

**2021-281-RZ, 22936, 22944, 22952, 22964, and 22974 Dewdney
Trunk Road, Final Reading
Official Community Plan Amending Bylaw No. 7865-2022
Zone Amending Bylaw No. 7766-2021**

Recommendation:

THAT *Official Community Plan Amending Bylaw No. 7865-2022* be adopted.

THAT *Zone Amending Bylaw No. 7766-2021* be adopted.

THAT *Housing Agreement Bylaw No. 7992-2024* be adopted.

**Report Purpose and
Summary Statement:**

To recommend adoption of *Official Community Plan Amending Bylaw No. 7865-2022*, *Zone Amending Bylaw No. 7766-2021* and *Housing Agreement Bylaw No. 7992-2024* for the properties located at 22936, 22944, 22952, 22964, and 22974 Dewdney Trunk Road associated with a proposal to permit the construction of a 6-storey residential apartment building with 178 dwelling units on the lands.

Previous Council Action:

Official Community Plan Bylaw:

First and Second Reading – July 26, 2022

Public Hearing – October 18, 2022

Third Reading – October 25, 2022

Zoning Bylaw:

First Reading – July 21, 2021

Second Reading – July 26, 2022

Public Hearing – October 18, 2022

Third Reading – October 25, 2022

Housing Agreement Bylaw:

First, Second and Third Reading – March 12, 2024

Strategic Alignment:

Liveable Community

**Applicable Legislation/
Bylaw/Policy:**

Housing Targets, Liveable Community

To: Mayor and Council

File number: 2021-281-RZ

DISCUSSION:

Background:

Council considered the proposed Official Community Plan amendment and rezoning at a Public Hearing held on October 18, 2022. On October 25, 2022, Council granted third reading to *Official Community Plan Amending Bylaw No. 7865-2022* and *Zone Amending Bylaw No. 7766-2021*, stipulating that the conditions listed below be addressed prior to the consideration of adoption. *Housing Agreement Bylaw No. 7992-2024* received first, second, and third readings by Council on March 12, 2024, to conform to Council Policy 6.31 regarding Community Amenity Contributions and address condition number ten (x) listed below. Development Variance Permit 2021-281-VP and Development Permit 2021-281-DP are associated with these applications for the subject properties to permit the construction of a 6-storey residential apartment building with 178 dwelling units.

- i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of security, as outlined in the Agreement;**
Staff comment: A Rezoning Servicing Agreement and securities have been received with a Letter of Undertaking to register the restrictive covenant at the Land Title Office.
- ii) Amendment to Official Community Plan Section 3-20(c), Schedule "A";**
Staff comment: This condition will be satisfied by the adoption of the Official Community Plan Amending Bylaw No.7865-2022.
- iii) Road dedication for the lane as required;**
Staff comment: The subdivision plan, which includes a road dedication requirement along Dewdney Trunk Road and the lane as a lot to be transferred to the City through a transfer at the Land Title Office, is being registered by way of a Letter of Undertaking.
- iv) Consolidation of the subject properties;**
Staff comment: The subdivision plan consolidates the subject properties and is being registered by way of a Letter of Undertaking.
- v) Registration of a Statutory Right-of-Way plan and agreement for north-south interim lane access over 22936 Dewdney Trunk Road;**
Staff comment: This legal document is being registered by way of a Letter of Undertaking.
- vi) Registration of a Restrictive Covenant for protecting the Visitor Parking;**
Staff comment: This legal document is being registered by way of a Letter of Undertaking.

- vii) **Registration of a Restrictive Covenant for Stormwater Management;**
Staff comment: This legal document is being registered by way of a Letter of Undertaking.
- viii) **Removal of existing buildings;**
Staff comment: The existing buildings on the properties have been removed.
- ix) **In addition to the Ministry of Environment 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 properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.**
Staff comment: Site Profiles have been received for each of the subject properties. Disclosure statements by Professional Engineers advising that there is no evidence of underground fuel storage tanks on the subject properties have also been received by the City.
- x) **That a voluntary contribution, in the amount of \$765,400.00 (\$4,300.00 x units), be provided in keeping with Council Policy 6.31 with regard to Community Amenity Contributions.**
Staff comment: In keeping with Council Policy 6.31, the Applicant has elected to provide all housing units as rental housing for thirty years secured through the housing agreement Bylaw No. 7992-2024 and no monetary contribution is provided.
- xi) **That a voluntary contribution, in the amount of \$446,065.00 based on a rate of \$161.46 per square metre (\$15.00 per square foot) for the additional density being sought, in accordance with the proposed RM-2 zone in Zoning Bylaw No. 7600-2019.**
Staff comment: A reduction of 114.28 m² of additional bonus density is being sought in accordance with the RM-2 zone in Zoning Bylaw No. 7600-2019. The applicable voluntary contribution has decreased from \$ 446,065.00 to \$427,619.12. This voluntary contribution has been committed to the City by way of a Letter of Undertaking.
- xii) **That voluntary contribution of \$288,000.00 based on a rate of \$8,000.00 per space, be received in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350 - 1990 as cash-in-lieu for 36 off-street parking spaces provided for residential use, respecting the properties located at 22936, 22944, 22952, 22964 and 22974 Dewdney Trunk Road.**
Staff comment: On January 11, 2022, the Maple Ridge Off-Street Parking and Loading Bylaw No. 4350 – 1990 amendment was adopted to increase the payment-in-lieu of parking fee from \$8,000.00 to \$20,000.00 per stall. The adopted bylaw does not include any provisions pertaining to in-stream applications, as such the current rate set out in the Bylaw would technically apply.

In the initial proposal, which received the first reading before the adoption of the current parking payment-in-lieu rate, a reduction of 36 parking stalls was proposed. Due to recent technical revisions to the development proposal, an additional five stalls are proposed to be removed, which brings the current parking space deficiency to 41 spaces. The applicant is proposing to pay a total of \$388,000.00 in exchange for a variance to reduce the parking requirements by 41 parking stalls. This amount has been calculated based on a rate of \$8,000.00/parking space for the initial 36 stalls under the former bylaw's parking payment-in-lieu fee, and \$20,000.00/parking space for the additional five stalls that came later under the current parking payment-in-lieu fees. If the applicant is required pay a payment-in-lieu at the current rate in the bylaw, the contribution would be \$820,000.00.

Since there is no legacy clause for in-stream protection in the City's Off-Street Parking and Loading bylaw, a variance is required to allow for a reduction in parking that does not correspond with the payment-in-lieu requirements outlined in the Bylaw. Since the developer is requesting a reduced rate as an in-stream application, they have offered to make a voluntary contribution of \$388,000 for the requested parking variance. Staff are recommending that the voluntary contribution be allocated towards Council's strategic priorities on active transportation, instead of into the Maple Ridge Off-Street Parking and Loading Spaces Reserve Fund where payment-in-lieu funds are typically forwarded. The related staff report on the Development Variance Permit and Development permit associated with this development proposal (2021-281-VP/DP) provides further information regarding the parking variance for Council's consideration.

- xiii) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development.**
Staff comment: This Geotechnical Covenant and a Slope Protection Covenant are being registered by way of a Letter of Undertaking.

CONCLUSION:

As the applicant has met Council's conditions, it is recommended that final reading be given to *Official Community Plan Amending Bylaw No. 7865-2022, Zone Amending Bylaw No. 7766-2021 and Housing Agreement Bylaw No. 7992-2024.*

"Bram Van Der Heijden"

Prepared by: Bram Van Der Heijden

Attachments:

- (A) Location Map
- (B) *Official Community Plan Amending Bylaw No. 7865-2022*
- (C) *Zone Amending Bylaw No. 7766-2021*
- (D) *Housing Agreement Bylaw No. 7992-2024*

Report Approval Details

Document Title:	2021-281-RZ, 22936 - 22974 Dewdney Trunk Rd., Final Reading.docx
Attachments:	- Attachment A - Location Map.pdf - Attachment B - OCP Amending Bylaw No. 7865-2022.docx - Attachment C - Zone Amending Bylaw No. 7766-2021.pdf - Attachment D - Housing Agreement Bylaw No. 7992-2024.docx
Final Approval Date:	Feb 27, 2025

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

Hasib Nadvi, Associate Director of Building, Development and Planning

James Stiver, Director of Building, Development and Planning

Carolyn Mushata, Director of Legislative Services and Corporate Officer

Scott Hartman, Chief Administrative Officer