

**2021-107-RZ, 20886 River Road**  
***Zone Amending Bylaw No. 7718-2021***

**Recommendations:**

**THAT *Zone Amending Bylaw No. 7718-2021* be given second reading and forwarded to Public Hearing.**

**THAT staff be directed to work with the applicant to address the outstanding terms and conditions outlined in the Staff report dated May 6, 2025, and any others identified by Council, prior to recommending bylaw adoption.**

**Report Purpose and  
Summary Statement:**

To recommend that Council consider second reading of *Zone Amending Bylaw No. 7718-2021* to rezone the subject property from RS-1 (Single Detached Residential) to R-1 (Single Detached (Low Density) Urban Residential) and RT-1 (Two-Unit (Duplex) Urban Residential) to allow a future subdivision into eight R-1 lots and one RT-1 lot, and that Council call a Public Hearing on the proposal.

**Previous Council Action:**

Rezoning Application

First Reading – June 22, 2021

**Proposed Variances:**

Minimum Lot Depth Variance; and  
Minimum Building Envelope Dimensions Variance

**Strategic Alignment:**

Liveable Community

**To:** Mayor and Council

**File number:** 2021-107-RZ

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***Zone Amending Bylaw No. 7718-2021***

**BACKGROUND:**

Applicant: Don Bowins  
Property Owner: 1270296 B.C. Ltd.

Legal Description: Lot 8 Except: Part Subdivided by Plan 40699 District Lot 277  
Group 1 New Westminster District Plan 19225

OCP Designation:  
Existing: *Urban Residential*  
Proposed: *Urban Residential* [no change]

Within Urban Area Boundary: Yes  
Area Plan: Not Applicable  
OCP Major Corridor: Yes

Zoning:  
Existing: RS-1 (Single Detached Residential)  
Proposed: R-1 (Single Detached (Low Density) Urban Residential);  
RT-1 (Two-Unit (Duplex) Urban Residential)

Surrounding Uses:

North:	Use:	Single Detached Residential
	Zone:	RS-1 (Single Detached Residential)
	Designation:	<i>Urban Residential</i>
South:	Use:	Golf Course
	Zone:	P-6 (Civic)
	Designation:	<i>Parks &amp; Open Space</i>
East:	Use:	Single Detached Residential
	Zone:	RS-1 (Single Detached Residential)
	Designation:	<i>Urban Residential</i>
West:	Use:	School;
		Single Detached Residential
	Zone:	P-1 (Park and School);
		R-1 (Single Detached (Low Density) Urban Residential)

Designation: *Institutional;*  
*Urban Residential*

Use of Property:

Existing: [Vacant Land]  
Proposed: Single Detached Residential;  
Two-Unit (Duplex) Residential

Site Area:

Existing: 5,480.0 m<sup>2</sup>  
Proposed: 4,705.0 m<sup>2</sup>

Proposed Vehicular Access: 209 Street (for R-1 lots);  
River Road (for RT-1 lot)

Servicing Requirement: Urban Standard

Fraser Sewer Area: Yes

Flood Plain: No

## **ANALYSIS:**

### **Site Characteristics:**

The subject property is located on River Road and has a gross site area of 5,480 m<sup>2</sup> (Attachments A, B, and C). The site has several trees and is generally flat. The site is bound by a school and single detached residences to the west, a golf course to the south, and single detached residences and 209 Street to the east. To the north is River Road, with single detached residences across the road.

### **Project Description:**

The development involves a proposed subdivision creating eight R-1 (Single Detached (Low Density) Urban Residential) lots fronting 209 Street and one RT-1 (Two-Unit (Duplex) Urban Residential) lot fronting River Road. Vehicular access would be from 209 Street and River Road as applicable.

The proposed development includes road dedication for River Road, 209 Street, and Golf Lane. It also includes 49.0 m<sup>2</sup> of park dedication to the south of Golf Lane. After the road and park dedications, the proposed site area is 4,705.0 m<sup>2</sup>.

### **Official Community Plan:**

The subject property is currently designated *Urban Residential*. The *Urban Residential* designation supports the proposed R-1 and RT-1 zoned lots.

## Zoning Bylaw:

The application proposes to rezone the subject property from RS-1 (Single Detached Residential) to R-1 (Single Detached (Low Density) Urban Residential) and RT-1 (Two-Unit (Duplex) Urban Residential) (Attachment D) to allow a future subdivision into eight R-1 lots and one RT-1 lot (Attachment E).

The R-1 zone requires a minimum lot area of 371.0 m<sup>2</sup>, a minimum lot width of 12.0 m (or 13.5 m for a lot on a street corner), and a minimum lot depth of 24.0 m. The proposed R-1 lots are generally compliant, but a minimum lot depth variance and a minimum building envelope dimensions variance are required for proposed Lot 6.

The RT-1 zone requires a minimum lot area of 750.0 m<sup>2</sup>, a minimum lot width of 20.0 m, and a minimum lot depth of 27.0 m. The proposed RT-1 lot is compliant.

## Proposed Variances:

The Development Variance Permit application involves the variances summarized in Table 1. The variances would be the subject of a future Development Variance Permit report for Council's consideration should the zone amending bylaw receive third reading.

**Table 1. Proposed Variances**

Minimum Lot Depth Variance	
<b>Variance 1</b> <i>Zoning Bylaw No. 7600-2019, Part 6, Section 601.4 (1)(c)</i> <ul style="list-style-type: none"><li>To vary the minimum lot depth for proposed Lot 6 from 24.0 m to 23.5 m.</li></ul>	<b>Staff Comment</b> The reduced minimum lot depth is being supported because: <ul style="list-style-type: none"><li>It is a minor variance that would accommodate proposed Lot 6, which otherwise meets the minimum lot area and minimum lot width requirements for the R-1 zone.</li><li>The variance is required due to the irregular shape of the lot which includes a rear lot line that tapers toward the east.</li></ul>
Minimum Building Envelope Dimensions Variance	
<b>Variance 2</b> <i>Zoning Bylaw No. 7600-2019, Part 4, Section 407.1 (1)(a)(i)</i> <ul style="list-style-type: none"><li>To vary the minimum building envelope dimensions for proposed Lot 6 from 8.0 m by 12.0 m to 8.0 m by 11.8 m.</li></ul>	<b>Staff Comment</b> The reduced minimum building envelope dimensions are being supported because: <ul style="list-style-type: none"><li>It is a minor variance that would accommodate proposed Lot 6. The proposed minimum building envelope width is 8.0 m, so the variance is only to reduce the proposed minimum building envelope depth from 12.0 m to 11.8 m.</li><li>The variance is required due to the irregular shape of the lot which includes a rear lot line that tapers toward the east.</li></ul>

## Development Information Meeting:

In accordance with Council Policy 6.20, a Development Information Meeting (DIM) hosted by the applicant was held at Maple Ridge Elementary School on November 20, 2023. Nine people attended the meeting.

The notification requirements for the DIM included a mail-out, newspaper advertisements, and notice on the development signs posted on the property, all of which provided information on the development and the applicant's contact information.

A summary of the main comments and discussions with the attendees at the DIM was provided by the applicant (Attachment F). Some key points are highlighted below:

- Through Traffic: Some concerns were expressed regarding through traffic if Golf Lane is extended to 209 Street, especially considering through traffic seeking to avoid the intersection of 207 Street and River Road and/or Maple Ridge Elementary. There were suggestions that through traffic be restricted using removable bollards for emergency access.
- Density and Parking: Some concerns were expressed regarding density and parking in the area, especially considering the potential for secondary suites. There were suggestions to support fewer lots.
- Form and Character: Some concerns were expressed regarding the unknown form and character of the future residences. There were suggestions that the developer impose a general scheme of development and restrict the form and character of the future residences.

The following points are provided in response to the concerns raised by the public:

- Through Traffic: Staff from the Engineering department note that Golf Lane's extension to 209 Street has been planned since the mid-1990s to allow for redundancy in the road network, which is especially important for emergency access, and improve circulation. Restricting vehicular through traffic would diminish the usefulness of Golf Lane for emergency access.
- Density: The proposed zones are consistent with the Official Community Plan. The proposed lot areas are consistent with the minimum lot areas in the proposed zones in the Zoning Bylaw. In alignment with the Province's housing legislation that encourages Small-Scale Multi-Unit Housing, the R-1 and RT-1 zones have a principal/accessory Urban Infill Residential use which allows for up to 4 dwelling units (including a secondary suite) on each lot, subject to meeting relevant requirements. Council could consider requiring a higher minimum lot size, considering the potential for additional units.
- Parking: The *Maple Ridge Off-Street Parking and Loading Bylaw No. 4350 - 1990* requires 2 off-street parking spaces per dwelling unit, except for 1.5 spaces per dwelling unit for two-unit / triplex / fourplex / courtyard residential and 1 space per secondary suite. Based on the layout, each lot is anticipated to have 4 off-street parking spaces: 2 spaces in a garage and 2 spaces in the intervening space between the garage(s) and the road. There would also be some on-street parking spaces.

- Form and Character: The developer has voluntarily committed to imposing a Statutory Building Scheme that would limit proposed Lots 1 to 8 to a single detached residence on each lot and proposed Lot 9 to a two-unit (duplex) with form and character considerations to ensure that the future residences blend in with the surrounding neighbourhood.

### **Parkland Requirement:**

As there are more than three additional lots proposed to be created, the developer will be required to comply with the park dedication requirements of Section 510 of the *Local Government Act* prior to subdivision approval.

For the proposed development, there is less than 5% suitable land for park dedication on the subject property and it is therefore recommended that Council require the developer to pay to the City an amount that equals the market value of 4.2% of the land required for parkland purposes (i.e., 5% minus the 0.8% being provided as park dedication). The amount payable to the City in lieu of park dedication must be derived from an independent appraisal completed at the developer's expense. Council consideration of the cash-in-lieu amount will be the subject of a future Council report.

### **Conditions to be Met Prior to Adoption:**

Staff have advised the applicant that the adoption of *Zone Amending Bylaw No. 7718-2021* will not be recommended by staff until the following conditions, and any others that Council identifies, are met:

1. Registration of the following:
  - 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 *Subdivision and Development Servicing Bylaw No. 4800-1993*.
    - Utility servicing as required to meet the design criteria of *Subdivision and Development Servicing Bylaw No. 4800-1993*.
    - Frontage upgrades to the applicable road standard.
  - b) Restrictive Covenant for Stormwater Management; and
  - c) Restrictive Covenant for a Geotechnical Report, which addresses the suitability of the subject property for the proposed development.
2. Approval from the Ministry of Transportation and Transit;
3. Road dedication for River Road, 209 Street, and Golf Lane, as required;
4. Park dedication, as required, and removal of all debris and garbage from the parkland;

5. If the Director of Waste Management from the Ministry of Environment and Parks determines that a site investigation is required based on the submitted Site Disclosure Statement, a rezoning, Development Permit, or Development Variance Permit cannot be approved until a release is obtained for the subject property.
6. 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 property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.
7. That a voluntary contribution, in the amount of \$82,800.00 (i.e., \$9,200.00 per lot), or such rate applicable at third reading of this application, be provided in keeping with Council Policy 6.31 Community Amenity Contributions.

## **EXTERNAL REFERRALS:**

### **School District No. 42:**

Referral comments from School District No. 42, dated April 23, 2025, are attached (Attachment G) and include the following main points:

- The proposed application would affect the student population for the catchment areas currently served by Maple Ridge Elementary and Westview Secondary School.
- Maple Ridge Elementary has an operating capacity of 471 students. For the 2023-2024 school year, the student enrolment at Maple Ridge Elementary was 455 students (97% utilization) including 149 students from out-of-catchment.
- Westview Secondary has an operating capacity of 1,200 students. For the 2023-2024 school year, the student enrolment at Westview Secondary was 759 students (63% utilization) including 144 students from out-of-catchment.
- French Immersion for elementary school is offered at Maple Ridge Elementary. For Late French Immersion (Grades 6 to 7), students will attend Golden Ears Elementary. Secondary French Immersion is available at Pitt Meadows Secondary.
- Based on the density estimates for the various land uses at build out, for 8 single lots and 1 two-unit duplex lot, the estimated number of school-age residents is 5.

### **Ministry of Transportation and Transit:**

As the subject property is located within 800 m of Lougheed Highway, a referral has been sent to the Ministry of Transportation and Transit. Ministry approval of the zone amending bylaw will be required as a condition of final reading.

## **CITIZEN IMPLICATIONS:**

Pursuant to Section 464 of the *Local Government Act*, a Public Hearing must be held for the proposed development, allowing the public to comment on the proposed zone amending bylaw and the development.

## **CONCLUSION:**

It is recommended that *Zone Amending Bylaw No. 7718-2021* be given second reading and forwarded to Public Hearing.

"Daniel Rajasooriar"

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Prepared by: Daniel Rajasooriar, Planner 2

### **Attachments:**

- (A) Location Map
- (B) Aerial Photo
- (C) OCP and Zoning Map
- (D) *Zone Amending Bylaw No. 7718-2021*
- (E) Proposed Sketch Subdivision Plan
- (F) Development Information Meeting Summary
- (G) School District No. 42 Comments



## Report Approval Details

Document Title:	2021-107-RZ, 20886 River Road, RS-1 to R-1 and RT-1.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 - Zone Amending Bylaw No. 7718-2021.pdf</li><li>- Attachment E - Proposed Sketch Subdivision Plan.pdf</li><li>- Attachment F - Development Information Meeting Summary.pdf</li><li>- Attachment G - School District No. 42 Comments.pdf</li></ul>
Final Approval Date:	Apr 28, 2025

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

James Stiver, Director of Planning and Building

Carolyn Mushata, Director of Legislative Services and Corporate Officer

Scott Hartman, Chief Administrative Officer