

2025-035-RZ, 12274,12276 and 12278 228 Street, Zone Amending Bylaw No. 8095-2026

Recommendation:

THAT Zone Amending Bylaw No. 8095-2026 be given first, second and third reading; and

THAT Staff be directed to work with the applicant to address the outstanding terms and conditions as outlined in the Staff report dated March 24, 2026, and any other as identified by Council, prior to recommending bylaw adoption.

Report Purpose and Summary Statement:

To recommend that Council consider first, second, and third readings of *Zone Amending Bylaw No. 8095-2026* to rezone 12274, 12276 and 12278 228 Street from RS-1 (Single Detached Residential) to RUR (Urban Infill Residential) to allow for the future subdivision of the property into two lots, and the construction of a fourplex on each lot.

Proposed Variances:

Maple Ridge Zoning Bylaw No. 7600-2019:

Part 6, Section 627.7.1(a): To vary the minimum Front Lot Line setback for Principal Buildings and Structures from 5.5 m to 3.0 m.

Part 6, Section 627.1(b): To vary the minimum Rear Lot Line setback for Principal Buildings and Structures from 6.0 m to 2.0 m

Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990:

Part 4.1.iii(b): To vary the minimum maneuvering aisle width from 7.3 m to 6.0 m

Strategic Alignment:

Liveable Community

Communications:

Pursuant to Section 467 of the *Local Government Act*, public notice of the first reading of the proposed bylaw was published in the local newspaper on March 20, 2026, with a subsequent publication scheduled on March 27, 2026. Notices were also mailed out to area residents within 30 metres of the subject property per *Development Approval Procedures Bylaw No. 8081-2025*.

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BACKGROUND:

Owner:	1348642 BC Ltd., Inc. No. BC1348642		
Applicant:	Mann Pacific Homes (Ramandeep Mann)		
Legal Description:	Lot 290, Section 20, Township 2 New Westminster District Plan 44873		
OCP Designation:	<i>Ground Oriented Residential</i> (Previously: <i>Single Family Residential</i>) [No change]		
Urban Area Boundary:	Yes		
Area Plan:	Town Centre Neighbourhood Plan		
OCP Major Corridor:	Yes		
Zoning:	Existing:	RS-1 (Single Detached Residential)	
	Proposed:	RUR (Urban Infill Residential)	
Surrounding Uses:	North:	Use:	Single Detached Residential
		Zone:	RS-1 (Single Detached Residential)
		Designation:	<i>Ground-Oriented Residential</i>
	South:	Use:	Single Detached Residential
		Zone:	R-3 (Single Detached (Intensive) Urban Residential)
		Designation:	<i>Ground-Oriented Residential</i>
	East:	Use:	Single Detached Residential and Park
		Zone:	RS-1 (Single Detached Residential)
		Designation:	<i>Park</i>
	West:	Use:	Single Detached Residential
		Zone:	RS-1 (Single Detached Residential)
		Designation:	<i>Ground Oriented Residential</i>
Existing Use of Property:	Single Detached Residential		
Proposed Use of Property:	Subdivision to facilitate the development of two fourplexes		

Site Area:	0.178 ha
Net Site Area after dedication:	1,306 m ²
Proposed Vehicular Access:	Lane of 122 Avenue
Servicing Requirement:	Urban Standard
Flood Plain:	No
Fraser Sewer Area:	Yes

ANALYSIS:

Site Characteristics:

The subject property is located in the Town Centre neighbourhood, on the east side of 228 Street mid-block 122 Avenue to the south and Reid Avenue to the north (Attachment A). The property currently contains two single-detached dwellings, both of which will be removed as a condition of subdivision.

The surrounding neighbourhood includes newly constructed narrow-lot infill single-detached dwellings to the south, but mostly older, established large-lot single-detached dwellings on larger lots to the east, north and south. Harry Hooge Elementary School is approximately 360 m to the east, and Eric Langton Elementary School is approximately 340 m to the southwest. Fletcher Neighbourhood Park is directly across the street from the development, and Harry Hooge Neighbourhood Park is approximately 370 m to the east.

Commercial services are available within a five-minute walk (approximately 470 m) to the south along Dewdney Trunk Road. 228 Street is designated a Shared Road Bikeway from 122 Avenue north to Fletcher Park. Transit service is available at four bus stops within 500 m to the south along Dewdney Trunk Road and 228 Street. The Haney Place Transit Exchange is also located approximately 780 m to the southwest, which is an approximately 10-minute walk from the subject property.

Project Description:

The applicant is proposing to rezone the subject property from the RS-1 (Single Detached Residential) zone to the RUR (Urban Infill Residential) zone to permit the future two lot residential subdivision (Attachment B).

The applicant proposes to build a four-unit multiplex on each of the new lots and to extend the existing north-south rear lane along the eastern edge of the property from 122 Avenue to the south (Attachment C). The proposed lots will range between 653.7 m² and 654.7 m² in area. The proposed subdivision layout is preliminary and may change prior to approval by the City's Approving Officer.

Discussion:

In accordance with provincial *Bill 44* (2023) and the *Local Government Act*, a Public Hearing is prohibited from being held for this residential rezoning application as it is consistent with the Official Community Plan. Notice of Council consideration of first reading of the Zone Amending Bylaw was published in the Maple Ridge Pitt Meadows News on March 20, 2026, and is scheduled to be published again on March 27, 2026. Notices were also mailed to neighbouring residents and occupants within 30 metres of the subject property per the requirements of *Development Approval Procedures Bylaw No. 8081-2025*.

Official Community Plan:

The subject property is designated as *Ground Oriented Residential* in the City's Official Community Plan (OCP). The property is located in the North View Precinct of the Town Centre Area Plan.

The *Ground Oriented Residential* land use designation is intended to increase housing choice and enable higher-density, ground-oriented forms. Permitted forms include single-detached dwellings with a secondary suite and/or detached garden suite, duplexes, triplexes, fourplexes, courtyard residential units, townhouses, rowhouses, and stacked townhouses.

The proposed development aligns with the City's OCP and the Town Centre Area Plan Goals and Objectives as follows:

- Principle 1: Each Neighbourhood is Complete
 - Increase density and distribute a range of uses through the Centre

- Principle 5: Housing serves many needs
 - Increase residential density and identify limits to maintain livability, while achieving high-quality built environment.

Zoning Bylaw:

The application proposes to rezone the subject property from the RS-1 (Single Detached Residential) zone to the RUR (Urban Infill Residential) zone. A summary of the applicable zoning regulations are shown in Table 1 below. The proposed development generally complies with the City's Zoning Bylaw with the exception of the requested variances, which are primarily needed due to the road dedication at the front, and the rear lane dedication.

Table 1. Zoning Bylaw Matrix

	Zone Requirements	Proposed Lot 1	Proposed Lot 2
Lot Area (min)	450.0 m ²	653.7 m ²	654.7 m ²
Lot Width (min)	12.0 m	22.1 m	22.1 m
Lot Depth (min)	24.0 m	29.5 m	29.5 m
Lot Coverage (max)	50%	44% (291.4 m ²)	44.6% (292.2 m ²)
Height (max)	9.5 m	9.5 m	9.5 m

Private Outdoor Area (min)	45.0 m ² per Dwelling Unit with 3+ bedrooms	45.5 m ² (average)	45.4 m ² (average)
Setbacks:			
Front Lot Line (min)	5.5 m	3.0 m	3.0 m
Rear Lot Line (min)	6.0 m	2.0 m	2.0 m
Interior Side Lot Line (min)	1.2 m	5.5 m	5.5 m

Off-Street Parking and Loading Bylaw:

The development was submitted under the former *Off-Street Parking and Loading Bylaw No. 4350-1990* and is therefore subject to that bylaw as per the in-stream provisions of section 1.03.2 of *Off-Street Parking and Loading Bylaw No. 7970-2023*. Under the *Bylaw No. 4350-1990*, the development is required to provide 1.5 spaces per dwelling unit, for a total of six off-street parking spaces per fourplex (i.e., 12 total). Those spaces are proposed to be provided within double-car garages for each dwelling unit.

In addition, the applicant is required to provide a minimum of one parking space per dwelling unit with roughed-in electrical infrastructure capable of supporting Level 2 electric vehicle charging.

Proposed Variances:

A Development Variance Permit application has been submitted to request the following variances:

Maple Ridge Zoning Bylaw No. 7600-2019:

Part 6, Section 627.7.1(a): To vary the minimum Front Lot Line setback for Principal Buildings and Structures from 5.5 m to 3.0 m.

Part 6, Section 627.1(b): To vary the minimum Rear Lot Line setback for Principal Buildings and Structures from 6.0 m to 2.0 m

Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990:

Part 4.1.iii(b): To vary the minimum maneuvering aisle width from 7.3 m to 6.0 m

A separate report on the proposed variances will be presented to Council for consideration should the Zone Amending Bylaw receive third reading.

Development Permit:

As the proposed fourplexes qualify as *Ground Oriented Residential* under the OCP, a Town Centre Development Permit is required. A future report will be presented to Council for consideration to address the project’s compliance with the applicable Development Permit guidelines.

Community Amenity Contributions:

In accordance with Council Policy 6.31 Community Amenity Contribution Program, the payment of Community Amenity Contributions (CACs) applies to residential development and used in support of amenities such as civic facilities, public art, acquisition of civic land, etc.

For a fourplex on a single lot where only one building is proposed, the first dwelling unit is exempt from CACs. The applicable CAC rate of \$7,400.00 per unit applies to each of the remaining units. As a result, the applicant has agreed to provide a voluntary CAC totalling \$44,400.00 (i.e., \$7,400.00 × 6 units).

Tree Management:

An Arborist Report prepared by Klimo & Associates, dated February 26, 2025, has been submitted. The report assesses nine trees: four located on the subject properties and five located off-site.

The applicant proposes to remove four on-site trees that conflict with the proposed development and retain five off-site trees. In accordance with the City's Tree Protection Bylaw, the removal of four trees will require the replacement of seven trees. The applicant is proposing eight replacement trees on-site, consistent with the submitted landscape plan (Attachment D).

A tree cutting permit will be required as part of the subdivision application.

Development Information Meeting:

The Director of Planning and Building waived the requirement for a Development Information Meeting for this application in accordance with Council Policy 6.20, for the following reasons:

- The proposal is consistent with the OCP and Zoning Bylaw;
- The proposal is consistent with the established neighbourhood context; and
- A development sign was installed on the site March 21, 2025, which was considered an adequate form of public notification.

Conditions to be Met Prior to Adoption:

Staff have advised the applicant that adoption of the Zone Amending Bylaw will not be recommended unless the following conditions, and any others that Council identifies, are met:

1. Registration and/or filing of the following legal documents:
 - a. Subdivision plan for road dedication and laneway dedication to meet the design criteria of *the Subdivision and Development Bylaw No. 4800-1993*;
 - b. Restrictive covenant for geotechnical report and flood hazard report;
 - c. Restrictive covenant for the stormwater management plan;
 - d. Statutory right-of-way plan for a vehicle turnaround;
 - e. Restrictive covenant for the rezoning servicing agreement, and receipt of the security deposit in accordance with the Agreement. The following servicing upgrades will be required through the Agreement:

- i. Utility Servicing as required to meet the design criteria of the *Subdivision and Development Bylaw No 4800-1993*; and
 - ii. Frontage upgrades to the applicable road standard;
2. If the Director of Waste Management, Ministry of Environment and Parks 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 property;
3. In addition to the Ministry of Environment and Parks 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 property. If evidence is identified, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site; and
4. A voluntary contribution, in the amount of \$44,400.00 (i.e., \$7,400.00 per unit), or such rate applicable at third reading of this application, be provided in keeping with the Council Policy 6.31 with regard to Community Amenity Contributions.

EXTERNAL REFERRALS:

School District No. 42:

This application was referred to the School District No. 42 on January 26, 2026, however, a response was not received prior to Committee of the Whole consideration. The proposed subdivision may affect the student population for the catchment areas currently served by Harry Hooe Elementary School and Thomas Haney Secondary School. Any response received from the School District will be brought forward for Council consideration prior to or at the time of bylaw adoption.

CONCLUSION:

It is recommended that *Zone Amending Bylaw No. 8095-2026* (Attachment E) be given first, second, and third reading to rezone the subject property from RS-1 (Single Detached Residential) to RUR (Urban Infill Residential) to facilitate a two lot subdivision and the construction of a fourplex on each lot.

“Nicolas Wilding”

Prepared by: Nicolas Wilding, Planner 1

Attachments:

- (A) Location Map
- (B) OCP and Zoning Map
- (C) Preliminary Development Plan
- (D) Landscape Plan
- (E) *Zoning Amending Bylaw No. 8095-2026*

Report Approval Details

Document Title:	2025-035-RZ, 12274, 12276, and 12278 228 Street, RS-1 to RUR.docx
Attachments:	<ul style="list-style-type: none">- Attachment A - Location Map.pdf- Attachment B - OCP and Zoning Map.pdf- Attachment C - Preliminary Development Plan.pdf- Attachment D - Landscape Plan.pdf- Attachment E - Zoning Bylaw Amendment No. 8095-2026.docx
Final Approval Date:	Mar 9, 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