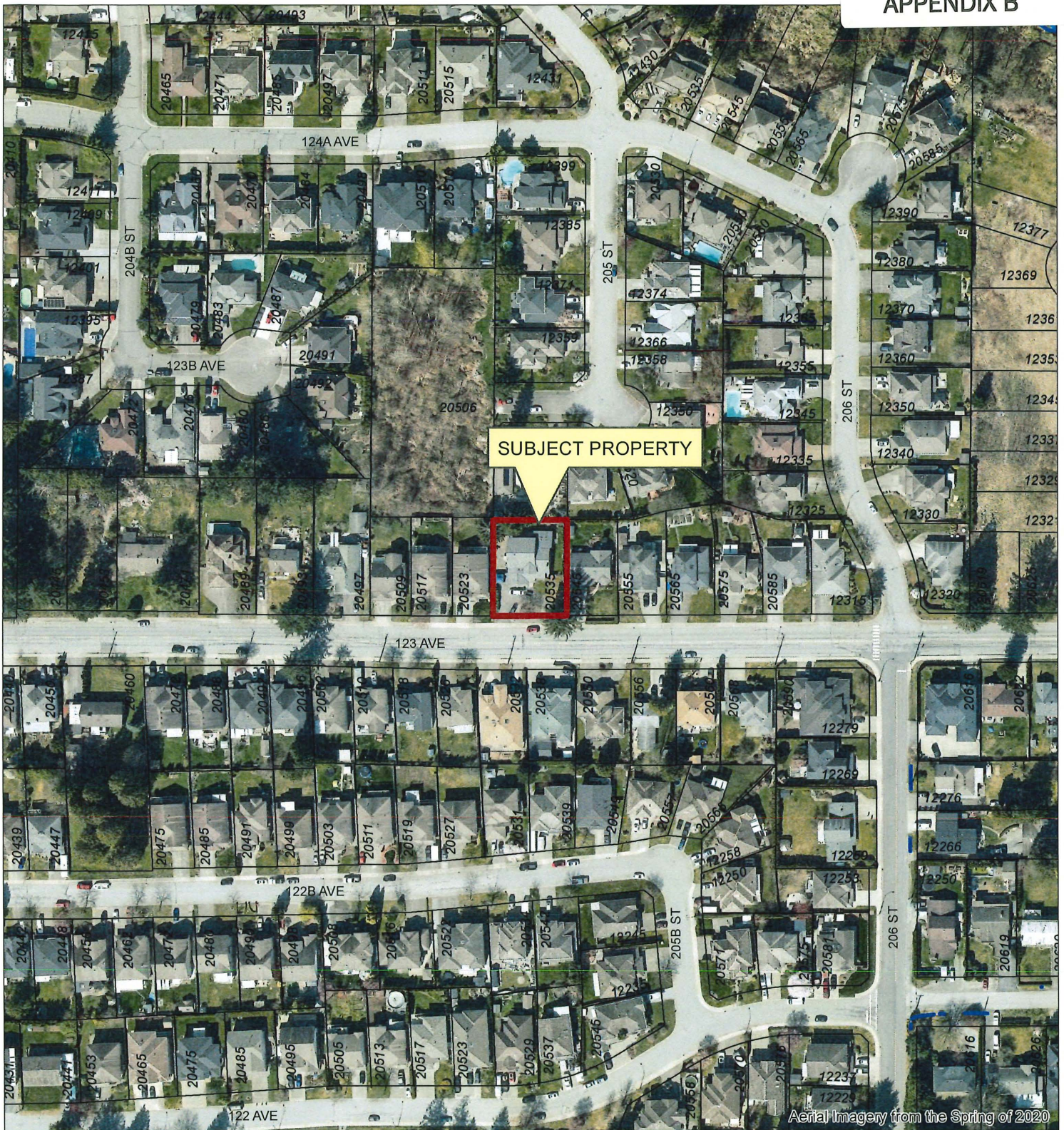


MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2021-402-RZ/SD
DATE: Jul 30, 2021

BY: PC



Aerial Imagery from the Spring of 2020



Scale: 1:2,000

20535 123 AVENUE
PID: 012-304-727

PLANNING DEPARTMENT



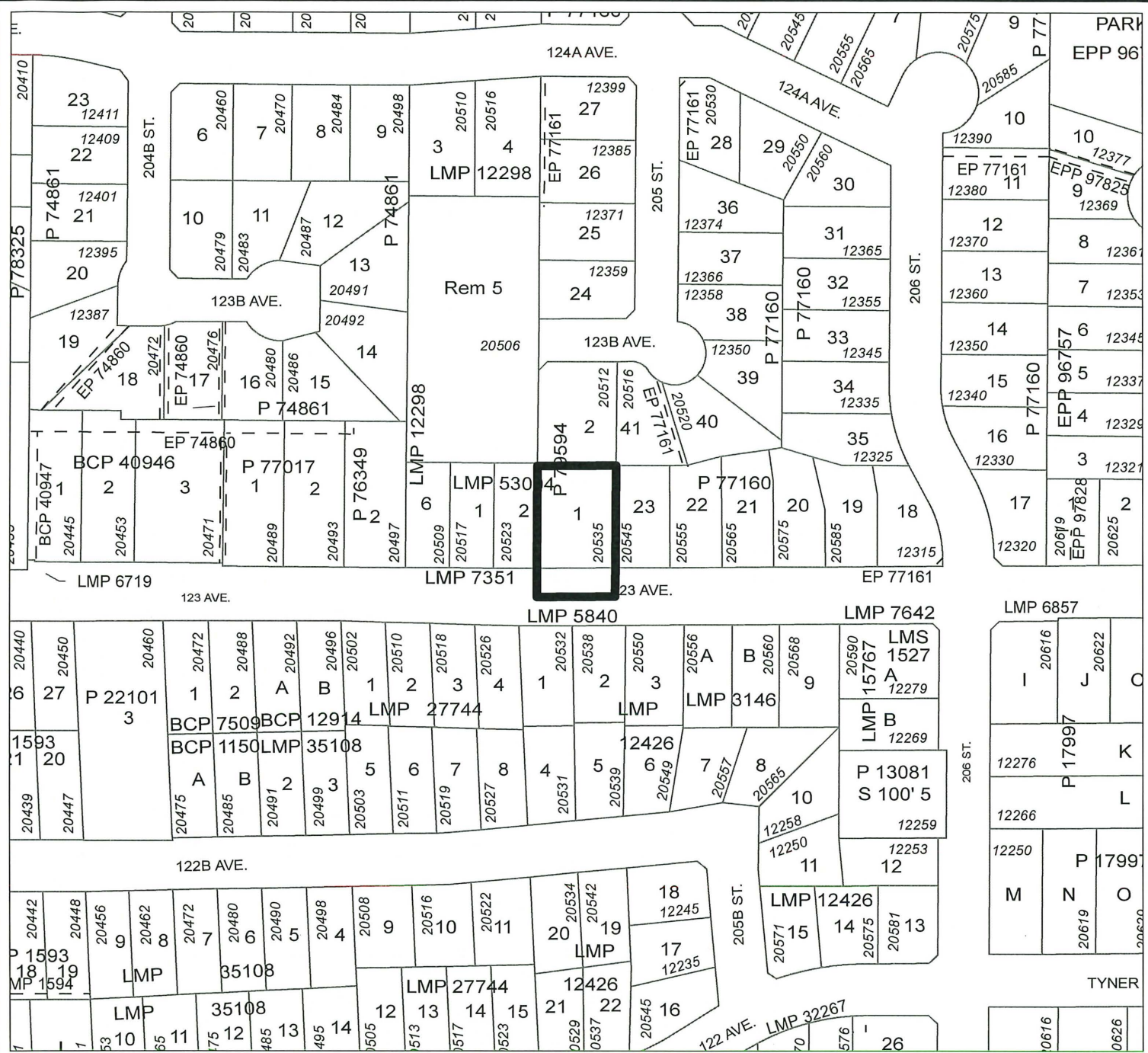
MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2021-402-RZ/SD
DATE: Jul 30, 2021

BY: PC

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7800-2021

Map No. 1930

From: RS-1 (Single Detached Residential)

To: R-1 (Single Detached (Low Density) Urban Residential)





Terra Pacific
Land Surveying Ltd

2371 St. Anne Avenue, Maple Ridge, BC
Phone: 604-463-2509 Fax: 604-463-4301

Client:

Pavan Rakhra

Project:

**20535 123 Avenue,
Maple Ridge, BC**

PID:

012-304-727

Drawing Title:

**Topographic Survey
Plan of Lot 1
DL 276 Gp 1
New Westminster District
Plan 79594**

Certified Correct
This 15th Day Of July, 2021

Mike Benemann, BCLS

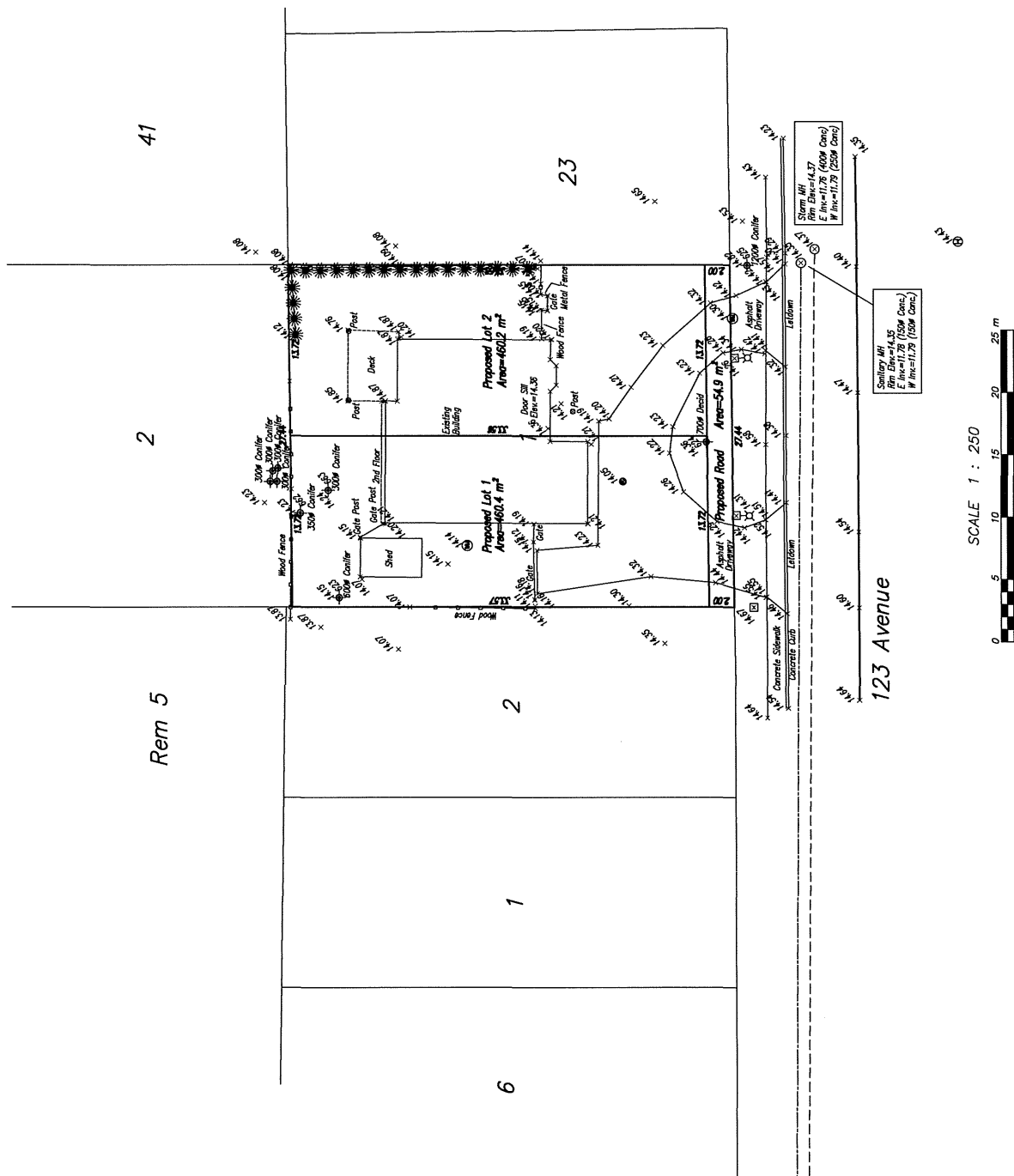
Legend:

- Survey Control Monument
- Tree (That At Point Of Entry Into The Ground)
- Ground Elevation
- Catch Basin
- Ditch (Shells)
- Edge Of Asphalt
- Fire Hydrant
- Guy Wire
- Inspection Chamber
- Lawn Drain
- Lamp Standard
- Manhole
- Power Pole
- Power Pole With Light
- Water Valve
- Sign
- Gas Valve
- Gas Meter
- Water Meter
- Junction Box

Scale: 1:250

Date: July 15th, 2021

File: M21-927DPQ

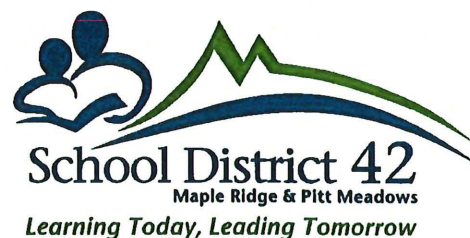


Property:
Property dimensions shown are derived from Plan 79594 and may change with current legal survey. Offsets to property lines are not to be used to define boundaries. Refer to current certificate(s) of title for additional, existing or pending charges.

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 line 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 tabulated.

Benchmark Notes:
Elevations Are Geoidal
Referred to Monument 931/034
Monument Elevation: 14.870m
Located At: the Intersection of 123rd Avenue and 226th Street.
Vertical Datum: CVD286V002018

Notes:
Storm and Sanitary Pipe Sizes shown are taken from the Assaults as shown on the City of Maple Ridge GIS map.



May 30, 2023

City of Maple Ridge
11995 Haney Place
Maple Ridge, BC V2X 6A9

Attention: April Crockett

Dear Ms. Crockett:

Re: File #: 2021-402-RZ
 Legal: Lot 1, D.L. 276, Plan NWP79594
 Location: 20535 123 Avenue
 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 Fairview Elementary and Westview Secondary School.

Fairview Elementary has an operating capacity of 429 students. For the 2022-23 school year, the student enrolment at Fairview Elementary is 386 students (90% utilization) including 165 students from out of catchment.

Westview Secondary has an operating capacity of 1200 students. For the 2022-23 school year, the student enrolment at Westview Secondary is 722 students (60% utilization) including 129 students from out of catchment.

Sincerely,

Flavia Coughlan
Secretary Treasurer

The Board of Education of School District No. 42 (Maple Ridge – Pitt Meadows)

cc: Louie Girotto, Director, Facilities
 Maryam Fallahi, Manager, Facilities Planning
 David Vandergugten, Assistant Superintendent