

2023-018-RZ, 22551 Brown Avenue
Zone Amending Bylaw No. 7913-2023

Recommendation:

THAT *Zone Amending Bylaw No. 7913-2023* be given second reading and be forwarded to Public Hearing; and

THAT staff be directed to work with the applicant to address the outstanding terms and conditions outlined in the staff report dated October 28, 2025, and any others identified by Council, prior to recommending bylaw adoption.

Report Purpose and Summary Statement:

To recommend that Council consider second reading of *Zone Amending Bylaw No. 7913-2023* to rezone the property located at 22551 Brown Avenue from RS-1 (Single Detached Residential) and RT-1 (Two-Unit (Duplex) Urban Residential) to RM-3 (Medium/High Density Apartment Residential), to allow for the future construction of a 6-storey apartment building with 53 market strata dwelling units, and that Council call a Public Hearing on the proposal.

Previous Council Action:

Council granted first reading to *Zone Amending Bylaw No. 7913-2023* on March 28, 2023.

Proposed Variances:

Minimum Principal Structure Setback Variance,
Minimum Underground Parking Structure Setback Variances,
Maximum Fence Height Variance, and
Minimum Off-Street Parking Spaces Variance

Strategic Alignment:

Liveable Community

To: Mayor and Council

File number: 2023-018-RZ

2023-018-RZ, 22551 Brown Avenue ***Zone Amending Bylaw No. 7913-2023***

BACKGROUND:

Applicant: Quorus Properties Ltd. (Jaskaran Brar)
Property Owner: Quorus Properties Ltd.

Legal Description: Lot A Section 20 Township 12 New Westminster District Plan
EPP143330

OCP Designation: *Medium and High-Rise Apartment* [no change]
Within Urban Area Boundary: Yes
Area Plan: Town Centre Area Plan
OCP Major Corridor: Yes

Zoning:

Existing: RS-1 (Single Detached Residential), and
RT-1 (Two-Unit (Duplex) Urban Residential)
Proposed: RM-3 (Medium/High Density Apartment Residential)

Surrounding Uses:

North:	Use:	Apartment Residential
	Zone:	RM-3 (Medium/High Density Apartment Residential)
	Designation:	<i>Medium and High-Rise Apartment</i>
South:	Use:	Vacant Land
	Zone:	RS-1 (Single Detached Residential)
	Designation:	<i>Low-Rise Apartment</i>
West:	Use:	Apartment Residential
	Zone:	RM-2 (Medium Density Apartment Residential)
	Designation:	<i>Medium and High-Rise Apartment</i>
East:	Use:	Apartment Residential
	Zone:	RM-2 (Medium Density Apartment Residential)
	Designation:	<i>Low-Rise Apartment</i>

Use of Property:

Existing: Vacant Land
Proposed: Apartment Residential

Site Area: 1,769.7 m²
 Proposed Vehicular Access: Lane North of Brown Avenue
 Servicing Requirement: Urban Standard
 Fraser Sewer Area: Yes
 Flood Plain: No

ANALYSIS:

Site Characteristics:

The subject site, located on the northeastern corner of Brown Avenue and Edge Street, has an area of 1,769.7 m² (Attachments A and B). The site, which is currently vacant, has several trees and is generally flat. It is abutted by apartment dwellings to the east. There is a lane to the north with apartment dwellings beyond. To the west, across Edge Street, are apartment dwellings. The lands on the south side of Brown Avenue are vacant.

Project Description:

The rezoning application is intended to allow a 6-storey apartment building with 53 market strata dwelling units. Parking for the proposed development is designed to be concealed within a one-level underground parking garage. Vehicular access to the proposed development would be from the lane north of Brown Avenue.

The removal of 29 on-site trees will be required to accommodate the proposed development. The development proposes that they be replaced by 24 on-site trees, which would exceed the requirement for 8 on-site trees based on the City’s tree canopy target of 40 trees per hectare (Attachment H).

An outdoor amenity area is proposed to the east of the building, with an adjacent indoor amenity area within the building (Attachments E and H). The development’s ground-level units with private entrances from the street, lower-level architectural elements (e.g., brick cladding, red metal frames), upper-level step backs, and landscaping help create a sense of connection to the adjacent streets (Attachments F and G).

The unit type breakdown for the proposed development is summarized in Table 1.

Table 1. Unit Type Breakdown

Unit Type	Number of Units
Studio	5 units (9.4%)
1-bedroom	15 units (28.3%)
1-bedroom plus den	16 units (30.2%)
2-bedroom	11 units (20.8%)
3-bedroom	6 units (11.3%)
Total	53 units

As required, approximately 3.1 m of road dedication has been provided for Brown Avenue and approximately 0.7 m of road dedication has been provided for the lane. After the road dedications, the net site area is 1,769.7 m². Based on the proposed 3,031.8 m² of gross floor area,

the proposed development would have a density of approximately 1.71 FSR (Floor Space Ratio). Since the proposed development is within the 400-metre-tier Transit-Oriented Area around Haney Place Exchange, a base density of up to 3.0 FSR is permitted.

PLANNING ANALYSIS:

Official Community Plan:

The subject site is located within the Town Centre Area Plan and is currently designated *Medium and High-Rise Apartment* by the Official Community Plan (Attachment C). The proposed development under the RM-3 (Medium/High Density Apartment Residential) zone (Attachment D) is in conformance with the *Medium and High-Rise Apartment* designation.

Zoning Bylaw:

The application proposes to rezone the subject site from RS-1 (Single Detached Residential) and RT-1 (Two-Unit (Duplex) Urban Residential) to RM-3 (Medium/High Density Apartment Residential) to allow for the future construction of the proposed 6-storey apartment building.

The proposed development is generally consistent with the requirements of the Zoning Bylaw and Off-Street Parking and Loading Bylaw. However, some variances are required as outlined in this report.

Off-Street Parking and Loading Bylaw:

Since the site is within a Transit-Oriented Area, *Off-Street Parking and Loading Bylaw No. 4350-1990* does not require any residential off-street parking spaces beyond one standard accessible parking space and one van-accessible parking space. Design standards for any proposed off-street parking spaces and other requirements (e.g., electric vehicle charging infrastructure or bicycle parking facilities) still apply. The applicant proposes to provide a dedicated charger capable of providing Level 2 electric vehicle charging in each of the proposed parking spaces.

The required and proposed parking for the development is summarized in Table 2.

Table 2. Required and Proposed Parking

Category	Required Spaces	Proposed Spaces
Off-Street Parking Spaces		
Residential	1 standard accessible space, 1 van-accessible space	2 standard accessible spaces, 40 standard residential spaces, 6 standard visitor spaces
Total	2 spaces	48 spaces (0.9 spaces per unit)
Bicycle Parking Spaces		
Long-Term (Tenant)	0.25 spaces per unit (14 spaces)	1.26 spaces per unit (67 spaces)
Short-Term (Visitor)	0.3 spaces per unit (16 spaces)	0.3 spaces per unit (16 spaces)

Subdivision and Development Servicing Bylaw:

Brown Avenue is designated as a major collector street with a bicycle route in the Strategic Transportation Plan. The Engineering department has required that a modified cross section including a 4-metre-wide multi-use pathway be constructed along the Brown Avenue frontage of the property as part of the proposed development.

Development Variance Permit:

The Development Variance Permit application includes five variance requests as summarized in Table 3.

Table 3. Proposed Variances

Minimum Principal Structure Setback Variance	
<p>Variance 1 <i>Zoning Bylaw No. 7600-2019, Part 6, Section 619.7(1)(a)</i></p> <ul style="list-style-type: none"> ▪ To vary the minimum required principal structure front lot line (western) setback from 7.5 m to 4.9 m. 	<p>Staff Comment</p> <p>The reduced minimum required principal structure front lot line (western) setback is being supported because:</p> <ul style="list-style-type: none"> ▪ It would improve the development’s interface with Edge Street. ▪ It would allow the apartment building to be shifted to the west to accommodate a larger outdoor amenity area to the east of the building.
Minimum Underground Parking Structure Setback Variances	
<p>Variance 2 <i>Zoning Bylaw No. 7600-2019, Part 4, Section 619.7(2)(a)</i></p> <ul style="list-style-type: none"> ▪ To vary the minimum required underground parking structure front lot line (western) setback from 1.5 m to 0 m. 	<p>Staff Comment</p> <p>The reduced minimum required underground parking structure setbacks are being supported because:</p> <ul style="list-style-type: none"> ▪ Two entire rows of parking spaces would need to be eliminated if the variances are not granted. ▪ The applicant has confirmed to the satisfaction of the City that the proposed development will not encroach into, or impact utilities under, the adjacent road rights-of-way.
<p>Variance 3 <i>Zoning Bylaw No. 7600-2019, Part 4, Section 619.7(2)(d)</i></p> <ul style="list-style-type: none"> ▪ To vary the minimum required underground parking structure exterior side lot line (northern/southern) setback from 1.5 m to 0 m. 	

Maximum Fence Height Variance	
<p>Variance 4</p> <p><i>Zoning Bylaw No. 7600-2019, Part 6, Section 405.4(2)(a)(ii)</i></p> <ul style="list-style-type: none"> ▪ To vary the maximum permitted fence height in the exterior side yards from 1.2 m to 1.9 m. 	<p>Staff Comment</p> <p>The increased maximum permitted fence height is being supported because:</p> <ul style="list-style-type: none"> ▪ It would accommodate 1.8 m metal fences with translucent glass that would act as privacy screens between the ground-floor units.
Minimum Off-Street Parking Spaces Variance	
<p>Variance 5</p> <p><i>Off-Street Parking and Loading Bylaw No. 4350-1990, Schedule G, Section 1.2.2</i></p> <ul style="list-style-type: none"> ▪ To vary the minimum required off-street residential parking spaces from 1 standard accessible parking space and 1 van-accessible parking space to 2 standard accessible parking spaces. 	<p>Staff Comment</p> <p>The modified off-street residential parking space requirement is being supported because:</p> <ul style="list-style-type: none"> ▪ The rezoning application was in-stream when <i>Off-Street Parking and Loading Bylaw No. 4350-1990</i> was amended on June 25, 2024. That amendment introduced a requirement for residential developments in a Transit-Oriented Area to provide 1 standard accessible parking space and 1 van-accessible parking space. Previously, there was no requirement for a van-accessible parking space. ▪ Revising the proposed development’s underground parking plan to include a van-accessible parking space would result in reducing the number of proposed parking spaces due to space constraints.

Development Permit:

Town Centre / Multi-Family Development Permit

The proposed development requires a Form and Character Development Permit subject to the Town Centre (North View Precinct) Development Permit Area Guidelines outlined in Section 8.11, and the Multi-Family Development Permit Area Guidelines outlined in Section 8.7, of the Official Community Plan.

The related Town Centre / Multi-Family Development Permit application (2023-018-DP), with a detailed description of the proposed development’s form and character, will be the subject of a future report for Council’s consideration should the Zone Amending Bylaw receive third reading.

Advisory Design Panel:

The application was reviewed by the Advisory Design Panel (ADP) during its meeting on September 17, 2025. The ADP's resolution and comments, and the applicant's responses, are attached (Attachment I). Staff confirm that the ADP's comments have been addressed in the attached plans (Attachments E, F, G, and H).

Development Information Meeting:

In accordance with Council Policy 6.20, a Development Information Meeting (DIM) hosted by the applicant was held at the Maple Ridge Public Library on September 23, 2025, from 5:00 to 7:00 PM. Four people attended the meeting. A summary of the main comments and discussions with the attendees at the DIM was provided by the applicant (Attachment J).

The summary indicates that attendees were generally in support of the proposed development with a few concerns. One attendee expressed concern about noise during the construction phase. Another attendee expressed concern about the multi-use pathway and noted that dividers and/or signage could help promote some separation between pedestrians and cyclists.

The notification requirements for the DIM have been met. This included a mail-out, newspaper advertisements, and notice on the development sign posted on the site, all of which provided information on the development and the applicant's contact information.

Conditions to be Met Prior to Adoption:

Staff have advised the applicant that the adoption of *Zone Amending Bylaw No. 7913-2023* will not be recommended by staff until the following conditions, and any others that Council identifies, are met:

1. Registration and/or filing of the following legal documents:
 - i. Restrictive Covenant for Geotechnical Report;
 - ii. Restrictive Covenant for Stormwater Management;
 - iii. Restrictive Covenant for Visitor Parking Protection;
 - iv. Restrictive Covenant for Rezoning Servicing Agreement, and receipt of the security deposit as outlined in the Agreement. The following servicing upgrades will be required through the Agreement:
 - a. Utility Servicing as required to meet the design criteria of *Subdivision and Development Servicing Bylaw No. 4800-1993*;
 - b. Frontage upgrades to the applicable road standard; and
 - c. A multi-use pathway on the north side of Brown Avenue along the property frontage;
2. If the Director of Waste Management from the Ministry of Environment and Parks determines that a site investigation is required based on the submitted Site Disclosure Statement, a rezoning, Development Permit, or Development Variance Permit cannot be approved until a release is obtained for the subject property;

3. In addition to the Ministry of Environment and Parks Site Disclosure Statement, a disclosure statement must be submitted by a Qualified Professional 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; and
4. That a voluntary contribution in the amount of \$296,800.00 (i.e., \$5,600.00 per apartment dwelling unit), or such rate applicable at third reading of this application, be provided in accordance with Council Policy 6.31 with regard to Community Amenity Contributions.

EXTERNAL REFERRAL:

School District No. 42:

Referral comments from School District No. 42, dated October 14, 2025, were received (Attachment K) and include the following main points:

- The proposed application would affect the student population for the catchment areas currently served by Eric Langton Elementary School and Thomas Haney Secondary School. Early French Immersion (Kindergarten to Grade 7) is offered at Eric Langton Elementary School, Late French Immersion (Grades 6 to 7) is offered at Golden Ears Elementary School, and Secondary French Immersion (Grades 8 to 12) is offered at Maple Ridge Secondary School.
- Eric Langton Elementary School has an operating capacity of 402 students. For the 2024-2025 school year, Eric Langton Elementary School had an enrollment of 476 students (118% utilization), including 241 students from outside the catchment area.
- Thomas Haney Secondary School has an operating capacity of 1,200 students. For the 2024-2025 school year, Thomas Haney Secondary School had an enrollment of 1,266 students (106% utilization), including 551 students from outside the catchment area.
- Based on the density estimates for 53 dwelling units, the estimated number of school-age residents is 4.

CONCLUSION:

It is recommended that *Zone Amending Bylaw No. 7913-2023* (Attachment D) be given second reading and be forwarded to Public Hearing.

"Daniel Rajasooriar"

Prepared by: Daniel Rajasooriar, Planner 2

Attachments:

- (A) Location Map
- (B) Aerial Photo
- (C) OCP and Zoning Map
- (D) *Zone Amending Bylaw No. 7913-2023*
- (E) Proposed Site and Floor Plans

- (F) Proposed Building Elevations
- (G) Proposed Perspectives
- (H) Proposed Landscape Plans
- (I) ADP's Resolution/Comments and Applicant's Responses
- (J) Development Information Meeting Summary
- (K) School District No. 42 Comments

Report Approval Details

Document Title:	2023-018-RZ, 22551 Brown Avenue, RS-1 and RT-1 to RM-3.docx
Attachments:	<ul style="list-style-type: none">- Attachment A - Location Map.pdf- Attachment B - Aerial Photo.pdf- Attachment C - OCP and Zoning Map.pdf- Attachment D - Zone Amending Bylaw No. 7913-2023.docx- Attachment E - Proposed Site and Floor Plans.pdf- Attachment F - Proposed Building Elevations.pdf- Attachment G - Proposed Perspectives.pdf- Attachment H - Proposed Landscape Plans.pdf- Attachment I - ADP's Resolution and Comments and Applicant's Responses.pdf- Attachment J - Development Information Meeting Summary.pdf- Attachment K - School District No. 42 Comments.pdf
Final Approval Date:	Oct 22, 2025

This report and all of its attachments were approved and signed as outlined below:

David Purcell-Chung, Manager of Development and Environmental Services

Hasib Nadvi, Deputy Director of Planning and Building

James Stiver, Director of Planning and Building

Corinn Howes, Deputy Corporate Officer

Scott Hartman, Chief Administrative Officer