

**CITY OF MAPLE RIDGE  
BYLAW NO. 7435-2018**

A Bylaw to amend the text, and Schedule "A" Zoning Bylaw Map forming part of,  
Zoning Bylaw No. 7600-2019, as amended

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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. 7435-2018."
2. PART 10 – COMPREHENSIVE DEVELOPMENT ZONES, is amended by adding the following section in the correct sequential order:

**10XX CD-1-18 Comprehensive Development**

**10XX.1 PURPOSE**

This zone is intended to accommodate and regulate the development of a high density comprehensively-planned apartment residential development.

**10XX.2 PRINCIPAL USES**

1. The following Principal Uses shall be permitted in this zone:
  - a. Apartment Residential.

**10XX.3 ACCESSORY USES**

1. The following shall be permitted as Accessory Uses to one of the permitted Principal Uses in this Zone:
  - a. Boarding; and
  - b. Home Occupation.
2. Refer to Section 401 and Section 402 of this Bylaw for additional information.

**10XX.4 LOT AREA and DIMENSIONS**

1. Minimum Lot Area and dimensions shall not be less than:
  - a. In Lot Area 2,100.0 square metres
  - b. In Lot Width 50.0 metres
  - c. In Lot Depth 30.0 metres

2. Refer to Section 407.1 (Building Envelope) of this Bylaw for required minimum Building Envelope dimensions.

**10XX.5 DENSITY**

1. Floor Space Ratio shall not exceed a base Density of 4.0 times the Lot Area.
2. Additional Density up to a maximum total density of 7.4 times the Lot Area may be obtained for providing a cash contribution at a rate of \$161.46 per square metre (\$15.00 per square foot) as a Density Bonus.
3. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for Gross Floor Area requirements.

**10XX.6 LOT COVERAGE**

1. No Lot Coverage requirements in this Zone.

**10XX.7 SETBACKS**

1. Minimum Setbacks for the portions of Principal Buildings and Principal Structures from the average grade up to and including the 5<sup>th</sup> Storey, and for the podium adjacent to the 6<sup>th</sup> Storey, shall be not less than:
  - a. from a Front Lot Line 0.5 metres
  - b. from a Rear Lot Line 0.0 metres
  - c. from an Interior Side Lot Line (Western) 0.0 metres
  - d. from an Interior Side Lot Line (Eastern) 5.0 metres
2. Minimum Setbacks for the portions of Principal Buildings and Principal Structures above the 5<sup>th</sup> Storey, except for the podium adjacent to the 6<sup>th</sup> Storey and the tower roof, shall be not less than:
  - a. from a Front Lot Line 2.0 metres
  - b. from a Rear Lot Line 8.0 metres
  - c. from an Interior Side Lot Line (Western) 10.5 metres
  - d. from an Interior Side Lot Line (Eastern) 14.0 metres
3. Minimum Setbacks for the portions of Principal Buildings and Principal Structures forming part of the tower roof shall be not less than:
  - a. from a Front Lot Line 0.7 metres
  - b. from a Rear Lot Line 6.5 metres
  - c. from an Interior Side Lot Line (Western) 9.0 metres

d. from an Interior Side Lot Line (Eastern) 12.5 metres

4. Minimum Setbacks for Accessory Off-Street Parking provided in an Underground Structure for parking that extends not more than 0.8 metres above Average Finished Grade and which is Landscaped and integrated to become a useable part of the yard area shall be not less than:
  - a. from a Front Lot Line 0.0 metres
  - b. from a Rear Lot Line 0.0 metres
  - c. from an Interior Side Lot Line (Western) 0.0 metres
  - d. from an Interior Side Lot Line (Eastern) 0.0 metres
5. Minimum Setbacks for all Buildings and Structures shall meet the requirements of Section 403.8 (Visual Clearance at Intersections) of this Bylaw.

**10XX.8 HEIGHT**

1. Minimum Building Height in this Zone shall be eight (8) storeys.
2. No maximum Building Height in this Zone.
3. Refer to Section 403.4 (Building Height) of this Bylaw for additional information.

**10XX.9 LANDSCAPING and SCREENING**

1. Landscaping and screening shall be provided in accordance with Section 405 (Landscaping and Fencing Regulations) of this Bylaw.

**10XX.10 PARKING and LOADING**

1. Off-Street Parking and Off-Street Loading shall be provided in accordance with the Maple Ridge Off-Street Parking and Loading Bylaw applicable as of the date of this zone's adoption, as amended, except as provided below.
2. Notwithstanding requirements in the Maple Ridge Off-Street Parking and Loading Bylaw applicable as of the date of this zone's adoption, as amended:
  - a. An off-street parking space may have obstructed access where the obstruction is another off-street parking space assigned to the same Dwelling Unit;
  - b. A maximum of 30% of the off-street parking spaces may be small car spaces;

- c. A maximum of 75% of long-term bicycle parking spaces may be provided through alternative storage methods (e.g., upright);
- d. A minimum of 0.14 short-term bicycle parking spaces per Dwelling Unit shall be provided;

- e. All off-street parking spaces, including visitor parking spaces, shall be provided with roughed-in infrastructure capable of providing Level 2 charging; and
  - f. A minimum of 5% of all off-street parking spaces shall be provided with an electric vehicle charger capable of providing Level 2 electric vehicle charging.
- 3. Off-Street Parking, including visitor parking spaces, shall be Concealed Parking.
  - 4. Refer to Section 402 of this Bylaw for additional information.

**10XX.11 OTHER REQUIREMENTS**

- 1. Common Open Area(s) shall be provided on the Lot for Apartment Residential Use as a minimum of 30% of the Lot Area.
- 2. Outdoor Amenity Area(s) shall be provided on the Lot based on the following ratio, and this area may form part of the Common Open Area requirement:
  - a. 1.0 square metre per Dwelling Unit.
- 3. Private Outdoor Area(s) shall be provided for each Dwelling at a minimum of 5.0% of the Dwelling Unit area of 4.6 square metres, whichever is greater.
- 4. Indoor Amenity Area(s) shall be provided on the Lot based on the following ratio:
  - a. 1.0 square metre per Dwelling Unit.
- 5. A minimum total of 500.0 square metres of residential Gross Floor Area shall be provided on the first and second Storeys adjacent to the Front Lot Line.

- 3. Those parcels and tracts of land and premises known and described as:

Lot A (BG438564) Section 20 Township 12 New Westminster District Plan 9687;  
Lot 5 Section 20 Township 12 New Westminster District Plan 9687; and  
Lot 7 Section 20 Township 12 New Westminster District Plan 9446

and outlined in heavy black line on Map No. 1752, a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to CD-1-18 (Comprehensive Development).

4. Maple Ridge Zoning Bylaw No. 7600-2019, as amended, and Schedule "A" Zoning Bylaw Map attached thereto are hereby amended accordingly.

**READ** a first time the 12<sup>th</sup> day of June, 2018.

**READ** a second time the 14<sup>th</sup> day of October, 2025.

**PUBLIC HEARING** held on the 18<sup>th</sup> day of November. 2025.

**READ** a third time the        day of        , 20 .

**ADOPTED** the        day of        , 20 .

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**PRESIDING MEMBER**

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**CORPORATE OFFICER**

