

City of Maple Ridge

COUNCIL WORKSHOP AGENDA

March 27, 2018

5:30 p.m.

Blaney Room, 1st Floor, City Hall

The purpose of the Council Workshop is to review and discuss policies and other items of interest to Council. Although resolutions may be passed at this meeting, the intent is to make a consensus decision to send an item to Council for debate and vote or refer the item back to staff for more information or clarification. The meeting is live streamed and recorded by the City of Maple Ridge.

REMINDERS

March 27, 2018

Regular Council Meeting

7:00 p.m.

1. ***ADOPTION OF THE AGENDA***
2. ***ADOPTION OF MINUTES***
 - February 20, 2018
 - March 6, 2018
3. ***PRESENTATIONS AT THE REQUEST OF COUNCIL***
4. ***UNFINISHED AND NEW BUSINESS***
 - 4.1 **TransLink – Proposed Lougheed Highway B-Line**
 - Sarah Ross, Director of System Planning
 - 4.2 **Albion Dyking District and Maple Ridge Road 13 Dyking District Status Update**

Staff report dated March 27, 2018 providing information on the status of the Albion Dyking District and the Maple Ridge Road 13 Dyking District.

5. ***CORRESPONDENCE***

The following correspondence has been received and requires a response. Staff is seeking direction from Council on each item. Options that Council may consider include:

- a) Acknowledge receipt of correspondence and advise that no further action will be taken.*
- b) Direct staff to prepare a report and recommendation regarding the subject matter.*
- c) Forward the correspondence to a regular Council meeting for further discussion.*
- d) Other.*

Once direction is given the appropriate response will be sent.

5.1 **Upcoming Events**

April 4, 2018 8:00 a.m.	Innovation in Emerging Cities – The ACT, Maple Ridge, BC Organizer: City of Maple Ridge
April 9, 2018 12:00 p.m.	Humans of Maple Ridge – The ACT, Maple Ridge, BC Organizer: Maple Ridge Opioid Overdose Response Task Group
April 12, 2018 7:30 a.m.	CivX 2018 – Morris J. Wosk Centre for Dialogue, Asian Pacific Hall, 580 W. Hastings Street, Vancouver, BC Organizer: Civic Info BC
April 21, 2018 10:00 a.m.	Celebrate Earth Day – Memorial Peace Park, Maple Ridge, BC Organizer: Ridge Meadows Recycling Society
April 28, 2018 9:00 a.m.	Council of Councils – The Westin Wall Centre, 3099 Corvette Way, Richmond, BC Organizer: Metro Vancouver Board

6. ***MAYOR AND COUNCILLORS' REPORTS***

7. ***BRIEFING ON OTHER ITEMS OF INTEREST/QUESTIONS FROM COUNCIL***

8. ***MATTERS DEEMED EXPEDIENT***

9. ***ADJOURNMENT***

Checked by: _____
Date: _____

2.0 Minutes

COUNCIL WORKSHOP MINUTES

February 20, 2018

The Minutes of the City Council Workshop held on February 20, 2018 at 6:00 p.m. in the Blaney Room of City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

PRESENT

Elected Officials

Mayor N. Read
Councillor C. Bell
Councillor K. Duncan
Councillor B. Masse
Councillor G Robson
Councillor T. Shymkiw
Councillor C. Speirs

Appointed Staff

F. Quinn, Acting Chief Administrative Officer/General
Manager Public Works and Development Services
K. Swift, General Manager of Parks, Recreation & Culture
T. Thompson, Interim Director of Finance
L. Benson, Manager of Legislative Services
Other Staff as Required
D. Cramb, Senior Recreation Manager
L. Siracusa, Manager of Economic Development
B. Livingstone, Business Retention and Expansion Officer

Note: These Minutes are posted on the City Web Site at www.mapleridge.ca

1. *ADOPTION OF THE AGENDA*

R/2018-104

It was moved and seconded

That the agenda of the February 20, 2018 Council Workshop Meeting be amended with the addition of the addendum dated February 20, 2018 and that the agenda as amended be adopted.

CARRIED

2. *MINUTES*

Minutes of the January 23, 2018 and February 6, 2018 Council Workshop Meeting

R/2018-105

It was moved and seconded

That the minutes of the Council Workshop Meeting of January 23, 2018 and February 6, 2018 be adopted as circulated.

CARRIED

3. ***PRESENTATIONS AT THE REQUEST OF COUNCIL*** – Nil

4. ***MAYOR'S AND COUNCILLORS' REPORTS***

Councillor Bell

Councillor Bell attended the Alouette Addictions Drag Show Fundraiser and the Maple Ridge Department Awards Night Event.

Councillor Masse

Councillor Masse advised that the Ridge Meadows Family Practitioners group is holding a physician's recruitment forum on February 21, 2018. He attended meetings of the Social Policy Advisory Committee and the Alouette River Management Society. Councillor Masse also advised on concerns of the Big Brother agency with the challenge of getting male mentors. The Big Brother and Sisters are holding a fundraiser on March 2, 2018.

Councillor Speirs

Councillor Speirs attended the Kanaka Stewardship Centre monthly open house. He met with Dan Ruimy, MP and Brenda Smith, Chair of the Community Heritage Commission, to discuss a variety of heritage issues. Councillor Speirs participated in a lunch with the Family Practitioners and a prospective doctor for the Maple Ridge area. He also participated in a Heritage webinar, attended the Maple Ridge Fire Department Awards evening and Family Day. He also attended meetings of the Metro Vancouver Utilities Committee and the Community Heritage Commission. He advised that the Maple Ridge Heritage Awards will be held on February 22, 2018.

Councillor Robson

Councillor Robson attended numerous events. He advised on concern expressed by the Chamber of Commerce and the Business Improvement Association pertaining to the announcements made by the Ministry of Transportation.

Mayor Read

Mayor Read attended a meeting with Dr. Ingrid Tyler, Fraser Health Medical Health Officer. She connected with the mother who lost both sons to opioid addictions, met with Ken Holland, the new President of the Chamber of Commerce and attended a meeting with the Manager of Economic Development.

5. ***UNFINISHED AND NEW BUSINESS***

5.1 **Albion Community Centre Design Process**

Presentation by Justin Dyck and Ryan Huston, Craven Huston Powers Architects

The General Manager of Parks, Recreation and Cultural Services introduced the topic and provided background on the project. The Senior Recreation Manager introduced the architects.

Note: Councillor Duncan joined the meeting at 6:18 p.m.

Mr. Dyck gave a presentation providing the following information:

- Timeline of the Process
- Consultation plan and program
- Site plan
- 3D animation of site plan
- Landscaping, green roof, environmental theme
- Renderings
- Sustainability
- Next Steps

There was a discussion around the provision of daycare services in the proposed community centre.

The General Manager of Parks, Recreation and Cultural Services provided an update on a meeting held with the YMCA pertaining to programming the organization can provide.

5.2 **Hotel Feasibility Study**

Presentation by CBRE Limited, CBRE Hotels Valuation & Advisory Services

- Kirstin Hallett, Director
- David Ferguson, Director

Staff report dated February 20, 2018 recommending that the Hotel Feasibility Study prepared by CBRE Hotels be received.

Note: Due to time constraints, no presentation was provided by CBRE.

Questions from Council were addressed by the representatives from CBRE.

Note: The meeting was recessed at 7:06 p.m. and reconvened at 8:40 p.m.
Councillor Robson and Councillor Speirs were not in attendance when the meeting reconvened. Councillor Speirs joined the meeting at 8:45 p.m.
Councillor Robson did not return to the meeting.

R/2018-106

It was moved and seconded

That the Hotel Feasibility study prepared by CBRE Hotels dated October 13 2017 be received, noting that the Economic Development Office will use this as a tool to solicit a hotel development.

CARRIED

6. ***CORRESPONDENCE***

6.1 **BC Association of Farmers' Markets**

Letter dated January 31, 2018 from Heather O'Hara, Executive Director and Wylie Bystedt, President, Board of Directors, BC Association of Farmers' Markets, providing information on the BC Farmers' Markets, Nutrition Coupon Program ("FMNCP") and requesting that a letter be sent to the Minister of Health supporting the continuation of funding for this program.

R/2018-107

It was moved and seconded

That a letter be sent to the Minister of Health supporting the continuation of funding for the Farmers' Markets Nutrition Coupon Program.

CARRIED

6.2 **Upcoming Events**

February 24, 2018 6:00 p.m.	South Asian Cultural Society Gala – Activity Centre, Ridge Meadows Seniors Society, 12150 224 Street, Maple Ridge BC Organizer: South Asian Cultural Society
February 28, 2018 2:00 p.m.	Mobility Pricing Independent Commission Workshop Session 1, Executive Suites, 4201 Lougheed Highway, Burnaby BC Organizer: Mobility Pricing Independent Commission
February 28, 2018 6:00 p.m.	Mobility Pricing Independent Commission Workshop Session 2, Executive Suites, 4201 Lougheed Highway, Burnaby BC Organizer: Mobility Pricing Independent Commission

6.3 Lower Mainland Local Government Association (“LMLGA”)

Memo dated January 10, 2018 from Councillor Jason Lum, LMLGA President, advising on the 2018 Annual General Meeting and Conference and the call for resolutions.

Deadline for the receipt of resolutions to LMLGA is March 23, 2018

R/2018-108

It was moved and seconded

That a committee be struck consisting of Councillor Bell, Councillor Duncan and Councillor Masse prepare resolutions for Council consideration to be forwarded to the Lower Mainland Local Government Association (“LMLGA”).

CARRIED

6.4 Lower Mainland Local Government Association (“LMLGA”)

Memo dated January 10, 2018 from Councillor Corisa Bell, LMLGA Past President, advising of the LMLGA Executive positions open for nomination, the process and the procedures for nomination.

Councillor Bell provided a review of the process and procedures for nomination.

R/2018-109

It was moved and seconded

That the memo dated January 10, 2018 from Councillor Corisa Bell, LMLGA Past President, advising of the LMLGA Executive positions open for nomination, the process and the procedures for nomination be received into the record.

CARRIED

7. BRIEFING ON OTHER ITEMS OF INTEREST/QUESTIONS FROM COUNCIL – Nil

8. ***MATTERS DEEMED EXPEDIENT*** – Nil

9. ***ADJOURNMENT*** - 8:52 p.m.

N. Read, Mayor

Certified Correct

L. Benson, Corporate Officer

COUNCIL WORKSHOP MINUTES

March 6, 2018

The Minutes of the City Council Workshop held on March 6, 2018 at 6:00 p.m. in the Blaney Room of City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

PRESENT

Elected Officials

Mayor N. Read
Councillor C. Bell
Councillor K. Duncan
Councillor B. Masse
Councillor G Robson
Councillor T. Shymkiw
Councillor C. Speirs

Appointed Staff

P. Gill, Chief Administrative Officer
K. Swift, General Manager of Parks, Recreation & Culture
F. Quinn, General Manager Public Works and Development Services
T. Thompson, Interim Director of Finance
D. Denton, Acting Manager of Legislative Services
Other Staff as Required
C. Carter, Director of Planning
B. Elliott, Manager of Community Planning

Note: These Minutes are posted on the City Web Site at www.mapleridge.ca

Note: Councillor Duncan attended the meeting via telephone link

1. *ADOPTION OF THE AGENDA*

R/2018-126

It was moved and seconded

That the agenda of the March 6, 2018 Council Workshop Meeting be amended with the addition of Item 5.6 Update on the Riverview Letter, that the order of the agenda be revised to deal with Item 4 Mayor and Councillors Reports prior to Item 7 Briefing On Other Items Of Interest/Questions From Council and Item 5.1 Fraser Basin Council Presentation following Item 5.2 Management Plan for Katzie-Kwantlen First Nations Woodlot License; and further

That the agenda as amended be adopted.

CARRIED

2. *MINUTES* – Nil

3. ***PRESENTATIONS AT THE REQUEST OF COUNCIL*** – Nil

Note: Item 4 was dealt with prior to Item 7

4. ***MAYOR'S AND COUNCILLORS' REPORTS***

Councillor Masse

Councillor Masse attended the evening session on mobility pricing. He reported that the session was not attended well and advised on options put forward which suggested tolling all bridges including the Pitt River Bridge. Councillor Masse also spoke on the proposed mileage tax and expressed his concern with the direction the issue is taking.

Mayor Read advised on her opposition to distance based pricing. A further discussion was held on the engagement of the community on the issue and how this can be done.

Councillor Masse also attended Ridge Meadows Development of Family Practice session on the GP shortage. He expressed concern with lack of accessibility to a family doctor.

It was requested that the Division of Family Practice present to Council at a future Council Workshop.

Councillor Bell

Councillor Bell spoke on communication pertaining to mobility pricing to engage residents. She commented on the Physician/GP for Me conversation.

Councillor Shymkiw

Councillor Shymkiw thanked Councillor Masse for the work done on the GP Shortage. He attended the South Asian Gala.

Councillor Speirs

Councillor Speirs met with a family physician who may wish to relocate to Maple Ridge. He attended the morning session on mobility pricing and added to Councillor Masse's concerns with distance based tolling.

5. ***UNFINISHED AND NEW BUSINESS***

Note: Item 5.1 was dealt with following Item 5.2

5.1 **Fraser Basin Council Presentation**

- Steve Litke, Senior Program Manager, Watersheds and Water Resources & Sustainability Indicators

Mr. Litke gave a PowerPoint presentation providing the following:

- Information on the background, mandate and role of the Fraser Basin Council
- Outline for the development of a Mainland Flood Management Strategy and roles of local government and provincial and federal agencies
- Review of Phase 1 of the Strategy in terms of looking at coastal flood scenarios and the Fraser River flood scenarios
- Update on Project 2 – Regional Assessment of Flood Vulnerabilities
- Samples of flood mapping
- Update on Project 3A – Lower Mainland Dike Assessment
- Review of Phase 2 of the Strategy currently in progress
- Information on evaluating flood mitigation options and possible funding and financial arrangements for mitigation
- Value and benefit of a regional flood strategy

Note: Item 5.2 was dealt with prior to Item 5.1

5.2 **Management Plan for Katzie-Kwantlen First Nations Woodlot License (“FNWL”) Presentation**

- Chris Gruenwald, RPF, Principal, Cascadia Environmental Services Ltd.

Mayor Read welcomed the Kwantlen First Nation Chief Marilyn Gabriel and family. They provided welcoming song.

Mr. Gruenwald gave a PowerPoint presentation providing the following:

- Information on a First Nations Woodland Licence including the background for the Katzie-Kwantlen application
- The timeline on the First Nations Woodlot License
- Review of K&K Forestry
- Review of key sections of the Management Plan for the woodlot license
- Description of the operational planning for the license

5.3 Community Amenity Contribution Allocations to Community Housing

Staff report dated March 6, 2018 recommending that Policy No. 6.31 be adopted as amended.

The Manager of Community Planning reviewed the staff report.

MAIN MOTION

R/2018-127

It was moved and seconded

That staff be directed to report back on amendments to Council Policy No. 6.31 entitled “Community Amenity Contribution Program”, to increase existing Community Amenity Contribution (CAC) rates in order to create a new Affordable, Rental and Special Needs Housing CAC.

MOTION TO DEFER

R/2018-128

It was moved and seconded

That the issue of an increase in existing Community Amenity Contribution (CAC) rates in order to create a new Affordable, Rental and Special Needs Housing CAC be deferred pending a conversation with the Urban Development Institute (“UDI”).

MOTION TO DEFER CARRIED

Councillor Bell, Councillor Duncan, Councillor Speirs - OPPOSED

5.4 Rental Housing Program: Tenant Relocation Assistance Policy

Staff report dated March 6, 2018 recommending that a Legislative Tenant Relocation Assistance Policy be adopted as a component of developing a Rental Housing Program and that Policy No. 6.27 Modular Home Park Redevelopment Assistance Policy be adopted as amended.

The Director of Planning introduced the topic. The Manager of Community Planning gave a PowerPoint presentation providing the following information:

- Background on development of the policy
- Analysis of what is required when developers may demolish or development a rental building through the Residential Tenancy Act, policies implemented by other municipalities to deal with tenant relocation, the status of current rental housing in Maple Ridge
- Details of the tenant assistance policy
- Review of amended Policy No. 6.27

MAIN MOTION

R/2018-129

It was moved and seconded

1. That, as a component of developing a Rental Housing Program, the Tenant Relocation Assistance Policy attached to the report entitled "Rental Housing Program: Tenant Relocation Assistance Policy", dated March 6, 2018 be adopted;
2. That Council Policy No. 6.27, entitled "Modular Home Park Redevelopment Assistance Policy", as amended, be adopted.

AMENDMENT TO MAIN MOTION

R/2018-130

It was moved and seconded

That Section 2 c. in the proposed Tenant Relocation Assistance Policy be deleted in its entirety.

CARRIED

Councillor Duncan, Councillor Speirs - OPPOSED

AMENDMENT TO AMENDED MAIN MOTION

R/2018-131

It was moved and seconded

That Section 2 d. in the proposed Tenant Relocation Assistance Policy be amended to replace the text "Financial compensation equivalent to two months current rent" with the text "Financial compensation equivalent to three months current rent".

CARRIED

AMENDMENT TO AMENDED MAIN MOTION

R/2018-132

It was moved and seconded

That Section 2 d. in the proposed Tenant Relocation Assistance Policy be amended to remove the text "on or" from the text "on or before the move-out date."

CARRIED

MAIN MOTION AS AMENDED

R/2018-133

It was moved and seconded

1. That, as a component of developing a Rental Housing Program, the Tenant Relocation Assistance Policy attached to the report entitled "Rental Housing Program: Tenant Relocation Assistance Policy", dated March 6, 2018 be adopted with the following amendments:
 - That Section 2 c. in the proposed Tenant Relocation Assistance Policy be deleted in its entirety.
 - That Section 2 d. in the proposed Tenant Relocation Assistance Policy be amended to remove the text "on or" from the text "on or before the move-out date."
 - That Section 2 d. in the proposed Tenant Relocation Assistance Policy be amended to replace the text "Financial compensation equivalent to two months current rent" with the text "Financial compensation equivalent to three months current rent".
2. That Council Policy No. 6.27, entitled "Modular Home Park Redevelopment Assistance Policy", as amended, be adopted.

CARRIED

MOTION AS AMENDED CARRIED

Councillor Robson - OPPOSED

5.5 Access to Waterways in Maple Ridge

Staff report dated March 6, 2018 providing information on boating infrastructure in Maple Ridge.

The General Manager of Parks, Recreation and Cultural Services introduced the topic. She advised that Boating BC will be coming to a future Council meeting as a delegation.

R/2018-134

It was moved and seconded

That the staff report dated March 6, 2018 titled "Access to Waterways in Maple Ridge" be received into the record.

CARRIED

5.6 Scheduling of Council Workshop Meetings

Discussion of current start time of Council Workshop Meetings

The Chief Administration Officer reviewed the current Council meeting schedule and advised on meetings where the timing is creating challenges. He requested feedback on early start times for specific meetings.

5.6.1

R/2018-135

It was moved and seconded

That Council Workshop Meetings currently scheduled to begin at 6:00 p.m. and being held prior to Public Hearings and Regular Council Meetings be rescheduled to begin at 5:30 p.m.

CARRIED

5.6.2

R/2018-136

It was moved and seconded

That Council Workshop Agenda Item 4.0 Mayor and Councillors' Reports be moved to the end of the agenda and that items be renumbered accordingly.

CARRIED

Councillor Duncan - OPPOSED

5.7 Update on Riverview Letter

Councillor Bell expressed concern with the amount of time it has taken to send out the requested letter.

Mayor Read clarified why the letter was not sent within a specific timeframe.

6. *CORRESPONDENCE*

6.1 Metro Vancouver – New Amending Bylaw to Amend the Service Area to Remove Abbotsford as a Participant in the Regional Parks Function

Letter dated February 26, 2018 from Chris Plagnol, Corporate Officer, requesting Council's approval of adoption of Metro Vancouver Regional District Regional Parks Service Amending Bylaw No.1260, 2018.

R/2018-137

It was moved and seconded

That Maple Ridge Council approve adoption of Metro Vancouver Regional District Regional Parks Service Amending Bylaw No. 1260, 2018 by providing consent on behalf of the electors.

CARRIED

6.2 Upcoming Events

March 13, 2018 9:00 am	Basic Income Guarantee Discussion, Vancouver Public Library, 350 W. Georgia Street, Vancouver, BC Organizer: BC Alliance for Healthy Living
March 15, 2018 5:15 pm	Life Without Limits Gala, Sheraton Vancouver Wall Centre, 1088 Burrard Street, Vancouver, BC Organizer: Cerebral Palsy Association of BC
March 23, 2018 6:30 pm	Maple Ridge Festival of BC Film, The ACT Arts Centre, Maple Ridge, BC Organizer: City of Maple Ridge
March 24, 2018 6:30 pm	Spring Fling, Maple Ridge Legion, 12101 224 Street, Maple Ridge, BC Organizer: Kiwanis Club of Golden Ears

7. ***BRIEFING ON OTHER ITEMS OF INTEREST/QUESTIONS FROM COUNCIL*** – Nil

8. ***MATTERS DEEMED EXPEDIENT*** - Nil

9. ***ADJOURNMENT*** - 9:30 p.m.

N. Read, Mayor

Certified Correct

D. Denton, Acting Corporate Officer

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Albion Dyking District and Maple Ridge Road 13 Dyking District Status Update

MEETING DATE: March 27, 2018
FILE NO: 11-5225-04
MEETING: Workshop

EXECUTIVE SUMMARY:

Fraser Basin Council (FBC) recently provided Council with an update of the status of the Lower Mainland Flood Management Study that outlines the challenges in providing appropriate flood control measures, showing that it is truly a regional initiative that requires commitments of all levels of government. The FBC study is currently in the process of developing a regional action plan that should assist in framing the local dyking situation.

There are three Provincial Improvement Areas, or dyking districts within the City of Maple Ridge: the Albion Dyking District (ADD), the Maple Ridge Road 13 Dyking District (MRRDD) and the Trethewey-Edge Dyking District (TDD). Of the three dyking districts noted, only the TDD has an active Board of Trustees and is financially and administratively independent. Upon request, the City has assumed the role of Receiver for both the ADD and MRRDD – since 1992 and 2005 respectively.

There is a fourth dyking district – the Maple Ridge Pitt Meadows Dyking District (MRPMDD) that functions under a joint agreement between the City of Maple Ridge and the City of Pitt Meadows, that is largely situated in Pitt Meadows but does include the Lower Hammond area. The MRPMDD is not the focus of this report, except to note that the City is working with the staff from Pitt Meadows to review the currency of the agreement that was established in 1970.

Because neither ADD or MRRDD had functional Boards, the Province of BC, through the Ministry of Forests, Lands and Natural Resources (formerly the Ministry of Community Services), has sought since the early 2000s to transfer the responsibility for both dyking districts to the City. Both dykes require significant improvements to address deficiencies and bring them up to current Provincial standards but the individual dyking districts do not have the financial resources to construct those improvements. In 2009 and 2010 the City established through Council motions the requirements to be addressed before the City would consider taking over the two insolvent dyking districts, namely that the Province would:

- Provide funding for the required construction upgrades to bring the dykes to current standards as well as addressing the ongoing maintenance funding component
- Address enabling legislation to facilitate the City to legally access private property for construction and maintenance of the Albion Dyke
- Undertake a full assessment of the dykes, pump stations and associated assets to determine the most appropriate delivery of flood protection to property owners.

The Province has undertaken an evaluation of potential dyke improvement scenarios but they are high-level and do not address the current constraints in funding. The FBC study should assist in framing the flood management issue on a regional level that will in turn guide local circumstances.

It is noted that the standards for design continue to increase and now include consideration of seismic impacts that has significant implications for the cost of improving the dykes in areas of poor soils.

The purpose of this report is to provide information to Council on the status of the ADD and MRRDD.

RECOMMENDATION:

This report is for information only.

DISCUSSION:

a) Background Context:

There are three Provincial Improvement Areas, or dyking districts within the City of Maple Ridge. Two are located on the Fraser River - the Albion Dyking District (ADD) and Maple Ridge Road 13 Dyking District (MRRDD) while the third, the Trethewey-Edge Dyking District (TDD) is sited between the Alouette Rivers. The TDD is functional and has an active Board of Trustees but the other two dyking districts do not have active boards of trustees and upon request, the City has assumed the role of Receiver for both the ADD and MRRDD.

There is a fourth dyking district – the Maple Ridge Pitt Meadows Dyking District (MRPMDD) that functions under a joint agreement with the City of Pitt Meadows, and that is largely situated in Pitt Meadows but includes a portion of the Lower Hammond area. The MRPMDD is not the focus of this report, except to note that the City is working with the staff from Pitt Meadows to review the agreement that was established in 1970 and evaluate the existing cost-sharing structure.

Since the early 2000s, the Province of BC, through the Ministry of Forests, Lands and Natural Resources (formerly the Ministry of Community Services) has sought to transfer the responsibility for both the ADD and MRRDD to the City. Both dykes require significant improvements to address deficiencies and bring them up to current provincial standards but the individual dyking districts do not have the financial resources to construct those improvements. In 2009 and 2010 the City established through Council motions the requirements that would need to be addressed before the City would consider taking over the two insolvent dyking districts:

At the October 4, 2009 Council meeting, the following resolution was adopted by Council:

That staff be directed to send a letter to the Ministry of Community Services requesting that the Ministry put in place a mutually agreeable program that addresses the following:

- 1. funding for all necessary improvements required to the Albion Dyking District and Maple Ridge Road 13 Dyking District to bring them to current flood protection standards.*
- 2. funding for ongoing annual maintenance costs to protect these improvements.*
- 3. enabling legislation that will provide legal access for construction and maintenance to those portions of the Albion Dyke currently located on private property and all to be established with the Province before the District agrees to the transfer of responsibility of these Provincial Improvement Areas.*

At the July 5, 2010 Council Workshop, the following resolutions were adopted by Council:

That the Province be requested to undertake a full assessment of the dykes, pump stations and associated assets and associated administrative costs to determine the most appropriate delivery of flood protection to property owners.

That staff send copies of this report to other local governments, which are affected by the request to transfer responsibility of dyking from the Province, to discuss a common approach for negotiations with the Province.

That staff be directed to review legislation that may be ultra vires to the purpose of the dyking districts to Maple Ridge.

History of the Dyking Districts within the City of Maple Ridge

Trethewey–Edge Dyking District

The most recently established Improvement Area, the TDD is located between the North Alouette River and the South Alouette River and in 1963 was incorporated as a Provincial improvement district under the Waters Act to provide for the dyking and drainage of land and the construction, acquisition, maintenance, and operation of works for those purposes. It is administered through an elected Board of Trustees and has functioned well through its history. The Board of Trustees has not requested financial or administrative assistance from the City.

Albion Dyking District

The ADD was established by the Province under the Water Act in 1957 after the Fraser Valley Dyking Board determined that dyking the area was uneconomic. The land owners of that time submitted a petition to the Province for the incorporation of an Improvement District in order to finance and collect for the construction of their own dyke. The ADD covers the area south of Lougheed Highway between the Haney Bypass and 236 Street.

Until late 1991, the ADD was managed by a Board of Trustees. When no one stood for election to the Board that year, the Province approached the City to act as Receiver and while the City was initially unwilling to assume this responsibility, when a further Call for Nominations in March 1992 went unanswered, the City agreed to act as an interim Receiver. On April 15, 1992 the Province passed Order in Council No. 617 appointing the City of Maple Ridge as Receiver for the ADD. That Order remains in effect to this day and the City is authorized, as Receiver to impose taxes on the lands and improvements in the area.

Maple Ridge Road 13 Dyking District

MRRDD was incorporated as an improvement district on June 18, 1948 under the Water Act and covers an area north of Lougheed Highway between Tamarack Lane and 104 Avenue.

In October 2003, the trustees requested that the City assume responsibility for the administration and operation of MRRDD citing the change in the demographics from that of a farming community to a residential area. In February 2005, all the trustees resigned as they felt the operation of the improvement district was too complex for untrained volunteers. No further trustees could be obtained. The City assumed operation of the dyking district at the request of the former Trustees and the Provincial Government. The City has not been appointed as a Receiver by the Province and no formal conversion and transfer of responsibilities has taken place.

Dyke Improvements undertaken by the City

Since assuming the interim receivership role, the City has provided annual maintenance as well as emergency works as required and completed several upgrades to the ADD and MRRDD infrastructure. In 2007, the City received \$2 Million in emergency funding from the Province and improvements to the Albion Dyke were implemented on the 1,570 metre section of the dyke west of McKay Avenue along with temporary measures installed east of McKay Avenue. These upgrades strengthened the dyke but did not bring the dyke up to full Provincial standards.

In addition, the City was awarded a \$525,000 grant in 2010 to raise a 1,500m section of the Albion Dyke to a standard design elevation. However, with the Province developing and implementing new seismic standards the estimated cost for this work was between \$10-15 Million, well beyond the scope of the grant so the upgrade did not proceed and the grant funds were returned.

Through a Pacific Salmon Foundation Grant received in 2010 for the MRRDD, the existing flap gates into Kanaka Creek were replaced with an automated floodgate to allow for improved fish passage. In addition, in 2011 an adjacent development application was required to widen 75 meters of the crest on the river side by approximately 2m to provide a standard road width.

As previously noted, the City sent a letter to the Province in November 2009 requesting that improvements to the existing dykes all be in place before the City agrees to accept the transfer for the responsibility of the Provincial Improvement Areas. The Province replied to the City in January 2010 identifying that the dyke had not previously been upgraded due to the unfavourable cost benefit assessment for the area but the City would be eligible to apply for funding grants to complete the upgrades, that maintenance would be the City's responsibility citing funding sources such as General Revenue or Local Area Service charges, and lastly that concerns over legal access could be resolved by the City through the Community Charter, Local Government Act or Expropriation Act. Ultimately the letter recommended that the City accept the transfer of both the ADD and MRRDD with little direct support to resolve the City's concerns.

The City's response in 2010 to the Province's position was to request a full condition assessment of the dykes, pump stations and associated assets to determine the overall cost for upgrading and the most appropriate delivery of flood protection to property owners.

The Province retained a consultant to undertake an evaluation of the ADD and MRRDD dykes that focused on three main topics; the condition assessment of the existing infrastructure, risk-consequence analysis of the floodplain and ultimately a cost benefit analysis of the proposed flood protection for the area.

The study considered high level scenarios for flood management in ADD and MRRDD that should assist FBC and partners when considering the overall regional situation. The study identified three scenarios beyond the "do nothing" scenario to address flood management of the ADD and MRRDD.

The first scenario is to raise the existing dyke within the existing boundaries of the ADD and MRRDD to a standard less than the Provincial standard level of protection that negates the need for seismic upgrades. The value of this scenario is estimated at \$13 Million.

The second scenario is to extend the dyke beyond the existing ADD and MRRDD boundaries and raise the dyke to meet the Provincial standards but in a phased manner with an interim and ultimate flood protection configuration. This scenario triggers the need for seismic upgrades and the capital cost estimates rise to \$68 Million.

The final scenario is a combination of dyke raising and establishment of flood construction levels that extend beyond the dyking area limits and would necessitate the implementation of bylaws to establish the minimum flood control level (FCL) based upon the designated 500 year flood elevation. The consultant did not provide a cost estimate for this scenario as its viability is not clear at this time.

The report ultimately identifies the need for long-term planning and consideration for issues such as land use, flood management, seismic requirements, long-term planning and stakeholder engagement and is seen as the first step in the full evaluation through the development of the various scenarios. As previously noted, the FBC is leading a regional study on flood vulnerability and resilience that should be completed in 2019 and should provide guidance from the regional to the local level.

Further work is required by the Province to better clarify the viability of the scenarios to upgrade the dyking systems in the ADD and MRRDD and the Province has not indicated any willingness to fund the necessary upgrades that would be necessary before the City consider taking over the management of the dyking systems. It is imperative that the Province continue to provide further assistance with the assessment of the land use implications and funding strategies to move toward a supportable comprehensive floodplain management strategy.

Prior to the City contemplating any dyke upgrades beyond general maintenance and emergency works it is recommended that Council maintain its current position to request further funding and support from the Province to develop a comprehensive floodplain management strategy including upgrading of the ADD and MRRDD dyke systems to current provincial standards.

b) Desired Outcome:

The City has expressed a willingness to consider taking on the responsibility of the two insolvent dyking districts only when the Province has upgraded the dykes themselves to the current provincial standard along with a strategy that reflects the land use issues and the most effective approach for flood protection.

c) Citizen/Customer Implications:

Property owners within the boundaries of the dyking districts are required to pay for all works on their dyking systems through a specific annual charge collected through the tax notice. It is imperative that the most appropriate solution be identified and endorsed by the Province prior to spending further resources on dyke upgrades.

d) Interdepartmental Implications:

Currently, City staff are acting in an unofficial capacity and tending to the ongoing maintenance issues of ADD and MRRDD. However, if the City accepts responsibility for the dykes in their current condition, there would be additional responsibilities in terms of upgrading the flood protection.

The Planning and Operations Departments would need to be involved when considering land use and the dyke inventory and condition.

e) Business Plan/Financial Implications:

To date, improvements to the dykes have been funded through the dyking districts and/or Provincial grants/emergency funds. Further assessment of the dykes will require funding through the applicable dyking districts.

CONCLUSIONS:

Flood management is a challenge for all riverfront communities in the Lower Mainland with large percentages of existing dykes not in accordance with current Provincial design standards and significant funding shortfalls to implement any improvements. The FBC is leading the development of the Lower Mainland Flood Management Strategy, a multi-phased initiative that assesses flood vulnerability at a regional level, including an assessment of the integrity of dykes. The recent report by the Province considering various scenarios is seen as a positive step towards advancing the issues around the ownership of the ADD and MRRDD but the Province has considerable work to do to explore the appropriate land use scenarios and range of dyking solutions that will ultimately result in a comprehensive floodplain management strategy, along with the confirmation of appropriate funding to construct the necessary flood control works.

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