

**CITY OF MAPLE RIDGE
BYLAW NO. 7881-2022**

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. 7881-2022".
2. Those parcels or tracts of land and premises known and described as:

Lot 235 District Lot 244, New Westminster District Plan 46774; and
Lot 236 District Lot 244, New Westminster District Plan 46774

and outlined in heavy black line on Map No. 1984, a copy of which is attached hereto and forms part of this Bylaw, are 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 11th day of October, 2022.

READ a second time the 5th day of September, 2023.

PUBLIC HEARING held the 17th day of October, 2023.

READ a third time the day of , 20

ADOPTED the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



mapleridge.ca

City of Maple Ridge

REPORT FROM PREVIOUS MEETING

TO: His Worship Mayor Dan Ruimy
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Second Reading
Zone Amending Bylaw No. 7881-2022
21511 Exeter Avenue
21521 Exeter Avenue

MEETING DATE: September 5, 2023
FILE NO: 2022-293-RZ
MEETING: CoW

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties located at 21511 and 21521 Exeter Avenue from RS-1a (Single Detached (Amenity) Residential) to R-4 (Single Detached (Infill) Urban Residential) to permit a future subdivision of three lots, from the existing two lots. Council granted first reading to *Zone Amending Bylaw No. 7881-2022* on October 11, 2022.

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 per single family lot, for an estimated total amount of \$9,200 or such rate applicable at third reading of this application.

RECOMMENDATIONS:

1. That *Zone Amending Bylaw No. 7881-2022* be given second reading, and be forwarded to Public Hearing; and further;
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) Registration of a Restrictive Covenant for the Geotechnical Report which addresses the suitability of the subject properties for the proposed development;
 - iii) Registration of a Statutory Right-of-Way plan and agreement for the relocation of sanitary sewer main;
 - iv) Registration of a Restrictive Covenant for Stormwater Management;
 - v) Removal of existing buildings;
 - vi) 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 properties. If so, a Stage 1 Site

Investigation Report is required to ensure that the subject property is not a contaminated site.

- vii) That a voluntary contribution, in the amount of \$9,200 (\$9,200/lot), 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:	Evertex Engineering Ltd.
Legal Description:	Lot 235 & 236 District Lot 244 New Westminster District Plan 46774
OCP:	
Existing:	<i>Urban Residential</i>
Proposed:	<i>Urban Residential</i>
Within Urban Area Boundary:	Yes
OCP Major Corridor:	No
Zoning:	
Existing:	RS-1a (Single Detached (Amenity) Residential)
Proposed:	R-4 (Single Detached (Infill) Urban Residential)
Surrounding Uses:	
North:	Use: Single Detached Residential Zone: RS-1b (Single Detached (Medium Density) Residential) Designation: <i>Urban Residential</i>
South:	Use: Single Detached Residential Zone: RS-1a (Single Detached (Amenity) Residential) Designation: <i>Urban Residential</i>
East:	Use: Single Detached Residential Zone: RS-1a (Single Detached (Amenity) Residential) Designation: <i>Urban Residential</i>
West:	Use: Single Detached Residential Zone: RS-1a (Single Detached (Amenity) Residential) Designation: <i>Urban Residential</i>
Existing Use of Property:	Single Detached Residential
Proposed Use of Property:	Single Detached Residential
Total Site Area:	1,413.5 m ² (0.35 ac.)
Access:	Exeter Avenue
Servicing Requirement:	Urban Standard
Flood Plain:	No
Fraser Sewer Area:	Yes

2. Project Description:

The subject properties at 21511 and 21521 Exeter Avenue (see Appendix A) have a lot area of 683.0 m² (7,351.8 ft²) and 730.5 m² (7,863.0 ft²) respectively. Both properties are relatively flat. There is a cluster of trees in the northwest corner of 21511 Exeter Avenue, as well as a few in the southern portion of 21521 Exeter Avenue (Appendix B). The subject properties are bounded by single family residential lots on all sides. There is an existing house on each property, which will require removal as a condition of final adoption of this rezoning application. Vehicular accesses to both properties are from Exeter Avenue.

The development proposal is for the rezoning and subsequent subdivision of the properties to create three R-4 (Single Detached (Infill) Urban Residential) zoned lots (see Appendix E). Review indicates that the proposal complies with the density and other regulations of the R-4 zone.

The proposed subdivision layout is considered technically feasible at this time and must be approved by the Approving Officer as the project progresses.

3. Planning Analysis:

i) Official Community Plan:

The development site is currently designated *Urban Residential* in the OCP and is subject to the Neighborhood Residential Infill Policies 3-19 and 3-21. *Urban Residential* is the dominant designation within this neighborhood (Appendix C). The *Urban Residential* designation permits single-family, duplex and triplex housing forms that resemble a single detached dwelling, with an emphasis on orientation to the street.

OCP Policy 3-21 provides criteria for compatibility with the surrounding neighborhood with particular attention given to site design, setbacks and lot configuration with the existing pattern of development in the area. It has been concluded that the proposal meets Policies 3-19 and 3-21 of the OCP and compliments the existing neighborhood context. As such, the rezoning of the properties to R-4 zone is supportable.

ii) Zoning Bylaw:

The current application proposes to rezone the two properties from RS-1a zone to R-4 zone to create an additional lot (see Appendix D). The minimum lot size for the current RS-1a zone is 668.0 m² (7,190.3 ft²), and the minimum lot size for the proposed R-4 zone is 450.0 m² (4,843.8 ft²). The minimum lot width and lot depth in the R-4 zone are 12.0 m (39.4 ft.) and 24.0 m (78.7 ft.) respectively. All three proposed lots will exceed this minimum lot area, lot width, and lot depth requirements of the R-4 zone (see Appendix E).

iii) Off-Street Parking and Loading Bylaw:

This development proposal meets the requirements of the *Off-Street Parking and Loading Bylaw* 4350-1990. Each lot will have a minimum of two off-street parking spaces, one of which will be provided with roughed-in infrastructure capable of providing Level 2 charging. The proposed R-4 zone permits secondary suites as an accessory use as does the current RS-1a zone. If built, the presence of these suites will trigger the provision of an additional off-street parking space per unit.

iv) **Proposed Variances:**

A Development Variance Permit may be required to vary the requirement of the *Subdivision and Development Servicing Bylaw No. 4800-1993* to upgrade Exeter Avenue to Local Street standards. Staff will determine the need for a development variance permit following receipt of the project's engineer confirmation of the current asphalt width of Exeter Avenue.

Any requested variances will be the subject of a future Council report.

v) **Development Permits:**

In accordance with section 8.4 of the OCP, Development Permit Area Exceptions, a development permit is not required for the proposed single detached residential dwelling units, as there is no necessary protection of farming, natural environment, or intensive development.

vi) **Advisory Design Panel:**

This application is not required to be reviewed by the Advisory Design Panel, as there is no Form and Character Development Permit needed for this project.

vii) **Development Information Meeting:**

A Development Information Meeting (DIM) was hosted by the applicant at 21911 122 Avenue (Maple Ridge Secondary School) on May 29, 2023. A total of 22 people signed in attendance for the meeting. The notification requirements for DIM include mail-out, two newspaper advertisements, and notice on the development sign that provides the contact information for the developer and information on the development.

A summary of the main comments and discussions with the attendees at DIM was provided by the applicant (Appendix F) and includes the following main points:

- Increased demand for on-street parking as a result of the proposed development;
- Inconsistency of the form and character of the proposed homes within the neighborhood context – primarily building height; and
- Tree removal generally as well as affecting sanitary/drainage lines.

The following are provided in response to the issues raised by the public:

- All lots will meet the requirements of the *Off-Street Parking and Loading Bylaw*. This bylaw requires a minimum of two off-street parking spaces per house. Should these properties include secondary suites, another parking space will be required.
- The proposed R-4 zone only allows a maximum building height of 8.0 m (26.3 ft.), which ensures consistency with surrounding neighborhood. Evertek Engineering has provided renderings of the anticipated buildings for consideration (Appendix G).
- As per the Arborist Report, any removed trees will be replaced at the required ratios in accordance with the *Tree Protection and Management Bylaw*. The neighboring trees will be protected during construction, and are not anticipated to impact any existing infrastructure.

viii) **Parkland Requirement:**

Park dedication is not required for this application as there are less than three additional lots being created.

4. Environmental Implications:

There are no significant steep slopes or watercourses located within the subject properties. As such, a Watercourse Protection or Natural Features Development Permits are not required.

The developable area will require the planting, retention, or compensation of no less than five trees to meet the City's tree canopy targets. These trees will be included in landscaping drawings or be subject to a cash-in-lieu amount of \$600 per tree (\$3,000 total). There are also three significant trees on-site that are not of a quality to retain, for which there will be a required cash-in-lieu compensation of \$1,200 (\$3,600 total).

The Stormwater management plan will need to prove out Tier A with regards to topsoil amendments and pervious surfaces, as well as Tiers B and C. These plans also need to be coordinated with existing protected trees, grading, drainage, and landscaping plans.

5. Interdepartmental Implications:

i) **Engineering Department:**

The Engineering Department has indicated that the following servicing upgrades will be required through the Rezoning Servicing Agreement:

- 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; and
- Relocation of the sanitary sewer main.

ii) **Fire Department:**

There are no concerns from the Fire Department at this time.

6. School District No. 42 Comments:

As the proposed development includes only one additional single detached residential lot, referral and consultation with School District No. 42 is not required for this development.

7. Citizen/Customer Implications:

There has been moderate neighborhood concern with regards to the proposed development. Neighbors' concerns were addressed through the DIM process, and will continue to be heard through Public Hearing. The summary of concerns presented at the DIM is attached to this report (Appendix F).

It is recommended that second reading be given to *Zone Amending Bylaw No. 7881-2022* and that application 2022-293-RZ be forwarded to Public Hearing.

"Original Signed by Annie Slater-Kinghorn"

Prepared by: **Annie Slater-Kinghorn**
Planning Technician

"Original Signed by Charles R. Goddard"

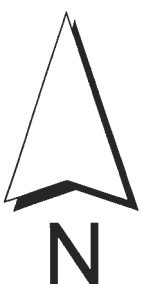
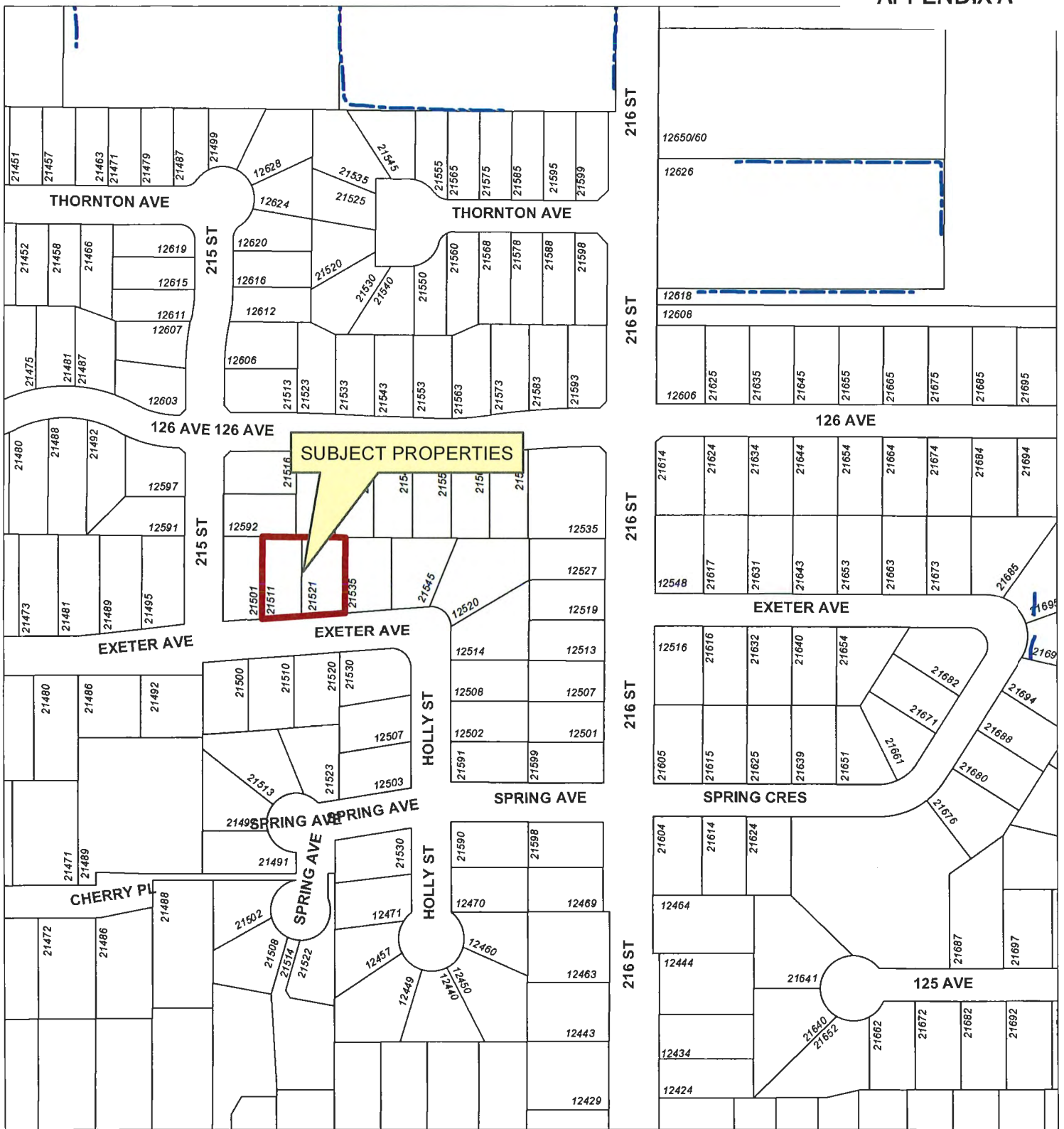
Reviewed by: **Charles R. Goddard, BA, MA**
Director of Planning

"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 – OCP Map
Appendix D – Zone Amending Bylaw No. 7881-2022
Appendix E – Subdivision Plan
Appendix F – DIM Response Comments
Appendix G – Renderings



Scale: 1:2,500

Legend

 Ditch Centreline

21511/ 21 EXETER AVENUE
PID 006-115-276 & 006-115-284

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2022-293-RZ/SD

DATE: Aug 26, 2022

BY: AH



Aerial Imagery from the Spring of 2023



Scale: 1:2,500



21511/ 21 EXETER AVENUE
PID 006-115-276 & 006-115-284

PLANNING DEPARTMENT

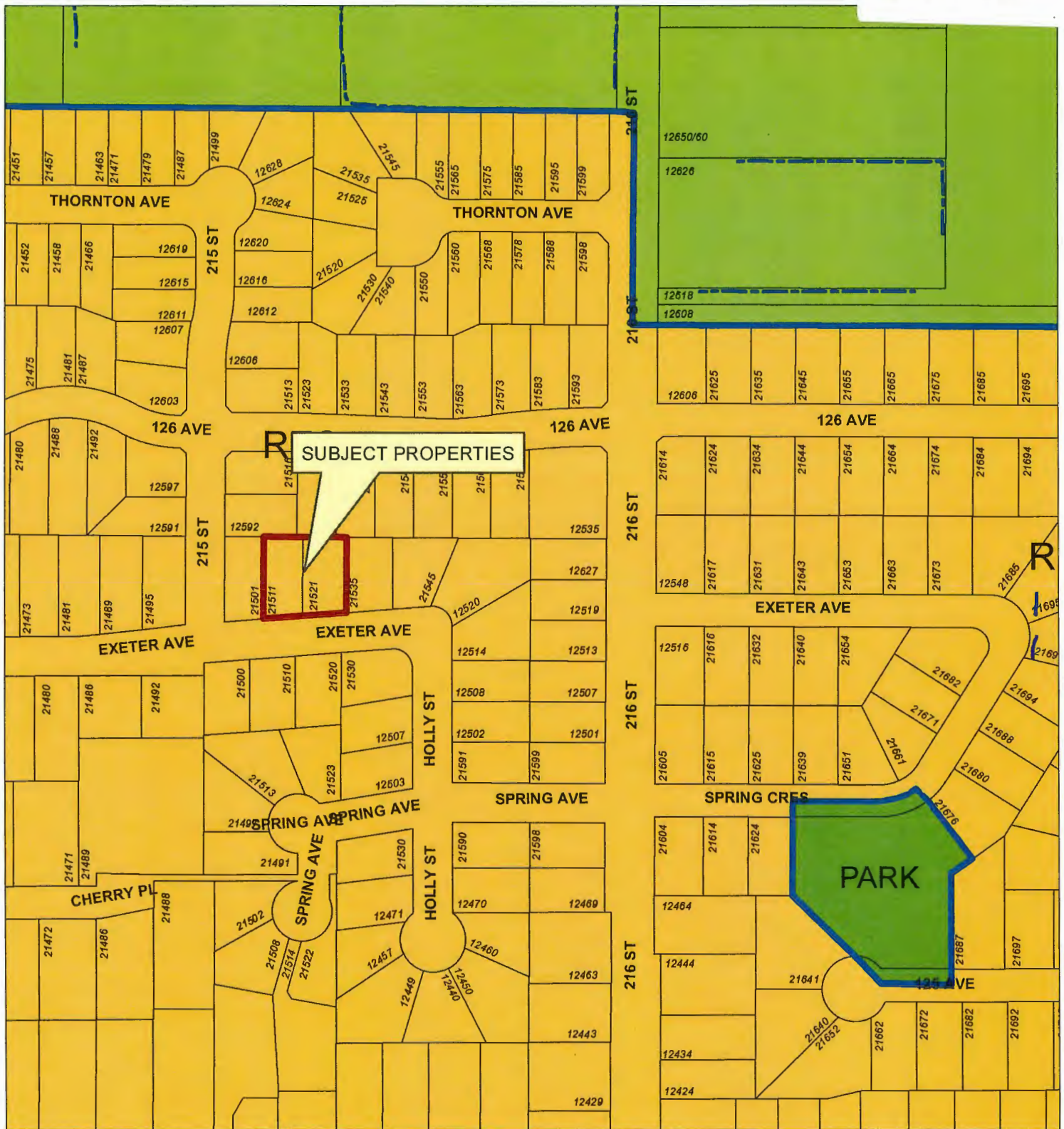


MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2022-293-RZ/SD
DATE: Aug 26, 2022

BY: AH



Scale: 1:2,500

Legend

- Agricultural
- Park
- Urban Residential

21511/ 21 EXETER AVENUE
PID 006-115-276 & 006-115-284

PLANNING DEPARTMENT



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PRESIDING MEMBER

CORPORATE OFFICER

PROPOSED SUBDIVISION PLAN OF LOTS 235 AND 236 DISTRICT LOT 244 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 46774

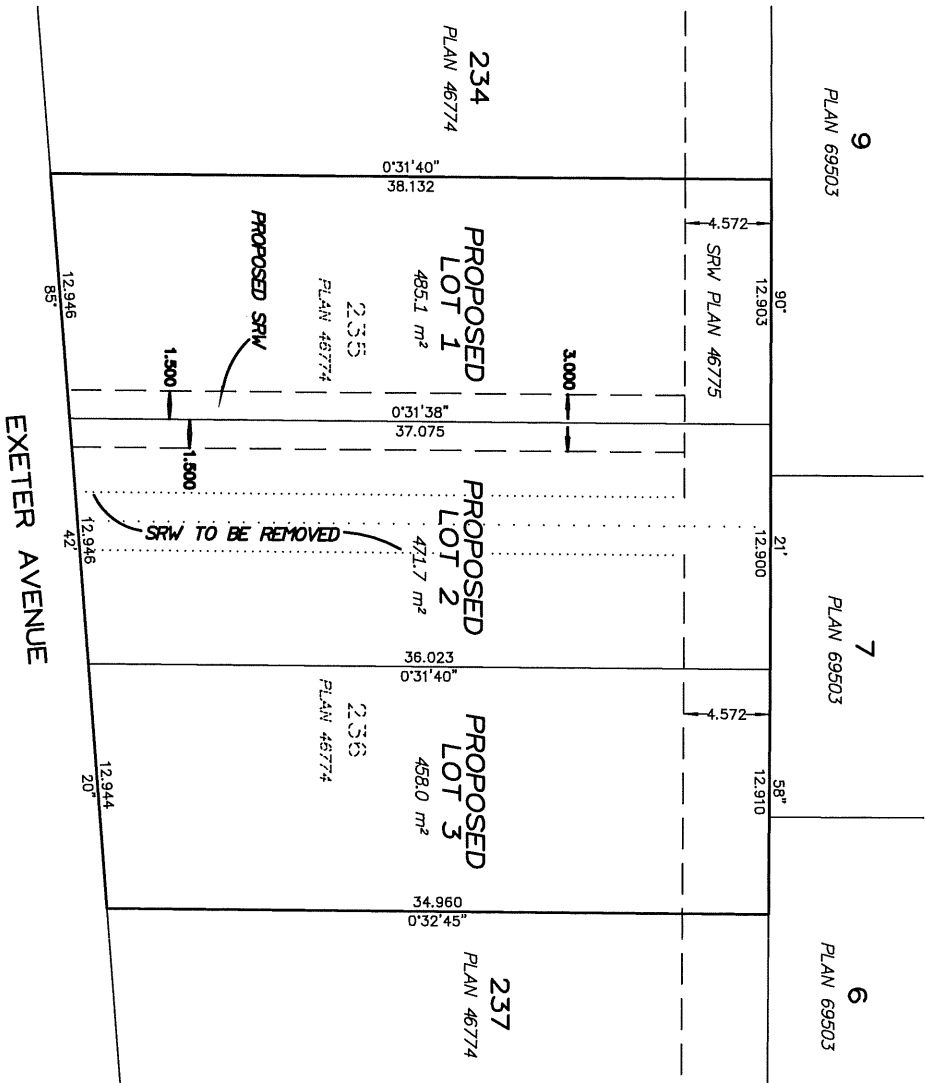
CIVIC ADDRESS:

21521 & 21511 Exeter Avenue, Maple Ridge
P.L.D. 006-115-276 and 006-115-284

SCALE 1 : 250

2.5 0 5 10
ALL DISTANCES ARE IN METRES

LEGEND
m² DENOTES SQUARE METERS



Lot dimensions are derived from field survey
CERTIFIED CORRECT
DATED THIS 18TH DAY OF JULY, 2022

Ferry Philip B.C.L.S.

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www.elevatelandsurveying.com

ferry@elevatelandsurveying.com



June 1, 2023

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

Attn: City of Maple Ridge - Planning

RE: 21521 & 21511 Exeter Avenue Maple Ridge

On May 29th 2023, Evertek Engineering conducted a Development Information Meeting for the proposed 3-lot development at the above address. It was a great opportunity to have a discussion with the neighbourhood about the land use of this proposal, as well as set a framework to address some of the concerns locals had about the development.

As part of the discussion, a presentation was conducted describing the proposal, from the OCP designation to the proposed zoning and civil plans. There were a few questions and concerns from residents, however, through productive discussions we believe there is a clear path forward that will suffice for all stakeholders. The comments from the meeting can be summarized as follows, with solutions outlined below:

1. Form, character, and height of the homes to be constructed.

We have reached out to a house designer to provide elevation drawings of how the homes would look in comparison to the neighborhood. We want to emphasize that we are maintaining the character of the existing neighboring homes and will provide elevation drawings to Maple Ridge. We would like these drawings to be part of the public hearing presentation so that the neighbourhood can understand that we respect the aesthetic and will continue to follow the character. In terms of building height, neighbours were concerned about potential three story (11m) high buildings that are seen on new buildings throughout Maple Ridge. Additionally, the existing zoning of the lots (R-1a) allows for 9.5m high homes. The proposed zoning (R-4) restricts the height of the homes to 8.0m and thus would alleviate the concerns of the height of the homes. Furthermore, these proposed lots have a naturally lower grade than surrounding houses, thus the height of the buildings will not be an issue.

2. Parking Concerns on Exeter Avenue

On-street parking was a clear concern from the neighborhood. Our proposal highlights 2 – 6m wide driveways, and 1 – 5m wide driveways. These driveways will be able to accommodate more parking than what is currently available off-street, as well as exceed the amount of parking on-site per Maple Ridge Zoning bylaws, thus we can confidently say that the addition of the one lot will improve the parking in the neighbourhood by improving the existing conditions. Furthermore, on-street parking is currently available on both sides of Exeter Avenue.

3. Sanitary/Drainage/Tree Removal Concerns

As anticipated and in accordance with most development proposals, tree removal is often a concern from citizens. However, per the submitted arborist report, the developer will be replacing any removed trees at a ratio required by the City of Maple Ridge bylaws. Also, all neighboring trees will be protected during construction to ensure they maintain their health. Furthermore, there were some complaints about the trees impacting the sanitary sewers located in the right-of-way in the rear of the property. In fact, concerns were even raised that the smell of sewage was prevalent and could possibly be due to the trees we have proposed to remove. The conditions of the existing sewers would be assessed, and if necessary, could be

improved to further benefit the neighbourhood. Furthermore, residents had concerns about drainage within the area. Due to the age of the existing lots, modern storm water techniques would improve the overall site, as well as bring the lots up to the latest Maple Ridge standard.

Overall, we were happy to host the neighborhood and understand everyone's concerns. We believe there is a clear path forward that can benefit the neighborhood, while also maintaining the form and character that residents love to call home.

If you have any questions or require further information, please call.

Sincerely,
Evertek Engineering Ltd.

Brandon Cheema

Brandon Cheema, E.I.T.

Jr. Project Engineer, Civil

brandon.cheema@evertekegineering.com

Permit to Practice Number: 1000729

Encl. – Development Application



ARC Home Design Inc
32719 Unger Court
Mission, BC
V4S 0B9
arcdesigninc@outlook.com
604-825-9274



EXETER AVE. 3 LOT SUBDIVISION



INTENT

To propose exceptionally planned single-family homes with secondary suites set to current bylaws and community guidelines that respect the character of their neighborhoods. These homes are designed for a seamless fit into both existing and new residential developments, without compromising the integrity of the homes they will surround. Neutral tones are carefully selected to ensure a unique and complimentary esthetic to last the test of time for all current and future generations.