

2023-163-RZ, 20235, 20247 and 20265 Patterson Avenue, RS-1 to RM-1 Second Reading Zone Amending Bylaw No. 7946-2023

Recommendation:

THAT *Zone Amending Bylaw No. 7946-2023* be given second reading and forwarded to Public Hearing; and

THAT staff be directed to work with the applicant to address the outstanding terms and conditions as outlined in the Staff report dated February 4, 2025, and any other as identified by Council, prior to recommending bylaw adoption.

Report Purpose and Summary Statement:

Council consideration of second reading to rezone 20235, 20247 and 20265 Patterson Avenue from RS-1 (Single Detached Residential) to RM-1 (Low Density Townhouse Residential) to allow the future development of 28 townhouse units.

Previous Council Action:

First Reading – July 25, 2023

Proposed Variances:

- Increase the building height of Building Type C to accommodate the staircases to rooftop patio areas
- Reductions to building setbacks along all property lines

Strategic Alignment:

Liveable Community

To: Mayor and Council

File number: 2023-163-RZ

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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:			
	Existing:	<i>Low Density Multi-Family</i>	
	Proposed:	<i>Low Density Multi-Family</i> [no change]	
Within Urban Area	Yes		
Boundary:			
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>Commercial</i>
	South:	Use:	Single Detached Residential/ Future Apartment Residential
		Zone:	RS-1 (Single Detached Residential)/ RM-2 (Medium Density Apartment Residential)
		Designation:	<i>Low Density Multi-Family/ Medium Density Multi-Family</i>
	East:	Use:	Single Detached Residential
		Zone:	RS-1 (Single Detached Residential)
		Designation:	<i>Medium Density Multi-Family</i>
	West:	Use:	Single Detached Residential
		Zone:	RS-1 (Single Detached Residential)
		Designation:	<i>Low Density Multi-Family</i>
Existing Use of Property:	Single Detached Residential		
Proposed Use of Property:	Townhouse Residential		

Site Area:	0.56 ha (1.38 ac)
Net Site Area after dedication:	0.53 ha (1.31 ac)
Proposed Vehicular Access:	Patterson Avenue
Servicing Requirement:	Urban Standard
Flood Plain:	No
Fraser Sewer Area:	Yes

INTRODUCTION:

Site Characteristics:

The three properties subject to this zone amending application are located in West Maple Ridge within the Hammond neighbourhood, and are relatively flat and slope upward from west to east. Currently, each property has a single detached residential dwelling (Attachment A). Together the properties create a 0.56 ha (1.38 ac) development site that is currently surrounded by single detached residential dwellings on the east, south, and west, and a large 2.3 ha (5.7 ac) commercial parcel to the north. The parcel located to the north is currently used for a Burger King restaurant, however that parcel is largely vacant.

The development site is located near a high activity area along 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. Patterson Avenue is in transition towards a higher density use. A Development Permit has been issued for an 88-unit, four-storey apartment building at 20282 Patterson Avenue, which is just south east of the subject properties at the corner of Patterson Avenue and 203 Street. The western half of Patterson Avenue has been recently designated as a Transit Oriented Area (TOA) by provincial housing legislation (Bill 47) due to the proximity to the Maple Meadows West Coast Express Station. Under the new legislation a TOA designation allows a higher density and building height and no residential parking requirements (Attachment B).

Project Description:

The application proposes to rezone the subject properties from RS-1 to RM-1 to allow the future construction of 28 three-storey townhome units. The site design includes three variations of a three-bedroom townhouse unit:

- 12 units fronting Patterson Avenue with private front yards/entrance and rear entrance garages from the internal lane;
- 12 units with front doors and garages from the internal lanes and private rear yards on grade; and
- 4 units with front doors and garages from the internal lanes and private outdoor amenity areas provided on rooftop patios.

All townhouse units provide double car garages on the ground floor, living areas on the second floor, and three bedrooms on the upper floor. The development has been designed around a centrally-located programmed Outdoor Amenity Area that provides a space for residents to gather, which features a toddler play area, seating and bike parking.

PLANNING ANALYSIS:

Background:

Pursuant to Section 464 of the *Local Government Act*, a Public Hearing must be held for the subject application to allow the public the opportunity to comment on the proposed bylaw and the development. The Bill 44 exemption that prohibits public hearings for residential developments, which are consistent with the Official Community Plan (OCP), does not apply to rezoning applications that received first reading before November 30, 2023 (i.e., the date that Bill 44 came into effect). Council granted first reading for the subject rezoning application on July 25, 2023, and therefore this application does not qualify for the public hearing exemption.

Official Community Plan:

The development site is located within the Hammond Area Plan within the North Hammond precinct and is currently designated *Low Density Multi-Family* (Attachment C). The *Low Density Multi-Family* designation supports the proposed townhouse development under the proposed RM-1 zone, therefore this application does not require an OCP amendment.

The current *Low Density Multi-Family* designation permits a fourplex, courtyard or townhouse form of development, and encourages an increase in density and expanding residential form.

The Hammond Area Plan Key Guideline Concepts and how the development proposal (Attachments D and E) meets those guidelines are summarized below:

1. Street and Block Pattern

The proposed increase to the residential density in this area provides a complimentary housing style to the existing, proposed and anticipated higher density forms on Patterson Avenue. A new sidewalk, ornamental street lighting and street trees that are being proposed in front of the development site will improve the overall pedestrian connection to 203 Street and beyond.

2. Typical Lot Size and Layout

The proposed townhouses along Patterson Avenue are ground-oriented and street fronting. They are limited to four-unit blocks to break up the massing along the street frontage. The proposed height of the buildings along Patterson Avenue is 9.5 m which is consistent with permissible building heights in urban infill single detached zones.

3. Greenspace and Landscaping

A comprehensive landscaping plan includes 47 new trees being planted on-site in addition to the street trees along Patterson Avenue. 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. The patios and some paving in the drive aisles are permeable to better accommodate water management and runoff on the site.

4. Housing and Heritage Features

Townhouse units along Patterson Avenue are street facing and feature a front yard connecting to the street. Access to the units and off-street parking is provided by a single access off of Patterson Avenue. Exterior finishes include articulated lighting, horizontal wood articulation and bump-outs on the side façade to enhance the architectural distinction of the heritage materials and enhance the overall visual appeal.

Development Permits:

Pursuant to Section 8.13 of the OCP, a Hammond Development Permit is required for properties designated *Low Density Multi-Family* to ensure that the proposed development maintains the unique character within each precinct, supports high quality design, and improves connectivity and pedestrian safety within the neighbourhood. The applicant has submitted a Development Permit application complete with a Hammond Development Area Plan Guidelines Checklist. The Hammond Area Development Permit addressing the form and character of the development will be the subject of a future report to Council for consideration.

Zoning Bylaw:

Zone Amending Bylaw No. 7946-2023 (Attachment F) proposes to rezone the subject properties from RS-1 to RM-1. The proposed development is required to meet the requirements of the City's Zoning Bylaw including the regulations pertaining to the proposed RM-1 zone. The development site exceeds the minimum lot area and dimension requirements for the RM-1 zone and is approximately 0.56 ha (1.38 ac) in area, 105.6 m in width and 52.9 m in depth before road dedication.

The maximum density permitted in the RM-1 zone is 0.60 FSR (Floor Space Ratio) and this proposal is slightly below that at 0.59 FSR. A maximum building height of 9.5 m is permitted and is being met in all buildings except the four-plex building (Building Type C) which proposes a building height variance to accommodate the stair towers to access the rooftop patios.

Common Open Area, Outdoor Amenity and Private Outdoor Area requirements have all been met with each unit featuring a private outdoor area and a central common amenity area. 42% of the development site will be landscaped with a permeable surface, which meets the Zoning Bylaw requirement.

Off-Street Parking and Loading Bylaw:

The provided parking meets the requirements of the *Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990* and the Zoning Bylaw. Each townhouse unit features a double garage which has been designed to provide a storage area, bike parking and garbage/recycling container storage.

Six visitor parking stalls, including one accessible sized stall, have been provided on-site. Current electric vehicle (EV) Charging requirements include a minimum of one space per townhouse unit and 50% of visitor spaces be provided with roughed-in infrastructure capable of Level 2 charging.

Environmental Considerations:

The subject properties do not have any site conditions which require an Environmental Development Permit. Although none of the existing trees on the development site will be retained due to building envelope and servicing requirements, there are 47 new trees are included in the proposed landscaping design. As per the City's Tree Bylaw, healthy significant trees greater than 50 DBH that are not retained on the site will require replacement trees to meet the City's Tree Canopy Targets or cash-in-lieu compensation for each tree that is not retained.

Proposed Variances:

A Development Variance Permit application has been received for this project and involves the following proposed relaxations:

1. Maple Ridge Zoning Bylaw No. 7600-2019 (Part 6, Section 617.8)

To increase the allowable building height for principal buildings in the RM-1 zone from 9.5 m to 9.75 m for Proposed Building Type C.

2. Maple Ridge Zoning Bylaw No. 7600-2019 (Part 6, Section 617.7.2)

To vary the minimum setback for principal buildings as follows:

- a. Reduce the front lot line setback from 6.0 m to 5.3 m;
- b. Reduce the rear lot line setback from 7.5 m to 3.8 m;
- c. Reduce the interior side lot line setback (east) from 7.5 m to 6.2 m; and
- d. Reduce the interior side lot line setback (west) from 7.5 m to 7.1 m.

The proposed building height variance to Building C is being supported by staff to allow the internal access stairs to the private rooftop patio areas. The proposed setback variances are also supported by staff to allow a site layout that provides double car garages for each unit, sizeable yard space for units, and a sufficient setback to neighbouring properties. The requested variances will be the subject of a future Council report for consideration.

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 of the meeting 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 main comments and discussions with the attendees at the DIM was provided by the developer and is provided as Attachment G.

The notification requirements for the DIM included a mail-out to neighbouring properties, newspaper advertisements in two editions of the Maple Ridge-Pitt Meadows News (November 29 and December 6, 2024) and notice on the development sign posted at the development site. Due to the postal strike the mailed notifications of the meeting, which were mailed to nearby property owners and occupants, were delayed in receipt until 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 their control. Contact information for the developer

and the Planning Department was included in the notification and at the time of report writing no additional communication has been received by City staff since the DIM.

Advisory Design Panel:

This application was presented to the Advisory Design Panel (ADP) on November 20, 2024. The application was positively received by the ADP, and a minor clarification regarding landscaping materials was provided to address the ADP comments. The ADP's resolution and comments with the corresponding response from the applicant are attached (Attachment H). Staff are satisfied with the response to the ADP recommendations.

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 identify, are met:

1. Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the security, as outlined in the Agreement;

The following servicing upgrades will be required through the Rezoning Servicing Agreement:

- Road dedication as required to meet the design criteria of the *Subdivision and Development Bylaw No. 4800-1993*.
 - Utility servicing as required to meet the design criteria of the *Subdivision and Development Bylaw No. 4800-1993*.
 - Frontage upgrades to the applicable road standard.
2. Approval from the Ministry of Transportation and Transit;
 3. Road dedication on Patterson Avenue, as required;
 4. Consolidation of the subject properties;
 5. Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;
 6. Registration of a Restrictive Covenant for Stormwater Management;
 7. A disclosure statement must be submitted by a Professional Engineer advising whether there are any existing septic fields on the properties. If so, the septic fields must be removed according to Ministry of Health standards;
 8. 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; and
 9. That a voluntary contribution, in the amount of \$207,200 (\$7,400/unit x 28 units), 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.

Internal/ External Referrals:

School District No. 42:

This application was referred to School District No. 42 and their referral response received on November 21, 2024, indicates that the catchment schools, Hammond Elementary and Westview Secondary are at 99% and 63% utilization respectively (Attachment I).

Ministry of Transportation and Transit:

As the subject properties are located within 800 m of Lougheed Highway, a referral has been sent to the Ministry of Transportation and Transit (formerly the Ministry of Transportation and Infrastructure). The Ministry has granted preliminary approval of the Zone Amending Bylaw; Ministry approval is required prior to the adoption of the proposed Bylaw.

CONCLUSION:

The proposed development will add 28 family-sized townhouse units into a well-established area of the community with access to services, transportation routes, and public transit. The proposed rezoning to the RM-1 zone is supported by the current OCP designation. It is therefore recommended that second reading be given to *Zone Amending Bylaw No. 7946-2023* and that application 2023-163-RZ be forwarded to a Public Hearing.

"Erin Mark"

Prepared by: Erin Mark, Planning Technician

Attachments:

- (A) Ortho Map
- (B) Transit Oriented Area Map
- (C) OCP Map
- (D) Architectural Plans
- (E) Landscape Plans
- (F) *Zone Amending Bylaw No. 7946-2023*
- (G) Development Information Meeting (DIM) Comments
- (H) Advisory Design Panel Review and Response
- (I) School District No. 42 Referral Response

Report Approval Details

Document Title:	2023-163-RZ, 20235, 20247 and 20265 Patterson Ave, RS-1 to RM-1.docx
Attachments:	<ul style="list-style-type: none">- Attachment A - Ortho Map.pdf- Attachment B - Maple Meadows Transit Oriented Area Map.pdf- Attachment C - OCP Map.pdf- Attachment D - Architectural Plans.pdf- Attachment E - Landscape Plans.pdf- Attachment F - Zone Amending Bylaw 7946-2023.pdf- Attachment G - DIM Summary Patterson (Redacted).pdf- Attachment H - ADP Resolution and Response.pdf- Attachment I - SD42 Referral Response.pdf
Final Approval Date:	Jan 29, 2025

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

Alyssa Lillyman, Administrative Assistant

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