

## 2021-023-VP/DP, 12080 228 Street, Development Variance Permit and Development Permit

### Recommendations:

**THAT the issuance of Development Variance Permit 2021-023-VP for 12080 228 Street be approved.**

**THAT the issuance of Development Permit 2021-023-DP for 12080 228 Street be approved.**

<b>Report Purpose and Summary Statement:</b>	Council authorization of the Development Variance Permit and Development Permit for the property located at 12080 228 Street to allow a future subdivision of three lots.
<b>Previous Council Action:</b>	<u>Rezoning Application</u> First Reading – July 13, 2021 Second Reading – May 9, 2023 Public Hearing – June 20, 2023 Third Reading – June 27, 2023
<b>Proposed Variance(s):</b>	<u>Maple Ridge Subdivision and Servicing Bylaw No. 4800-1993 (7671-2020)</u> <ul style="list-style-type: none"><li>To reduce the standard lane width requirement from 7.5 metres to a minimum width of 6.74 metres.</li></ul>
<b>Strategic Alignment:</b>	Liveable Community
<b>Communications:</b>	Development Variance Permit public notices in accordance with the provisions of <i>Development Procedures Bylaw No. 8081-2025</i> .

To: Mayor and Council

File number: 2021-023-VP/DP

## 2021-023-VP/DP, 12080 228 Street, Development Variance Permit and Development Permit

### BACKGROUND:

Applicant: Zhigao Wang

Legal Description: Lot 302 Section 20 Township 12 New Westminster District Plan 44858

OCP Designation: *Single-Family Residential* [no change]

Within Urban Area Boundary: Yes  
Area Plan: Town Centre  
OCP Major Corridor: Yes

Zoning:  
Existing: RS-1 (Single Detached Residential)  
Proposed: R-3 (Single Detached (Intensive) Urban Residential)

Surrounding Uses:

North:	Use:	Single Detached Residential
	Zone:	RS-1 (Single Detached Residential)
	Designation:	<i>Single Family Residential</i>
South:	Use:	Single Detached Residential
	Zone:	RS-1 (Single Detached Residential)
	Designation:	<i>Ground Oriented Multi Family</i>
East:	Use:	Single Detached Residential
	Zone:	RS-1 (Single Detached Residential)
	Designation:	<i>Single Family Residential</i>
West:	Use:	Multi-Family Residential
	Zone:	RM-2 (Medium Density Apartment Residential)
	Designation:	<i>Low-Rise Apartment</i>

Existing Use of Property: Single Detached Dwelling [no change]

Site Area: 0.104 ha  
Proposed Vehicular Access: 228 Street and Rear Lane  
Servicing Requirement: Urban Standard

Flood Plain: No  
Fraser Sewer Area: Yes

## **ANALYSIS:**

### **Project Description:**

Development Permit and Development Variance Permit applications 2021-023-VP/DP pertain to the property located at 12080 228 Street. These applications are in conjunction with rezoning application 2021-023-RZ, which proposes to rezone the subject property from RS-1 (Single Detached Residential) to R-3 (Single Detached (Intensive) Urban Residential) to permit a future subdivision of three lots and a rear access lane. The subject property is approximately 0.104 ha in area, and is located on 228 Street north of Dewdney Trunk Road (Attachments A and B). The property is designated *Single-Family Residential* in the Official Community Plan (OCP) (Attachment C).

The minimum lot size for the R-3 zone is 255 m<sup>2</sup>, and the proposed lots will each be approximately 261 m<sup>2</sup> in area. The lane is proposed to have an average width of 6.75 m along the east side of this property, leaving 0.75 m to be integrated into the lane at the time of development of the adjacent property to the east (12081 Greenwell Street). As such, this Development Variance Permit is required to allow a temporarily reduced lane width.

A temporary Statutory Right-of-Way and No-Build Covenant will be required to be registered over the proposed Lot 3 to establish a temporary access to the rear lane until such time the City can establish permanent access through the redevelopment of the neighbouring property to the east. This is similar to the approach taken for an infill development to the north, at 12182 228 Street. The long-term concept plan for this block of 228 Street is that the lane will permanently connect to Greenwell Street at the north and south ends as the properties redevelop.

Council granted first reading to *Zone Amending Bylaw No. 7762-2021* on July 13, 2021, second reading on May 9, 2023, and third reading on June 27, 2023.

## **PLANNING ANALYSIS:**

### **Development Permits:**

The development of this property is subject to Intensive Residential Development and Town Centre Area Plan policies.

Pursuant to Section 8.8 of the OCP, an Intensive Residential Development Permit application is required to ensure that the proposal provides emphasis on high standards in aesthetics and quality of the built environment, while protecting important qualities of the natural environment.

The development site is located within the Town Centre Area Plan and is currently designated *Single-Family Residential*. The *Single-Family Residential* designation supports the proposed development under the R-3 (Single Detached (Intensive) Urban Residential) zone.

Policy 3-17 of the Town Centre Area supports single-detached residential forms of development with rear access. The property is located in the North View Precinct of the Town Centre Area Plan. This precinct policy supports residential infill development that will create a highly livable neighbourhood, featuring a mix of housing types and densities. New development should capitalize on important mountain views as well as provide landscape elements that are climate-appropriate and include green features.

The proposed development consists of 5-bedroom homes with garages at the rear of the property that will be accessed from the rear lane. The main entrances, facing 228 Street, are clearly visible and directly accessible through sidewalks.

The subject property is located within a neighbourhood predominantly comprising older homes, with newer developments to the north offering relevant design precedents. The proposed dwelling features a modern architectural style that integrates four key materials: black asphalt shingles, dark grey stone, steel and glass panel railings, and light gray stucco. This material palette maintains visual compatibility with the surrounding context while introducing contemporary design elements (Attachment D).

The design includes stucco siding, stone veneer, and black asphalt shingled roofs, complemented by soft and hard landscaping features and a paved walkway leading to the main entrance. The two units are differentiated through variations in front elevation treatments, utilizing aluminum panels, stone accents, and distinct colour schemes to create individuality while maintaining overall cohesion. Roof structures also vary to enhance architectural interest and avoid uniformity.

### **Off-Street Parking and Loading Bylaw:**

The development proposal meets the requirements of the *Off-Street Parking and Loading Bylaw 7979-2023*. Each lot will be required to have a minimum of two off-street parking spaces on the property. Additionally, a minimum of one parking space per dwelling unit shall be provided with roughed-in infrastructure capable of providing Level 2 charging.

### **Proposed Variances:**

The requested variances and rationale for support are described below:

1. ***Subdivision and Development Services Bylaw No. 4800-1993, Schedule A – Services and Utilities:*** To reduce the standard lane width requirement from 7.5 metres to a minimum width of 6.74 metres.

Staff are supportive of the variance, as over the long term, a full-width lane will be established in accordance with City requirements through the continued redevelopment of the area. Aligning the proposed development with the standard lane configuration triggers a variance to temporarily reduce the lane width until the adjacent property to the east (12081 Greenwell Street) develops, allowing the remainder of the typical 7.5 m lane width to be constructed (Attachment E).

In accordance with the *Development Procedures Bylaw No. 8081-2025*, notice of Council consideration of a resolution to issue a Development Variance Permit was mailed to all owners or tenants in occupation of all parcels, any parts of which are 30 m from property that is subject to the permit.

### **Landscaping Securities:**

In accordance with Council Policy 6.28, a refundable security equivalent to 100% of the estimated landscape cost will be provided to ensure satisfactory provision of landscaping in accordance with the terms and conditions of the Development Permit. Based on an estimated landscape cost, the security is \$56,547.20 (Attachment F).

### **Resident Implications:**

In accordance with the *Development Procedures Bylaw No. 8081-2025*, notice of Council consideration of the Development Variance Permit was mailed to all owners or tenants in occupation of all parcels, any parts of which are adjacent to the property that is subject to the permit.

### **CONCLUSION:**

As the proposed lane width reduction is temporary in nature until the rest of the block redevelops, staff recommend that Council approve Development Variance Permit 2021-023-VP.

As the application is in general conformance with the Intensive Residential and Town Centre policies, it is recommended that Council approve Development Permit 2021-023-DP.

"Rosario Perez"

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Prepared by: Rosario Perez, Planning Technician

- Attachments:**
- (A) Location Map
  - (B) Aerial Photo
  - (C) OCP Map
  - (D) Site Plan – Proposed Variance
  - (E) Landscape Plan
  - (F) Development Permit – Draft
  - (G) Variance Permit – Draft

## Report Approval Details

Document Title:	2021-023-DP.VP, 12080 228 Street, Development Permit and Development Variance Permit.docx
Attachments:	<ul style="list-style-type: none"><li>- Attachment A - Location Map.pdf</li><li>- Attachment B - Aerial Photo.pdf</li><li>- Attachment C - OCP and Zoning Map.pdf</li><li>- Attachment D - Renderings.pdf</li><li>- Attachment E - Proposed Site Plans.pdf</li><li>- Attachment F - Landscape Plans.pdf</li><li>- Attachment G - Development Permit - Draft.docx</li><li>- Attachment H - Variance Permit - Draft.docx</li></ul>
Final Approval Date:	Dec 23, 2025

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

Hasib Nadvi, Deputy Director of Planning and Building

James Stiver, Director of Planning and Building

Scott Hartman, Chief Administrative Officer