

City of Maple Ridge

**COUNCIL WORKSHOP AGENDA**

**July 23, 2019**

**1:30 p.m.**

**Blaney Room, 1<sup>st</sup> 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**

**July 23, 2019**

Closed Council Meeting  
Council Meeting

Following Council Workshop  
7:00 p.m.

1. **APPROVAL OF THE AGENDA**
2. **ADOPTION OF MINUTES**
  - July 9, 2019 Council Workshop Meeting
  - July 16, 2019 Council Workshop Meeting
3. **PRESENTATIONS AT THE REQUEST OF COUNCIL**
4. **UNFINISHED AND NEW BUSINESS**
  - 4.1 **Agricultural Land Commission – Recent Legislative Changes and City Initiatives**
    - Jennifer Dyson, Commission Chair
    - Kim Grout, Chief Executive Officer
  - 4.2 **HousingHub Affordable Home Ownership Program**
    - Raymond Kwong, Provincial Director, HousingHub
    - Ryan Chiew, Senior Development Manager, HousingHub

#### 4.3 Community Amenity Contributions (“CAC”) and Density Bonus Analysis and Outcomes

Staff report dated July 23, 2019 recommending that an amendment to the Community Amenity Contribution Policy 6.31 reflective of Council's preferred Community Amenity Contribution option be prepared and that a Zone Amending Bylaw to bring forward draft density zoning be prepared.

#### 4.4 Albion Flats Land Use Concepts and Process – Next Steps

Staff report dated July 23, 2019 recommending that the draft Albion Flats Employment Land Use Concepts be forwarded to a community engagement process and that an Albion Flats Non-Farm Use application process to facilitate the expansion of the Planet Ice facility be initiated.

#### 4.5 Award of Contract – Maple Ridge Lawn Bowling Green Surface Replacement

Staff report dated July 23, 2019 recommending that the report dated July 23, 2019 titled “Award of Contract – Maple Ridge Lawn Bowling Green Surface Replacement” be forwarded to the July 23, 2019 Council Meeting.

### 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

##### By Invitation to Mayor and Council

|                                  |   |
|----------------------------------|---|
| July 27, 2019<br>7:00 – 11:00 pm | Alouette Addictions Services – Ladies Only Backyard Soiree<br>Organizer: Alouette Addictions Services |
| July 28, 2019<br>12:00 – 3:00 pm | Pride in the Park<br>Organizer: PLEA Community Services Society of BC                                 |

### General Community Events

|                                       |   |
|---------------------------------------|---|
| July 23, 2019<br>7:30 – 9:30 pm       | Twilight Tuesdays – Pops in the Park, Memorial Peace Park<br>Organizer: Maple Ridge Concert Band                      |
| July 24, 2019<br>7:30 – 8:30 pm       | Zumba at the Port Haney Wharf<br>Organizer: Zumba Maple Ridge   |
| July 25 – 27, 2019<br>6:30 – 11:00 pm | Bard on the Bandstand, Memorial Peace Park<br>Organizer: Emerald Pig  |
| July 27, 2019<br>9:00 am – 2:00 pm    | Haney Farmers Market, Memorial Peace Park   |
| July 27, 2019<br>9:30 am – 1:30 pm    | Katzie Slough Bike Tour, Local streets & trails in MR & PM<br>Organizer: Watershed Watch Salmon Society & HUB Cycling |
| July 27, 2019<br>10:00 am – 10:00 pm  | 118th Annual Maple Ridge Pitt Meadows Country Fest, Albion Fairgrounds<br>Organizer: MRPM Country Fest                |
| July 28, 2019<br>10:00 am - 6:00 pm   |   |
| July 29, 2019<br>7:30 – 9:30 pm       | Music on the Wharf<br>Organizer: Maple Ridge Historical Society   |
| July 30, 2019<br>7:30 – 9:30 pm       | Twilight Tuesdays, Memorial Peace Park<br>Organizer: Maple Ridge Concert Band   |

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

7. ***MATTERS DEEMED EXPEDIENT***

8. ***NOTICE OF CLOSED COUNCIL MEETING***

The meeting will be closed to the public pursuant to Sections 90 (1) and 90 (2) of the *Community Charter* as the subject matter being considered relates to the following:


Section 90(1)(a) Personal information about identifiable individuals who are being considered for a position on a Committee of Council.

Section 90(1)(i) The receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

Section 90(1)(k) Negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.

Any other matter that may be brought before the Council that meets the requirements for a meeting closed to the public pursuant to Sections 90 (1) and 90 (2) of the *Community Charter or Freedom of Information and Protection of Privacy Act*.

9. ADJOURNMENT

Approved:   
Date: 7/19/19

|   |   |
|---|---|
| Space below for Clerk's Department Use Only         |   |
| Checked by: <u>AS</u><br>Date: <u>July 19, 2019</u> | Checked by: <u>mm</u><br>Date: <u>July 14, 2019</u> |

## 2.0 Adoption of Minutes

City of Maple Ridge

**COUNCIL WORKSHOP MINUTES**

July 9, 2019

The Minutes of the City Council Workshop held on July 9, 2019 at 1:46 p.m. in the Council Chambers at City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

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|                          |   |
|--------------------------|---|
| <b>PRESENT</b>           | <b>Appointed Staff</b>                                      |
| <i>Elected Officials</i> | K. Swift, Acting Chief Administrative Officer               |
| Mayor M. Morden          | C. Carter, General Manager Planning & Development Services  |
| Councillor J. Dueck      | D. Pollock, General Manager Engineering Services            |
| Councillor C. Meadus     | D. Boag, Acting General Manager Parks, Recreation & Culture |
| Councillor G. Robson     | L. Benson, Director of Corporate Administration             |
| Councillor R. Svendsen   | <b>Other Staff as Required</b>                              |
| Councillor A. Yousef     | C. Nolan, Corporate Controller                              |
|                          | C. Goddard, Director of Planning                            |
| <b>ABSENT</b>            | B. Elliott, Manager of Community Planning                   |
| Councillor Duncan        | R. Brummer, Manager of Business Operations                  |

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Note: These Minutes are posted on the City Web Site at [www.mapleridge.ca](http://www.mapleridge.ca)  
Video of the meeting is posted at [media.mapleridge.ca/Mediasite/Showcase](http://media.mapleridge.ca/Mediasite/Showcase)

Note: Due to the large public audience, the location of the meeting was moved to Council Chambers from Blaney Room.

1. **APPROVAL OF THE AGENDA**

R/2019-413

It was moved and seconded

That the agenda of the July 9, 2019 Council Workshop Meeting be approved as circulated.

CARRIED

2. **MINUTES**

- June 25, 2019 Council Workshop Meeting
- July 2, 2019 Council Workshop Meeting

R/2019-414

It was moved and seconded

That the minutes of the Council Workshop Meeting of the June 25, 2019 and July 2, 2019 Council Workshop Meetings be adopted as circulated.

CARRIED

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

4. ***UNFINISHED AND NEW BUSINESS***

Note: Item 4.1 was dealt with following Item 4.2

4.1 **Metro Vancouver Presentation - Emission Regulation for Cannabis Production and Processing**

- Esther Berube, Division Manager, Bylaw and Regulation Development, Air Quality and Climate Change
- Ray Robb, Division Manager, Environmental Regulation and Enforcement

Esther Berube and Ray Robb gave a presentation providing information on Metro Vancouver's action on managing emissions from cannabis production processing.

4.2 **TransLink B-Line and Area Transit Plan Presentation**

- Sarah Ross, Director, System Planning
- Matt Craig, Senior Planning Manager

Sarah Ross gave a presentation providing an update on the Lougheed B-Line implementation, the upcoming consultation for the Maple Ridge-Pitt Meadows Area Transport Plan and the Lougheed Corridor long term transit study.

Note: Item 4.3 was deferred to the July 16, 2019 Council Workshop Meeting

4.3 **Lougheed Transit Corridor Study: Process Review and Next Steps**

Staff report dated July 9, 2019 recommending that the established Lougheed Transit Corridor Study process be reaffirmed.

Note: Item 4.4 was dealt with following Item 4.7

4.4 **Youth Strategy Implementation Plan Recommendations**

Staff report dated July 9, 2019 that the Youth Strategy Implementation Plan be endorsed.

**MAIN MOTION**

R/2019-415

It was moved and seconded

That the Youth Strategy Implementation Plan as presented in the July 9, 2019 report titled "Youth Strategy Implementation Plan Recommendations" be forwarded to the July 23, 2019 Council Meeting.

**MOTION TO AMEND**

**R/2019-416**

It was moved and seconded

That the motion to forward the report titled "Youth Strategy Implementation Plan Recommendations" to the July 23, 2019 Council Meeting be amended to forward the report to a future Council Workshop for further discussion.

**AMENDMENT CARRIED**

Note: Items 4.5 and 4.6 were deferred to the July 16, 2019 Council Workshop Meeting

**4.5 Maple Ridge Town Centre Business Walk**

Staff report dated July 9, 2019 providing information on a Business Walk in the Town Centre scheduled for September 2019.

**4.6 Contracting Practices**

Presentation by the Acting Municipal Engineer

Staff report dated July 9, 2019 providing information on project delivery models used by the City of Maple Ridge to expedite and deliver on Capital Works projects.

Note: Item 4.7 was dealt with following Item 4.1

**4.7 The Mann Cup National Championships**

Staff report dated July 9, 2019 recommending the delay of installation of ice at Cam Neely Arena for approximately 3 weeks to allow use of the arena by the Senior A Burrards Lacrosse Club in hosting the Canadian Lacrosse Association (CLA) National Championships, the Mann Cup, should the team win the Western Lacrosse Association (WLA) Championship and that a one-time only accommodation be funded through accumulated surplus to purchase ice time from neighbouring facilities for minor ice user groups.

**R/2019-417**

It was moved and seconded

That the installation of the ice at Cam Neely be delayed for approximately 3 weeks, if the Senior A Burrards Lacrosse Club win the WLA Championships and have the opportunity to host the Mann Cup at their home arena in Maple Ridge; and

That a one-time only accommodation, to a maximum, of \$10,000 be funded through accumulated surplus (if this cannot be managed through PRC's operating budget) to purchase ice from neighbouring facilities for minor ice user groups.

CARRIED

5. *CORRESPONDENCE*

5.1 City of White Rock – Proposed Vacancy Tax

Letter dated June 26, 2019 from Mayor Darryl Walker, Mayor, to the Union of British Columbia Municipalities (“UBCM”) requesting support of a UBCM resolution requesting an amendment to the *Community Charter* to permit municipalities to impose, by bylaw, an annual vacancy tax on taxable residential and commercial properties.

R/2019-418

It was moved and seconded

That the letter dated June 26, 2019 from Mayor Darryl Walker, City of White Rock be received into the record and that no further action be taken.

CARRIED

5.2 City of Richmond – Recovering Costs for Local Climate Change Impacts

Letter dated June 28, 2019 from David Weber, Director, City Clerk's Office, City of Richmond, requesting favourable consideration of a resolution by the City of Richmond that legislation be enacted to hold the fossil fuel industry responsible for its role in causing climate change.

R/2019-419

It was moved and seconded

That the letter dated June 28, 2019 from David Weber, Director, City Clerk's Office, City of Richmond be received into the record and that no further action be taken.

CARRIED

5.3 Upcoming Events

Upcoming events were discussed.

6. *BRIEFING ON OTHER ITEMS OF INTEREST/QUESTIONS FROM COUNCIL* – Nil
7. *MATTERS DEEMED EXPEDIENT* – Nil
8. *ADJOURNMENT* - 4:48 p.m.

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M. Morden, Mayor

Certified Correct

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L. Benson, Corporate Officer

City of Maple Ridge

**COUNCIL WORKSHOP MINUTES**

July 16, 2019

The Minutes of the City Council Workshop held on July 16, 2019 at 3:30 p.m. in the Blaney Room at City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

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|                          |   |
|--------------------------|---|
| <b>PRESENT</b>           | <b>Appointed Staff</b>                                      |
| <b>Elected Officials</b> | K. Swift, Acting Chief Administrative Officer               |
| Mayor M. Morden          | D. Boag, Acting General Manager Parks, Recreation & Culture |
| Councillor J. Dueck      | C. Carter, General Manager Planning & Development Services  |
| Councillor Duncan        | D. Pollock, General Manager Engineering Services            |
| Councillor C. Meadus     | L. Benson, Director of Corporate Administration             |
| Councillor G. Robson     | T. Thompson, Chief Financial Officer                        |
| Councillor R. Svendsen   | <b>Other Staff as Required</b>                              |
| Councillor A. Yousef     | C. Goddard, Director of Planning                            |
|                          | B. Elliott, Manager of Community Planning                   |
|                          | A. Bowden, Planner 1  |
|                          | B. Livingstone, Business Retention and Expansion Officer    |

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1. **APPROVAL OF THE AGENDA**

R/2019-448

It was moved and seconded

That the agenda of the July 16, 2019 Council Workshop Meeting be amended to reschedule Item 4.5 to a future Council Workshop Meeting and that the agenda be approved as amended.

CARRIED

2. **MINUTES – Nil**

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

**4. UNFINISHED AND NEW BUSINESS**

Note: Items 4.1 to 4.3 were deferred from the July 9, 2019 Council Workshop Meeting

**4.1 Maple Ridge Town Centre Business Walk**

Staff report dated July 9, 2019 providing information on a Business Walk in the Town Centre scheduled for September 2019.

The Business Retention and Expansion Officer gave a presentation providing the date and time of the proposed business walk and outlining the process involved in gaining feedback local businesses.

**4.2 Contracting Practices**

Presentation by the Acting Municipal Engineer

Staff report dated July 9, 2019 providing information on project delivery models used by the City of Maple Ridge to expedite and deliver on Capital Works projects.

The Acting Municipal Engineer gave a presentation outlining contracting practices used by the City of Maple Ridge.

**4.3 Lougheed Transit Corridor Study: Process Review and Next Steps**

Staff report dated July 9, 2019 recommending that the established Lougheed Transit Corridor Study process be reaffirmed.

The Manager of Community Planning introduced the topic and reviewed the report. The Planner gave a presentation outlining the process review and the next steps involved in the Lougheed Transit Corridor Study.

R/2019-449

It was moved and seconded

That the established Lougheed Transit Corridor Study process be reaffirmed.

CARRIED

#### 4.4 Advisory Committee Review Recommendations

Staff report dated July 16, 2019 recommending that "*Policy 3.11 Committees of Council*" and associated bylaws and terms of reference be revised and that the Advisory Committee Review Task Force undertake a review of Advisory Committee subcommittees and task forces for consideration in the Fall of 2019.

The Director of Corporate Administration reviewed the staff report and outlined the review process undertaken by the Advisory Committee review process. She highlighted the survey sent out to committee members and requested feedback from Council on the Policy 3.11 and on individual committees.

R/2019-450

It was moved and seconded

That staff be directed to revise "Policy 3.11 Committees of Council" and associated bylaws and terms of reference based on Council feedback received at the July 16, 2019 Council Workshop, and further

That the Advisory Committee Review Task Force be directed to undertake a review of Advisory Committee subcommittees and task forces and bring back recommendations for Council consideration in the Fall of 2019.

CARRIED

Councillor Duncan - OPPOSED

Note: Councillor Duncan left the meeting at 5:10 p.m. Councillor Yousef left the meeting at 5:12 p.m.

R/2019-451

It was moved and seconded

That future Finance items be incorporated in Council Workshop or Committee of the Whole Meetings.

CARRIED

Note: Item 4.5 was deferred to a future Council Workshop Meeting

#### 4.5 Reserves

Staff report dated July 16, 2019 providing an overview of the City of Maple Ridge's financial resources.

5. *CORRESPONDENCE* – Nil
6. *BRIEFING ON OTHER ITEMS OF INTEREST/QUESTIONS FROM COUNCIL* – Nil
7. *MATTERS DEEMED EXPEDIENT* – Nil
8. *ADJOURNMENT* - 5:17 p.m.

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M. Morden, Mayor

Certified Correct

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L. Benson, Corporate Officer

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** CAC and Density Bonus Analysis and Outcomes

**MEETING DATE:** July 23, 2019  
**FILE NO:** N/A  
**MEETING:** Workshop

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**EXECUTIVE SUMMARY:**

At the June 4, 2019 Council Workshop, a staff report presented options for utilising the City's Community Amenity Contribution (CAC) Program towards fostering greater affordable, rental, and special needs housing in Maple Ridge. In addition, Council discussed the draft density bonus regulations that were approved in-principle in 2018. The June Workshop discussion originated from Council's review of development application 2017-461-RZ (for the property located at 11641 227 Street), during which, Council expressed an interest in exploring how best to use existing policy and zoning tools to help create additional affordable housing in the City.

From the recent Workshop, Council directed amendments to the draft density bonus framework and asked that further analysis of the City's CAC rates be undertaken, in order to better inform their comparison with other municipalities. This report identifies implications stemming from the requested changes to the draft density bonus regulations and brings forward the results of a CAC comparative analysis. The intent in bringing forward the recent findings is to inform Council's decision for how such amenity tools might facilitate the delivery of more affordable housing in Maple Ridge.

**RECOMMENDATION:**

1. That staff prepare an amendment to the Community Amenity Contribution Policy 6.31, pursuant with Council's preferred CAC option from those identified in the staff report titled "CAC and Density Bonus Analysis and Outcomes", dated July 16, 2019; and
2. That staff prepare a Zone Amending Bylaw to bring forward draft density bonus zoning which removes the optional requirement to provide rental floor space in exchange for bonus density and increases the cash contribution rates to reflect the analysis identified in the staff report titled "CAC and Density Bonus Analysis and Outcomes", dated July 16, 2019.

**BACKGROUND:**

On March 6, 2018, Council debated two resolutions to amend Council Policy #6.31 - Community Amenity Contribution Program: to allocate all CAC funds collected from the Town Centre area to affordable housing until such funding reaches a maximum of 20% of the total CAC's collected City-wide; OR to increase the City's existing CAC contribution rates with the added contribution levels being applied to affordable housing. Following Council's discussion, a motion to defer was passed pending a referral to the UDI/HAVAN Development Liaison Committee.

On June 19, 2018, having reviewed the above noted two possible policy options for allocating CAC contributions towards affordable housing, Council directed that Council Policy 6.31 - Community Amenity Contribution Program should remain unchanged.

On July 17, 2018, Council reviewed and approved in-principle a draft framework of density bonus regulations to encourage greater delivery of affordable, rental, and special needs housing options through development and directed that the draft regulations be included in the New Zoning Bylaw.

On January 29, 2019, application 2017-461-RZ to rezone the subject property located at 11641 227 Street from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential), to permit the future construction of approximately 153 residential units based on a density bonus, was considered by Council for second reading. During that meeting Council expressed an interest in revisiting the in-kind amenity contribution of the 13 market rental and 3 affordable rental units, and directed staff to discuss further with the applicant the option of providing a cash in-lieu contribution in exchange for the proposed increase in density. Through the subsequent discussions, the applicant proposed a cash in-lieu figure of \$20.00 a sq. ft. or an estimated figure of \$256,000. The applicant expressed an interest in maintaining the units as rental, however with the cash in-lieu, any rental units could not be secured by a Housing Agreement.

On June 4, 2019, Council revisited the City's Community Amenity Contribution Policy 6.31, and draft Density Bonus zoning, as tools for securing additional affordable housing. In doing so, it was directed that the Density Bonus provisions in the New Zoning Bylaw were to be amended to eliminate the option of providing rental units; and that staff should bring back more information on Community Amenity Contribution rates, including information on the rates used in neighbouring municipalities.

#### **DISCUSSION:**

With regards to the City's CAC Policy 6.31, Council was asked in June 2019 to identify its preferred approach for using CAC funding to help create more affordable housing in the community. Council specifically considered two CAC options; 1) to retain existing CAC rates and allocate a portion towards creating new affordable housing; or 2) to raise CAC rates, effectively creating a new CAC, the funds from which would be used solely for developing future affordable housing. Through their dialogue, Council expressed that more information was needed to help inform their decision, especially in terms of the City's existing CAC rates compared to those used by other municipalities.

As for the City's draft density bonus framework, Council did indicate through the June discussion a preference to no longer require below market rental units in exchange for bonus density. As such, it became necessary to better understand how such a change might affect the value of a straight cash contribution relative to the bonus floor space proposed in the draft regulations.

Based on these Council directions, staff initiated a comparative analysis of the City's CAC rates and an assessment of the density bonus cash contribution rates by re-engaging GP Rollo + Associates (GPRA), the land economist firm that supported the creation of the existing City-wide CAC program and the analysis that informed the draft density bonus regulations. The findings of the recent analysis are provided below.

#### **a) Community Amenity Contributions – Metro Vancouver Comparison**

To start, GPRA reviewed 14 jurisdictions across Metro Vancouver (Anmore, Burnaby, Coquitlam, Langley City, Langley Township, North Vancouver City, North Vancouver District, Pitt Meadows, Port Moody, Richmond, Surrey, Vancouver, West Vancouver, and White Rock) and identified that 8 employ a flat rate CAC approach, be it on a per unit or a per square foot basis, similar to our current program. The other municipalities were either deemed not comparable, such as the City of Vancouver, or employ more of a density bonus approach rather than utilise CACs.

For those municipalities like Maple Ridge that require CACs at the time of rezoning, effort was needed for comparison purposes to standardise the various contribution rates to focus on a per unit charge like our program. This required the conversion of the various fees that were allocated on a per square foot basis. To do this, GPRA re-used the average unit sizes that were determined through our prior analysis for single family, townhouse, and apartment dwellings in Maple Ridge. GPRA then multiplied the average unit size used in Maple Ridge by the per square foot rates found in other jurisdictions to arrive at an equivalent per unit CAC charge.

From this comparison effort, the CAC rates outlined in our current Maple Ridge CAC program of \$5,100 for a single family dwelling, \$4,100 for a townhouse dwelling, and \$3,100 for an apartment dwelling are generally in the middle range of the various options available across the Region. This is illustrated below in a summary table of the converted per unit changes of the comparable CAC rates from around the Lower Mainland. Note that bolded numbers represent rates that were originally presented as per door/unit rates whereas italicized numbers represent converted per square foot rates.

| Jurisdiction   | Singles                       | Townhouse              | Low Rise               | High Rise              |
|--|-------------------------------|------------------------|------------------------|------------------------|
| Size Assumptions   | 2,811                         | 1,634                  | 853                    | 853                    |
| Langley City   | n/a                           | <b>\$1,000-\$2,000</b> | <b>\$1,000-\$2,000</b> | <b>\$1,000-\$2,000</b> |
| Surrey*  | <b>\$1,281</b>                | <b>\$1,281</b>         | <b>\$1,281</b>         | <b>\$1,281</b>         |
| Pitt Meadows   | <b>\$4,500</b>                | <b>\$4,000</b>         | <b>\$3,000</b>         | <b>\$3,000</b>         |
| Coquitlam  | <b><i>\$4,800-\$5,500</i></b> | <b><i>\$4,902</i></b>  | <b><i>\$2,559</i></b>  | <b><i>\$2,559</i></b>  |
| Maple Ridge  | <b>\$5,100</b>                | <b>\$4,100</b>         | <b>\$3,100</b>         | <b>\$3,100</b>         |
| Langley Township   | <b>\$5,673</b>                | <b><i>\$4,814</i></b>  | <b><i>\$3,782</i></b>  | <b><i>\$2,923</i></b>  |
| Port Moody**   | <b>\$6,000</b>                | <b><i>\$6,000</i></b>  | <b><i>\$5,118</i></b>  | <b><i>\$5,118</i></b>  |
| Richmond   | <b><i>\$11,244</i></b>        | <b><i>\$13,889</i></b> | <b><i>\$8,530</i></b>  | <b><i>\$11,942</i></b> |
| * Surrey has 30+ CAC areas. The figure reported is an average rate |                               |                        |                        |                        |
| ** max of \$6,000 per unit up to 2.5 FSR, > 2.5 FSR is 75% of lift |                               |                        |                        |                        |

Table 1: Regional CAC Rate Comparison

#### b) Desired Outcome – CAC Policy 6.31:

With the above comparative CAC analysis, staff is seeking Council direction on its preferred amendment option for the City's Community Amenity Contribution Policy 6.31:

##### 1. Retain CAC Contribution Rates and Allocate a Portion to Affordable Housing:

This option would require an amendment of the existing CAC policy to identify a certain portion of the CAC funds received that would be directed specifically towards the creation of affordable housing. In doing so, this option could create a variable but continuing method to utilise CAC funding to support the future creation of affordable housing in the community.

##### 2. Raise CAC Contribution Rates to Create a New CAC for Affordable Housing:

This option would increase the current CAC contribution rates, with the increased value being directed specifically towards affordable housing. This approach would effectively create a new affordable housing CAC, over and above the CAC rates currently required across the City. It is noted the City's UDI/HAVAN Development Liaison Committee did not support increasing CACs.

##### 3. Status Quo:

This option would keep the City's CAC Policy 6.31 unchanged, leaving the status quo in place.

Should Council direct that amendments to CAC Policy 6.31 be undertaken, staff will bring back an amended Policy 6.31 reflecting the preferred option. Depending on Council's direction(s), additional economic analysis from a consultant may be required, similar to that undertaken through the development of the draft density bonus framework. Existing consulting funds could be drawn upon for this study, if needed.

#### c) Density Bonus Zoning – Cash Contribution Valuation

The original draft density bonus regulations were premised on providing a choice of amenity options that applicants could provide in exchange for bonus density: either provide a certain amount of floor space as below market rental units; or provide a cash-in-lieu contribution that was calculated to be equivalent to the value of the required rental floor space allocation.

As an example, the density bonus regulations for our RM-2 zone (our most widely used apartment zone) is described below:

- The base level of density in the RM-2 zone is 1.8 FSR.
  - With a density bonus, the base density of 1.8 FSR can be increased by an additional 0.40 FSR to achieve a maximum “bonused” density of 2.2 FSR, in exchange for either:
    - 10% of the net floor area being rental units, with the rents being at minimum 10% below CMHC average market rents for the Ridge-Meadows area;
- OR**
- Cash in-lieu, at a rate of \$96.88 per square metre (\$9.00 sq. ft.).

In working with GPRA, and reflecting that the provision of rental floor space is no longer an amenity option, an updated analysis was also completed to align the now remaining cash contribution option with the market value of the possible bonus floor space. Said differently, the cash contribution option should no longer reflect a non-market value for the bonus floor space, as the bonus density will be entirely market-oriented strata floor space going forward.

GPRA has now updated the economic model prepared for the original density bonus regulations, and has identified new cash contribution rates for both townhouse and apartment dwellings:

| Housing Type | Original Cash-in-Lieu (\$/Sq. Ft.) | New Cash Contribution (\$/Sq. Ft.) |
|--------------|------------------------------------|------------------------------------|
| Townhouse    | \$20 sq. ft.                       | \$32 sq. ft.                       |
| Apartment    | \$9 sq. ft.                        | \$15 sq. ft.                       |

*Table 2: Proposed New Density Bonus Cash Contribution Rates:*

**d) Desired Outcome – Density Bonus Zoning:**

In terms of the draft density bonus zoning, Council is asked to speak to its levels of support for the revised cash contribution rates. If support in-principle is identified, staff will prepare amending bylaws for a revised set of density bonus regulations that removes the optional requirement to provide rental floor space in exchange for bonus density and increases the cash contribution rates in accordance with the above described analysis, bringing the amending bylaw forward to an upcoming Committee of the Whole meeting.

In doing so, the approval process for the draft density bonus zoning would be separated from that of the New Zoning Bylaw, noting Council’s interest in establishing policy and zoning tools to help create more affordable housing in the community.

**e) Strategic Alignment:**

As part of the City of Maple Ridge Strategic Plan 2019 – 2022, under its Community Safety theme, the creation of affordable, rental, and special needs housing options in Maple Ridge is a key priority of Council.

**f) Policy Implications:**

City’s Official Community Plan and Housing Action Plan (HAP) establish as a key strategy the creation of new affordable, rental, and special needs housing opportunities. As short term action items, the endorsed 2015 HAP implementation plan suggested the following: the potential use of density bonuses, widening of the City’s residential-over-commercial zoning regulations to include more zones, and other incentives to foster greater rental housing in the City.

**g) Interdepartmental Implications:**

The Planning and Finance Departments continue to collaborate on amenity policy and zoning matters such as Community Amenity Contributions and density bonus zoning to help foster greater affordable housing in Maple Ridge. Other interdepartmental efforts to create greater housing choice and offer more affordable, rental, and special need housing options are ongoing (i.e. secondary suite review, detached garden suite review, infill housing zoning, etc.).


**h) Financial Implications:**

Previously, Council established a City-Wide Community Amenity Contribution Reserve Fund to receive contributions from the City's CAC program. Consistent with the Local Government Act, amendments to the existing Reserve Fund may be required should Council amend its CAC policy to alter the allocation of contributions to affordable housing or create a new CAC charge to be applied exclusively towards affordable housing. Likewise, the creation of an additional reserve fund and an accompanying authorising bylaw would be required to receive cash contributions that may stem from the proposed density bonus framework, if approved.

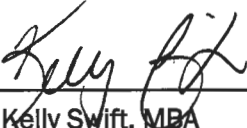
**CONCLUSION:**

Through Council's recent discussion related to the exploration of additional policy and regulatory tools that could help facilitate greater affordable, rental, and special needs housing in the City, the need for further economic analysis was revealed. This report outlines the outcomes from an updated economic analysis undertaken to help inform Council's identification of its preferred amendments, if any, to the City's Community Amenity Contribution Policy 6.31. New considerations are also proposed in relation to the City's draft density bonus regulations, given Council's recently expressed interest in developing an appropriate cash contribution alternative.

  
Prepared by: Brent Elliott, MCIP, RPP,  
Manager of Community Planning

  
Reviewed by: Charles R. Goddard, BA, MA  
Director of Planning

  
Approved by: Christine Carter, M.PL, MCIP, RPP  
GM Planning and Development

  
Concurrence: Kelly Swift, MBA  
Acting Chief Administrative Officer

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**MEETING DATE:** July 23, 2019  
**FILE NO:** N/A  
**FROM:** Chief Administrative Officer  
**MEETING:** Workshop  
**SUBJECT:** Albion Flats: Draft Land Use Concept Plans and Process Next Steps

---

**EXECUTIVE SUMMARY:**

The Albion Flats have been the subject of various concept planning efforts over the years, with the 2010 charrette-driven land use concepts as well as with the range of preferred land use directions identified by Council through past Albion Flats discussions being the most influential. To that, insights from the 2017 Community Facilities Conversation and subsequent 2018 Alternative Approvals Process also inform the evolution of the land use planning for the Flats, noting that the expansion of the Planet Ice Facility received electoral approval.

In reflection of those prior planning inputs, this report presents a revised set of draft land use concept plans for the Albion Flats. Each land use concept is a variation of a consistent theme; namely, the introduction of mixed employment uses to the lands located southeast of Jim Robson Way (JRW), to surround the existing Albion Sports Complex.

Additionally, with Council's review of the draft land use concepts, an engagement process is proposed towards building upon a recent land owners' workshop and to gain further feedback from the wider community. With land owner and community input, next steps in the process are identified including the preparation of a block exclusion application for the Albion Flats lands southeast of JRW.

**RECOMMENDATION:**

1. That the draft Albion Flats Employment Land Use Concepts be forwarded to a community engagement process, the results of which are to be brought forward to a future Council Workshop.
2. That an Albion Flats Non-Farm Use application process, to facilitate the expansion of the Planet Ice facility, be initiated.

**DISCUSSION:**

**a) Background Context:**

On October 5, 2015, Council endorsed a renewed planning process to complete a revised land use concept plan and Albion Flats Area Plan Bylaw (see Figure 1 below). It was proposed to revisit the 2010 charrette outcomes and community stakeholder input as the basis for identifying preferred land uses and moving forward to complete an Area Plan Bylaw. The Albion Flats Area Planning process was proposed to have four phases:

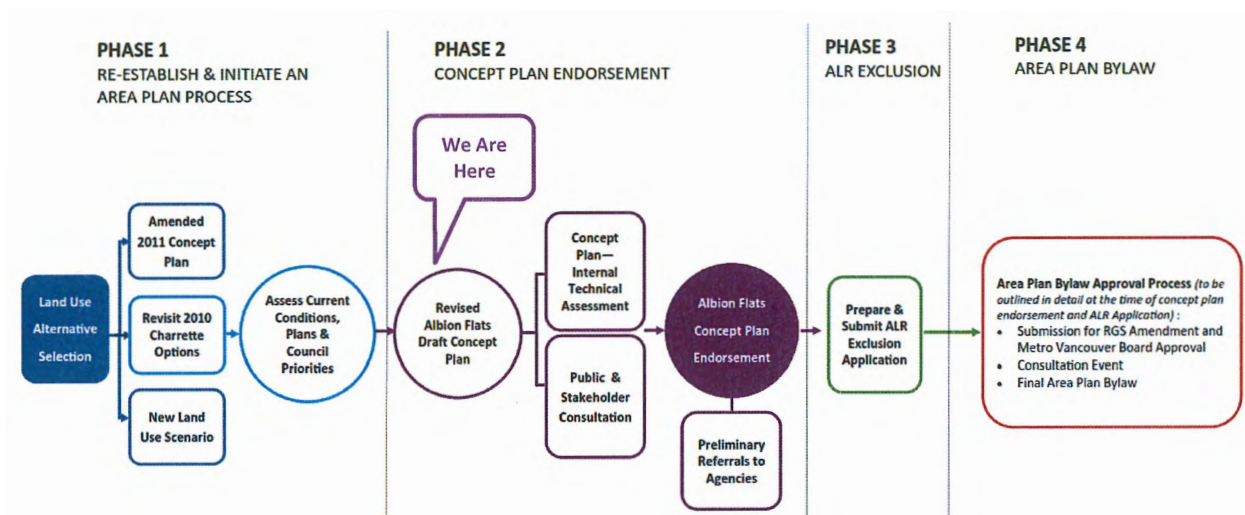


Figure 1: Albion Flats Endorsed Planning Process

On February 22, 2016, staff facilitated a land use workshop with Council with the intent of creating a high level framework that would form the basis for a revised Albion Flats concept plan. Through the ensuing workshop discussion, Council reviewed the four 2010 charrette land use options and affirmed its preferred land use directions for the Albion Flats.

On January 22, 2019, Council received for information an overview of the Albion Flats Area Planning Process background and next steps. At that time, Council further affirmed its preferred land use directions for the Albion Flats, matching the comments received in 2016.

On May 21, 2019, Council received a more detailed analysis and update on the drainage assessment currently underway for the Albion Flats.

On June 6, 2019, a Land Owners' Workshop was held with the owners of the properties located southeast of JRW, in an effort to discuss possible exclusion opportunities that may arise from the Albion Flats Area Planning Process.

#### b) Albion Flats Draft Land Use Concept Plan:

To-date, the Albion Flats have been the subject of various concept planning efforts. Across these previous land use planning efforts, employment (be it light industrial, service commercial or retail), recreation and agriculture uses have been consistently proposed. Such uses were further prioritized in Council's 2016 and subsequent 2019 land use planning discussions relating to the Albion Flats.

Acknowledging these constant land use interests, along with the outcomes of the 2017 Community Facilities Conversation and the subsequent 2018 Alternative Approval Process, staff have prepared a set of draft Albion Flats Employment Land Use Concept Plans focused primarily on adding employment-generating uses to the lands southeast of Jim Robson Way (JRW) and includes an expanded Planet Ice facility. See Appendix A for Concept A and B, along with photo examples of the likely form and character.

While still draft and subject to further ground truthing and discussion with the land owners, wider-community and stakeholders, staff acknowledge that the exact configuration of light-industrial and office park uses, as well as any mixed use village retail, service and residential uses can be considered flexible at this stage, noting that the implementation options outlined in the Light Industrial and Commercial Opportunity Assessment (see next section) can be accommodated in either concept plan.

With regards to the concepts, both propose significant amounts of land area to employment uses in the form of light industrial/office park forms of development. In addition, and perhaps the key distinguishing feature between the two, is the location of a mixed-employment service commercial/retail node, which may also offer some above grade residential opportunities.

- **Concept A:** This concept is premised on the provision of light industrial/office uses organized along the Lougheed footage southeast of JRW, and along an extended alignment of 102 Avenue. To help animate the light industrial uses located across from the existing Albion Fairgrounds, a pedestrian oriented area is proposed that offers more active retail and restaurant uses, along with service commercial opportunities. Above the ground floor, the built form could offer office uses or potentially multi-family residential units. Enhancements to the public realm are also proposed in this area to punctuate its purpose a public gathering space. Additionally, in this concept, the proposed building layout presents to the Albion Sports Complex a defined built form edge, with parking located along the highway frontage.
- **Concept B:** For this concept, a similar service commercial/retail area is proposed, but instead it is oriented further southeast, along the extended 102 Avenue alignment. Like Concept A, this concept also proposed that either office or potentially multi-family residential units could be located above the ground floor. Such residential uses could also continue further east, transitioning into the more residential character presently found along 240th Street. The intent in Concept B is to create a vibrant pedestrian area that can connect easily with the Albion Sports Complex to the north and to the proposed wetland feature to the south, creating a strong trail connection through the Flats as well as creating a desirable place for workers, shoppers, and residents to gather. In Concept B, the proposed building orientation offers a stronger street definition to the Lougheed Hwy with the parking located more central to the light industrial uses.

In both concepts a gateway building or feature is proposed at the corner of Lougheed and JRW as a way to punctuate this entry to the Flats.

As identified above, a new road is proposed to eventually connect to 102 Avenue in the Albion neighbourhood. This new road presents another gateway opportunity and potentially another entry for Albion Area residents. Further technical assessment is required to determine the viability of this alignment, especially as it connects to the Lougheed Highway.

In acknowledgment of the already existing Historic Commercial Node at the corner of Lougheed and 240th Street, other employment opportunities could also be accommodated through an expansion of commercial activities in that area. Specifically, the Lougheed and 240th Street corner location could accommodate a mix-use specialty retail development that expand upon the existing Bruce's Market as well as introduces opportunities for food-oriented retail and/or service uses towards further satisfying the daily needs of surrounding residents.

The two concepts both include a proposed wetland area to create opportunities for enhanced natural habitats along with possible passive recreational opportunities such as walking trails. The central pedestrian plaza in Concept B is illustrated to connect here transitioning from formal urban treatments to a more natural condition. Staff note that the exact location and extent of the proposed wetland feature is still to be determined by further environmental assessments.

The walkability of the Albion Flats is enhanced by proposing to connect the wetland trails with walking paths throughout the employment lands and into/through the Albion Sports Complex. Further, such connections are premised to extend into the neighbouring Albion Industrial Area, fostering opportunities to bring pedestrians into an eventual waterfront walkway along the Fraser River.

Such a future waterfront walkway could culminate at the foot of 240th Street noting that an earlier employment land use redesignation of that area envisioned an animated terminus of 240th Street where it meets the water, activated by possible commercial and waterborne uses. As well, it would facilitate a strong pedestrian connection up 240th Street and back into the Albion Flats.

In terms of vehicle circulation, service vehicle traffic is anticipated to make use of the road network proposed in the concepts, thereby minimizing impacts to recreational, event and agricultural traffic currently found on JRW. As for transit, both concept plans are premised on the preliminary outcomes of Translink's revised Area Transport Plan and offer possible new opportunities to accommodate transit in the Albion area. This could include connections with the pending B-Line terminus presently proposed for the Town Centre as well as the potential to locate an expanded West Coast Express station at 240<sup>th</sup> Avenue. During a recent July 9, 2019 presentation to Council, it is noted that Translink did identify that it will be updating its Regional Transportation Strategy: Transport 2050, at which time options for transit expansion in the Albion area will be reviewed. Lastly, a parking facility is proposed to accommodate shoppers and workers, as well as potentially serving transit commuters and event patrons looking for spill over parking. Such a facility could be a surface lot at first, evolving to a built structure in time as demand increases.

Staff acknowledge the conceptual nature of the plans presented though this report, and that more detailed studies will be required from the individual land owners at the time of rezoning and development application. Specifically, the Albion Flats contains many environmental sensitive areas, those that remain relatively intact are illustrated in the draft concept plans, however there are some fragmented ponds, channels, and wetland features which also exist and may not all be completely mapped. All of these features, known or otherwise, are protected by federal, provincial, and municipal regulations. Any future disturbance, relocation or elimination would require approval from the senior agencies along with compensation that meets our municipal Streamside Protection Regulation standards. Further evaluation will therefore be required by an independent qualified environmental professional at the time of rezoning and redevelopment to determine the extent of these environmental features, their status under Provincial and municipal stream/watercourse protection requirements, and the appropriate setback protection measures required for these features.

### **c) Light Industrial and Commercial Opportunity Assessment**

In an effort to better understand the market demand for various forms of mixed-employment uses, and the resulting floor area potentials that may exist under such demand, the consulting firm Urban Systems was retained to provide an assessment of light industrial and commercial opportunities for the Flats. This work builds from a series of similar assessments that have been undertaken in the past between 2010 and 2015 as part of earlier planning efforts as well as the preparation of the City's Commercial Industrial Strategy.

With regards to light industrial market trends, the assessment examined both local development activity and broader market activities across the Metro Vancouver and Fraser Valley Regions. Key trends to note, include:

- Increasing industrial land activity (both sales and land prices) across Metro Vancouver and the Fraser Valley limiting availability of industrial land;
- Growing demand across all industrial sectors pushing into the Fraser Valley, constrained only by limited supply of designated land;
- Key sectors driving demand for industrial land include warehousing, transportation, e-commerce, and technology manufacturing;
- Low vacancies are placing corresponding pressure on rental/lease rates to increase;

- Low vacancies and high land prices are driving increased stratification of industrial land, especially for small and medium sized businesses.

Concurrently, additional research was conducted to examine how the design and planning of new light-industrial parks and business parks has evolved towards creating more complete places that offer diverse opportunities to work, live, play, and learn. A step towards this vision is seen in the nearby Freemont Village in Port Coquitlam, where industrial and business park opportunities are located adjacent to multi-family residential homes, along with local and community-serving retail and service uses.

The fullest extent of this evolution of light-industrial/office parks is noted in what is being termed “Innovation Districts”. An Innovation District offers similar light-industrial or office spaces mixed with the convenience and lifestyle retail that is found in other newer industrial and office park setting. To that, Innovation Districts are designed as compact and walkable places, and typically offer anchor institutions such as education, recreation, or art and culture facilities; all towards creating active and creative places that serve as incubators and accelerators for business investment. Such developments are typically transit-accessible, technically-wired and offer mixed-use multi-family housing.

With the above insights, Urban Systems has identified two complimentary employment-related development futures for the Flats, based on their analysis of the light industrial and commercial real estate markets and their identification of the available opportunities.

*Option 1: Position the Flats as a Light Industrial Business Park.*

This option recognizes that market competition from other nearby industrial lands (Onni’s Golden Ears Industrial park in Pitt Meadows, as well as other industrial lands in Abbotsford and Chilliwack), and the limited accessibility of the Flats to key regional transportation networks such as Highway 1, could slow the uptake of industrial development on the Flats in the short to medium-term (8-10 years).

Within that time, 34-40 acres would be needed to meet projected demand and could include: just over 500,000 sq. ft. of light industrial floor space, about 75,000 sq. ft. of commercial and service uses, and approx. 25,000 sq. ft. of supporting commercial opportunities (such as restaurants, cafes, etc.).

Such a light-industrial focused option would also need to sensitively consider the transitional edges of the Flats, especially where such uses could interface with residential activities and environmental features.

*Option 2: Position the Flats as a Mixed-Employment Destination*

This option reduces the development horizon to a shorter 5 year timeline. To do so, focus is given to a broader range of complimentary land use which serve multiple functions.

Specifically, in terms of the land use mix for this mixed-employment option, it is estimated that approximately 230,000 sq. ft. of floor space demand would exist for light industrial operations, with an additional 200,000 sq. ft. of floor space needed to offer a retail-industrial destination. This would be augmented with a further estimated 125,000 sq. ft. of service commercial and other forms of retail. The types of retail uses envisioned within this mixed use options include: building material/garden equipment stores; supermarket/grocery stores; convenience stores; specialty food stores; beer, wine and liquor stores; health, personal care, and fitness services; sporting goods stores; restaurants and other food and beverage uses; financial and lending services; professional and business services; entertainment/recreation services; etc.

Such a wide mix of uses could support the workers at the daytime employment uses, offer evening and weekend opportunities to serve local residents and patrons of the Albion Sports Complex, and fill local and regional commercial gaps experienced in eastern Maple Ridge.

The key difference between the two futures is the timeline needed to achieve market absorption and success as outlined for each scenario. Said differently, Option 1 with its focus on light-industrial uses, offers a more protracted timeline due in part to surrounding regional competition. Option 2, offers a more diversified land use mix, which in doing so, may reduce the timeline for delivery as it presents development opportunities to a wider market.

As well, staff note that both scenarios can be delivered through either of the draft concept plans A or B identified above.

#### **d) Community Engagement**

On May 23, 2019, staff met with the majority of land owners for the properties located southeast of JRW. The intent of the discussion was to provide an update on the Albion Flats process and to gain an understanding of their level of interest in participating in a possible block exclusion application for the lands southeast of JRW. Attending that evening were 9 land owners or related party representatives, out of the 18 privately held (not City-owned) properties located southeast of JRW. From the discussion, and subsequent written submissions, 10 land owners or their representatives have now provided written support for participating further with staff in the Albion Flats planning process towards facilitating an eventual block exclusion application from the ALR. Staff will continue to work towards connecting with those land owners that have not yet indicated their levels of support.

Noting that, and consistent with the steps that Council approved in 2015 as part of the Albion Flats Area Planning process, staff is now seeking direction as part of Phase 2 to bring the draft Albion Flats employment land use concept to the land owners and the wider community to gain public feedback. The engagement process is envisioned to include a public open house that will be advertised in the newspaper and via social media as well as additional smaller group discussions with the land owners.

In addition, a general questionnaire will be utilized to obtain feedback on the proposed employment land use concepts. The questionnaire will be made available on the City's website and social media platforms, as well as hard copies will be at the public open house and at City Hall for pick-up. Discussions with Metro Vancouver, the Katzie and Kwantlen First Nations, and the ALC are also anticipated.

#### **e) Next Steps**

Following the engagement with the community, Council will receive a summary of the consultation feedback. From the input received from Council and the community, a preferred land use concept will be prepared with other municipal departments towards reflecting any needed changes to the proposed land use concept. As the Albion Flats process moves ahead, the revised land use concept will be brought forward to eventually achieve Council endorsement. In doing so, this would close out Phase 2 and facilitate the submission of an application to exclude the lands southeast of JRW from the ALR as part of Phase 3.

In terms of a block exclusion application, the ground work for a potential application is underway noting that staff continue to meet with ALC as well as move towards completing technical assessments related to the drainage and the environment. As well, the ALC Board Chair and their Chief Administrative Officer will meet with Council at the July 23<sup>rd</sup> Workshop of Council. Such ongoing discussion will be valuable in clarifying the timing of any future block exclusion application for the lands southeast of JRW.

In light of the various and related staff initiatives that underway for the Albion Flats, a sequential list has been set out below to provide Council with a holistic view of the process steps ahead:

- *Albion Flats Drainage Study* (September 2018 – July 2019): with a finalised consultant report now in hand, the results which were reported at a high level on May 21, 2019 during a Council Workshop meeting will be included as part of the Albion Flats community conversation, specifically as it relates to the proposed ongoing discussions with land owners, stakeholders and other government agencies.
- *Funding Mechanisms Assessment* (August – October 2019): with the draft land use concept in hand, and once aligned with the preliminary outcomes from the drainage study, a high level assessment of the funding options available will be prepared and reported to Council.
- *Land Use Concepts Community Consultation* (September – October 2019): as described above, the results of which will be reported back to Council in a Consultation Summary Report, setting out key inputs related to the land use concepts and comments on the drainage study.
- *Endorsement of Land Use Concept* (November – December 2019): with input received from Council and the community, a revised land use concept will be prepared and brought forward for Council endorsement.
- *Submission of Block Exclusion Application* (TBD): while the exact timing involved with submitting such a block exclusion application is subject to further discussion with Council, such an application and its accompanying fee would eventually require the preparation of a City staff report and a Public Hearing, undertaken by the City in advance of Council's consideration of the exclusion application. Following the Public Hearing, Council would then consider whether to forward, or not to forward, the application to the ALC. It is anticipated that the block exclusion application for the Albion Flats lands southeast of JRW would be considered by the ALC's Executive Committee.
- *Area Plan Bylaw Preparation and Adoption* (TBD - Dependent on timing of ALC decision): Following the ALC's decision on the block exclusion application, an Area Plan Bylaw would be prepared and would require parallel amendments to the Regional Growth Strategy by the Metro Vancouver Board, before it could be approved and adopted locally.

In addition, if Council should so direct, staff can initiate a non-farm use application for the proposed expansion of the Planet Ice facility. The process for preparing the non-farm use application could coincide with the proposed community consultation, further technical assessments, and with the refinement of the land use concept for the Albion Flats. In more detail, given past ALC commentary related to the drainage and stream flow conditions of the Albion Flats, there will be a need to ensure that any expansion concept for Planet Ice, along with the eventual preliminary design work that would subsequently stem from the concept, is coordinated with the wider technical assessments being undertaken by staff to outline strategies to minimize stormwater flows from the Flats.

Once a non-farm use application has been submitted via the ALC's online application portal, the preparation of a City staff report would be required. With the introduction of the staff report, Council would then consider whether to forward, or not to forward, the non-farm use application to the ALC for decision.

#### **f) Strategic Alignment:**

The completion of the Albion Flats planning process towards informing the potential block exclusion of the lands southeast of JRW is a Council priority, as outlined in the City of Maple Ridge 2018-2022 Strategic Plan under the Growth strategic priority.

#### **g) Interdepartmental Implications:**

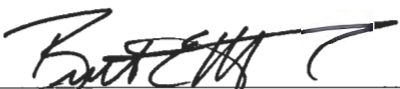
The Planning, Engineering, Parks, Recreation and Culture, and the Economic Development and Civic Properties Departments continue to collaborate in undertaking the Albion Flats Planning process.

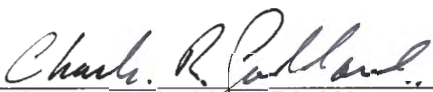
#### **h) Policy Implications:**


The Maple Ridge Official Community Plan and the Metro 2040 Regional Growth Strategy both identify the Albion Flats as a Special Study Area, signalling that a land use change is anticipated away from its present agriculture/ALR designation.

#### **CONCLUSION:**

This report presents a set of draft employment land use concepts for the Albion Flats along with a pending community engagement process as staff concludes Phase 2 of the Albion Flats Area Planning Process. The process steps ahead as they relate to the Albion Flats Area Planning Process, a block exclusion application for the lands southeast of JRW, and a non-farm use application to facilitate an expansion of the Planet Ice facility are also outlined for Council consideration.

  
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**Manager of Community Planning**

  
Reviewed by: **Charles R. Goddard, BA, MA**  
**Director of Planning**

  
Approved by: **Christine Carter, M.PL, MCIP, RPP**  
**General Manager, Planning and**  
**Development Services**

  
Concurrence: **Kelly Swift, MBA**  
**Acting Chief Administrative Officer**

#### **Attachments:**

Appendix A: Albion Flats Land Use Concepts A + B and Precedent Imagery Examples



## LEGEND

|  |   |  |   |  |  |
|--|---|--|---|--|--|
|  | LIGHT INDUSTRIAL  |  | FUTURE TRANSIT NODE<br>WEST COAST EXPRESS STATION |  | FUTURE WATERFRONT TRAIL  |
|  | POTENTIAL FOR RETAIL-LIGHT INDUSTRIAL   |  | OPPORTUNITY FOR<br>ADDITIONAL BUILDING HEIGHT     |  | PROPERTY LINES   |
|  | SERVICE COMMERCIAL  |  | FUTURE GREEN LINK                                 |  | 30M RIPERIAN SETBACK   |
|  | RETAIL/RESTAURANT   |  | FUTURE TRAILS                                     |  | INDICATIVE SITE BOUNDARY FOR NEW<br>ALBION FLATS EMPLOYMENT NODE |
|  | RECREATION (ARENA EXPANSION)  |  | FUTURE WATERFRONT<br>DEVELOPMENT                  |  |  |
|  | OPPORTUNITY FOR OFFICES ABOVE<br>Pending parking analysis, geotechnical, & floodrisk considerations     |  |   |  |  |
|  | OPPORTUNITY FOR RESIDENTIAL ABOVE<br>Pending parking analysis, geotechnical, & floodrisk considerations |  |   |  |  |



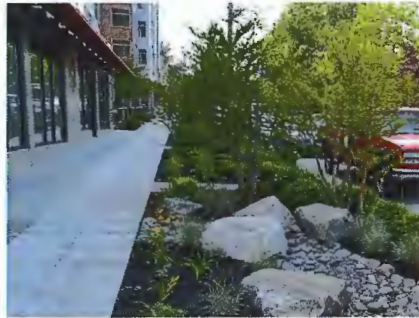
## LEGEND

|  |   |  |   |  |  |
|--|---|--|---|--|--|
|  | LIGHT INDUSTRIAL  |  | FUTURE TRANSIT NODE<br>WEST COAST EXPRESS STATION |  | FUTURE WATERFRONT TRAIL  |
|  | POTENTIAL FOR RETAIL-LIGHT INDUSTRIAL   |  | OPPORTUNITY FOR<br>ADDITIONAL BUILDING HEIGHT     |  | PROPERTY LINES   |
|  | SERVICE COMMERCIAL  |  | FUTURE GREEN LINK                                 |  | 30M RIPARIAN SETBACK   |
|  | RETAIL/RESTAURANT   |  | FUTURE TRAILS                                     |  | INDICATIVE SITE BOUNDARY FOR NEW<br>ALBION FLATS EMPLOYMENT NODE |
|  | OPPORTUNITY FOR OFFICES ABOVE<br>Pending parking analysis, geotechnical, & floodrisk considerations     |  | FUTURE WATERFRONT<br>DEVELOPMENT                  |  |  |
|  | OPPORTUNITY FOR RESIDENTIAL ABOVE<br>Pending parking analysis, geotechnical, & floodrisk considerations |  |   |  |  |

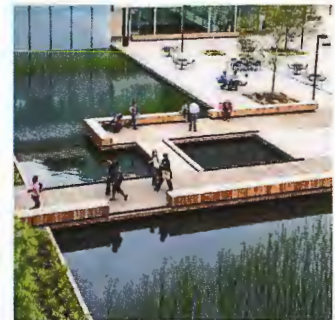
## BUILDING CHARACTER



## STREETSCAPE & PARKING



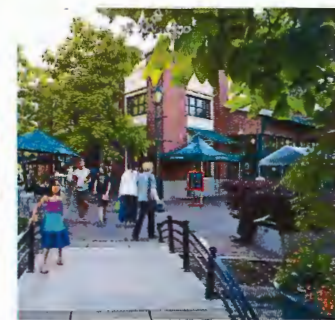
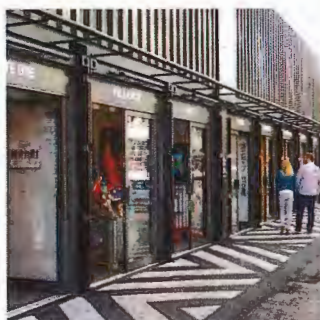
## PLAZA



## GREEN LINK & TRAILS



## COURTYARD (CONCEPT A)



**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Award of Contract – Maple Ridge Lawn Bowling Green Surface Replacement

**MEETING DATE:** July 23, 2019  
**FILE NO:**  
**MEETING:** Workshop

---

**EXECUTIVE SUMMARY:**

The attached report is scheduled to be on the next Council Meeting agenda for discussion and consideration of the recommendation. The Council Workshop forum provides an extended opportunity for Council to seek additional information if required, prior to decision-making.

**RECOMMENDATION:**

That the attachment to the July 23, 2019 Council Workshop report titled *"Award of Contract – Maple Ridge Lawn Bowling Green Surface Replacement"* be forwarded to the next Council Meeting.



Approved by: Corporate Officer

Attachment:

- *Award of Contract – Maple Ridge Lawn Bowling Green Surface Replacement* - staff report dated July 23, 2019



## City of Maple Ridge

**mapleridge.ca**

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Award of Contract – Maple Ridge Lawn Bowling Green Surface Replacement

**MEETING DATE:** July 23, 2019  
**FILE NO:** 2249206  
**MEETING:** Council Meeting

---

### EXECUTIVE SUMMARY:

This Award of Contract recommendation is for the replacement of a synthetic greens surface for the Maple Ridge lawn bowling facility. After posting the Request for Proposal (RFP) on B.C. Bid for four weeks, two submissions were received before closing. One submission complied with the requirements and was subsequently reviewed in accordance with the evaluation criteria contained within the RFP. The compliant submission received from Marathon Surfaces Inc. provides good value to the City and staff recommends the award of a contract.

Funding capacity for the replacement of the bowling green surface is available within the lifecycle reserve and this funding is included in this year's Approved Financial Plan. Council approval to award the contract is required for the work to proceed.

### RECOMMENDATION:

That Contract RFP-PL19-41 for Synthetic Lawn Bowling Surface Replacement at Maple Ridge Lawn Bowling Club be awarded to Marathon Surfaces Inc. in the amount of \$258,800.00 excluding taxes;

That a contingency of \$30,000 be authorized; and further

That the Corporate Officer be authorized to execute the contract.

### DISCUSSION:

#### a) Background Context:

The Maple Ridge Lawn Bowling Club facility, which opened in 1995 with one of the first synthetic lawn bowling surfaces in the Lower Mainland area, provides recreation and social opportunities for citizens within our community. The original synthetic surface lasted beyond its anticipated lifespan and the club was successful in obtaining a grant to contribute to the costs of the surface replacement in 2007.

The existing 12 year old carpet has reached the end of its useful life with wear and settlement compromising the play. The club approached the City with a request for assistance regarding the carpet replacement. Staff worked with the club's greens committee as well as a consultant to develop the specifications and requirements for this work and a Request for Proposal (RFP-PL19-41) for the synthetic green replacement was subsequently issued through B.C. Bid on June 3, 2019 and closed on July 3, 2019. Two submissions were received before the closing date with one proposal deemed to be non-compliant and was excluded from further review. The remaining proposal was evaluated using the criteria contained in the RFP. The evaluation panel's review resulted in the Marathon Surfaces Inc. proposal receiving high scores, providing

panel's review resulted in the Marathon Surfaces Inc. proposal receiving high scores, providing good value to the City considering qualifications, experience, product performance, warranty and price.

b) **Desired Outcome:**

The desired outcome is that the lawn bowling green be replaced prior to the 2020 bowling season to ensure a high quality surface that meets the requirements of the sport.

c) **Strategic Alignment:**

The 2010 Parks, Recreation & Culture Master Plan contains the objective to continue to provide a variety of facilities in parks to support multiple uses and when facilities require replacement, to work with the community to identify the most appropriate solutions considering cost and benefit.

d) **Citizen/Customer Implications:**

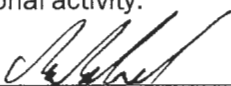
Citizens and club members will continue to be able to participate in lawn bowling at a quality facility within our community that will also be able to host tournaments as the club has hosted in the past.

e) **Business Plan/Financial Implications:**

The Lifecycle Reserve, which funds the replacement of parks and facilities infrastructure, has the capacity available to accommodate the \$258,800 required to award the contract for the surface replacement along with a contingency of \$30,000.

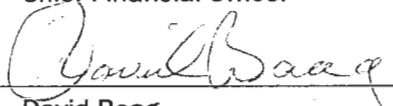
**CONCLUSIONS:**

The Maple Ridge Lawn Bowling facility's greens surface, which was replaced twelve years ago, is now at the end of its useful life and is in need of replacement to continue to provide a quality, playable sports surface. The club has indicated that as a result of the significant cost of the surface replacement their membership is requesting Council's assistance to ensure that the club can continue to participate in this recreational activity.

  
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