

TO: His Worship Mayor Dan Ruimy
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Final Reading
Zone Amending Bylaw No. 7523-2018
20278 and 20292 Patterson Avenue

MEETING DATE: October 24, 2023
FILE NO: 2018-489-RZ
MEETING: COUNCIL

EXECUTIVE SUMMARY:

Zone Amending Bylaw No. 7523-2018 for the subject properties, located at 20278 and 20292 Patterson Avenue (see Appendix A), to permit the future construction of an 88 unit, four-storey apartment building, has been considered by Council and at Public Hearing and subsequently was granted third reading. The applicant has requested that final reading be granted.

Zone Amending Bylaw No. 7523-2018 is to rezone from the RS-1 (Single Detached Residential) zone to the RM-2 (Medium Density Apartment Residential) zone.

Council granted first reading for *Zone Amending Bylaw No. 7523-2018* on January 28, 2020. Council granted second reading for *Zone Amending Bylaw No. 7523-2018* on May 24, 2022 (see Appendix B). This application was presented at Public Hearing on June 21, 2022, and Council granted third reading on June 28, 2022. The purpose of the application is to permit the construction of an 88 unit, four-storey apartment building.

RECOMMENDATIONS:

That *Zone Amending Bylaw No. 7523-2018* be adopted.

DISCUSSION:

a) Background Context:

Council considered this rezoning application at a Public Hearing held on June 21, 2022. On June 28, 2022, Council granted third reading to *Zone Amending Bylaw No. 7523-2018* with the stipulation that the following conditions be addressed:

- i. Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;

A signed Servicing Agreement and securities have been received with a Letter of Undertaking to register the restrictive covenant at the Land Titles Office.

- ii. Approval from the Ministry of Transportation and Infrastructure;

The Ministry of Transportation and Infrastructure has approved Zone Amending Bylaw No. 7523-2018.

- iii. Road dedication on Patterson Avenue and 203 Street, as required;

A Road Dedication Plan for 203 Street has been provided with a Letter of Undertaking to register the plan at the Land Titles Office.

- iv. Consolidation of the subject properties;

The Approving Officer has signed the consolidation plan with a Letter of Undertaking to register the consolidation plan at the Land Titles Office.

- v. Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;

A Restrictive Covenant for the Geotechnical Report has been received with a Letter of Undertaking to register the restrictive covenant at the Land Titles Office.

- vi. Registration of a Restrictive Covenant for the Acoustic Study prepared for the subject properties;

A Restrictive Covenant for the Acoustic Study has been received with a Letter of Undertaking to register the restrictive covenant at the Land Titles Office.

- vii. Registration of a Restrictive Covenant for Stormwater Management;

A Restrictive Covenant for Stormwater Management has been received with a Letter of Undertaking to register the restrictive covenant at the Land Titles Office

- viii. Registration of a Restrictive Covenant for Visitor Parking;

A Restrictive Covenant for Visitor Parking has been received with a Letter of Undertaking to register the restrictive covenant at the Land Titles Office

- ix. Registration of a Restrictive Covenant for the sanitary and storm pump;

If sanitary and storm pumps are required they will be undertaken at the Building Permit stage.

- x. Removal of existing buildings;

The existing buildings have been removed.

- xi. The septic systems serving the existing dwellings must be decommissioned and removed, in accordance with Ministry of Health requirements, immediately upon connecting to the municipal Sanitary Sewer;

The existing dwellings have been removed; therefore, this clause is no longer required.

- xii. If the Director of Waste Management from the Ministry of Environment determines that a site investigation is required based on the submitted Site Disclosure Statement, a rezoning,

development, or development variance permit cannot be approved until a release is obtained for the subject properties;

The Site Disclosure statement did not indicate that Schedule II uses had occurred on the property, so the Site Disclosure was not forwarded to the Ministry of Environment.

- xiii. 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;

A letter submitted by a Professional Engineer has been provided, advising that there is no evidence of underground fuel storage tanks on the subject properties.

- I. That a voluntary contribution be provided in keeping with the Council Policy with regard to Community Amenity Contributions, at the rate adopted by Council at the time this application receives third reading.

The Community Amenity Contribution, based on 88 units at \$3,100.00 per unit, for a total of \$272,000.00 has been provided.

CONCLUSION:

As the applicant has met Council's conditions, it is recommended that final reading be given to Zone Amending Bylaw No. 7523-2018.

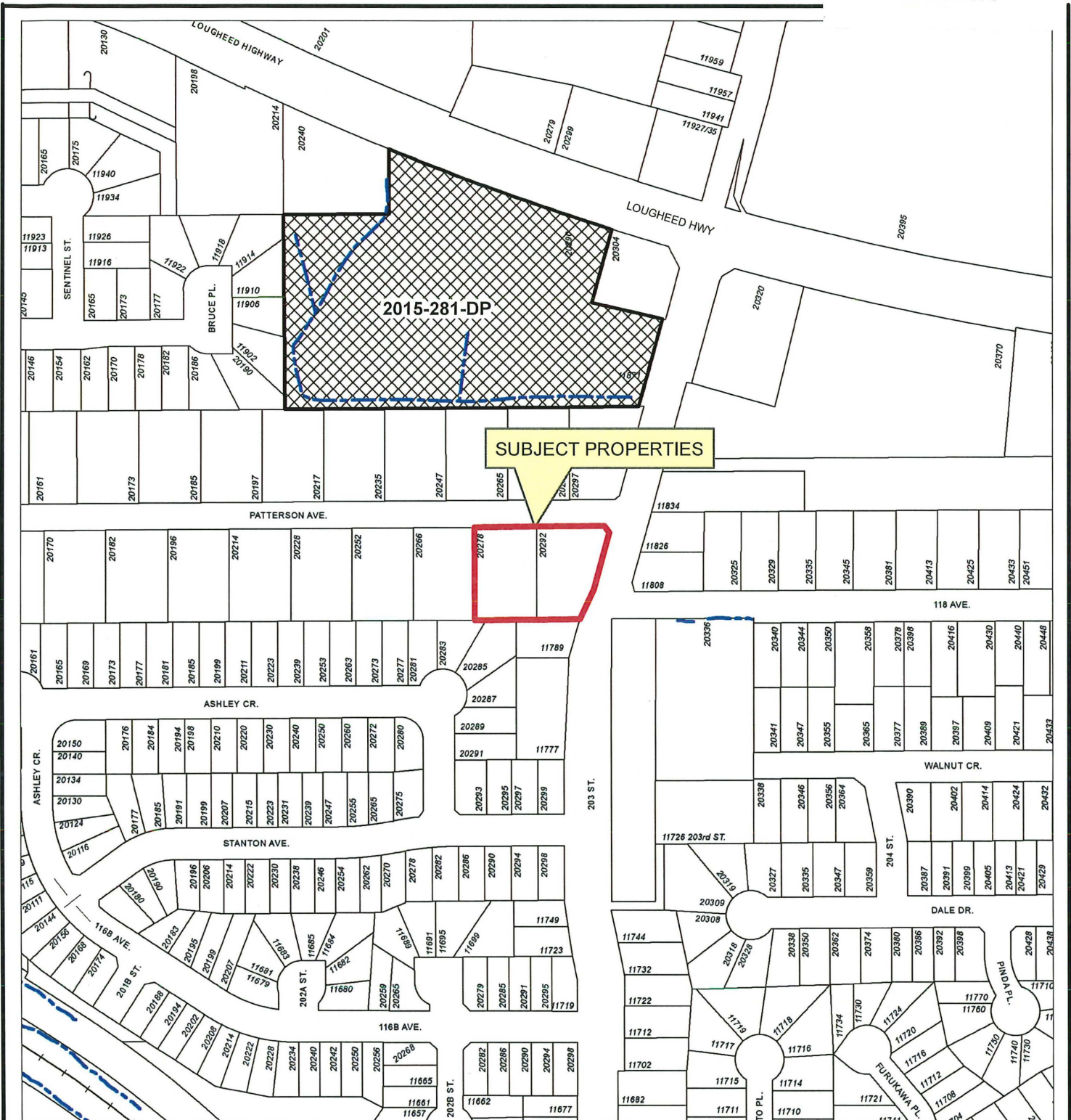
"Original Signed by Wendy Cooper"
Prepared by: **Wendy Cooper, M.Sc., MCIP, RPP**
Planner II

"Original Signed by Marlene Best"
Reviewed by: **Marlene Best,**
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 – Zone Amending Bylaw No. 7523-2018



Scale: 1:3,000

Legend

- Ditch Centreline
- XXXXXX Active Applications (RZ/SD/DP/VP)

20292 & 20278 PATTERSON AVE

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2018-489-RZ
DATE: Nov 27, 2018

BY: RA

**CITY OF MAPLE RIDGE
BYLAW NO. 7523-2018**

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. 7523-2018."
2. Those parcels or tracts of land and premises known and described as:

Lot 55 Except: Part Dedicated Road On Plan 78633, District Lot 222 Group 1 New Westminster District Plan 35806; and

Lot 56 District Lot 222 Group 1 New Westminster District Plan 35806

and outlined in heavy black line on Map No. 1788 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to RM-2 (Medium Density Apartment 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 28th day of January, 2020.

READ a second time as amended the 24th day of May, 2022.

PUBLIC HEARING held the 21st day of June, 2022.

READ a third time the 28th day of June, 2022.

APPROVED by the Ministry of Transportation and Infrastructure this 28th day of October, 2022.

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER

