

2023-163-VP/DP, 20235, 20247, and 20265 Patterson Avenue Development Variance Permit and Development Permit

Recommendations:

THAT the issuance of Development Variance Permit 2023-163-VP for 20235, 20247 and 20265 Patterson Avenue be approved.

THAT the issuance of Development Permit 2023-163-DP for 20235, 20247 and 20265 Patterson Avenue be approved.

Report Purpose and Summary Statement:

To recommend Council approval of a Development Variance Permit and Development Permit to allow a future development of 28 townhouse units at 20235, 20247 and 20265 Patterson Avenue.

Previous Council Action:

Rezoning Application (2023-163-RZ):

First Reading – July 25, 2023

Second Reading – February 11, 2025

Public Hearing – March 11, 2025

Third Reading – March 25, 2025

Proposed Variances:

1. Reduced Building Setbacks on all property lines
2. Increased Building Height for Building Type 'C'
3. Reduced Maneuvering Aisle width

Strategic Alignment:

Liveable Community

Communications:

Notices to surrounding properties regarding the proposed Development Variance Permit were provided in accordance with *Development Procedures Bylaw No. 8081-2025*.

To: Mayor and Council

File number: 2023-163-VP/DP

2023-163-VP/DP, 20235, 20247, and 20265 Patterson Avenue Development Variance Permit and Development Permit

BACKGROUND:

Applicant: Lovick Scott Architects Ltd.

Legal Description: Lots 50, 51 and 52 District Lot 222 Group 1 New Westminster District Plan 35806

OCP Designation: *Medium Density Residential* [no change]

Within Urban Area Boundary: Yes

Area Plan: Hammond

OCP Major Corridor: No

Zoning:

Existing:	RS-1 (Single Detached Residential)
Proposed:	RM-1 (Low Density Townhouse Residential)

Surrounding Uses:

North:	Use:	Restaurant/ Vacant
	Zone:	CS-1 (Service Commercial)
	Designation:	<i>Lougheed Mixed-Use</i>
South:	Use:	Single Detached Residential/ Future Apartment Residential
	Zone:	RS-1 (Single Detached Residential)/ RM-2 (Medium Density Apartment Residential)
	Designation:	<i>Medium Density Residential/ Maple Meadows Residential</i>
East:	Use:	Single Detached Residential
	Zone:	RS-1 (Single Detached Residential)
	Designation:	<i>Medium Density Residential</i>
West:	Use:	Single Detached Residential
	Zone:	RS-1 (Single Detached Residential)
	Designation:	<i>Maple Meadows Residential</i>

Previous Use of Property: Single Detached Residential [properties are currently vacant]

Proposed Use of Property: Townhouse Residential

Site Area:	0.56 ha
Net Site Area after dedication:	0.53 ha
Proposed Vehicular Access:	Patterson Avenue
Servicing Requirement:	Urban Standard
Flood Plain:	No
Fraser Sewer Area:	Yes

ANALYSIS:

Background:

The subject properties at 20235, 20247 and 20265 Patterson Avenue are located in West Maple Ridge, within the Hammond neighbourhood, and are generally flat with an upwards slope from west to east (Attachment A). Together, the three properties create a 0.56 ha development site that is currently surrounded by single detached residential dwellings on the east, south, and west, and a large 2.3 ha parcel to the north. The parcel located to the north is partially occupied by a Burger King restaurant, however the remainder of the site is largely vacant.

The development site is situated in a high activity area along two Major Corridors (i.e., 203 Street and Lougheed Highway), which offer commercial services and public transit routes, including a R3 route bus stop, and a planned future Bus Rapid Transit stop at Lougheed Highway. Patterson Avenue is in transition towards higher density uses. In 2025, a Development Permit was issued for an 88-unit, four-storey apartment building at 20282 Patterson Avenue, which is just southeast of the subject properties at the corner of Patterson Avenue and 203 Street.

Zone Amending Bylaw No. 7946-2023 proposes to rezone the properties from RS-1 (Single Detached Residential) to RM-1 (Low Density Residential Townhouse). The Bylaw will be presented to Council for consideration of adoption at its meeting on March 31, 2026, in coordination with the subject applications.

Recent updates to the Hammond Area Plan to align with Provincial housing targets and the adoption of the Lougheed Transit Corridor Area Plan (LTCAP) have resulted in changes to the Official Community Plan's (OCP's) land use designations for the subject properties and surrounding parcels (Attachment B). The subject properties, and the properties located to the southeast and east, were redesignated to *Medium Density Residential*. Properties located to the southwest and west were redesignated to *Maple Meadows Residential*, reflecting their inclusion in the Maple Meadows Transit Oriented Area (TOA). With the recent adoption of the LTCAP, the property to the north was redesignated to *Lougheed Mixed-Use*.

The proposed rezoning to RM-1 (Low Density Townhouse Residential) to allow the proposed Townhouse Residential use remains supported under the current *Medium Density Residential* designation.

Project Description:

The proposed development includes 28 three-storey townhouse units (Attachment C), comprising eight buildings in three variations:

- Triplex (Building Type 'A'): front doors and garages from the internal lanes and backyards on grade (4 buildings);
- Fourplex (Building Type 'B'): front doors on Patterson Avenue off their private yards and rear entrance garages from the internal lane (3 buildings); and
- Fourplex (Building Type 'C'): front doors and garages from the internal lanes and roof top patios (1 building).

As a design element and to help the development blend into the surrounding neighbourhood, the building design incorporates pitched roofs and a subdued colour palette. Heritage-inspired elements, such as roof gables and articulated exterior lighting, have also been included. The façades feature a combination of fibre-cement board-and-batten siding in white, grey, or blue, along with lap siding, and are accented with black windows, balcony railings, and a frosted-glass garage door.

Each unit includes side-by-side car garages on the ground floor, living areas on the second floor, and three bedrooms on the upper floor. The landscaping has been designed to provide private outdoor areas for every unit, either through a fenced yard with patio or a private rooftop patio (Attachment D).

The proposed development has been designed around a centrally located, programmed Outdoor Amenity Area that provides a gathering space for residents. This includes a toddler play area, seating and bike parking.

PLANNING ANALYSIS:

Development Permits:

Pursuant to Section 8.13 of the OCP, a Hammond Development Permit is required to ensure that the proposed development maintains a unique character within each precinct, supports high quality design, and improves connectivity and pedestrian safety within the neighbourhood. This Development Permit application has been assessed against both the Hammond Development Permit Area Guidelines and the Multi-Family Development Permit Area Guidelines.

Hammond Area Plan: Key Policies

OCP Policy 3-28: Ensuring that higher densities are compatible with existing character is an important consideration. Design for new development should include:

a. Orienting living and activity spaces toward streets and laneways, so that opportunities for “eyes on the street” are created wherever possible.

The proposed townhouses along Patterson Avenue are ground-oriented and street facing. In addition to the garage doors, the internal units offer separate pedestrian doors to the roadway to allow convenient access to outdoor amenity areas.

b. Careful consideration of size, location, and orientation of on-site open space areas to ensure new development allows ample sunlight and a variety of plant materials and trees that are complementary to the existing mature landscaping that contributes to the neighbourhood character.

A programmed and landscaped outdoor amenity area is centrally located within the development, where its placement allows it to receive ample sunlight throughout the day. The landscaping has been designed to provide private outdoor areas, with most units offering a fenced yard and patio, and four units which provide a private rooftop patio area. All landscape plantings were selected for year-round interest, colour and texture.

c. Design that is sensitive to surrounding built form and height, particularly for buildings that are three (3) or more storeys in height.

The proposed townhouse units are three storeys in height and will provide a transition between higher density forms planned to the west and north of the property and the surrounding lower-density neighbourhood to the east and south. The proposed buildings along Patterson Avenue are limited to four units each to reduce perceived massing along the street frontage.

The height of the buildings along Patterson Avenue is 9.5 metres, which is consistent with building heights in urban infill single detached zones. Building Type 'C' requires a minor building height variance to accommodate a rooftop outdoor area (i.e., 9.5m to 9.7m). However, as this building is located internally on the site, the additional height is not expected impact adjacent properties.

d. Parking for residents is provided in a concealed or underground structure.

Each unit includes a double attached garage with two parking spaces and Level 2 EV charging infrastructure.

Advisory Design Panel:

This application was presented to the Advisory Design Panel (ADP) on November 20, 2024. The ADP's resolution and comments, along with the applicant's corresponding response, are attached (Attachment E). Staff are satisfied that the ADP's comments have been addressed by the applicant.

Development Information Meeting:

In accordance with Council Policy 6.20, a Development Information Meeting (DIM) was hosted by the developer at Hammond Elementary on December 13, 2024. It was attended by five people. Attendees raised concerns regarding school capacity in the area, vehicle access and road safety, and a preference for larger sized units to maintain streetscape character. A summary of

the key comments and discussions with the attendees at the DIM was provided by the developer and is provided as Attachment F.

The notification requirements for the DIM included a mailout to neighbouring properties, newspaper advertisements in two editions of the Maple Ridge-Pitt Meadows News (on November 29 and December 6, 2024) and notice on the development sign posted at the development site. Due to the recent postal strike, the mailed notifications to nearby property owners and occupants were received after the DIM. Staff are satisfied that the developer met the requirement to mail the notices, which was delayed by an indeterminate service disruption outside of the developer's control. Additionally, any affected residents still have the opportunity to submit their comments on the proposed variances prior to Council's consideration.

Notices to surrounding all owners or tenants in occupation of all properties within 30 metres of the subject properties regarding the proposed Development Variance Permit were sent in accordance with the requirements of *Development Procedures Bylaw No. 8081-2025*. Contact information for the developer and the Planning and Building Department was included in the notification materials. At the time of report writing, no additional communication has been received by City staff since the DIM.

Landscape Securities:

In accordance with [Landscape Security Policy 6.28](#), a refundable security equivalent to 100% of the estimated landscape cost has been provided by the applicant to ensure satisfactory provision of landscaping in accordance with the terms and conditions of the Development Permit. Based on the estimated landscape cost, the security is \$289,404.56. A draft Development Permit detailing the Landscape Security requirements is provided as Attachment G.

Off-Street Parking and Loading Bylaw:

This development application was submitted and processed prior to the adoption of the current *Off-Street Parking and Loading Bylaw No. 7970-2023*. Therefore, based on the transition provisions of the new bylaw, it is subject to the requirements of the previous *Off-Street Parking and Loading Bylaw No. 4350-1990*.

The proposed development complies with the requirements of the previous Parking Bylaw, except for the maneuvering aisle width, which requires a minor variance. The proposed Development Variance Permit is discussed in the Proposed Variances section below.

The development provides two parking spaces per unit within double attached garages. There are six unenclosed visitor parking spaces provided throughout the site, including one accessible visitor space. Roughed-in infrastructure capable of providing Level 2 Electric Vehicle charging will be provided in each attached garage and at 50% of the visitor parking spaces.

Proposed Variances:

The requested variances and rationale for support are described below:

**1. Maple Ridge Zoning Bylaw No. 7600-2019, Part 6, Section 617.7.2:
To reduce the minimum setback for principal buildings in the RM-1 zone as follows:**

Principal Building Setback to:	Required	Provided
Front Lot Line (south)	6.0 metres	5.3 metres
Rear Lot Line (north)	7.5 metres	3.8 metres
Interior Side Lot Line (east)	7.5 metres	5.9 metres
Interior Side Lot Line (west)	7.5 metres	6.6 metres

The requested variances to the principal building setbacks are being supported by staff, as adequate separation is maintained between the proposed buildings and both existing and future residential uses. The townhouse blocks are arranged to provide private yards along the perimeter of the site, creating the necessary landscaped buffer between developments. These outdoor spaces are also oriented to maximize sun exposure.

The minor reduction to the front setback is being supported by staff as it is offset by a 2.3 metre road dedication that will accommodate frontage improvements, including a boulevard, street trees, and a sidewalk. The reduced rear setback is also supported, as any future development to the north is anticipated to be positioned adjacent to Lougheed Highway due to site grading constraints, street connectivity, and ensuring sufficient separation between uses.

**2. Maple Ridge Zoning Bylaw No. 7600-2019, Part 6, Section 617.8.1:
To increase the allowable building height for principal buildings in the RM-1 zone from 9.5 metres to 9.7 metres for Building Type 'C'.**

The requested variance is being supported by staff as it represents a minor increase in height and applies solely to one of the internally located buildings within the development. The minor maximum height variance is necessitated by the architectural design of the rooftop patios associated with these units. As the rooftop patio structures are not fully enclosed, they are not anticipated to result in view obstruction for adjacent properties. Accordingly, staff consider the proposed height variance to be reasonable and appropriate in this context.

**3. Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990, Part 4, Section 4.1(a)(iii)(b):
To decrease the maneuvering aisle minimum width for a parking angle of 90 degrees from 7.3 metres to 6.9 metres.**

This development application was submitted and processed prior to the adoption *Off-Street Parking and Loading Bylaw No. 7970-2023*. Therefore, based on the transition provisions it is not subject to the requirements of the current Parking Bylaw.

The proposed variance is being supported by staff as the provided maneuvering aisle allows sufficient turning radius for passenger vehicles into the townhouse units. A Fire Safety Plan and a Waste Management Plan have been provided, which demonstrate that the manoeuvring aisle design is sufficient for Fire Access and Waste Management vehicles.

A draft version Development Variance Permit is provided as Attachment H, and the plans detailing the proposed variances are provided as Attachment I.

CONCLUSION:

It is recommended that Council approve Development Variance Permit 2023-163-VP to allow for the reduced principal building setbacks, an increased building height for Building Type 'C', and a decreased maneuvering aisle width.

As the project meets the Hammond Area Development Permit Guidelines and adds 28 three-bedroom townhouse units into a well-established neighbourhood with convenient access to services and public transit, it is further recommended that Council authorize Hammond Development Permit 2023-163-DP for the proposed development.

"Erin Mark"

Prepared by: Erin Mark, Planning Technician

Attachments:

- (A) Aerial Photo
- (B) OCP and Zoning Map
- (C) Architectural Plans
- (D) Landscape Plans
- (E) Advisory Design Panel Review Resolution and Response
- (F) Development Information Meeting Summary
- (G) Draft Development Permit
- (H) Draft Development Variance Permit
- (I) Proposed Variances

Report Approval Details

Document Title:	2023-163-VP.DP, 20235. 20247 and 20265 Patterson Ave, Development Variance Permit and Development Permit.docx
Attachments:	<ul style="list-style-type: none">- Attachment A - Aerial Photo.pdf- Attachment B - OCP and Zoning Map.pdf- Attachment C - Final Architectural Plans.pdf- Attachment D - Final Landscape Plans.pdf- Attachment E - ADP Resolution and Response.pdf- Attachment F - Development Information Meeting Summary.pdf- Attachment G - Draft Development Permit.docx- Attachment H - Draft Development Variance Permit.docx- Attachment I - Proposed Variances.pdf
Final Approval Date:	Mar 10, 2026

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

Carolyn Mushata, Director of Legislative Services and Corporate Officer

Scott Hartman, Chief Administrative Officer