

***COUNCIL MEETING AGENDA***

***September 12, 2017***

***7:00 p.m.***

***Council Chamber***

***MEETING DECORUM***

Council would like to remind all people present tonight that serious issues are decided at Council meetings which affect many people's lives. Therefore, we ask that you act with the appropriate decorum that a Council Meeting deserves. Commentary and conversations by the public are distracting. Should anyone disrupt the Council Meeting in any way, the meeting will be stopped and that person's behavior will be reprimanded. *The meeting is live streamed and recorded by the City of Maple Ridge.*

Note: This Agenda is also posted on the City's Web Site at [www.mapleridge.ca](http://www.mapleridge.ca)

The purpose of a Council meeting is to enact powers given to Council by using bylaws or resolutions. This is the final venue for debate of issues before voting on a bylaw or resolution.

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100      ***CALL TO ORDER***

200      ***AMENDMENTS TO THE AGENDA***

300      ***APPROVAL OF THE AGENDA***

400      ***ADOPTION AND RECEIPT OF MINUTES***

401      Minutes of the Special Council Meeting of July 25, 2017, the Regular Council Meeting of July 25, 2017 and the Special Council Workshop Meeting of August 1, 2017

402      Minutes of the Public Hearing of July 18, 2017

500      ***PRESENTATIONS AT THE REQUEST OF COUNCIL***

600      ***DELEGATIONS***

601      The ACT Arts Centre Season Preview

- Karen Pighin, Communications and Development Manager
- Philip Hartwick, Acting Executive Director

- 602      **Robert Lonon**
- Concerns pertaining to Application 2017-113-RZ, 12912 232 Street

700      ***ITEMS ON CONSENT***

701      **Minutes**

701.1      Minutes of the Development Agreements Committee Meetings – July 12, July 25, July 28, August 1, August 23 and August 29, 2017

701.2      Minutes of Meetings of Committees and Commissions of Council

- Advisory Design Panel - June 13, 2017
- Public Art Steering Committee - May 30, 2017

702      **Reports**

702.1      **Disbursements for the month ended July 31, 2017**

Staff report dated September 12, 2017 recommending that the disbursements for the month ended July 31, 2017 be received for information.

703      **Correspondence**

704      **Release of Items from Closed Council Status**

*From the July 25, 2017 Closed Council Meeting*

Item 04.02 - Purchase of 22160 121 Avenue for Future Park

Item 04.04 - Public Art Steering Committee Membership – 2017/2018  
Term Appointment of Don Miskiman

800      ***UNFINISHED BUSINESS***

900      ***CORRESPONDENCE***

1000 ***BYLAWS***

**Bylaws for Adoption**

1001 **2015-279-RZ, 22833 122 Avenue**

**Maple Ridge Zone Amending Bylaw No. 7182-2015**

Staff report dated September 12, 2017 recommending adoption

To rezone from RS-1 (One Family Urban Residential) to R-3 (Special Amenity Residential District) to permit subdivision into 3 lots not less than 278 m<sup>2</sup>

Adoption

1002 **2016-448-CP, Area 1: 256 Street Lands, Area 2: Lougheed Lands**

1002.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7299-2016  
(Area 1: 256th Street Lands)**

To re-designate the properties identified as Area 1: 256th Street Lands from Suburban Residential, Rural Resource, and Institutional to Conservation, Industrial, Park, Estate Suburban Residential, Suburban Residential, Industrial Reserve and Rural Resource and to introduce a new Industrial Reserve land use designation for the Official Community Plan

Adoption

1002.2 **Maple Ridge Official Community Plan Amending Bylaw No. 7335-2017  
(Area 2: Lougheed Lands)**

To re-designate the properties identified as Area 2: Lougheed Lands from Suburban Residential to Industrial (Business Park category), Commercial and Rural Residential, to expand the Albion Industrial Area for an Industrial (Business Park category) future, to re-designate four parcels located near 240 Street and the Lougheed Highway to Commercial and to identify that certain residential properties along River Road, south of the Lougheed Highway, are to be re-designated to Rural Residential

Adoption

1100     ***REPORTS AND RECOMMENDATIONS***

***Public Works and Development Services***

1101     **2017-113-RZ, 12912 232 Street, RS-2 to C-1**

Staff report dated September 12, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7334-2017 to rezone from RS-2 (One Family Suburban Residential) to C-1 (Neighbourhood Commercial) to allow for commercial use including retail space in a one storey format with a proposed child care centre be given first reading and that the applicant provide further information as described on Schedules C, D, and G of the Development Procedures Bylaw No. 5879-1999.

1102     **2017-154-SD, 10501 Jackson Road, Local Area Service Bylaw**

Staff report dated September 12, 2017 recommending that a Local Area Service Bylaw be authorized for enhanced landscape maintenance costs to be levied on benefitting properties and that McVeety Local Area Service Bylaw No. 7367-2017 be given first, second and third readings.

1103     **2012-065-DVP, 10501 Jackson Road**

Staff report dated September 12, 2017 recommending that the Corporate Officer be authorized to sign and seal 2012-065-DVP to vary the subdivision servicing requirement for underground wiring to allow overhead wiring to remain along the 245B Street frontage, to increase maximum retaining wall height and to reduce front yard setbacks and minimum required lot width for specified lots.

1104     **2014-016-DVP, 23908 and 23920 Dewdney Trunk Road**

Staff report dated September 12, 2017 recommending that the Corporate Officer be authorized to sign and seal 2014-016-DVP to waive the requirement to convert overhead utilities on Dewdney Trunk Road to underground wiring.

1105     **2015-279-DVP, 22833 122 Avenue**

Staff report dated September 12, 2017 recommending that the Corporate Officer be authorized to sign and seal 2016-279-DVP to reduce minimum lot width on lots 1, 2 and 3.



**1106     2017-282-DVP, 25171 117 Avenue**

Staff report dated September 12, 2017 recommending that the Corporate Officer be authorized to sign and seal 2017-282-DVP to reduce the rear yard setback for the building face and deck and the roof overhang for a future home.

**1107     2016-163-SD, 5% Money in Lieu of Parkland Dedication, 23908 and 23920 Dewdney Trunk Road**

Staff report dated September 12, 2017 recommending that the owner of land proposed for subdivision at 23908 and 23920 Dewdney Trunk Road, under application 2016-163-SD, shall pay to the City of Maple Ridge an amount that is not less than \$130,000.00.

**1108     Award of Contract ITT-EN17-52: 232 Street (132 Avenue to Birch Avenue – Paradise Creek Relocation)**

Staff report dated September 12, 2017 recommending that Contract ITT-EN17-52: 232 Street (132 Avenue to Birch Avenue – Paradise Creek Relocation) be awarded to Double M Excavating, that a construction contingency be approved to address potential variations in field conditions, that the McElhanney Consulting Services Ltd. contract for Engineering Design Services for 232 Street Preliminary and Detailed Design (132 Avenue to Silver Valley Road) be amended to increase the budget for environmental services during construction and that the Corporate Officer be authorized to execute the contracts.

**Financial and Corporate Services (including Fire and Police)**

**1131     2018 Permissive Tax Exemptions**

Staff report dated September 12, 2017 recommending that Maple Ridge Tax Exemption Bylaw No. 7368-2017 to exempt certain types of properties from municipal property taxation be given first, second and third readings.

**1132     2017 Community Grants**

Staff report dated September 12, 2017 recommending that the proposed allocation of Community Grants for 2017 be approved.

**1133      Loan Authorization Bylaws**

Staff report dated September 12, 2017 recommending that nine loan authorization bylaws pertaining to Parks and Recreational Facilities be given first, second and third readings, that the Corporate Officer be directed to submit the bylaws to the Ministry of Community Services for review and approval by the Inspector of Municipalities, that following approval of the bylaws by the Inspector of Municipalities, approval of the electors be sought through the Alternative Approval Process, that the Alternative Approval Process Elector Response Forms be approved and that the advertisement of the Alternative Approval Process be approved.

**1134      Proposed Amendments to Bylaw Enforcement – Management of Records Policy 5.29**

Staff report dated September 12, 2017 recommending that Bylaw Enforcement – Management of Records – Policy 5.29 be adopted as amended.

**1135      Award of Contract, Architectural Design Services, Maple Ridge Fire Hall No. 4 & Training Ground**

Staff report dated September 12, 2017 recommending that the Architectural Consulting Services: Fire Hall & Training Facility (RFP-FD17-48) be awarded to Johnston Davidson Architecture & Planning, that a contingency be established and that the Corporate Officer be authorized to execute the contract.

**Parks, Recreation & Culture**

1151

**Administration**

1171

**Other Committee Issues**

1191

1200     ***STAFF REPORTS***

1300     ***OTHER MATTERS DEEMED EXPEDIENT***

1400     ***NOTICES OF MOTION AND MATTERS FOR FUTURE MEETING***

1500     ***QUESTIONS FROM THE PUBLIC***

1600     ***ADJOURNMENT***

***QUESTION PERIOD***

The purpose of the Question Period is to provide the public with an opportunity to ask questions of Council on items that are of concern to them, with the exception of Public Hearing bylaws which have not yet reached conclusion.

Council will not tolerate any derogatory remarks directed at Council or staff members.

Each person will be permitted 2 minutes to ask their question (a second opportunity is permitted if no one else is sitting in the chairs in front of the podium). Questions must be directed to the Chair of the meeting and not to individual members of Council. The total Question Period is limited to 15 minutes.

Council reserves the right to defer responding to a question in order to obtain the information required to provide a complete and accurate response.

Other opportunities are available to address Council including public hearings, delegations and community forum. The public may also make their views known to Council by writing or via email and by attending open houses, workshops and information meetings. Serving on an Advisory Committee is an excellent way to have a voice in the future of this community.

For more information on these opportunities contact:

Clerk's Department at **604-463-5221** or [clerks@mapleridge.ca](mailto:clerks@mapleridge.ca).

Mayor and Council at [mayorandcouncil@mapleridge.ca](mailto:mayorandcouncil@mapleridge.ca).

Checked by: \_\_\_\_\_

Date: \_\_\_\_\_



401 Minutes of Regular and Special Council Meetings

***SPECIAL COUNCIL MEETING MINUTES***

July 25, 2017

The Minutes of the City Council Meeting held on July 25, 2017 at 6:01 p.m. in the Blaney Room of the City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

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***PRESENT***

***Elected Officials***

Mayor N. Read  
Councillor C. Bell  
Councillor B. Masse  
Councillor Robson  
Councillor Speirs  
Councillor Shymkiw

***Appointed Staff***

E.C. Swabey, Chief Administrative Officer  
K. Swift, General Manager of Parks, Recreation & Culture  
P. Gill, General Manager Corporate and Financial Services  
F. Quinn, General Manager of Public Works and  
Development Services  
L. Darcus, Manager of Legislative Services  
J. Hyland, Officer in Charge

***ABSENT***

Councillor Duncan

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Note: These Minutes are also posted on the City's Web Site at [www.mapleridge.ca](http://www.mapleridge.ca)

**1.0 *CALL TO ORDER***

**2.0 *APPROVAL OF THE AGENDA***

R/2017-326

It was moved and seconded

**That the agenda for the July 25, 2017 Special Council Meeting be approved.**

CARRIED

**3.0 *NOTICE OF CLOSED COUNCIL MEETING***

R/2017-327

It was moved and seconded

**That the meeting following this meeting at 6:00 p.m. 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 an identifiable individual who is being considered for a position on a Committee of Council.
- Section 90(1)(e) The acquisition of land or improvements, if the council considers that disclosure might reasonably be expected to harm the interests of the municipality.
- Section 90(1)(f) Law enforcement, if the council considers that disclosure might reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment.

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.

CARRIED

4.0 *ADJOURNMENT* – 6:02 p.m.

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N. Read, Mayor

Certified Correct

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L. Darcus, Corporate Officer

City of Maple Ridge

***COUNCIL MEETING MINUTES***

July 25, 2017

The Minutes of the City Council Meeting held on July 25, 2017 at 7:13 p.m. in the Council Chamber of the City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

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***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***

E.C. Swabey, Chief Administrative Officer  
K. Swift, General Manager of Parks, Recreation & Culture  
P. Gill, General Manager Corporate and Financial Services  
F. Quinn, General Manager Public Works and Development Services  
B. Elliott, Acting Director of Planning  
L. Darcus, Manager of Legislative Services  
A. Gaunt, Confidential Secretary

***Other staff as required***

D. Hall, Planner 2  
S. Judd, Acting Municipal Engineer  
C. Goddard, Manager of Development and Environmental Services  
M. Baski, Planner 1  
C. Chan, Planner 1

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Note: These Minutes are also posted on the City's Web Site at [www.mapleridge.ca](http://www.mapleridge.ca)

The meeting was live streamed and recorded by the City of Maple Ridge

Note: Councillor Bell not at in attendance at the start of the meeting

100 ***CALL TO ORDER***

200 ***AMENDMENTS TO THE AGENDA***

Addition of the following:

- Item 601 Downtown Maple Ridge Business Improvement Association Update, Ineke Boekhorst, Executive Director
- Item 901 Alouette River Management Society ("ARMS") – Request for Support



- Item 1154 Award of Contract for Merkley Park Synthetic Field Carpeting (Karina LeBlanc Field)
- Item 1155 Award of Contract for Merkley Park Synthetic Field Construction (Karina LeBlanc Field)
- Item 1156 Award of for Synthetic Field Design Services – Arthur Peake/Golden Ears and Telosky Stadium/Thomas Haney Secondary Sites

300 ***APPROVAL OF THE AGENDA***

R/2017-328

It was moved and seconded

**That the July 25, 2017 agenda be amended with the additions of Item 601 Downtown Maple Ridge Business Improvement Association Update, Ineke Boekhorst, Executive Director; Item 901 Alouette River Management Society (“ARMS”) – Request for Support; Item 1154 Award of Contract for Merkley Park Synthetic Field Carpeting (Karina LeBlanc Field); Item 1155 Award of Contract for Merkley Park Synthetic Field Construction (Karina LeBlanc Field); Item 1156 Award of for Synthetic Field Design Services – Arthur Peake/Golden Ears and Telosky Stadium/Thomas Haney Secondary Sites and be approved as amended.**

CARRIED

400 ***ADOPTION AND RECEIPT OF MINUTES***

401 Minutes of the Regular Council Meeting of July 11, 2017

R/2017-329

It was moved and seconded

**That the minutes of the Regular Council Meeting of July 11, 2017 be adopted as circulated.**

CARRIED

500 ***PRESENTATIONS AT THE REQUEST OF COUNCIL*** – Nil

Note: Councillor Bell joined the meeting at 7:15 p.m.

600      ***DELEGATIONS***

- 601      **Downtown Maple Ridge Business Improvement Association (“BIA”)**  
            •    **Ineke Boekhorst, Executive Director**

Ms. Boekhorst gave a PowerPoint presentation providing an update on the work done by the Downtown Maple Ridge Business Improvement Association. She advised on partnerships such as the façade improvement project between the BIA and the City of Maple Ridge and highlighted events hosted by the BIA such as the Canada Market, Pianos on the Street and Earth Day. Ms. Boekhorst outlined programs held and improvements made to encourage shopping in the downtown core area. She thanked member businesses and the City for participation and contributions.

700      ***ITEMS ON CONSENT***

701      **Minutes**

- 701.1    Minutes of Meetings of Committees and Commissions of Council  
            •    Environmental Advisory Committee – June 14, 2017

702      **Reports**

702.1    **Disbursements for the month ended June 30, 2017**

Staff report dated July 25, 2017 recommending that the disbursements for the month ended June 30, 2017 be received for information.

702.2    **2017 Council Expenses**

Staff report dated July 25, 2017 providing an update on Council expenses to the end of June 2017.

702.3    **Maple Ridge-Pitt Meadows Arts Council – Bylaw Amendment Update**

Staff report dated July 25, 2017 providing information on proposed changes to the bylaws of the Maple Ridge and Pitt Meadows Arts Council Society.

703      **Correspondence** – Nil

704      **Release of Items from Closed Council Status** – Nil

R/2017-330

It was moved and seconded

**That Items 701.1, 702.1, 702.2 and 702.3 on the “Items on Consent” agenda be received into the record.**

CARRIED

800 ***UNFINISHED BUSINESS***

900 ***CORRESPONDENCE***

901 **Alouette River Management Society (“ARMS”) – Request for Support**

E-mail from Greta Borick-Cunningham, Executive Director, Alouette River Management Society dated July 22, 2017 requesting a letter of support from the City of Maple Ridge for an ARMS funding application for a BC Community Gaming grant.

R/2017-331

It was moved and seconded

**That a letter of support from the City of Maple Ridge for a Alouette River Management Society (“ARMS”) funding application for a BC Community Grant be provided to the Licensing and Grants Division of the Ministry of Public Safety & Solicitor-General.**

CARRIED

1000 ***BYLAWS***

***Note: Items 1001 to 1006 are from the July 18, 2017 Public Hearing***

**Bylaws for Third Reading**

1001 **2016-219-RZ, 12258 228 Street  
Maple Ridge Zone Amending Bylaw No. 7261-2016  
To rezone from RS-1 (One Family Urban Residential) to R-3  
(Special Amenity Residential District) to permit a future 3 lot subdivision  
Third reading**

R/2017-332

It was moved and seconded

**That Bylaw No. 7261-2016 be given third reading.**

CARRIED

- 1002     **2016-223-RZ, 20434 Chigwell Street**  
          **Maple Ridge Zone Amending Bylaw No. 7273-2016**  
          To rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit a future 2 lot subdivision  
          Third reading

R/2017-333

It was moved and seconded

That Bylaw No. 7273-2016 be given third reading.

CARRIED

- 1003     **2016-240-RZ, 22638 119 Avenue and 22633 Selkirk Avenue**

- 1003.1   **Maple Ridge Official Community Plan Amending Bylaw No. 7342-2017**  
          To amend Schedule “B” of the Official Community Plan from Medium and High-Rise Apartment to Town Centre Commercial  
          Third reading

R/2017-334

It was moved and seconded

That Bylaw No. 7342-2017 be given third reading.

CARRIED

- 1003.2   **Maple Ridge Zone Amending Bylaw No. 7262-2016**  
          To rezone from RS-1 (One Family Urban Residential) to C-3 (Town Centre Commercial) to permit the future construction of three mixed use commercial residential six storey buildings  
          Third reading

R/2017-335

It was moved and seconded

That Bylaw No. 7262-2016 be given third reading.

CARRIED

- 1004     **2014-106-RZ, 23882 Dewdney Trunk Road**  
          **Maple Ridge Zone Amending Bylaw No. 7125-2014**  
          To rezone from RS-1b (One Family Urban [Medium Density] Residential) to R-2 (Urban Residential District) to permit a future subdivision of approximately 11 lots  
          Third reading

R/2017-336

It was moved and seconded

That Bylaw No. 7125-2014 be given third reading.

CARRIED

**1005 2016-352-RZ, 23004 Dewdney Trunk Road**

**1005.1 Maple Ridge Official Community Plan Amending Bylaw No. 7288-2016**

To amend Schedule "B" of the Official Community Plan from Urban Residential to Commercial

Main Motion

R/2017-337

It was moved and seconded

**That Bylaw No. 7288-2016 be given third reading.**

Motion to defer

R/2017-338

It was moved and seconded

**That Bylaw No. 7288-2016 and Bylaw No. 7289-2016 be deferred.**

CARRIED

Councillor Robson - OPPOSED

Note: Item 1005.2 was deferred as part of the motion to defer Bylaw No. 7288-2016

**1005.2 Maple Ridge Zone Amending Bylaw No. 7289-2016**

To rezone from RS-1 (One Family Urban Residential) to C-2 (Community Commercial) to permit a future medical clinic and pharmacy with two rental units above

Third reading

**1006 2016-448-CP, Area 1: 256 Street Lands, Area 2: Lougheed Lands**

**1006.1 Maple Ridge Official Community Plan Amending Bylaw No. 7299-2016 (Area 1: 256th Street Lands)**

To re-designate the properties identified as Area 1: 256th Street Lands from Suburban Residential, Rural Resource, and Institutional to Conservation, Industrial, Park, Estate Suburban Residential, Suburban Residential, Industrial Reserve and Rural Resource and to introduce a new Industrial Reserve land use designation for the Official Community Plan

Third reading

R/2017-339

It was moved and seconded

**That Bylaw No. 7299-2016 be given third reading.**

CARRIED

**1006.2 Maple Ridge Official Community Plan Amending Bylaw No. 7335-2017  
(Area 2: Lougheed Lands)**

To re-designate the properties identified as Area 2: Lougheed Lands from Suburban Residential to Industrial (Business Park category), Commercial and Rural Residential, to expand the Albion Industrial Area for an Industrial (Business Park category) future, to re-designate four parcels located near 240 Street and the Lougheed Highway to Commercial and to identify that certain residential properties along River Road, south of the Lougheed Highway, are to be re-designated to Rural Residential

Third reading

R/2017-340

It was moved and seconded

**That Bylaw No. 7335-2017 be given third reading.**

***Point of Order***

Councillor Robson requested a separate vote on lands located to the north of the Lougheed Highway and lands located to the south of the Lougheed Highway as outlined in Bylaw No. 7335-2017.

1006.2.1

R/2017-341

It was moved and seconded

**That Bylaw No. 7335-2017 be given third reading with the inclusion of only the lands in Area 2 located to the north of the Lougheed Highway and to the east and west of Kwantlen First Nation.**

CARRIED

1006.2.2

R/2017-342

It was moved and seconded

**That Bylaw No. 7335-2017 be given third reading with inclusion of the lands in Area 2 located to the south of the Lougheed Highway.**

CARRIED

Councillor Bell, Councillor Masse, Councillor Robson - OPPOSED

**Bylaws for Adoption**

- 1007     **2011-089-RZ, 22325 St. Anne Avenue  
Maple Ridge Heritage Designation and Revitalization and Tax Exemption  
Agreement Amending Bylaw No. 7306-2016**  
Staff report dated July 25, 2017 recommending adoption  
To extend the completion date for the conservation of the existing heritage  
building, (Morse-Turnock Residence)  
Adoption

R/2017-343

It was moved and seconded

**That Bylaw No. 7306-2016 be adopted.**

CARRIED

- 1008     **2013-107-RZ, 24009, 24005, 24075 Fern Crescent**  
Staff report dated July 25, 2017 recommending adoption

- 1008.1   **Maple Ridge Official Community Plan Amending Bylaw No. 7088-2014**  
~~To adjust conservation designation boundaries~~  
To adjust Silver Valley Area Plan boundaries  
Adoption

R/2017-344

It was moved and seconded

**That Bylaw No. 7088-2014 be adopted.**

CARRIED

- 1008.2   **Maple Ridge Zone Amending Bylaw No. 7053-2014**  
To rezone from RS-3 (One Family Rural Residential) and RS-2 (One Family  
Suburban Residential) to RS-1b (One Family Urban [Medium Density]  
Residential), RS-1 (One Family Urban Residential) and R-2 (Urban  
Residential District) to permit subdivision into 14 R-2 zoned lots, 17 RS-1b  
zoned lots and 3 RS-1 zoned lots, for a total of 34 lots, not less than 315  
m<sup>2</sup>  
Adoption

R/2017-345

It was moved and seconded

**That Bylaw No. 7053-2014 be adopted.**

CARRIED

- 1009     **2016-034-RZ, 12358 216 Street**  
          **Maple Ridge Zone Amending Bylaw No. 7247-2016**  
          Staff report dated July 25, 2017 recommending adoption  
          To rezone from RS-1 (One Family Urban Residential) to RS-1b (One Family  
          [Medium Density] Urban Residential) to permit the subdivision into two lots  
          not less than 557 m<sup>2</sup>.

R/2017-346

It was moved and seconded

That Bylaw No. 7247-2016 be adopted.

CARRIED

1100     ***REPORTS AND RECOMMENDATIONS***

***Public Works and Development Services***

- 1101     **2017-281-CP/RZ, 21428, 21460, 21472 Dewdney Trunk Road**  
          **RS-1 to P-6**

Staff report dated July 25, 2017 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7357-2017 to designate three subject properties from Urban Residential to Institutional to allow for the expansion of the Maple Ridge Cemetery be given first reading and that Maple Ridge Zone Amending Bylaw No. 7360-2017 to rezone 21472 Dewdney Trunk Lane from RS-1 (One Family Urban Residential) to P-6 (Civic Institutional) be given first reading and that the applicant provide further information as described on Schedule C of the Development Procedures Bylaw No. 5879-1999.

MAIN MOTION

R/2017-347

It was moved and seconded

In respect of Section 475 of the Local Government Act, requirement for consultation during the development or amendment of an Official Community Plan, Council must consider whether consultation is required with specifically:

- i.     The Board of the Regional District in which the area covered by the plan is located, in the case of a Municipal Official Community Plan;
- ii.    The Board of any Regional District that is adjacent to the area covered by the plan;
- iii.   The Council of any municipality that is adjacent to the area covered by the plan;
- iv.    First Nations;
- v.     Boards of Education, Greater Boards and Improvements District Boards; and



vi. The Provincial and Federal Governments and their agencies.

and in that regard it is recommended that no additional consultation be required in respect of this matter beyond the early posting of the proposed Official Community Plan amendments on the City's website, together with an invitation to the public to comment, and;

That Bylaw No. 7357-2017 be given first reading;

That Bylaw No. 7360-2017 be given first reading; and,

That the applicant provide further information as described on Schedule C of the Development Procedures Bylaw No. 5879-1999.

MOTION TO DEFER

R/2017-348

It was moved and seconded

That Application 2017-281-CP/RZ be deferred until discussion of property acquisitions is held.

DEFERRAL DEFEATED

Mayor Read, Councillor Duncan, Councillor Shymkiw, Councillor Speirs –  
OPPOSED

MAIN MOTION CARRIED

Councillor Bell, Councillor Robson - OPPOSED

**1102 2017-230-RZ, 11814 220 Street, RS-1 to P-2**

Staff report dated July 25, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7354-2017 to rezone from RS-1 (One Family Urban Residential) to P-2 (Special Institutional) to allow for a Private Hospital Use, which permit a proposed licensed Community Care Facility to enable the care of 13 elderly citizens be given first reading and that the applicant provide further information as described on Schedules A, C and E of the Development Procedures Bylaw No. 5879-1999

R/2017-349

It was moved and seconded

1. In respect of Section 475 of the Local Government Act, requirement for consultation during the development or amendment of an Official Community Plan, Council must consider whether consultation is required with specifically:

- i. The Board of the Regional District in which the area covered by the plan is located, in the case of a Municipal Official Community Plan;
- ii. The Board of any Regional District that is adjacent to the area covered by the plan;
- iii. The Council of any municipality that is adjacent to the area covered by the plan;
- iv. First Nations;
- v. Boards of Education, Greater Boards and Improvements District Boards; and
- vi. The Provincial and Federal Governments and their agencies

and in that regard it is recommended that no additional consultation be required in respect of this matter beyond the early posting of the proposed Official Community Plan amendments on the City's website, together with an invitation to the public to comment;

2. That Bylaw No. 7354-2017 be given first reading; and
3. That the applicant provide further information as described on Schedules A, C, and E of the Development Procedures Bylaw No. 5879-1999.

CARRIED

**1103 2017-145-RZ, 11655 Burnett Street, RS-1 and C-3 to RM-2**

Staff report dated July 25, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7352-2017 to rezone from RS-1 (One Family Urban Residential) and C-3 (Town Centre Commercial) to RM-2 (Medium Density Apartment Residential) to permit a five storey, 36 unit condominium building be given first reading and that the applicant provide further information as described on Schedules A, C, D, E and F of the Development Procedures Bylaw No. 5879-1999.

C. Chan, Planner, gave a Power Point presentation providing the following information:

- Application information
- Subject Map
- Official Community Plan Context
- Neighbourhood Plan Context
- Site Characteristics
- Development Proposal
- Proposed Plan

R/2017-350

It was moved and seconded

1. In respect of Section 475 of the Local Government Act, requirement for consultation during the development or amendment of an Official Community Plan, Council must consider whether consultation is required with specifically:
  - i. The Board of the Regional District in which the area covered by the plan is located, in the case of a Municipal Official Community Plan;
  - ii. The Board of any Regional District that is adjacent to the area covered by the plan;
  - iii. The Council of any municipality that is adjacent to the area covered by the plan;
  - iv. First Nations;
  - v. Boards of Education, Greater Boards and Improvements District Boards; and
  - vi. The Provincial and Federal Governments and their agencies.

and in that regard it is recommended that no additional consultation be required in respect of this matter beyond the early posting of the proposed Official Community Plan amendments on the City's website, together with an invitation to the public to comment, and;

2. That Bylaw No. 7352-2017 be given first reading; and,
3. That the applicant provide further information as described on Schedules (A, C, D, E and F) of the Development Procedures Bylaw No. 5879-1999, as well as the information outlined in this report.

CARRIED

Note: Councillor Shymkiw excused himself from discussion of Item 1104 at 8:32 p.m. due to conflict.

**1104 2016-320-RZ, 11295 and 11307 Maple Crescent, C-3 to M-3**

Staff report dated July 25, 2017 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7356-2017 to allow a site specific text amendment to include the M-3 (Business Park) zone as a site specific permitted zone under the Infill General Employment, Hammond Area Plan Land Use Designation be given first reading and second readings and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7274-2016 to rezone from C-3 (Town Centre Commercial) to M-3 (Business Park) to permit construction of a mini-warehouse be given second reading and be forwarded to Public Hearing.

R/2017-351

It was moved and seconded

- 1) That, in accordance with Section 475 of the Local Government Act, opportunity for early and on-going consultation has been provided by way of posting Bylaw No. 7356-2017 on the municipal website and requiring that the applicant host a Development Information Meeting (DIM), and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;
- 2) That, in accordance with Section 475 of the Local Government Act, opportunity for early and ongoing consultation has been provided by way of posting Bylaw No. 7356-2017 on the municipal website, and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;
- 3) That Bylaw No. 7356-2017 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
- 4) That it be confirmed that Bylaw No. 7356-2017 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 5) That Bylaw No. 7356-2017 be given first and second readings and be forwarded to Public Hearing;
- 6) That Bylaw No. 7274-2016 be given second reading, and be forwarded to Public Hearing;
- 7) That the following terms and conditions be met prior to final reading:
  - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
  - ii) Registration of a Restrictive Covenant for Tree Protection and Stormwater Management
  - iii) Road dedication as required;
  - iv) Consolidation of the subject properties;
  - v) Demolition of any existing structures and removal of any vehicles and shipping containers from the site;
  - vi) If the Director of Waste Management from the Ministry of Environment determines that a site investigation is required based on the submitted Site Profile, a rezoning, development, or development variance permit cannot be approved until a release is obtained for the subject properties;
  - vii) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.

CARRIED

Note: Councillor Shymkiw returned to the meeting at 8:32 p.m.

**1105      2016-052-RZ, 22260 & 22292 122 Avenue, 12159 & 12167 223 Street,  
Housing Agreement Bylaw**

Staff report dated July 25, 2017 recommending that 22260 & 22292 122 Avenue, 12159 & 12167 223 Street Housing Agreement Bylaw No. 7359-2017 to allow the City to enter into a Housing Agreement to secure new dwelling units as rental housing in perpetuity be given first, second and third reading.

R/2017-352

It was moved and seconded

**That Bylaw No. 7359-2017 be given first, second and third readings.**

CARRIED

Councillor Shymkiw - OPPOSED

**1106      2013-107-DVP, 24009, 24005 and 24075 Fern Crescent**

Staff report dated July 25, 2017 recommending that the Corporate Officer be authorized to sign and seal 2013-107-DVP to reduce the road right-of-way width for a Through Local Street – Silver Valley .

The Manager of Legislative Services advised that a letter in opposition was received from Duane Plato stating that headlights from vehicles using the road will shine into his bedroom.

R/2017-353

It was moved and seconded

**That the Corporate Officer be authorized to sign and seal 2013-107-DVP respecting properties located at 24009, 24005 and 24075 Fern Crescent.**

CARRIED

**1107      2016-232-DP, 24009, 24005 and 24075 Fern Crescent, Wildfire  
Development Permit**

Staff report dated July 25, 2017 recommending that the Corporate Officer be authorized to sign and seal 2016-232-DP to allow a 34 family lot subdivision in the Horse Hamlet of Silver Valley Area Plan within the Wildfire Development Permit Area

R/2017-354

It was moved and seconded

**That the Corporate Officer be authorized to sign and seal 2016-232-DP respecting property located at 24009, 24005 and 24075 Fern Crescent.**

CARRIED

1108     **2016-034-DVP, 12358 216 Street**

Staff report dated July 25, 2017 recommending that the Corporate Officer be authorized to sign and seal 2016-034-DVP to reduce the front width of proposed lot 2 in conjunction with a rezoning and subdivision application to subdivide into two lots.

R/2017-355

It was moved and seconded

**That the Corporate Officer be authorized to sign and seal 2016-034-DVP respecting property located at 12358 216 Street.**

CARRIED

1109     **2017-062-DVP, 24197 Fern Crescent**

Staff report dated July 25, 2017 recommending that the Corporate Officer be authorized to sign and seal 2016-062-DVP to reduce the front setback requirement for a single family dwelling to allow the dwelling to remain after subdivision of property.

R/2017-356

It was moved and seconded

**That the Corporate Officer be authorized to sign and seal 2017-062-DVP respecting property located at 24197 Fern Crescent.**

CARRIED

1110     **Ruskin Private Fire Suppression System**

Staff report dated July 25, 2017 recommending that the Corporate Officer be authorized to prepare and sign an agreement between the City of Maple Ridge and the owner identified as Stave River Fire suppression Systems Ltd. for inspection, operation, maintenance, liability, insurance and encroachment of the existing private hydrant system servicing the Ruskin Industrial Area.

Note: Councillor Shymkiw left the meeting at 8:37 p.m.

R/2017-357

It was moved and seconded

**That the Corporate Officer be authorized to prepare and sign an agreement between the City and the owner identified as Stave River Fire Suppression Systems Ltd. for the inspection, operation, maintenance, liability, insurance and encroachment of the existing private hydrant system servicing the Ruskin Industrial Area.**

CARRIED

**1111 Award of Contract RFP-EN17-28: Engineering Design Services for Abernethy Way (224 Street to 232 Street)**

Staff report dated July 25, 2017 recommending that Contract RFP-EN17-28: Engineering Design Services for Abernethy Way (224 Street to 232 Street) be awarded to Aplin & Martin Consultants Ltd., that a contingency be approved for unforeseen items, that the Financial Plan be amended to fund the project from Development Cost Charges and the Drainage Reserve and that the Corporate Officer be authorized to execute the Client/Consultant agreement.

R/2017-358

It was moved and seconded

**That Contract RFP-EN17-28: Engineering Design Services for Abernethy Way (224 Street to 232 Street) be awarded to Aplin & Martin Consultants Ltd. in the amount of \$344,702.00 plus taxes; and**

**That a contingency of \$55,298.00 be approved for unforeseen items; and**

**That the Financial Plan be amended to fund this project from Development Cost Charges and the Drainage Reserve as identified in this report; and further**

**That the Corporate Officer be authorized to execute the Client/Consultant Agreement.**

CARRIED

**1112 Award of Contract ITT-EN17-38: 263 Street Pump Station Replacement**

Staff report dated July 25, 2017 recommending that Contract ITT-EN17-38: 263 Street Pump Station Replacement be awarded to Drake Excavating (2016) Ltd., that a project contingency be approved to address potential variations in field conditions, that the Corporate Officer be authorized to execute the contract, that the Financial Plan be amended to fund the project from Development Cost Charges and the Capital Water Fund and that the existing budget for the Stantec Consulting Ltd. contract for Engineering Design Services for 263 Street Water Pump Station Replacement be increased.

R/2017-359

It was moved and seconded

**That Contract ITT-EN17-38: 263 Street Pump Station Replacement be awarded to Drake Excavating (2016) Ltd. in the amount of \$3,217,820.50 excluding taxes; and**

**That a project contingency of \$400,000.00 be approved to address potential variations in field conditions; and**

**That the Corporate Officer be authorized to execute the contract; and**

**That the Financial Plan be amended to fund this project from Development Cost Charges and Water Capital Fund as identified in this report, and further**

**That the existing Stantec Consulting Ltd. contract for Engineering Design Services for 263 Street Water Pump Station Replacement be increased by \$120,660.00.**

CARRIED

**Financial and Corporate Services (including Fire and Police)**

**1131 SHAW Wi-Fi Proposal**

Staff report dated July 25, 2017 recommending that negotiations with Shaw Communications to prepare a Preliminary Wi-Fi Service Agreement be resumed.



R/2017-360

It was moved and seconded

**That staff be directed to resume negotiations with Shaw Communications to prepare a Preliminary Wi-Fi service Agreement that includes free public access to the internet, utilizing City properties, and that the Agreement includes public consultation.**

CARRIED

**1132 2018-2022 Business & Financial Planning Guidelines**

Staff report dated July 25, 2017 recommending that the 2018-2022 Business & Financial Planning Guidelines be approved.

R/2017-361

It was moved and seconded

**That the 2018-2022 Business & Financial Planning Guidelines attached as Appendix 1 in the staff report dated July 25, 2017 be approved.**

CARRIED

**Parks, Recreation & Culture**

**1151 Artist in Residence – Contract Extensions**

Staff report dated July 25, 2017 recommending that the Artist in Residence contracts for Kat Wahamaa and Robi Smith be extended to November 30, 2018.

R/2017-362

It was moved and seconded

**That the Artist in Residence contract for Kat Wahamaa be extended to March 31, 2019; and,**

**That the Artist in Residence contract for Robi Smith be extended to March 31, 2019.**

CARRIED

**1152 Maple Ridge Leisure Centre Pool Systems and Pool Change Room and Lobby Cost Updates**

Staff report dated July 25, 2017 recommending that staff be directed to move forward with a Request for Proposals for the construction of the Maple Ridge Leisure Centre pool system renovations as well as the pool change room and lobby renovations.

Note: Councillor Shymkiw returned to the meeting at 8:57 p.m.

R/2017-363

It was moved and seconded

**That staff be directed to move forward with a Request for Proposals for the construction of the Maple Ridge Leisure Centre pool system renovations as well as the pool change room and lobby renovations.**

CARRIED

**1153 Albion Community Centre – Design Contract Award**

Staff report dated July 25, 2017 recommending that the Architectural Design Services contract for the Albion Community Centre be awarded to Craven Huston Powers Architects, that a contingency be established and that Corporate Officer be authorized to execute the contract.

R/2017-364

It was moved and seconded

**That the Architectural Design Services contract for the Albion Community Centre be awarded to Craven Huston Powers Architects (CHPA) at a contract price of \$689,055 (excluding taxes), and;**

**That a contingency of 20% in the amount of \$137,811 (excluding taxes) be established for the design project, and further;**

**That the Corporate Officer be authorized to execute the contract.**

CARRIED

**1154 Award of Contract for Merkley Park Synthetic Field Carpeting (Karina LeBlanc Field)**

Staff report dated July 25, 2017 recommending that Contract RFP-PL17-53: Synthetic Turf Field Supply and Installation at Merkley Field be awarded to AstroTurf West Distributors Ltd., that a contingency be established and that the Corporate Officer be authorized to execute the contract.

R/2017-365

It was moved and seconded

**That Contract RFP-PL17-53: Synthetic Turf Field Supply and Installation at Merkley Field be awarded to AstroTurf West Distributors Ltd. in the amount of \$470,000 plus taxes; and,**

**That a contingency of \$23,500 be established for this project; and further,**

**That the Corporate Officer be authorized to execute the contract.**

CARRIED

**1155 Award of Contract for Merkley Park Synthetic Field Construction  
(Karina LeBlanc Field)**

Staff report dated July 25, 2017 recommending that Contract ITT-PL17-45: Merkley Artificial Turf Field – Civil Works be awarded to Cedar Crest Lands (BC) Ltd., that a contingency using parks infrastructure reserve funds be authorized and that the Corporate Officer be authorized to execute the contract.

R/2017-366

It was moved and seconded

**That Contract ITT-PL17-45: Merkley Artificial Turf Field – Civil Works be awarded to Cedar Crest Lands (BC) Ltd. in the amount of \$1,995,807 plus taxes; and**

**That a contingency of \$230,000 be authorized using parks infrastructure reserve funds, and further**

**That the Corporate Officer be authorized to execute the contract.**

CARRIED

**1156 Award of Contract RFP-PL17-58: Synthetic Field Design Services – Arthur Peake/Golden Ears and Telosky Stadium/Thomas Haney Secondary Sites**

Staff report dated July 25, 2017 recommending that Contract RFP-PL17-58: Consulting Services for Synthetic Sports Field Design at Arthur Peake Centre/Golden Ears Elementary School and Telosky Stadium/Thomas Haney Secondary School sites be awarded to R.F. Binnie and Associates Ltd., that a contingency be established and that the Corporate Officer be authorized to execute the contract.

R/2017-367

It was moved and seconded

**That Contract RFP-PL17-58: Consulting Services for Synthetic Sports Field Design at Arthur Peake Centre/Golden Ears Elementary School and Telosky Stadium/Thomas Haney Secondary School sites be awarded to R.F. Binnie and Associates Ltd. in the amount of \$276,082.68 plus taxes; and,**

**That a contingency of \$40,000.00 be established for this project; and further,**

**That the Corporate Officer be authorized to execute the contract.**

CARRIED

*Administration* – Nil

*Other Committee Issues* – Nil

1200 ***STAFF REPORTS***

1300 ***OTHER MATTERS DEEMED EXPEDIENT***

1400 ***NOTICES OF MOTION AND MATTERS FOR FUTURE MEETINGS***

1500 ***QUESTIONS FROM THE PUBLIC***

**Eric Olund**

Mr. Olund referred to the SHAW Wi-Fi proposal and questioned why there is a problem with wi-fi signals overlapping as has been suggested in an early Council conversation.

Mayor Read outlined some community concerns relating to wi-fi.

Mr. Olund stated that it would be beneficial to have additional wi-fi service in the downtown area.

Mayor Read clarified that the item was approved by Council.

**Jim Reilly**

Mr. Reilly addressed his question to staff. He asked if the time line on the construction of Abernethy Way of five years was for completion to 232 Street or to 256 Street. The Mayor clarified that the time line referred to the completion of construction to 232 Street.

Mr. Reilly's second question pertained to the public consultation process on Area 1 which raised real time concerns on issues around traffic and other commercial activity in the 256 Street neighbourhoods. He asked about plans to address these concerns.

The General Manager of Public Works and Development advised on upcoming plans to assess traffic in the area. He cautioned Council that questions more specific to the bylaw that just past third reading for the 256 Area may lead into Public Hearing issues.

Mayor Read advised that it would be best for Mr. Reilly to interact directly with staff.

**Willard Dunn**

Mr. Dunn expressed concern over the lack of parking in all areas of Maple Ridge. He requested that the City review parking requirements to be provided by developers for all future applications.

1600     ***ADJOURNMENT*** – 9:12 p.m.

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N. Read, Mayor

Certified Correct

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L. Darcus, Corporate Officer

***SPECIAL COUNCIL MEETING MINUTES***

August 1, 2017

The Minutes of the City Council Meeting held on August 1, 2017 at 6:04 p.m. in the Blaney Room of the City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

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***PRESENT***

***Elected Officials***

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

***Appointed Staff***

E.C. Swabey, Chief Administrative Officer  
K. Swift, General Manager of Parks, Recreation & Culture  
P. Gill, General Manager Corporate and Financial Services  
F. Quinn, General Manager of Public Works and  
Development Services  
L. Darcus, Manager of Legislative Services  
D. Boag, Director of Parks and Facilities

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Note: These Minutes are also posted on the City's Web Site at [www.mapleridge.ca](http://www.mapleridge.ca)

Note: Councillor Bell, Councillor Duncan and Councillor Shymkiw participated via telephone

**1.0      *CALL TO ORDER***

**2.0      *APPROVAL OF THE AGENDA***

R/2017-368

It was moved and seconded

**That the agenda for the August 1, 2017 Special Council Meeting be approved.**

CARRIED

**3.0      *NOTICE OF CLOSED COUNCIL MEETING***

R/2017-369

It was moved and seconded

**That the meeting following this meeting at 6:00 p.m. 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)(e)**      The acquisition of land or improvements, if the council considers that disclosure might reasonably be expected to harm the interests of the municipality.

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.

CARRIED

4.0      *ADJOURNMENT* – 6:05 p.m.

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N. Read, Mayor

Certified Correct

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L. Darcus, Corporate Officer

402 Minutes of the Public Hearing



City of Maple Ridge

***PUBLIC HEARING***

July 18, 2017

The Minutes of the Public Hearing held in the Council Chamber of City Hall, 11995 Haney Place, Maple Ridge, British Columbia on July 18, 2017 at 7:00 p.m.

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***PRESENT***

*Elected Officials*

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

***ABSENT***

Mayor N. Read

*Appointed Staff*

F. Quinn, Acting Chief Administrative Officer  
P. Gill, General Manager of Corporate and Financial Services  
L. Darcus, Manager of Legislative Services  
C. Carter, Director of Planning  
M. Baski, Acting Manager of Development and Environmental Services  
B. Elliott, Manager of Community Planning  
*Other staff as required*  
D. Hall, Planner 2  
A. Grochowich, Planner 1

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Acting Mayor Speirs called the meeting to order and explained the procedure and rules of order of the Public Hearing. The Manager of Legislative Services advised that the bylaws will be considered further at the next Council Meeting on July 25, 2017.

The Acting Mayor then called upon the Acting Manager of Development and Environmental Services to present the following items on the agenda:

- 1) **2016-219-RZ, 12258 228 Street**  
**Lot 4, Section 20, Township 12, New Westminster District, Plan 13667**  
**Maple Ridge Zone Amending Bylaw No. 7261-2016**  
To rezone from RS-1 (One Family Urban Residential) to R-3 (Special Amenity Residential District) to permit a future 3 lot subdivision

The Acting Manager of Development and Environmental Services gave a power point presentation providing the following information:

- Application Information
- Subject Map
- Official Community Plan Context
- Neighbourhood Context
- Site Characteristics

- Development Proposal
- Proposed Subdivision Plan
- Terms and Conditions

The Manager of Legislative Services advised that correspondence was received from Noreen and Norman Wiebe expressing concern with the impact of increased density on the area.

The Acting Mayor called for speakers three times.

There being no comment, the Acting Mayor declared this item dealt with.

- 2)     **2016-223-RZ, 20434 Chigwell Street**  
       **Lot "A", District Lot 279, Group 1, New Westminster District, Plan 114**  
       **Maple Ridge Zone Amending Bylaw No. 7273-2016**  
       To rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit a future 2 lot subdivision

D. Hall, Planner gave a power point presentation providing the following information:

- Application Information
- Subject Map
- Official Community Plan Context
- Neighbourhood Context
- Site Characteristics
- Development Proposal
- Proposed Site Plan
- Terms and Conditions

The Manager of Legislative Services advised that no correspondence was received on this item.

The Acting Mayor called for speakers three times.

There being no comment, the Acting Mayor declared this item dealt with.

- 3)     **2016-240-RZ, 22638 119 Avenue and 22633 Selkirk Avenue**  
       **Lots 2 and 4, both of District Lot 401, Group 1, New Westminster District,**  
       **Plan EPP65496**  
  
       **Maple Ridge Official Community Plan Amending Bylaw No. 7342-2017**  
       To amend Schedule "B" of the Official Community Plan from Medium and High-Rise Apartment to Town Centre Commercial

**Maple Ridge Zone Amending Bylaw No. 7262-2016**

To rezone from RS-1 (One Family Urban Residential) to C-3 (Town Centre Commercial) to permit the future construction of three mixed use commercial residential six storey buildings

The Acting Manager of Development and Environmental Services gave a power point presentation providing the following information:

- Application Information
- Subject Map
- Official Community Plan Context
- Neighbourhood Context
- Site Characteristics
- Development Proposal
- Building Elevation Plans
- Subdivision Plan EPP65496
- Phasing Plan
- Proposed Site Plan
- Landscaping
- Terms and Conditions

The Manager of Legislative Services advised that correspondence was received from Jackie Chow expressing concern with the issue of cycling connectivity on Selkirk Avenue.

The Acting Mayor called for speakers three times.

There being no comment, the Acting Mayor declared this item dealt with.

4) **2014-106-RZ, 23882 Dewdney Trunk Road**

Lot A Except: Part Subdivided by Plan LMP1144, Section 16, Township 12, New Westminster District, Plan LMP806

**Maple Ridge Zone Amending Bylaw No. 7125-2014**

To rezone from RS-1b (One Family Urban [Medium Density] Residential) to R-2 (Urban Residential District) to permit a future subdivision of approximately 11 lots.

The Acting Manager of Development and Environmental Services gave a power point presentation providing the following information:

- Application Information
- Subject Map
- Official Community Plan Context
- Neighbourhood Context
- Site Characteristics

- Development Proposal
- Proposed Site Plan
- Terms and Conditions

The Manager of Legislative Services advised that correspondence was received from Rick and Gaylene Pennykid expressing concerns with flooding on their properties resulting from the proposed development, from Marie Elferink expressing concerns with the height of the buildings and the impact of the proposed development on the natural habitat of the area and from Kyle Johnson expressing concern with the impact on access for first responders.

The Acting Mayor called for speakers three times.

There being no comment, the Acting Mayor declared this item dealt with.

- 5) **2016-352-RZ, 23004 Dewdney Trunk Road**  
Parcel A (Reference Plan 7941) Lot 1 Except: Part Dedicated Road Plan NWP87590;  
Section 17, Township 12, New Westminster District, Plan 3179

**Maple Ridge Official Community Plan Amending Bylaw No. 7288-2016**

To amend Schedule "B" of the Official Community Plan from Urban Residential to Commercial.

**Maple Ridge Zone Amending Bylaw No. 7289-2016**

To rezone from RS-1 (One Family Urban Residential) to C-2 (Community Commercial) to permit a future medical clinic and pharmacy with two rental units above

The Acting Manager of Development and Environmental Services gave a power point presentation providing the following information:

- Application Information
- Subject Map
- Official Community Plan Context
- Neighbourhood Context
- Site Characteristics
- Development Proposal
- Proposed Subdivision Plan
- Terms and Conditions

The Manager of Legislative Services advised that correspondence was received from Marilyn Ingham expressing concern with loss of parking area, open ditches and lack of sidewalks.

The Acting Mayor called for speakers at first call.

**Pamela Levitt, President, Pioneer Village Co-op**

Ms. Levitt spoke on the behalf of the Co-op. She stated that main concerns of the residents of the Co-op related to the impact on parking in the area and the undeveloped road. She advised that lack of parking is currently an issue in the area and that local residents cannot park on the road itself due to open ditches. She expressed concern that vehicles from the proposed development may park on Co-op property as a result of lack of parking. She also expressed concern with the lack of sidewalks and the impact on safety for pedestrians. Ms. Levitt stated that the Co-op is willing to work with the applicant on hedging or fencing.

**Adrian Keenan**

Mr. Keenan stated he is in favour of commercial development in Maple Ridge and that the application on its own has much merit, however he did not feel the proposal is adequate for the area. He expressed concern with the lack of amenities, the rural road standard of 230 Street with open ditches on both sides of the road and sidewalks, the impact of traffic to and from schools in the area on 230 Street and the alignment of a controlled intersection with 230 Street North. Mr. Keenan felt that a capital expenditure program should be implemented by the City for improvements to 230<sup>th</sup> Street prior to this proposed development to accommodate increased vehicle traffic and the impact on parking.

**Robert Jeglum**

Mr. Jeglum stated that he and his landlord attended the development information meeting and that he is also speaking on behalf of his landlord who was unable to attend. He expressed concern with the current lack of parking on 230 Street and the impact of the proposed commercial/residential development of adding more vehicular traffic thus further impacting the existing situation. He advised on existing conditions whereby people are already parking on both sides of the street despite the open ditches. Mr. Jeglum also expressed concern with safety issues for persons walking on the street, particularly children walking to Golden Ears Elementary. He stressed that 230 Street should be upgraded and sidewalks built prior to more development. As the balconies shown for the proposed development look into the backyard of the home he lives in, Mr. Jeglum requested appropriate screening.

The General Manager of Public Works and Development will verify where 230 Street is within the Capital Program.

**Del McLeod**

Mr. McLeod expressed concern with the impact of parking for the proposed development. He advised that the parking lot is up against his property and asked whether there will be a sound barrier or some type of fencing added to mitigate noise.

The Acting Manager of Development and Environmental Services advised there will be fencing and landscaping as part of the proposed development.

The Acting Mayor called for speakers at second and third call.

There being no further comment, the Acting Mayor declared this item dealt with.

6)     **2016-448-CP**  
       **Area 1: 256 Street Lands**  
       **Area 2: Lougheed Lands**

**Maple Ridge Official Community Plan Amending Bylaw No. 7299-2016**  
**(Area 1: 256<sup>th</sup> Street Lands)**

Area 1: 256<sup>th</sup> Street Lands, generally described as a portion of the properties located at 13655 256<sup>th</sup> Street, 25100 Alouette Road, and 13055 251A Street; the entirety of 13301 251A Street, the city right-of-way north of 130<sup>th</sup> Avenue bounded by 249<sup>th</sup> and 256<sup>th</sup> Street; and the properties to the east of 256<sup>th</sup> Street, north of 128<sup>th</sup> Avenue and west of 264<sup>th</sup> Street.

The Bylaw proposes to re-designate the properties identified as Area 1: 256<sup>th</sup> Street Lands from Suburban Residential, Rural Resource, and Institutional to Conservation, Industrial, Park, Estate Suburban Residential, Suburban Residential, Industrial Reserve and Rural Resource.

The Bylaw introduces a new Industrial Reserve land use designation for the Official Community Plan (OCP). Through the amending Bylaw, the Industrial Reserve designation identifies certain lands for a long-range employment future. It includes policies and conditions that must be fulfilled before industrial development would be permitted on these lands. The Bylaw also establishes requirements that must be satisfied at the time of future industrial redevelopment. Please see the Commercial & Industrial Strategy webpage on the City website for more information:  
[www.mapleridge.ca/1711](http://www.mapleridge.ca/1711)

**Maple Ridge Official Community Plan Amending Bylaw No. 7335-2017**  
**(Area 2: Lougheed Lands)**

Area 2: Lougheed Lands, generally described as the properties along Lougheed Highway on either side of the Kwantlen First Nation IR #5. The western portion of the Lougheed Lands includes those properties in the area bounded by the Fraser River to the south, 240<sup>th</sup> Street to the west, the southern border of the Albion Growth Area (equivalent to 100<sup>th</sup> Avenue) to the north, and the Kwantlen First Nation IR #5 to the east. The eastern portion of the Lougheed Lands includes the portion of those properties identified as 25655 and 25549 Lougheed Highway north of Lougheed Highway.

The Bylaw proposes to re-designate the properties identified as Area 2: Lougheed Lands from Suburban Residential to Industrial (Business Park category), Commercial and Rural Residential.

The Bylaw expands the Albion Industrial Area to include the Loughheed Lands, generally located east of 240<sup>th</sup> Street along the Loughheed corridor, for an Industrial (Business Park category) future. In addition, four parcels located near 240<sup>th</sup> Street and the Loughheed Highway are proposed to be re-designated to Commercial to support the expansion of the existing Albion Historic Commercial node. The Bylaw also identifies that certain residential properties along River Road, south of the Loughheed Highway, are to be re-designated to Rural Residential.

A. Grochowich, Planner gave a power point presentation providing the following information:

- Background on development of a Commercial Industrial Strategy for Area 1: 256 Street Lands and Area 2: Loughheed Lands
- Map outlining potential Employment Lands
- Area 1: 256 Street Lands Proposed Land Use Designations – outlines housekeeping items and changes to various properties and zoning
- Proposed Land Use Designations – New Official Community Plan Land Use designation for Industrial Reserve
- Industrial Reserve Policies
- Metro Vancouver Implications
- Area 2: Loughheed Land Proposed Land Use Designations
- Defines properties to be recommended for Rural Residential
- Metro Vancouver Implications for Area 2
- Highlights of wider economic implications to be generated by proposed employment lands

The Manager of Legislative Services advised that correspondence was received expressing concerns and speaking against Area 1 from Art and Barb Neufeld, France Beauregard-Hynes, Janice Travis, Garrett, Jim Reilly and Douglas Buker. Correspondence expressing concerns and speaking against Area 2 was received from Marge Benson, Doru Sinea and Betty von Hardenburg. Correspondence was received from Jim Chu from the Aquilini Group commenting on employment lands at Golden Ears Way and 203 Street owned by Aquilini Group expressing they wish to see that land designated as future employment lands.

The Acting Mayor called for speakers at first call.

**Bill Tupper**

Mr. Tupper identified himself as an owner of industrial lands. He does not support the bylaw currently as he feels moving ahead with the proposed designation prior to an alternative transportation route is not warranted. He expressed concern with the negative impact of lumber trucks on the area as well as the impact of increased vehicle traffic, citing that traffic regulations are currently not being followed by drivers using the roads in the area. Mr. Tupper requested that safe access in and out of the area be addressed prior to approval of the proposed designation.

**John Kingsbury**

Mr. Kingsbury advised that he has done much research on the existing neighbourhood prior to moving to his home on 128 Avenue. He also advised that he was involved in a study on gravel resources in BC carried out for the provincial government and stressed the importance of aggregate as a resource. He expressed concern with the development of the existing Kanaka Industrial Park, citing that the overflow water system does not work and Kanaka Creek is being adversely affected by runoff. He explained that water running off the road from the City owned gravel pit and runoff from the industrial park filters down through properties in his neighbourhood and as a result flooding occurs in winter. He expressed that he has little faith in what may happen with a next expansion of the industrial park based on the current track record.

Mr. Kingsbury also expressed concern with transportation in the area. He advised that 128 Avenue is in poor condition due to heavily loaded trucks using the road and moving at excessive speeds on a daily basis. He requested that the road be upgraded to a properly paved standard to deal with the increase in traffic and to cut down on the dust and dirt residents are currently exposed to.

Mr. Kingsbury requested that the bylaw be reconsidered and that the area be protected as a natural resource. He suggested that industrial land not be built over aggregate as it is a valuable natural resource. Mr. Kingsbury felt that the current industrial area and the proposed area are too far out to suit jobs currently needed as much present day employment comes from technology. He suggested that employment land for technology be looked at instead. He also suggested that bylaws be split between Area 1 and Area 2 and that more time be taken with Area 1. He added that a transportation plan for the area has yet to be brought forward.

**Hilda Dutt**

Ms. Dutt spoke to the Area 2 (Lougheed Highway) bylaw. She expressed concern over her property becoming hemmed in by industrial areas should the area to the east of her residence also be designated industrial. She referred to property in the area which was previously a garbage dump and had caught fire and caused environmental damage. She felt this property is still compromised and is full of toxic ash and is not be a viable option for industrial use. Ms. Dutt is opposed to the use of an existing access road for an industrial area and felt another access route should be developed further east. She also expressed concern with the impact of sewage from the proposed industrial area on septic and water systems. She reiterated her opposition to have another industrial area immediately to the east of her property. Ms. Dutt provided her notes to the Manager of Legislative Services.



**Gerrit Storteboom**

Mr. Storteboom's property is next to the industrial area. He indicated there is a ravine next to his property and that 3 lots consisting of 11 acres are all part of the ravine. He expressed concern with the impact of possible fire, continuous slides in the area and other incidences such as falling trees which occur on a regular basis. He suggested that the ravine be left as a buffer should the area be designated as industrial. He felt that the ash on the property proposed to be designated industrial should be removed first.

**Wendy Galati**

Ms. Galati moved to the area to live in a rural environment. Though she agrees with the need for industrial and commercial lands, she does not understand the sense of carving out this particular area for industrial as it lies within a residential bubble. She outlined the current problems residents in the area deal with including a higher water table due to construction, slides, severe accidents on the corner and the fact that there is a huge hole in the proposed industrial area which will need to be filled in. Ms. Galati expressed concern with the impact of additional traffic in the region without having a better plan to keep the area safe. She questioned why the designation is being proposed if it will not be cost effective. She felt that moving the protected area to encompass the ravine will be more cost effective.

**Ken Hynes**

Mr. Hynes spoke in opposition to the proposed Area 1 (256 Street Lands) bylaw as he and his neighbours are directly affected by the proposal to change the designation of the area. He expressed concern that residents are being moved out and green space and the environment will be negatively impacted by an increase in industrial zoning. He stated that the area currently attracts families due to the school and persons who wish to live in a rural landscape and feared the displacement of these types of residents.

Mr. Hynes also advised on the negative impact of traffic in the area. He requested that problems in the area be addressed prior to the change in designation and asked that the residents in the area who will be directly impacted be listened to.

**Stephane Dresler**

Mr. Dresler referred to Area 2 and asked for clarification on how far north of Loughheed Highway the proposed zone will go. He expressed concern with possible impact on a wooded area and creek. He asked about the plans for the creek south of Hill Avenue.

Staff provided clarification on the northern boundary of the area and on plans for the creek.

**Jim Reilly**

Mr. Reilly spoke to issues being experienced by the Whispering Falls neighbourhood as a result of the Kanaka Business Park at 256 Street, citing a main concern being the increased traffic, particularly commercial traffic, through the residential area using 264 Street. He expressed concern with current traffic flow issues and the impact on Webster's Corners of increased truck traffic due to the proposed industrial designation. Mr. Reilly also expressed

concern with the lack of maintenance of the Kanaka Business Park. He suggested blocking an access point at 264 Street.

**Eric Skinner**

Mr. Skinner is not in favour of the Area 1 (256 Street Lands) bylaw. He stated that much has been promised the residents in the 256 Street area over the years which has not been done and that the area has continued to be impacted by heavy traffic. He pointed out that the Abernethy connector has not been moved forward to help deal with traffic and policing is minimal. Mr. Skinner noted that many families with children live along 256 Street and 128 Avenue as well as a number of people who own horses. He questioned whether the timing was right to do this.

The Acting Mayor called for speakers at second call.

**Jim Reilly**

Mr. Reilly felt that an immediate remedial issue is 128 Avenue as the road is no longer safe for pedestrians or equestrian traffic. He suggested a barrier along the road. Mr. Reilly reiterated his question from first call as to who is responsible for the maintenance of the Kanaka Business Park.

**Adrian Keenan**

Mr. Keenan advised that he participated in consultations for public feedback on the proposed bylaws and that the question of how to create more employment in Maple Ridge by encouraging industry was raised. He also advised that Areas 1 and 2 were identified during the consultation process. Mr. Keenan stated that local residents expressing concern with the proposed Area 1 (256 Lands) bylaw have identified issues with infrastructure and traffic and felt these concerns should be taken into account. He also advised that Kanaka Business Park is only 1/3 full and felt that traffic issues in the area need to be dealt with.

**Bill Tupper**

Mr. Tupper advised that he agreed with several of the speakers on the proposed Area 1 (256 Lands) bylaw. He supports the City of Maple Ridge's gravel pit however he expressed concern with the impact of increased truck traffic on Dewdney Trunk Road and 256 Street and felt that traffic corridors must be improved rather than closing off 264 Street. Mr. Tupper also stated that the Kanaka Business Park does maintain landscaping. He suggested that although the City does need a commercial base, Council should listen to the residents first, address concerns and then designate the area. He reiterated that he does not support the proposed bylaw.

The Acting Mayor called for speakers at third call.

There being no further comment, the Acting Mayor declared this item dealt with.

Having given all those persons whose interests were deemed affected by the matters contained herein a chance to be heard, the Mayor adjourned the Public Hearing at 8:34 p.m.

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C. Speirs, Acting Mayor

Certified Correct

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L. Darcus, Corporate Officer

700     *ITEMS ON CONSENT*



## 701.1 Development Agreements Committee

CITY OF MAPLE RIDGE  
DEVELOPMENT AGREEMENTS COMMITTEE

July 12, 2017  
Mayor's Office

CIRCULATED TO:

Nicole Read, Mayor  
Chair

Ted Swabey, Chief Administrative Officer  
Member

Amanda Allen, Recording Secretary

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1. 16-127071 BG

LEGAL:	Lot 12, District Lot 241, Group 1, New Westminster District, Plan EPP38911
LOCATION:	20393 Hartnell Avenue
OWNER:	Amarinder Gill
REQUIRED AGREEMENTS:	Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 16-127071 BG.

CARRIED

2. 17-118279 BG

LEGAL:	Parcel "A" (Explanatory Plan 15205) Lot 10, District Lot 247, Group 1, New Westminster District, Plan 7909
LOCATION:	11887 216 Street
OWNER:	Lawrence & Karen Rolfe
REQUIRED AGREEMENTS:	Temporary Residential Use

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 17-118279 BG.

CARRIED

3. 2017-131-SD

LEGAL: Lot 2, Section 29, Township 12, New Westminster District, Plan 5116 Except Plans BCP42569, BCP48907, EPP59915 and EPP70486;  
Lot 1, Section 29, Township 12, New Westminster District, Plan EPP70486;


LOCATION: 23050 136 Avenue

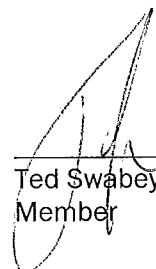
OWNER: 1076213 BC Ltd.

REQUIRED AGREEMENTS: Subdivision Servicing Agreement;  
Enhancement & Maintenance Agreement;  
Enhancement & Maintenance Agreement (Conservation);  
Planting & Maintenance Agreement (Slope Protection Lot 1);  
No Build Covenant (Lot 1 and future lots 8 and 18);  
Storm Sewer Right of Way (future lots 4-8);  
Stormwater Management Covenant (Lot 1 and future lots 2-18);  
Slope Protection Covenant (Lot 1);  
Release of BB4005000 (Statutory Right of Way)

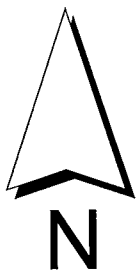
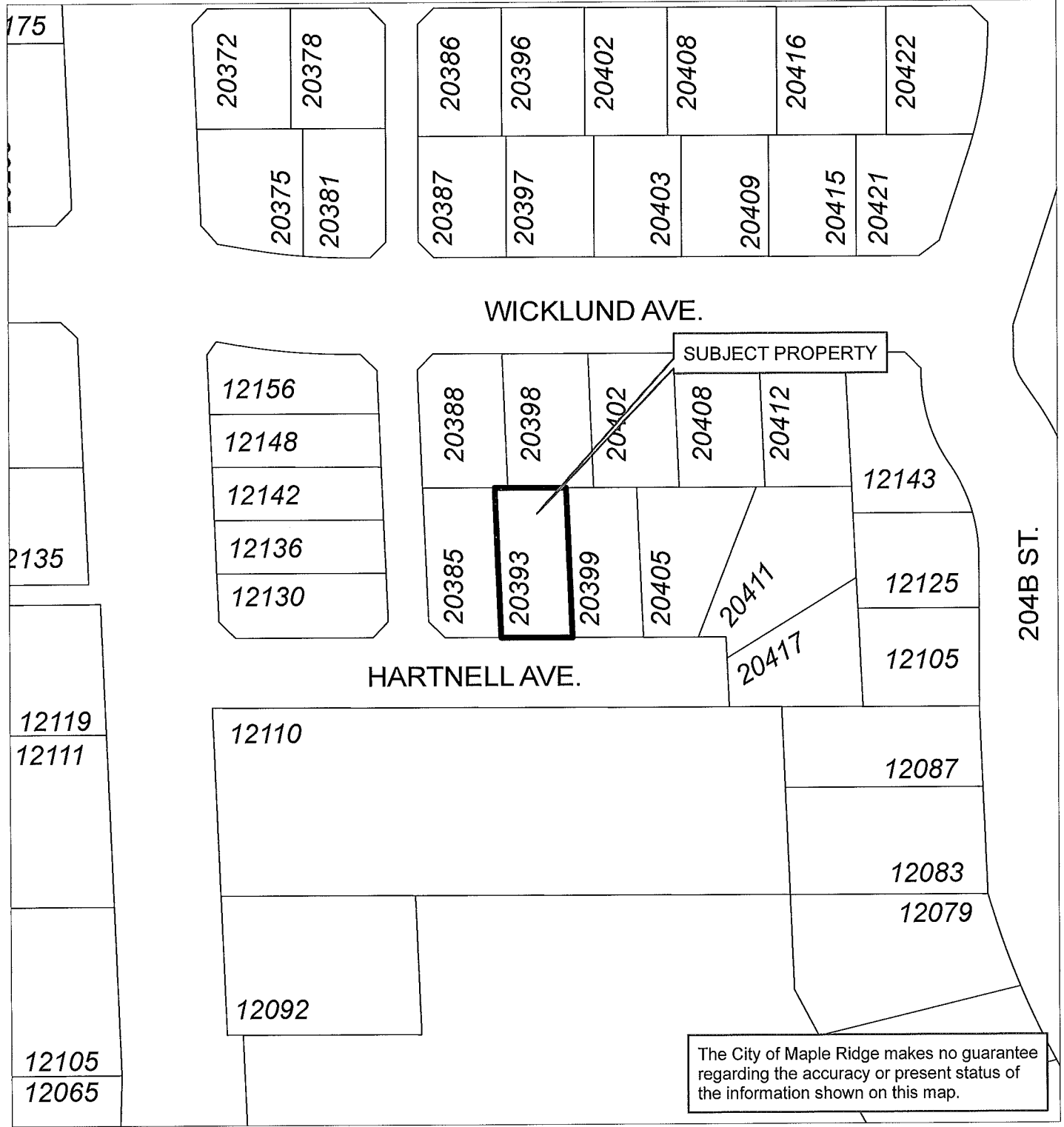
THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2017-131-SD.

CARRIED

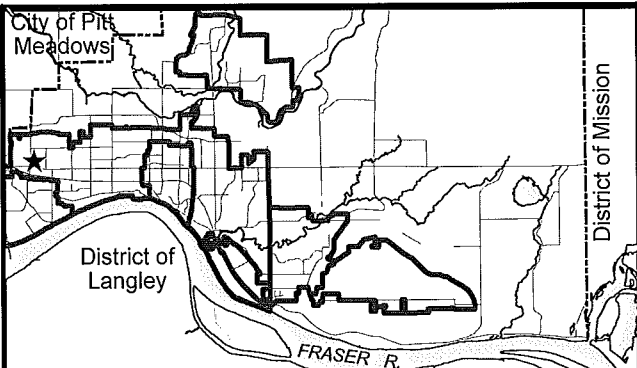
  
\_\_\_\_\_  
Nicole Read, Mayor  
Chair

  
\_\_\_\_\_  
Ted Swabey, Chief Administrative Officer  
Member





Scale: 1:1,000



20393 Hartnell Ave

ENGINEERING DEPARTMENT

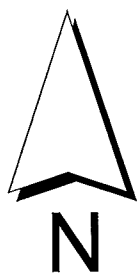
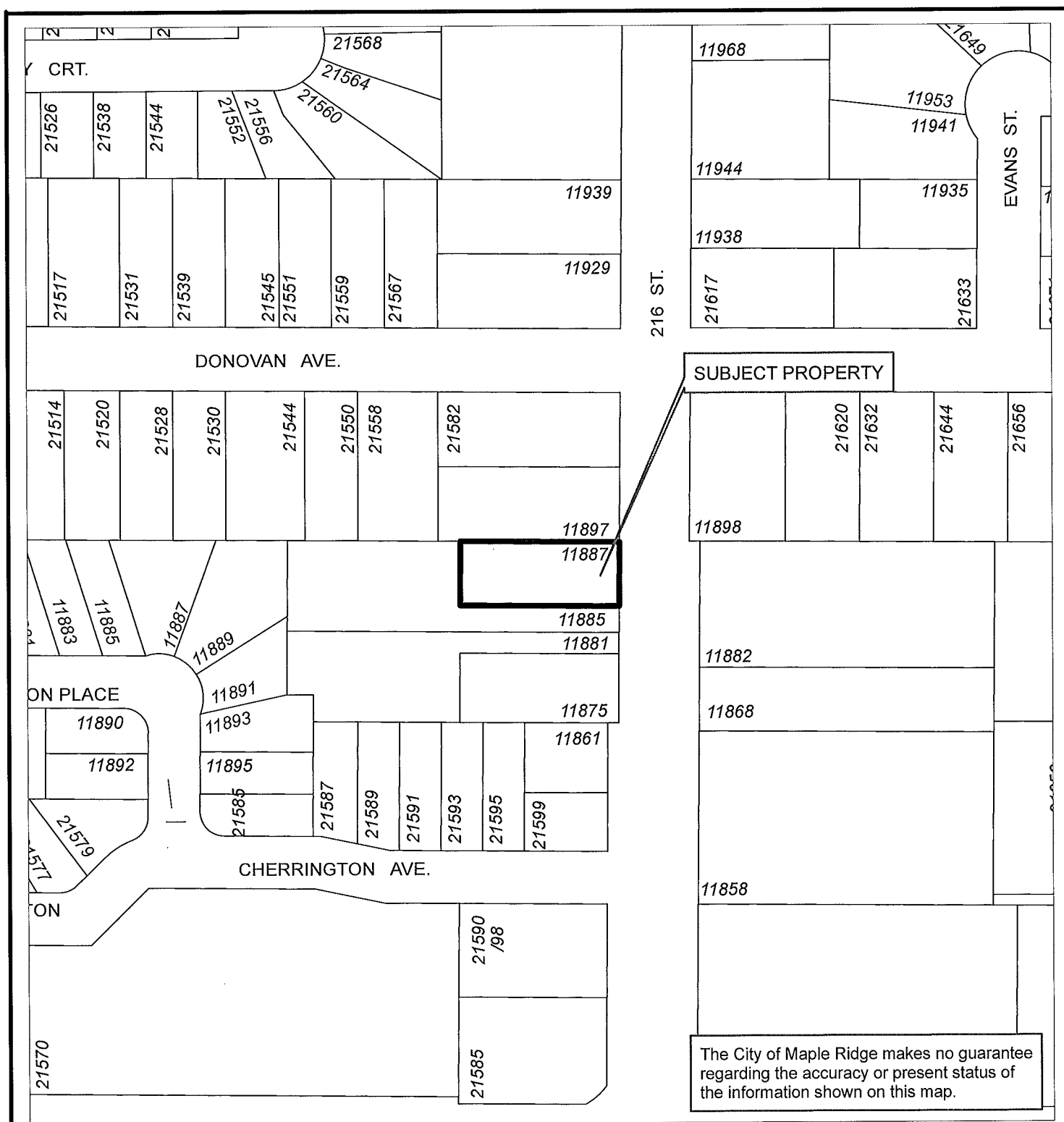


MAPLE RIDGE  
British Columbia

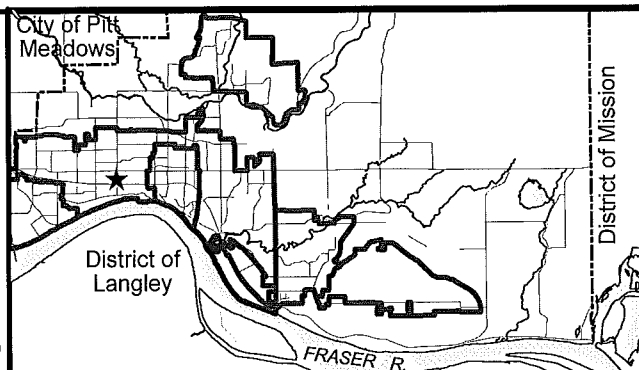
mapleridge.ca

FILE: Untitled  
DATE: Jul 6, 2017

BY: NV



Scale: 1:1,500



11887 216 St

ENGINEERING DEPARTMENT



## MAPLE RIDGE

## British Columbia

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FILE: Untitled  
DATE: Jul 6, 2017

BY: NV



**CITY OF MAPLE RIDGE  
DEVELOPMENT AGREEMENTS COMMITTEE**

July 25, 2017  
Mayor's Office

CIRCULATED TO:

Nicole Read, Mayor  
Chair

Ted Swabey, Chief Administrative Officer  
Member

Amanda Allen, Recording Secretary

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**1. 17-110258 BG**

**LEGAL:** Lot 29 Except: Firstly: Part Subdivided by Plan 34423 Secondly: Part Subdivided by Plan 35019 Thirdly: Part Subdivided by Plan 35315 Fourthly: Part Subdivided by Plan 37386, District Lot 400 Group 1 New Westminster District Plan 25678

**LOCATION:** 12953 224 Street

**OWNER:** Wonda Holdings Management Ltd.

**REQUIRED AGREEMENTS:** Floodplain Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 17-110258 BG.**

**CARRIED**

**2. 16-112490 BG**

**LEGAL:** Lot 104 Section 3 Township 12 New Westminster District Plan BCP23574

**LOCATION:** 24682 104 Avenue

**OWNER:** Cherie Fredrickson & Darrin Schmitz

**REQUIRED AGREEMENTS:** Temporary Residential Use Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 16-112490 BG.**

**CARRIED**

**3. 17-113001 BG**

LEGAL: Lot 18 District Lot 241 Group 1 New Westminster District  
Plan LMP5691

LOCATION: 12073 204B Street

OWNER: Fungayi & Obrian Mvundura

REQUIRED AGREEMENTS: Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 17-113001 BG.

CARRIED

**4. 15-119498 BG**

LEGAL: Lot 30 Section 32 Township 12 New Westminster District  
Plan EPP22999

LOCATION: 13685 McKercher Drive

OWNER: Balwinder & Amandeep Sahota

REQUIRED AGREEMENTS: Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 15-119498 BG.

CARRIED

5. 17-118166 BG

LEGAL: Lot 24 District Lot 279 Group 1 New Westminster District  
Plan 114

LOCATION: 20372 Wharf Street

OWNER: Bernard & Shirley Jeske

REQUIRED AGREEMENTS: Floodplain Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 17-118166 BG.

CARRIED

6. 2017-130-DP

LEGAL: Lots 37, 38, 39 and 40, all of Section 32 Township 12 New  
Westminster District Plan EPP22999

LOCATION: 13686, 13682, 13680 and 13676 McKercher Drive

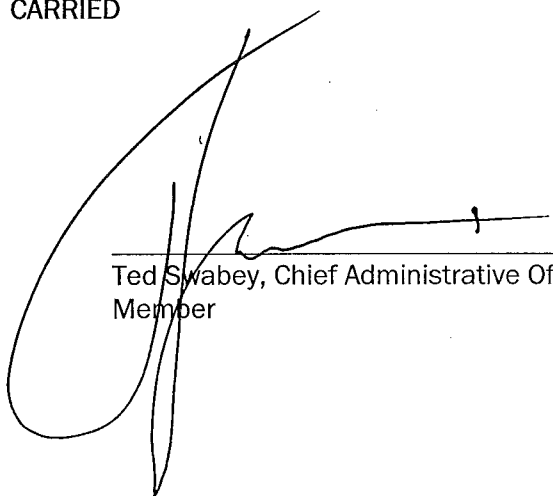
OWNER: Formosa Plateau Development LTd.

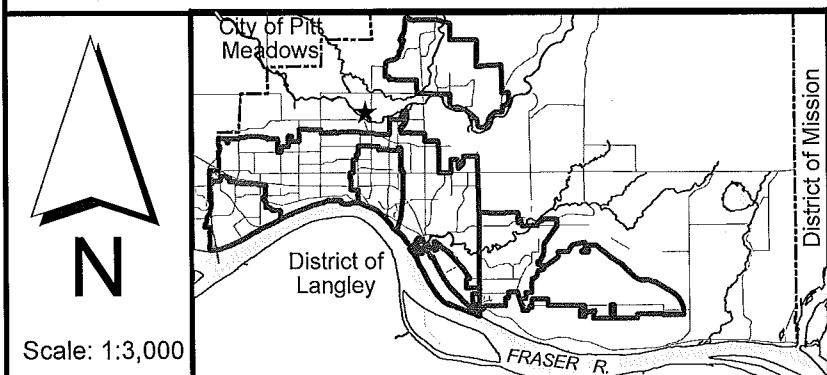
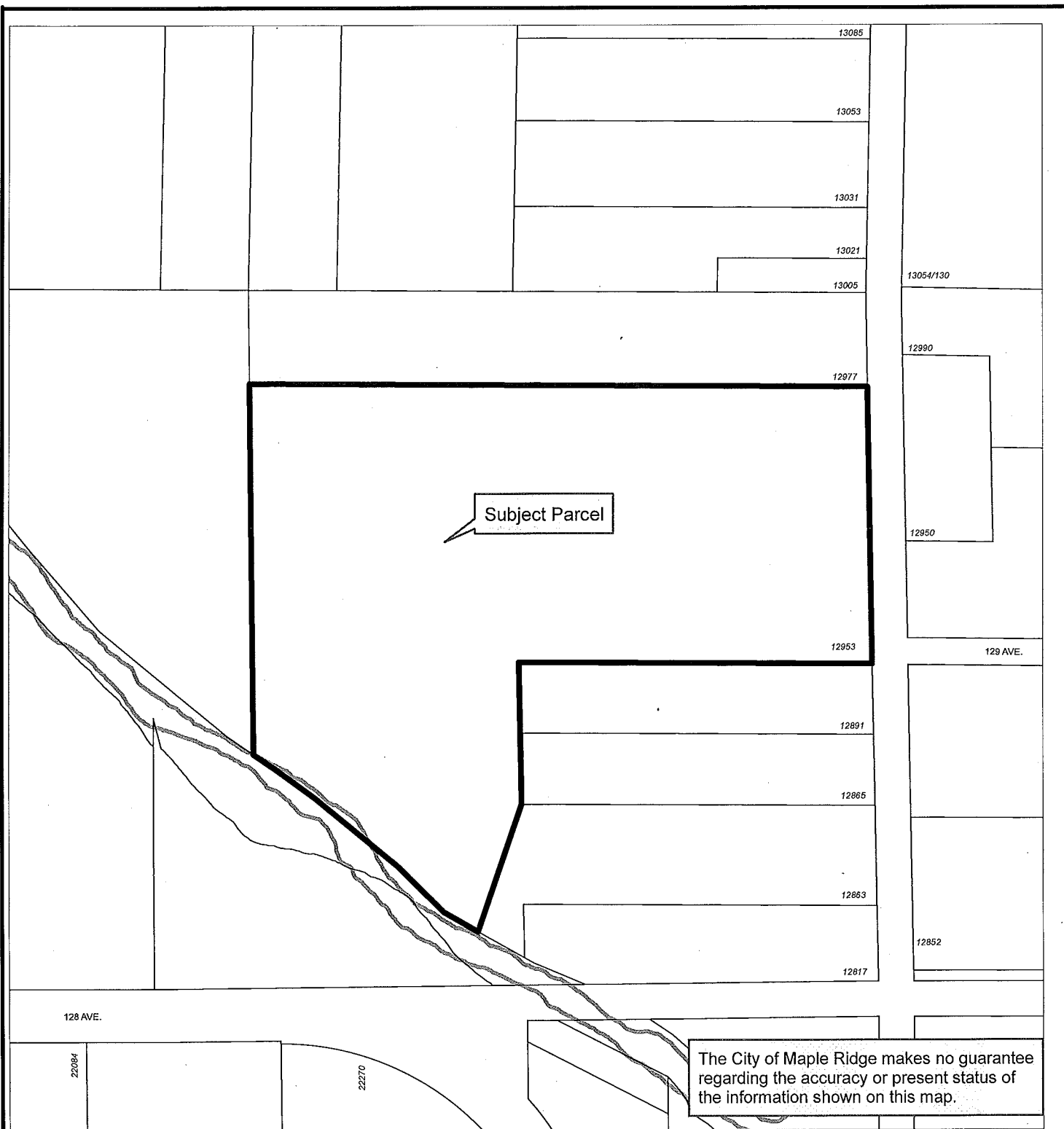
REQUIRED AGREEMENTS: Drainage Easement/Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 2017-130-DP.

CARRIED

  
\_\_\_\_\_  
Nicole Read, Mayor  
Chair

  
\_\_\_\_\_  
Ted Swabey, Chief Administrative Officer  
Member



**12953 224 St.**  
**Section 219 Flood Protection Covenant**

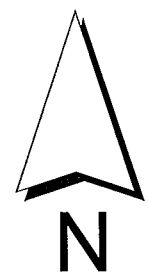
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British Columbia

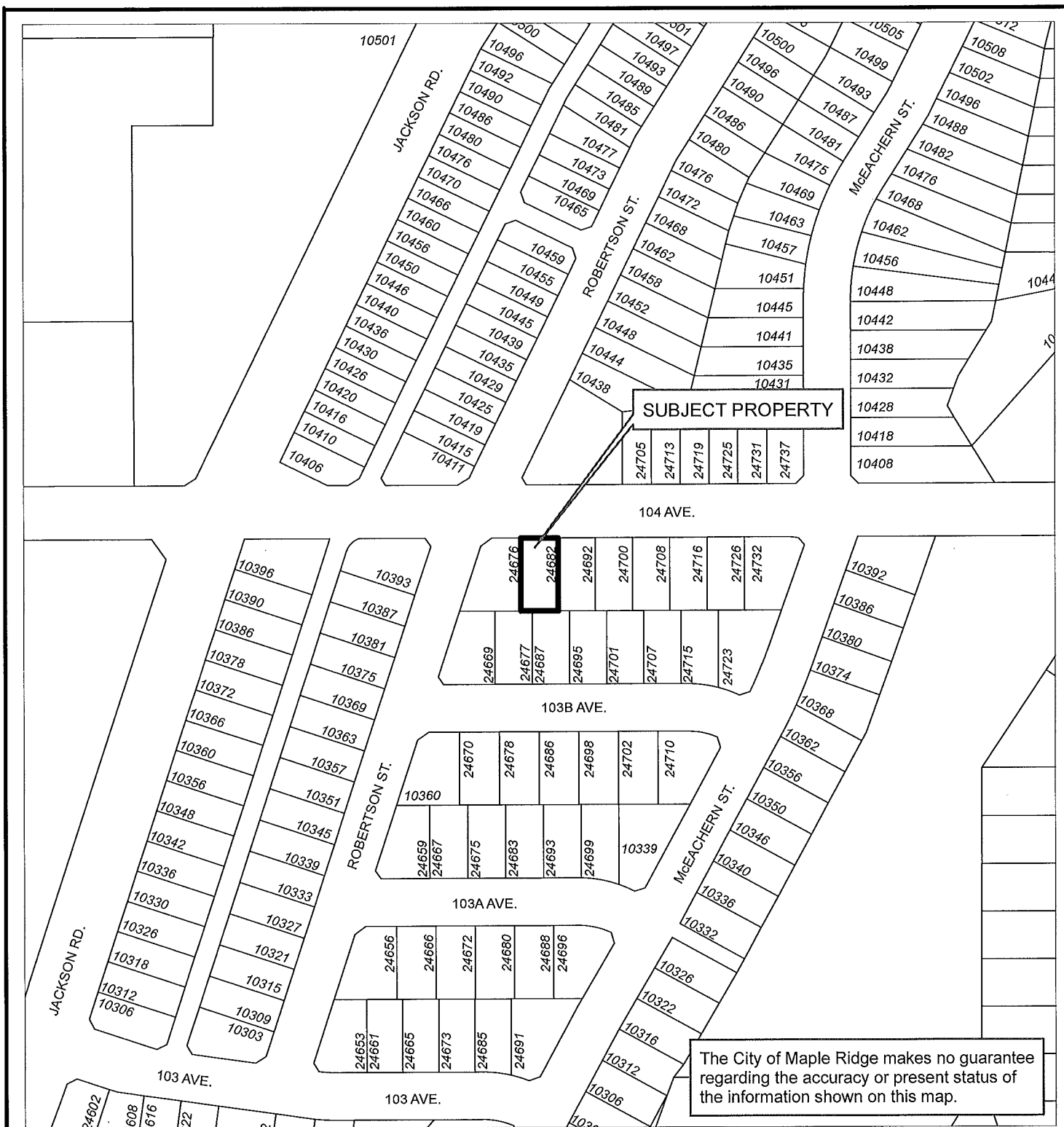
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FILE: Untitled  
DATE: Jul 13, 2017

BY: ML



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24682 104 Ave

ENGINEERING DEPARTMENT



MAPLE RIDGE

British Columbia

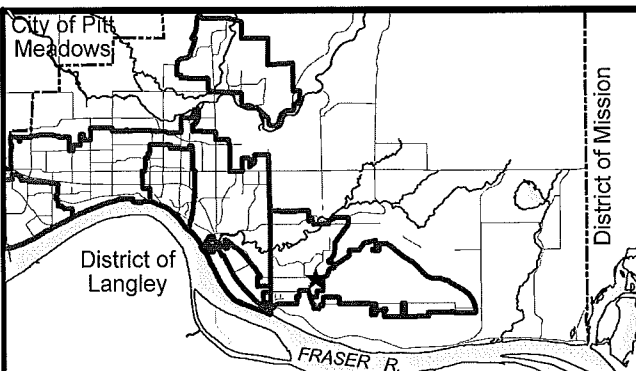
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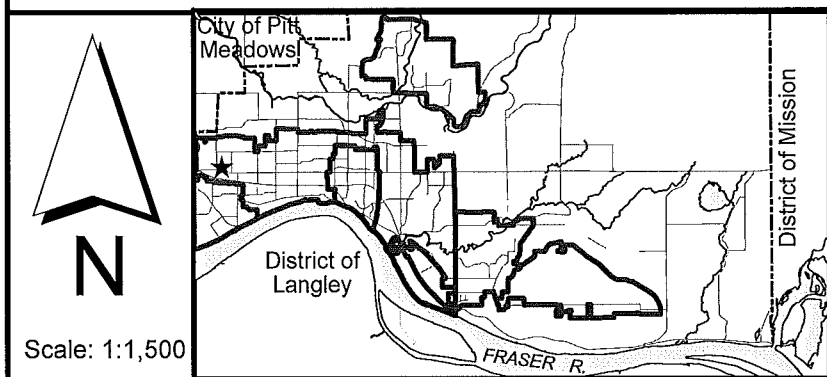
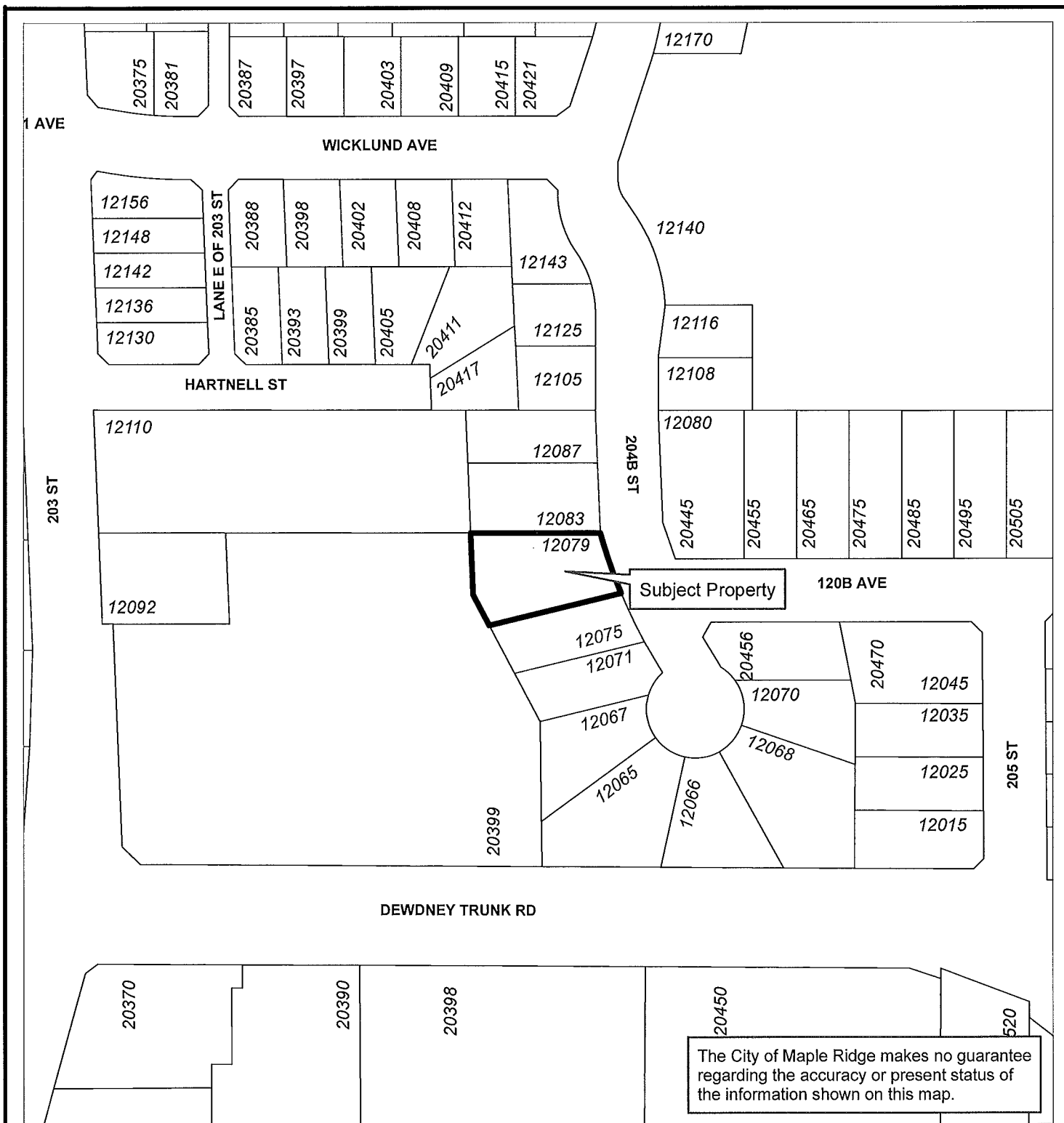
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## 12079 204B St

ENGINEERING DEPARTMENT

**MAPLE RIDGE**

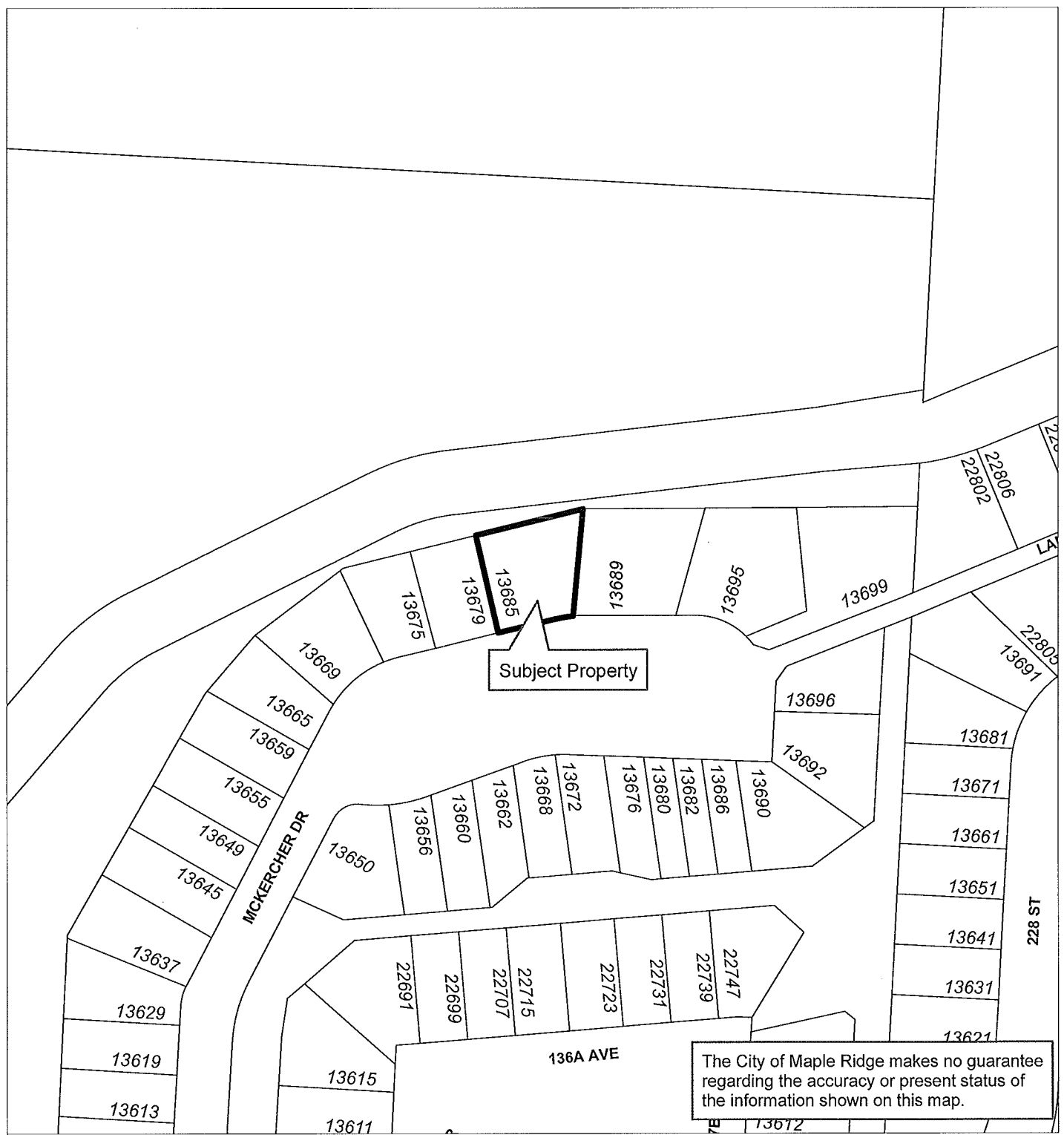
British Columbia

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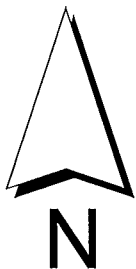
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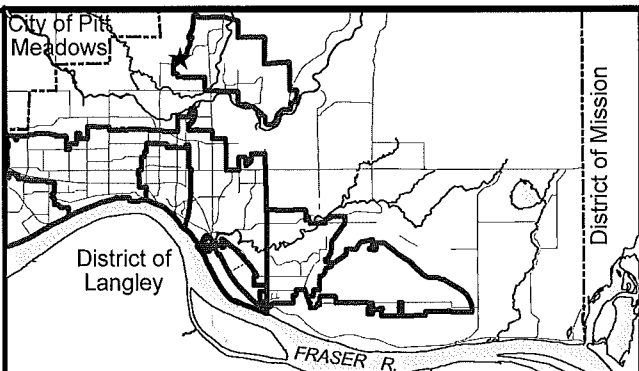
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The City of Maple Ridge makes no guarantee regarding the accuracy or present status of the information shown on this map.



Scale: 1:1,500



13685 MCKERCHER DR

ENGINEERING DEPARTMENT



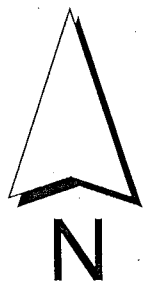
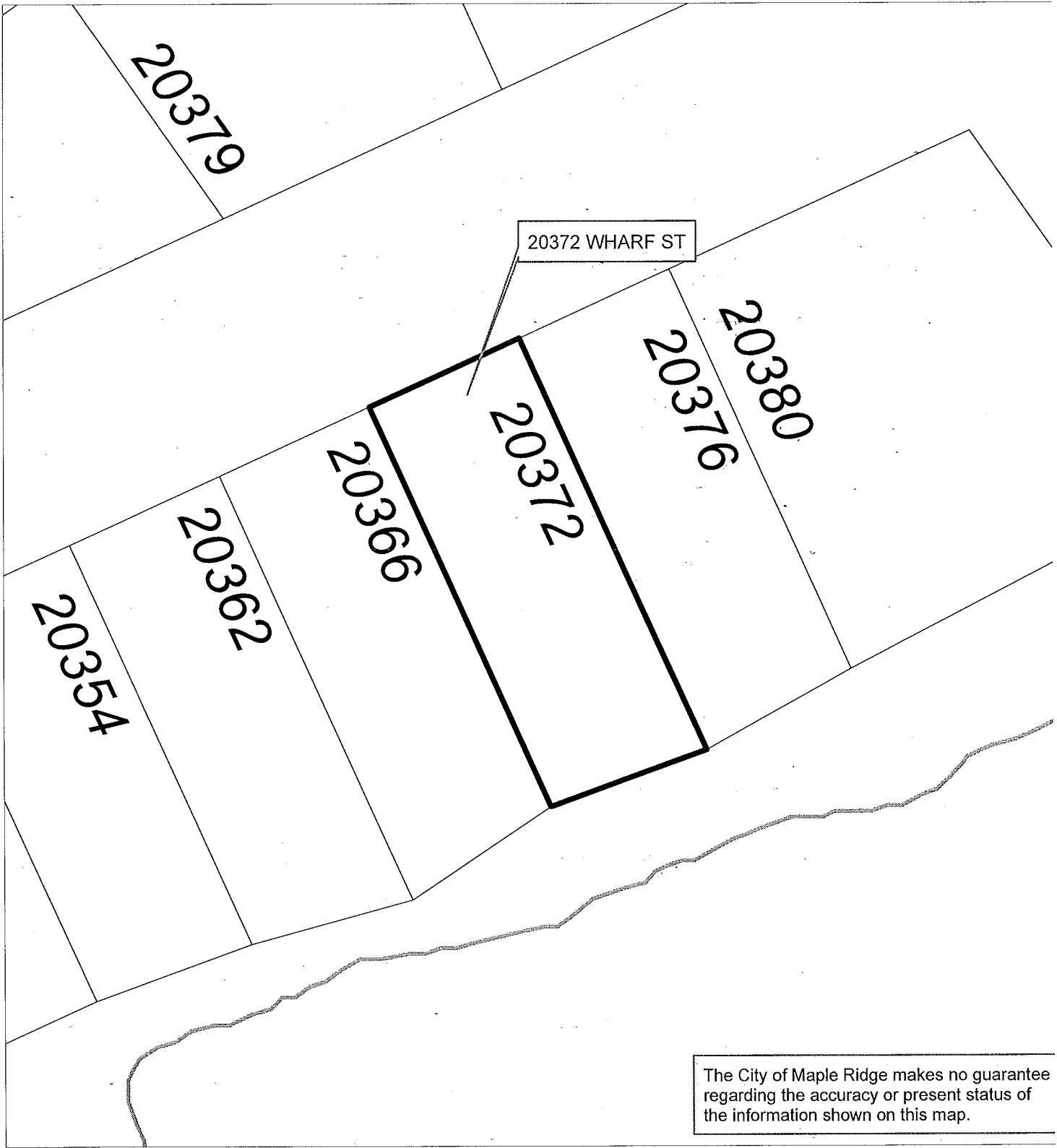
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British Columbia

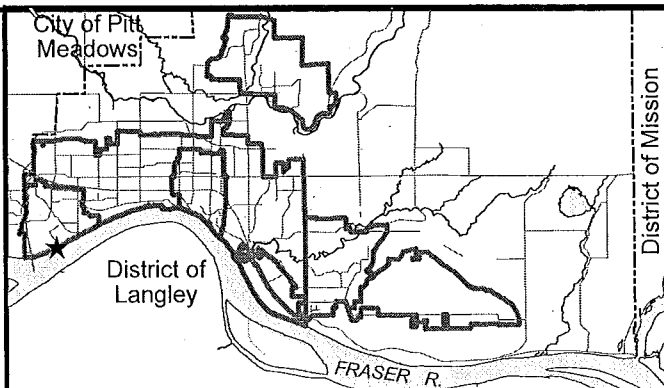
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BY: MC



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## FLOODPLAIN COVENANT

LICENCES, PERMITS & BYLAWS DEPT.

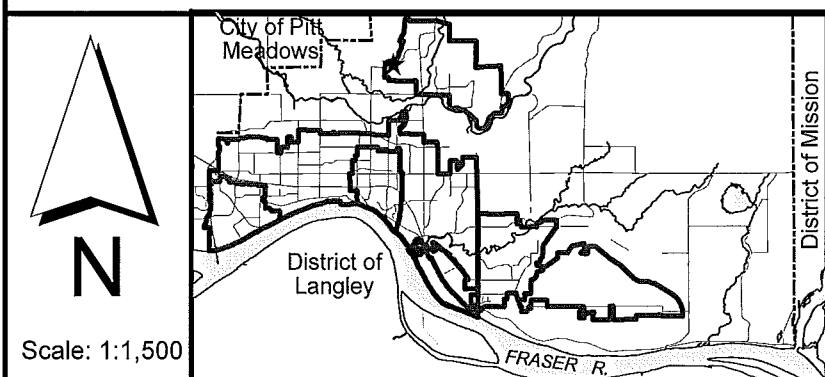
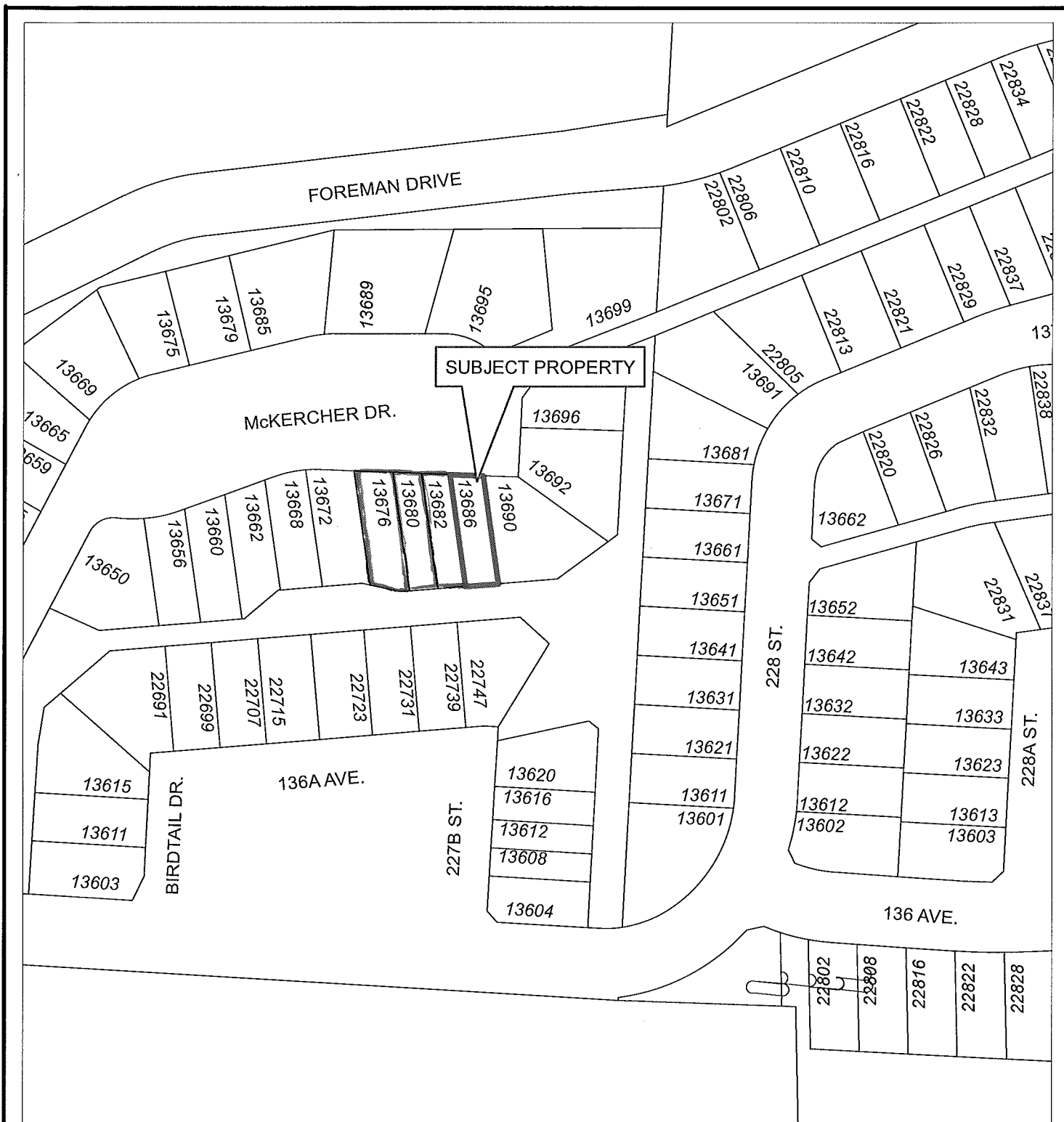


**MAPLE RIDGE**  
British Columbia

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DATE: Jul 20, 2017

BY: TG



13686 McKercher

PLANNING DEPARTMENT

 **MAPLE RIDGE**  
British Columbia

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2017-130-DP  
DATE: Jul 25, 2017

BY: JV

**CITY OF MAPLE RIDGE  
DEVELOPMENT AGREEMENTS COMMITTEE**

July 28, 2017  
Mayor's Office

CIRCULATED TO:

Nicole Read, Mayor  
Chair

Ted Swabey, Chief Administrative Officer  
Member

Amanda Allen, Recording Secretary

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**1. 17-110464 BG**

LEGAL: Lot 1 Section 19 Township 15 New Westminster District  
Plan BCP51086

LOCATION: 12055 265A Street

OWNER: Wanping Yao

REQUIRED AGREEMENTS: Release of BB4050185 (Sewage Disposal Covenant)

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING  
DOCUMENT AS IT RELATES TO 17-110464 BG**

**CARRIED**

2. 2017-130-DP

LEGAL: Lots 37, 38, 39 and 40, all of Section 32 Township 12  
New Westminster District Plan EPP22999

LOCATION: 13686, 13682, 13680 and 13676 McKercher Drive

OWNER: Formosa Plateau Development Ltd.

REQUIRED AGREEMENTS: Release of CA3070647 (drainage easement covenant)

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING  
DOCUMENT AS IT RELATES TO 2017-130-DP.

CARRIED

3. 17-111731 BG

LEGAL: Lot 189 Section 10 Township 12 New Westminster District  
Plan BCP26600

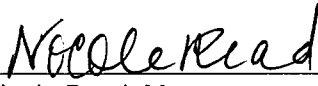
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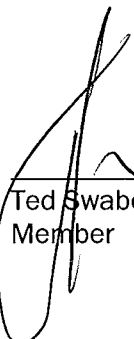
OWNER: Deborah Brech and Murray Davisson

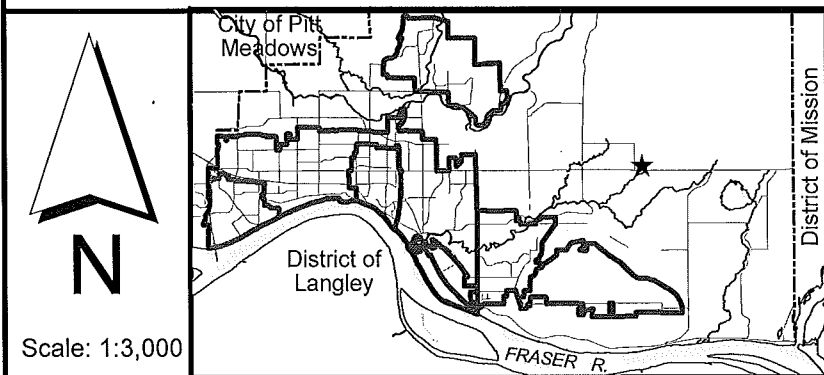
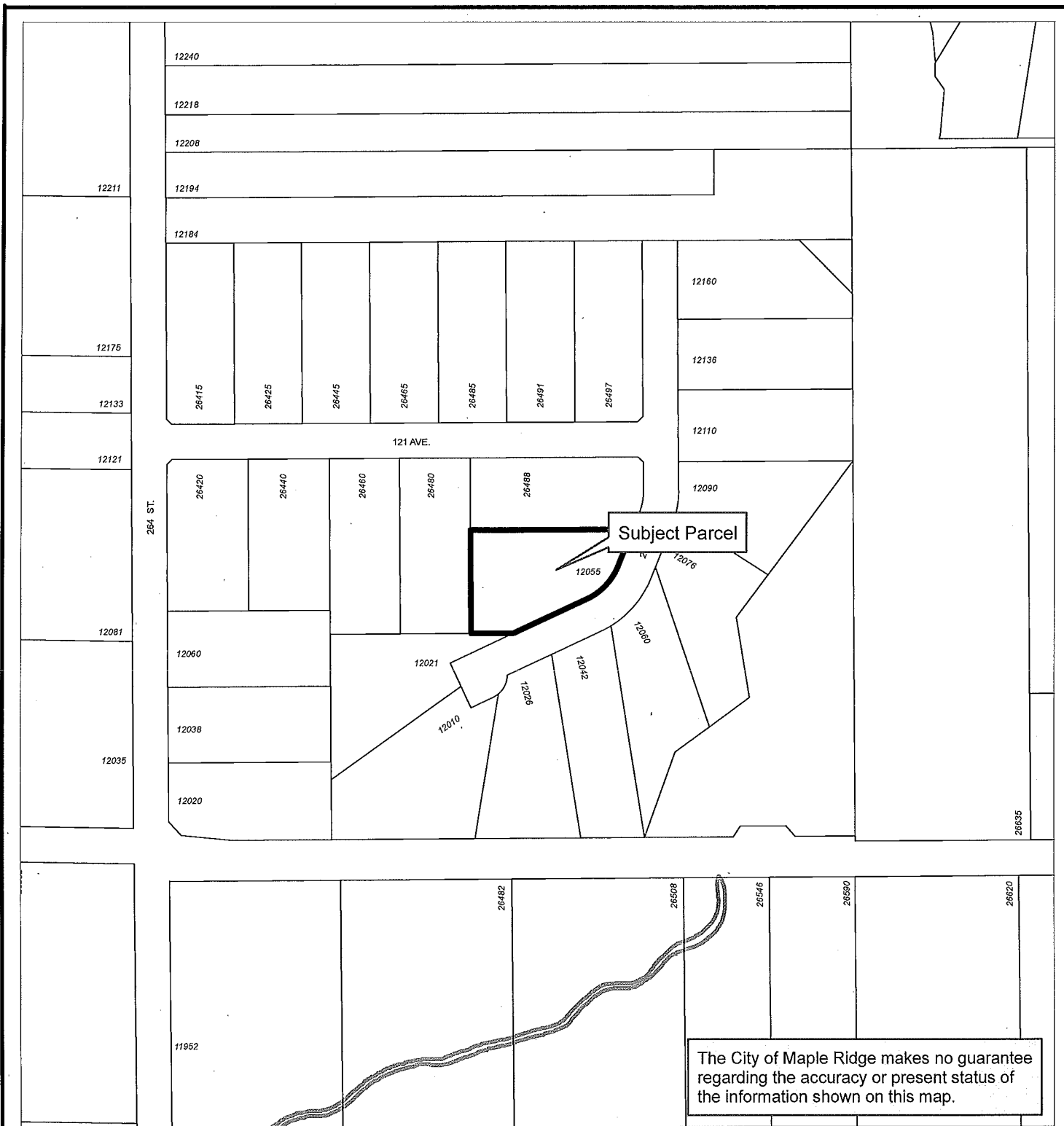
REQUIRED AGREEMENTS: Temporary Residential Use Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING  
DOCUMENT AS IT RELATES TO 17-111731 BG.

CARRIED

  
\_\_\_\_\_  
Nicole Read, Mayor  
Chair

  
\_\_\_\_\_  
Ted Swabey, Chief Administrative Officer  
Member



## 12055 265 A St. Septic Covenant Discharge

LICENCES, PERMITS & BYLAWS DEPT.



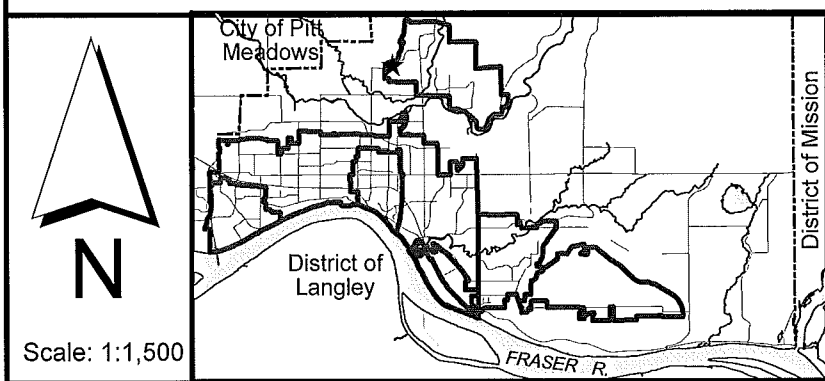
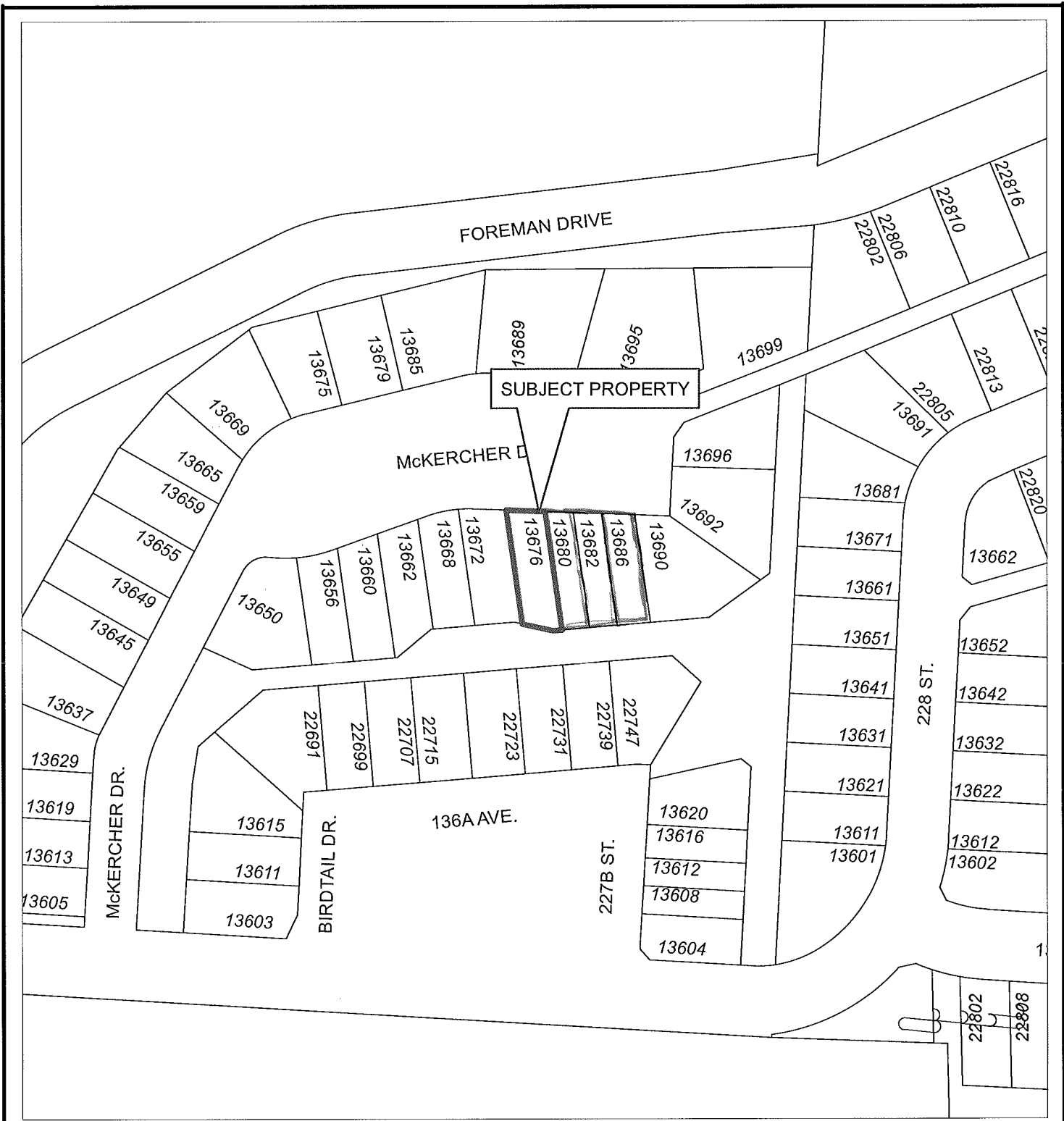
**MAPLE RIDGE**  
British Columbia

[mapleridge.ca](http://mapleridge.ca)

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DATE: Jul 26, 2017

BY: ML



## 13676 McKercher Dr

PLANNING DEPARTMENT

**MAPLE RIDGE**

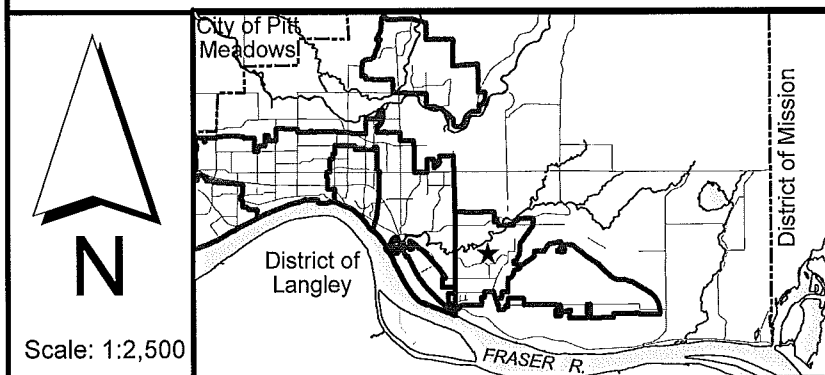
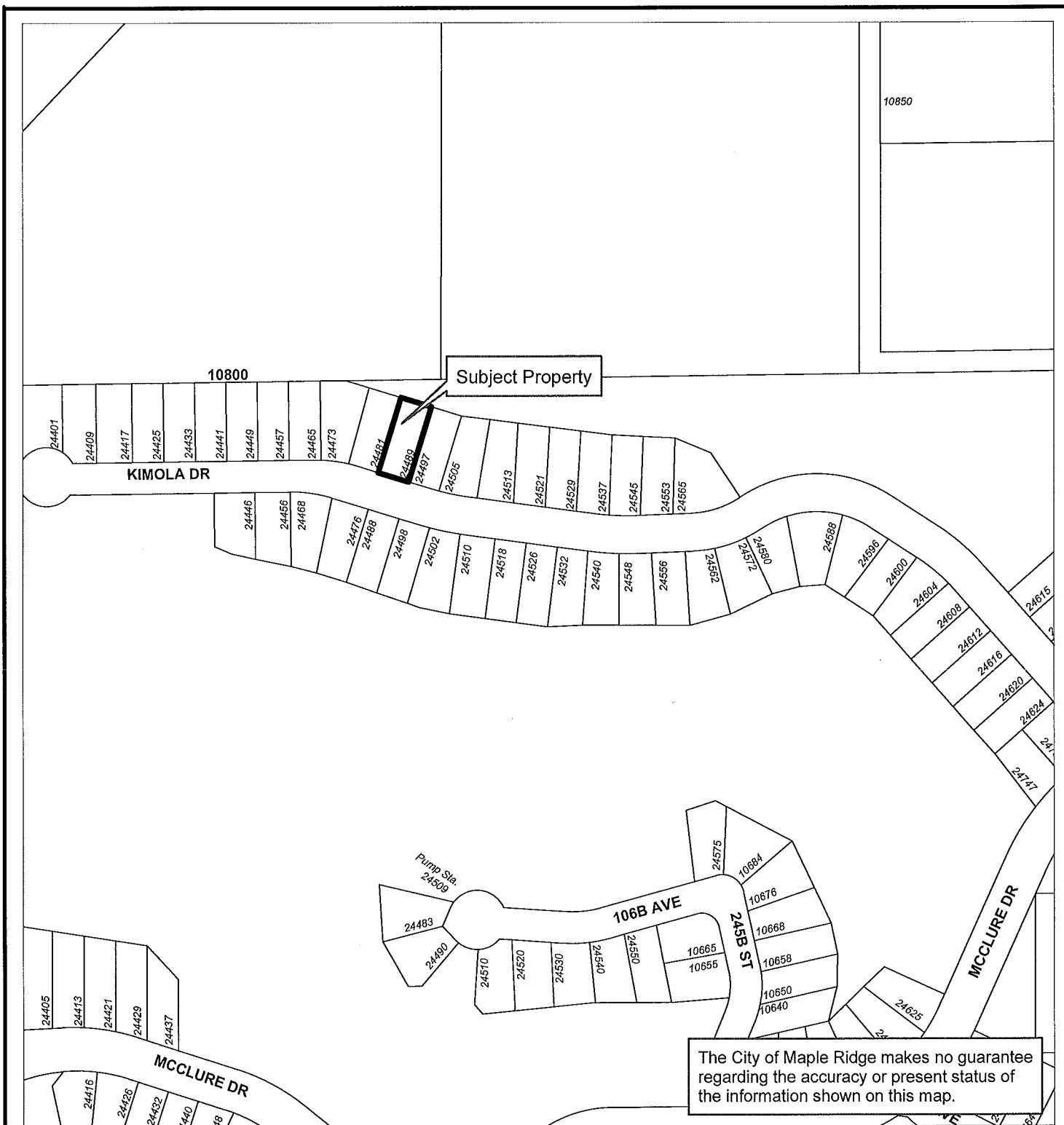
British Columbia

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2017-130-DP  
DATE: Jul 27, 2017

BY: JV





24489 Kimola Dr

ENGINEERING DEPARTMENT



**MAPLE RIDGE**  
British Columbia

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FILE: Untitled  
DATE: Jul 28, 2017

BY: MC

CITY OF MAPLE RIDGE  
DEVELOPMENT AGREEMENTS COMMITTEE

August 1, 2017  
Mayor's Office

CIRCULATED TO:

Nicole Read, Mayor  
Chair

Ted Swabey, Chief Administrative Officer  
Member

Amanda Allen, Recording Secretary

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1. 15-116408 BG

LEGAL: Lot 9 Section 3 Township 12 New Westminster District  
Plan EPP22995

LOCATION: 24440 102 Avenue

OWNER: Awaneesh Shatmanyu

REQUIRED AGREEMENTS: Temporary Residential Use Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 15-116408 BG.

CARRIED

2. 17-109929 BG

LEGAL: Lot 93 Section 3 Township 12 New Westminster District  
Plan BCP23574

LOCATION: 24695 103B Avenue

OWNER: Flavio & Deserae Kataro

REQUIRED AGREEMENTS: Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 17-109929 BG.

CARRIED

3. 16-107110 BG

LEGAL: Lot 16 Section 6 Township 15 New Westminster District  
Plan LMP14053

LOCATION: 10288 264 Street

OWNER: James Lam

REQUIRED AGREEMENTS: Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 16-107110 BG.

CARRIED

4. 17-111475 BG

LEGAL: Lot 1 Except: North 91.7 Feet, Section 8 Township 15  
New Westminster District Plan 10078

LOCATION: 10543 277 Street

OWNER: Dave Rempel, Sharon Kincaid, and James Hughes

REQUIRED AGREEMENTS: Temporary Residential Use Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 17-111475 BG.

CARRIED

5. 17-120843 BG

LEGAL: Lot 50 Section 15 Township 12 New Westminster District  
Plan EPP37274

LOCATION: 24415 113 Avenue

OWNER: Stephanie and Shelby Kirkley

REQUIRED AGREEMENTS: Temporary Residential Use Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 17-120843 BG.

CARRIED

**6. 16-122532 BG**

LEGAL: Lot 44 Section 3 Township 12 New Westminster District  
Plan BCP3139

LOCATION: 24133 102B Avenue

OWNER: Daniel Legree

REQUIRED AGREEMENTS: Temporary Residential Use Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 16-122532 BG.**

**CARRIED**

**7. 16-121588 BG**

LEGAL: Lot 3 District Lot 245 Group 1 New Westminster District  
Plan EPP29998

LOCATION: 12351 216 Street

OWNER: Jagdish Dhindsa

REQUIRED AGREEMENTS: Secondary Suite Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 16-121588 BG.**

**CARRIED**

**8. 16-110761 BG**

LEGAL: Strata Lot 9 Section 11 Township 12 New Westminster District  
Strata Plan EPS234

LOCATION: 10890 Carmichael Street

OWNER: David Feng & Hanlin Xia

REQUIRED AGREEMENTS: Secondary Suite Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 16-110761 BG.**

**CARRIED**

**9. 17-118280 BG**

LEGAL: Lot 1 Section 22 Township 12 New Westminster District  
Plan 72374

LOCATION: 1 – 12570 Ansell Street

OWNER: Darcey Houser & Kathryn Shelest

REQUIRED AGREEMENTS: Detached Garden Suite Covenant;  
Detached Garden Suite Parking Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 17-118280 BG.

CARRIED

**10. 17-117329 BG**

LEGAL: Lot 14 Section 32 Township 12 New Westminster District  
Plan BCP22734

LOCATION: 22852 Foreman Drive

OWNER: Napoleon & Monika Tarampi

REQUIRED AGREEMENTS: Temporary Residential Use Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 17-117329 BG.

CARRIED

**11. 17-122138 BG**

LEGAL: Lot 21 Section 16 Township 12 New Westminster District  
Plan LMP31331

LOCATION: 11402 239 Street

OWNER: Kelly Fry

REQUIRED AGREEMENTS: Release of BK418149 (Single Family Dwelling Covenant)

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 17-122138 BG

CARRIED

12. 2015-260-SD

LEGAL: Lot 3 Section 15 Township 12 New Westminster District  
Plan EPP61216

LOCATION: 24211 113 Avenue

OWNER: MME (Maple Ridge) Investment Ltd.

REQUIRED AGREEMENTS: No Build Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 2015-260-SD.

CARRIED

13. 16-116080 BG

LEGAL: Lot 6 Section 19 Township 15 New Westminster District  
Plan EPP22559

LOCATION: 12275 267 Street

OWNER: Amani Morra & Babak Nurbakhsh

REQUIRED AGREEMENTS: Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 16-116080 BG.

CARRIED

14. 2017-154-SD

LEGAL: Lot A Section 10 Township 12 New Westminster District  
Plan EPP59096


LOCATION: 10501 Jackson Road

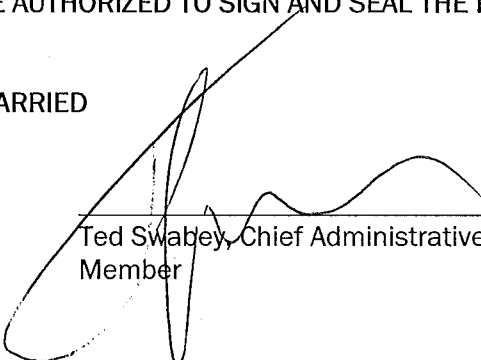
OWNER: Jackson Heights Developments Ltd.

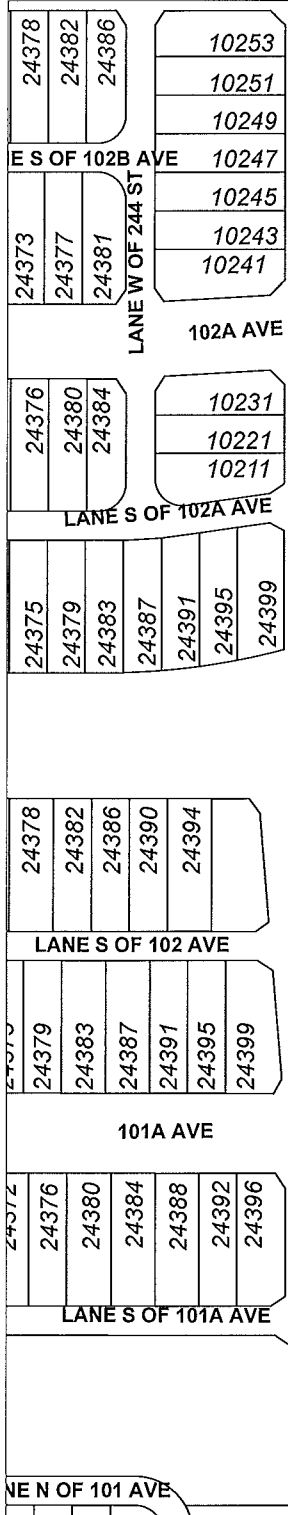
REQUIRED AGREEMENTS: Subdivision Servicing Agreement

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 2017-154-SD.

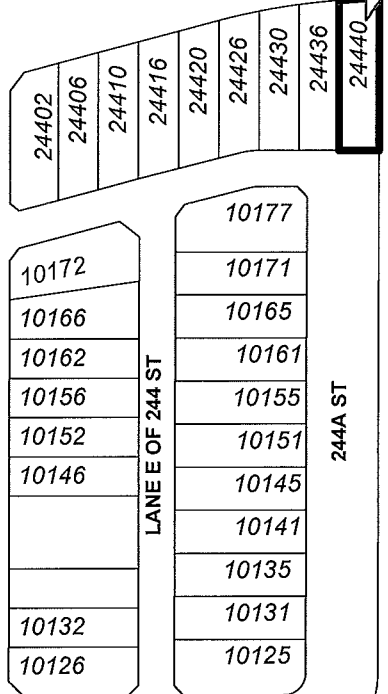
CARRIED

  
\_\_\_\_\_  
Nicole Read, Mayor  
Chair

  
\_\_\_\_\_  
Ted Swabey, Chief Administrative Officer  
Member



244 ST



101 AVE

Subject Property

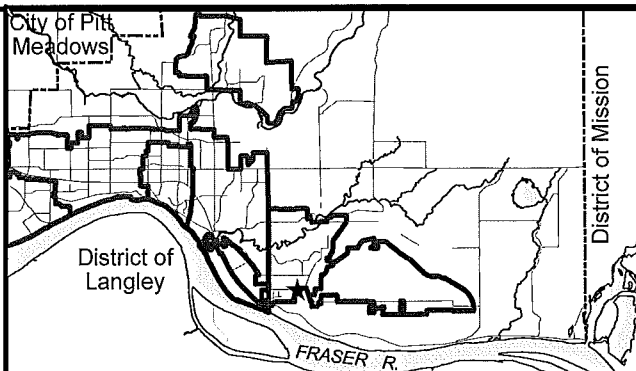
102 AVE

24554/72

The City of Maple Ridge makes no guarantee regarding the accuracy or present status of the information shown on this map.



Scale: 1:1,500



24440 102 Ave

ENGINEERING DEPARTMENT



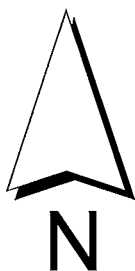
MAPLE RIDGE

British Columbia

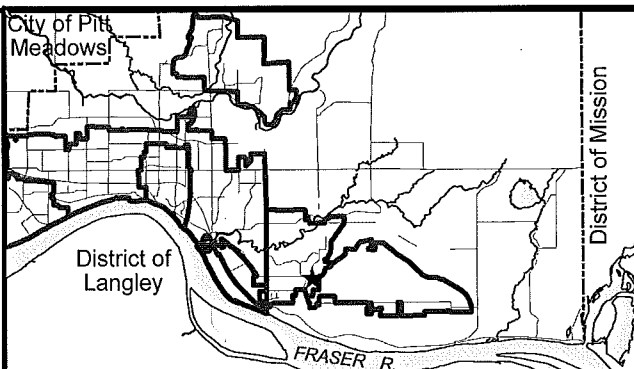
mapleridge.ca

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DATE: Jul 28, 2017

BY: MC



Scale: 1:1,500



24695 103B Ave

ENGINEERING DEPARTMENT



MAPLE RIDGE

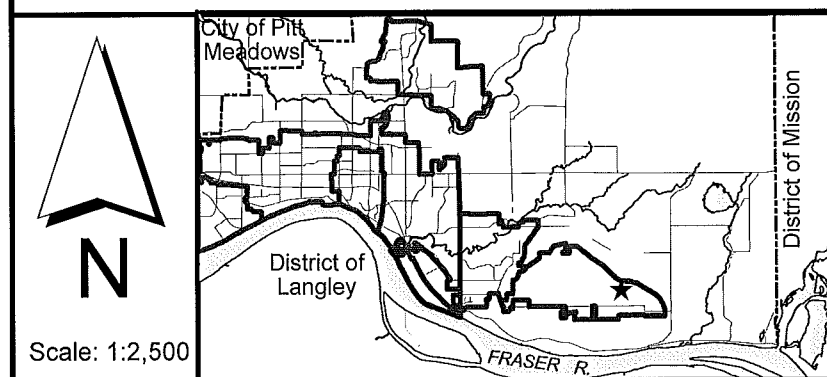
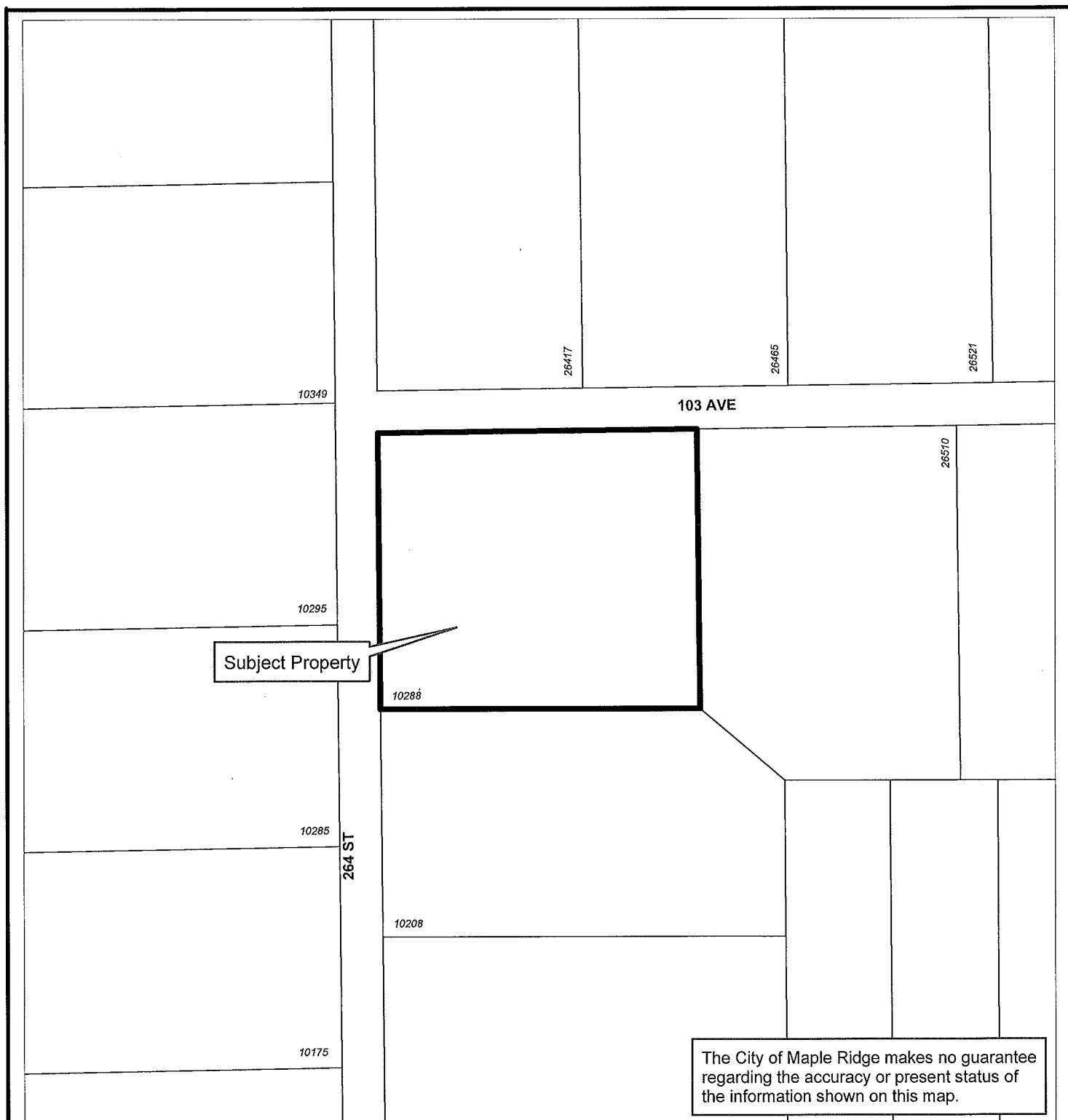
British Columbia

[mapleridge.ca](http://mapleridge.ca)

FILE: Untitled  
DATE: Jul 28, 2017


BY: MC





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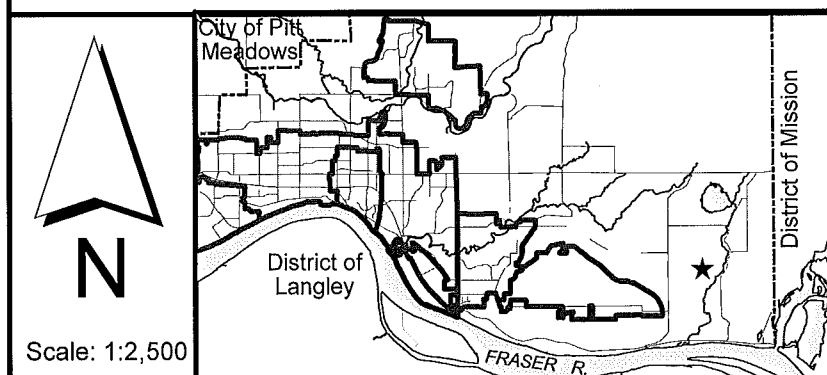
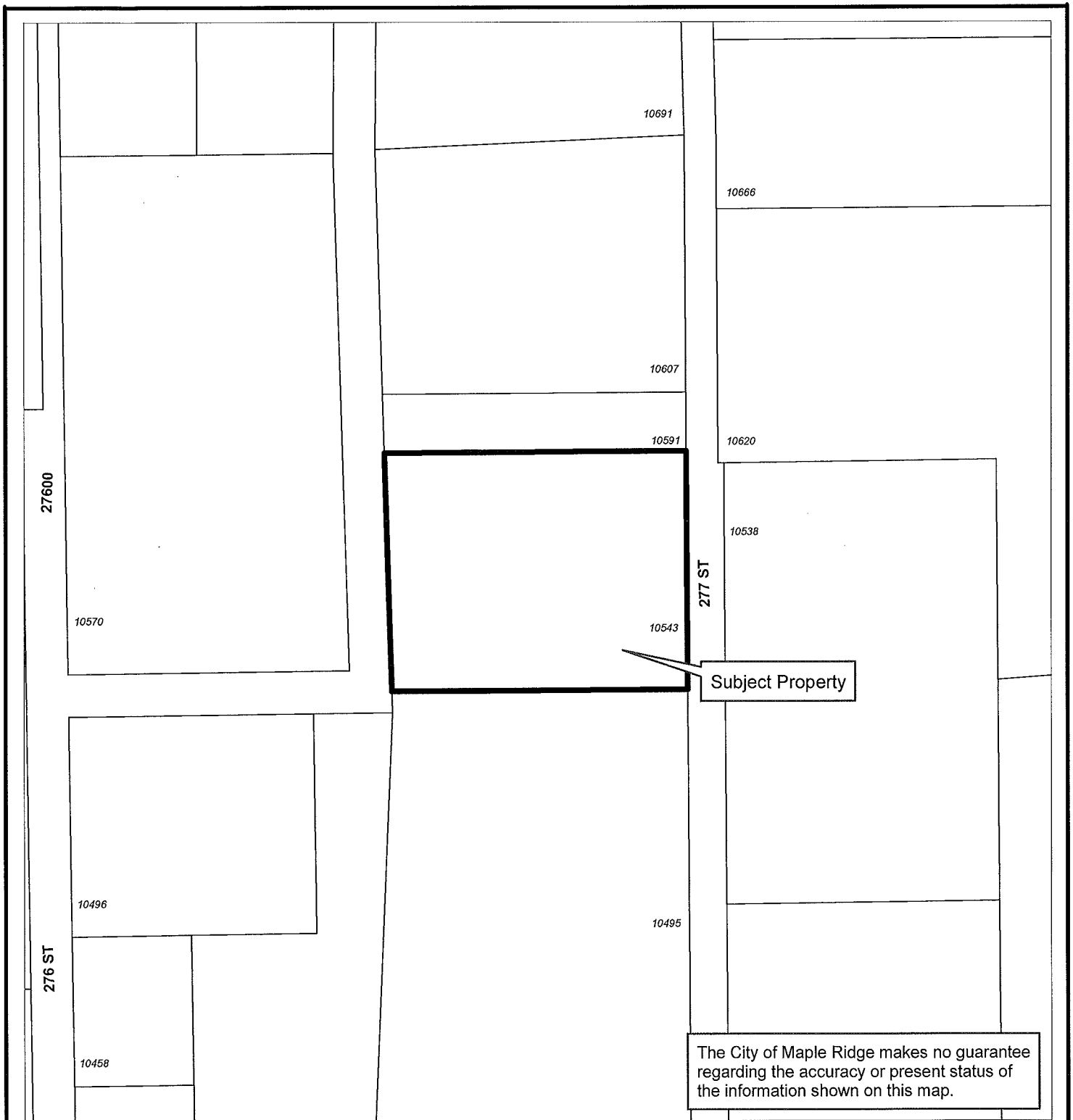
ENGINEERING DEPARTMENT

 **MAPLE RIDGE**  
British Columbia

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BY: MC



10543 277 St

ENGINEERING DEPARTMENT

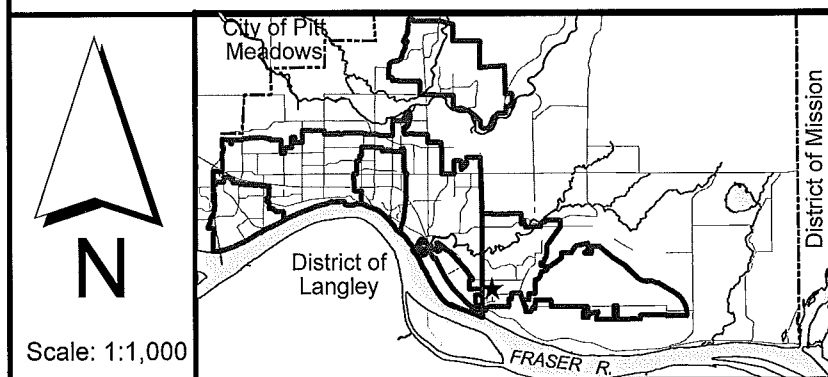
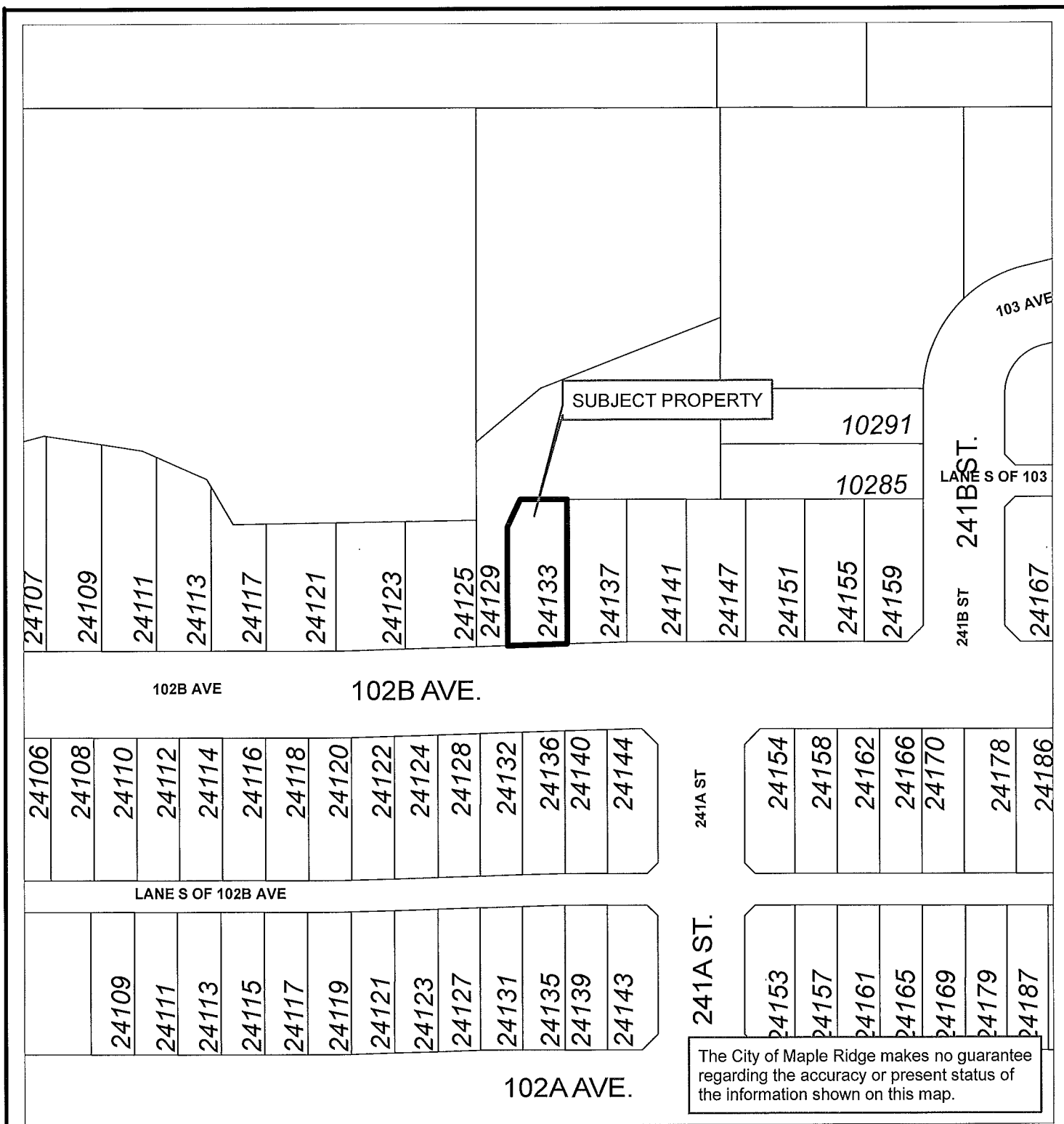
 **MAPLE RIDGE**  
British Columbia

**mapleridge.ca**

FILE: Untitled  
DATE: Jul 28, 2017

BY: MC





## 24133 102B Ave

ENGINEERING DEPARTMENT

**MAPLE RIDGE**

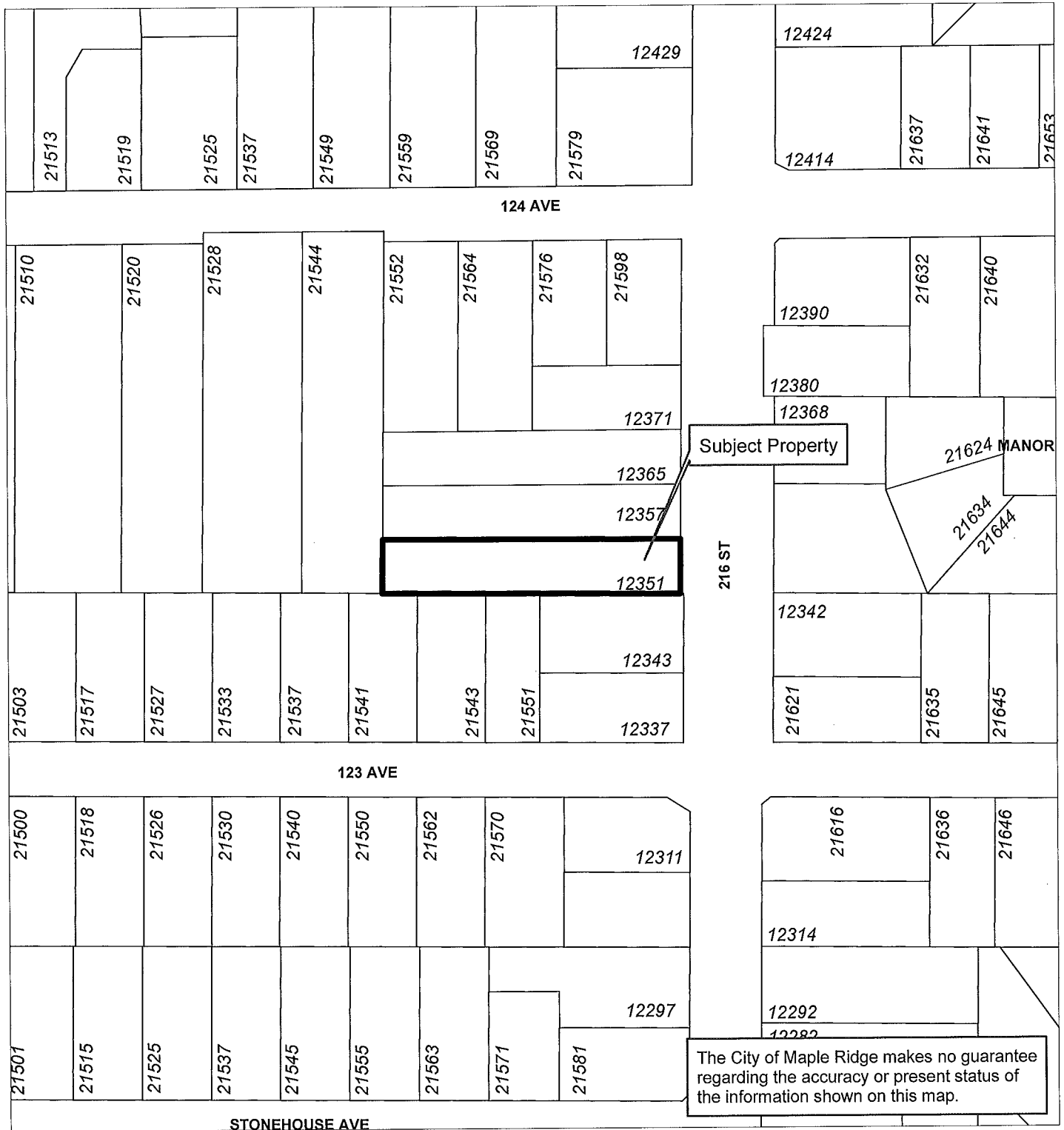
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**mapleridge.ca**

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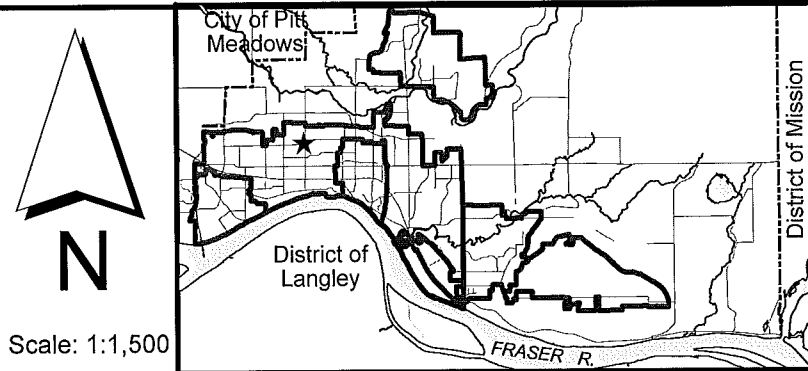
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Subject Property

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Scale: 1:1,500

12351 216 St

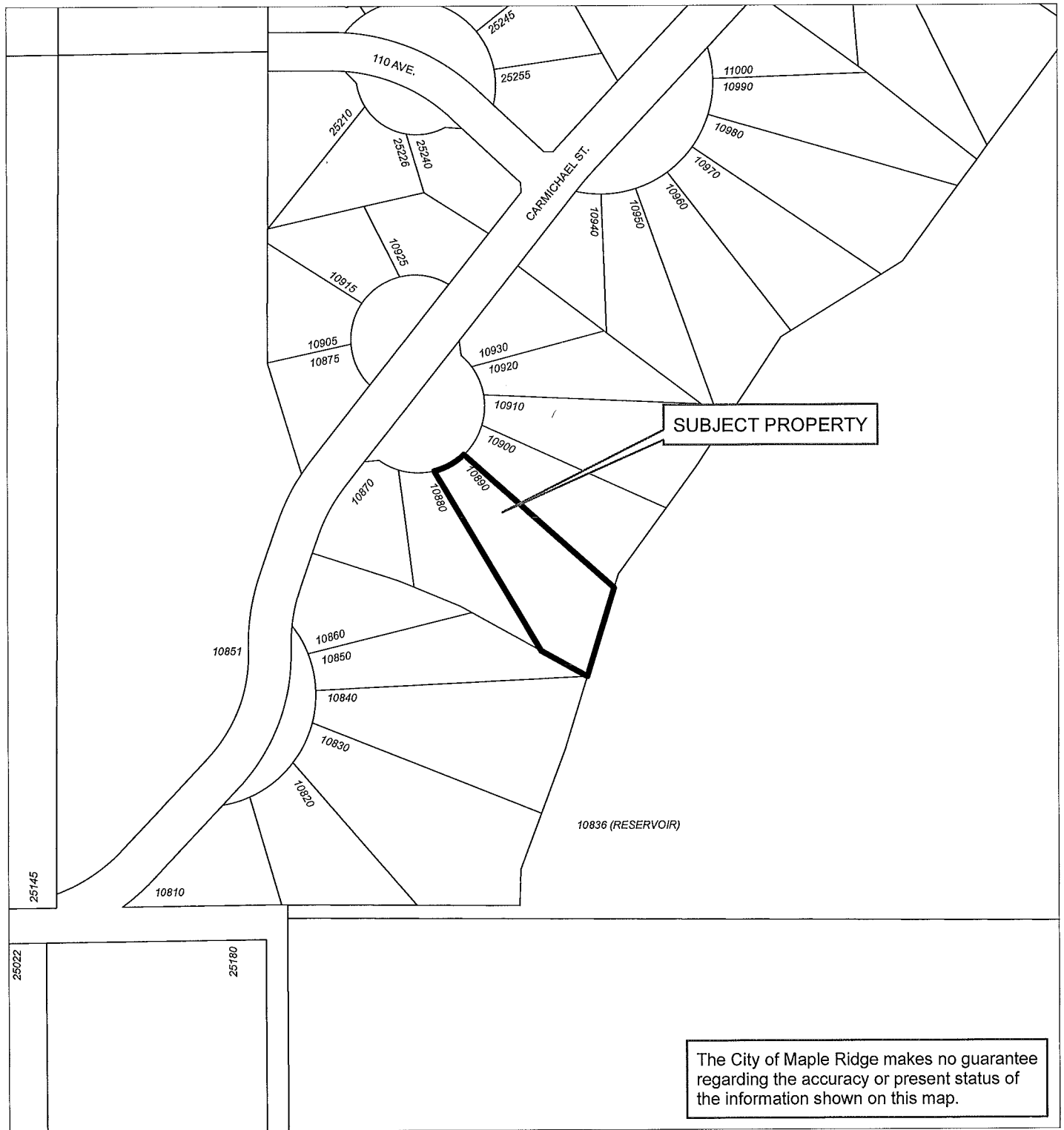
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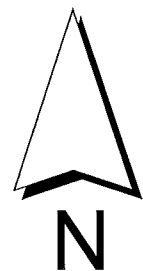
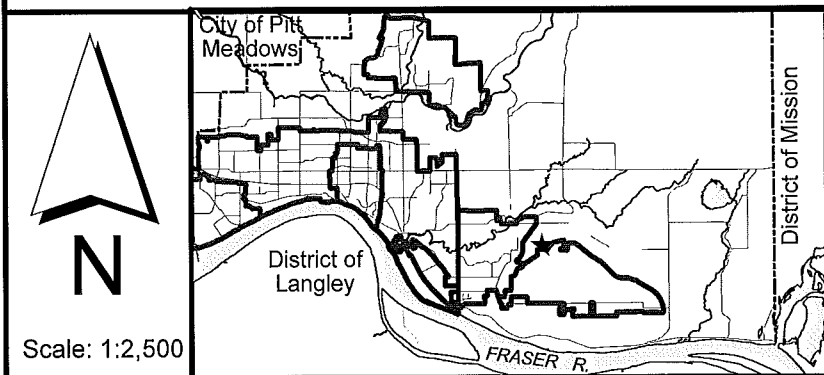
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BY: C3



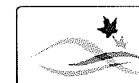
The City of Maple Ridge makes no guarantee regarding the accuracy or present status of the information shown on this map.



Scale: 1:2,500

10890 Carmichael St

ENGINEERING DEPARTMENT



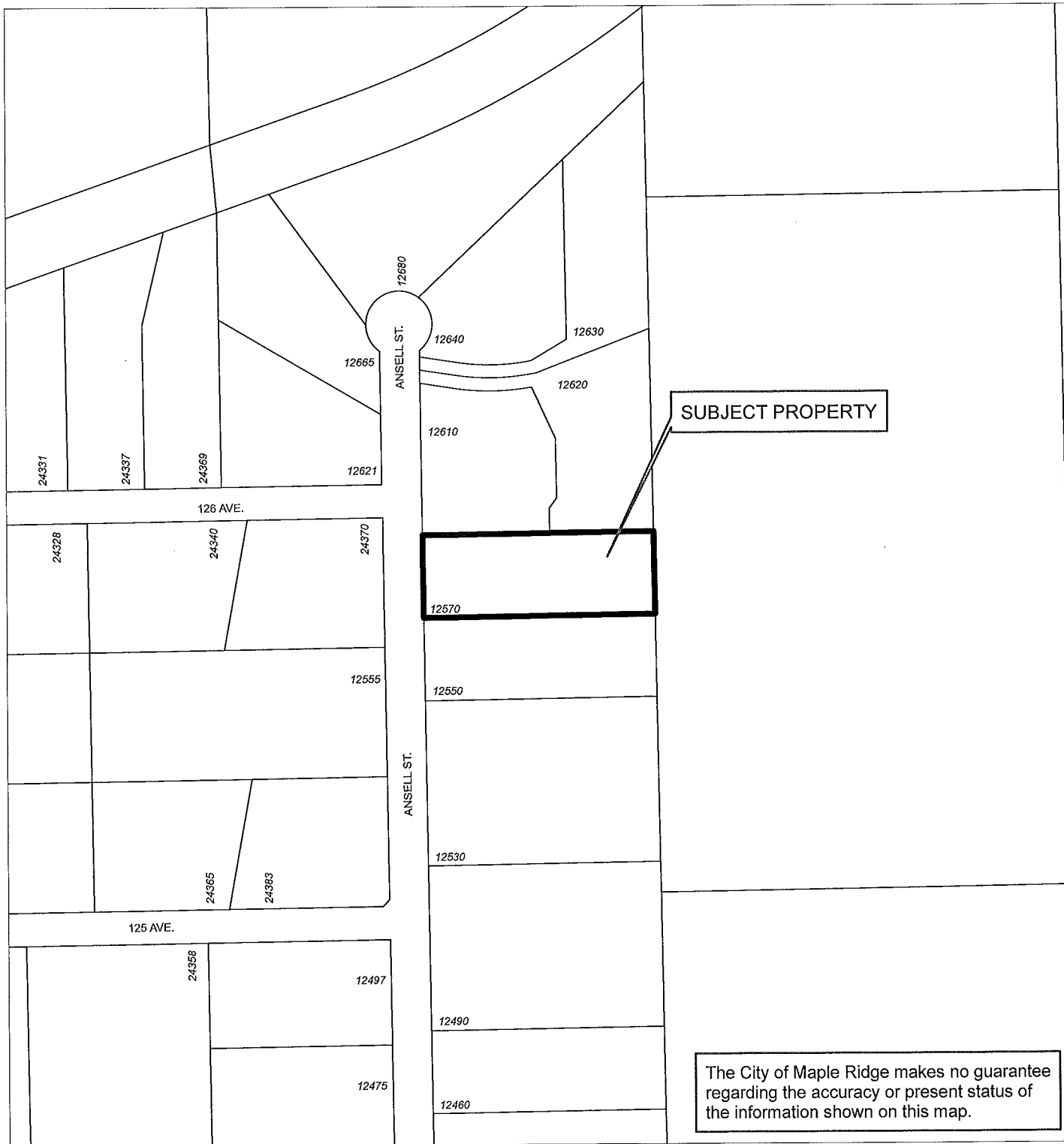
MAPLE RIDGE

British Columbia

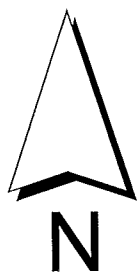
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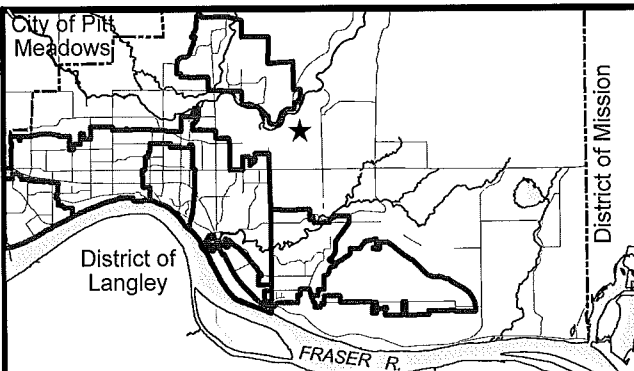
BY: NV



The City of Maple Ridge makes no guarantee regarding the accuracy or present status of the information shown on this map.



Scale: 1:2,500



1 12570 Ansell St

ENGINEERING DEPARTMENT



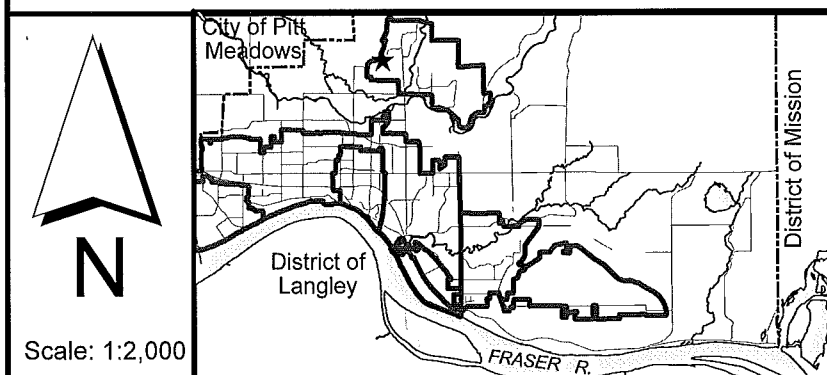
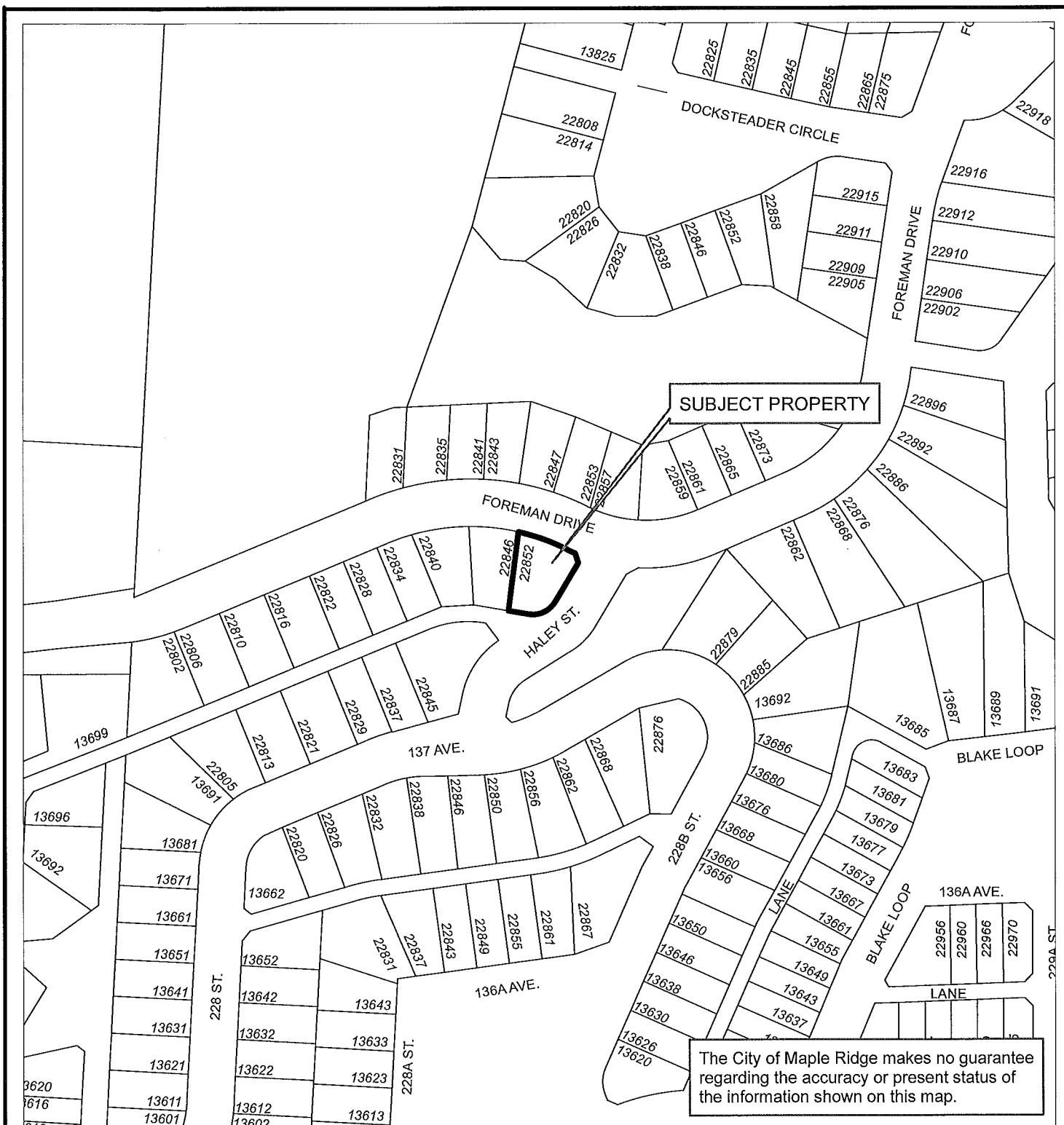
MAPLE RIDGE

British Columbia

[mapleridge.ca](http://mapleridge.ca)

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DATE: Jul 31, 2017

BY: NV



## 22852 Foreman Dr

ENGINEERING DEPARTMENT

**MAPLE RIDGE**  
British Columbia

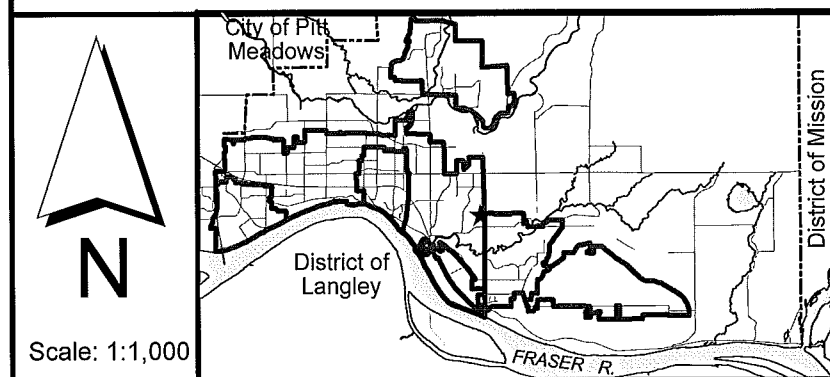
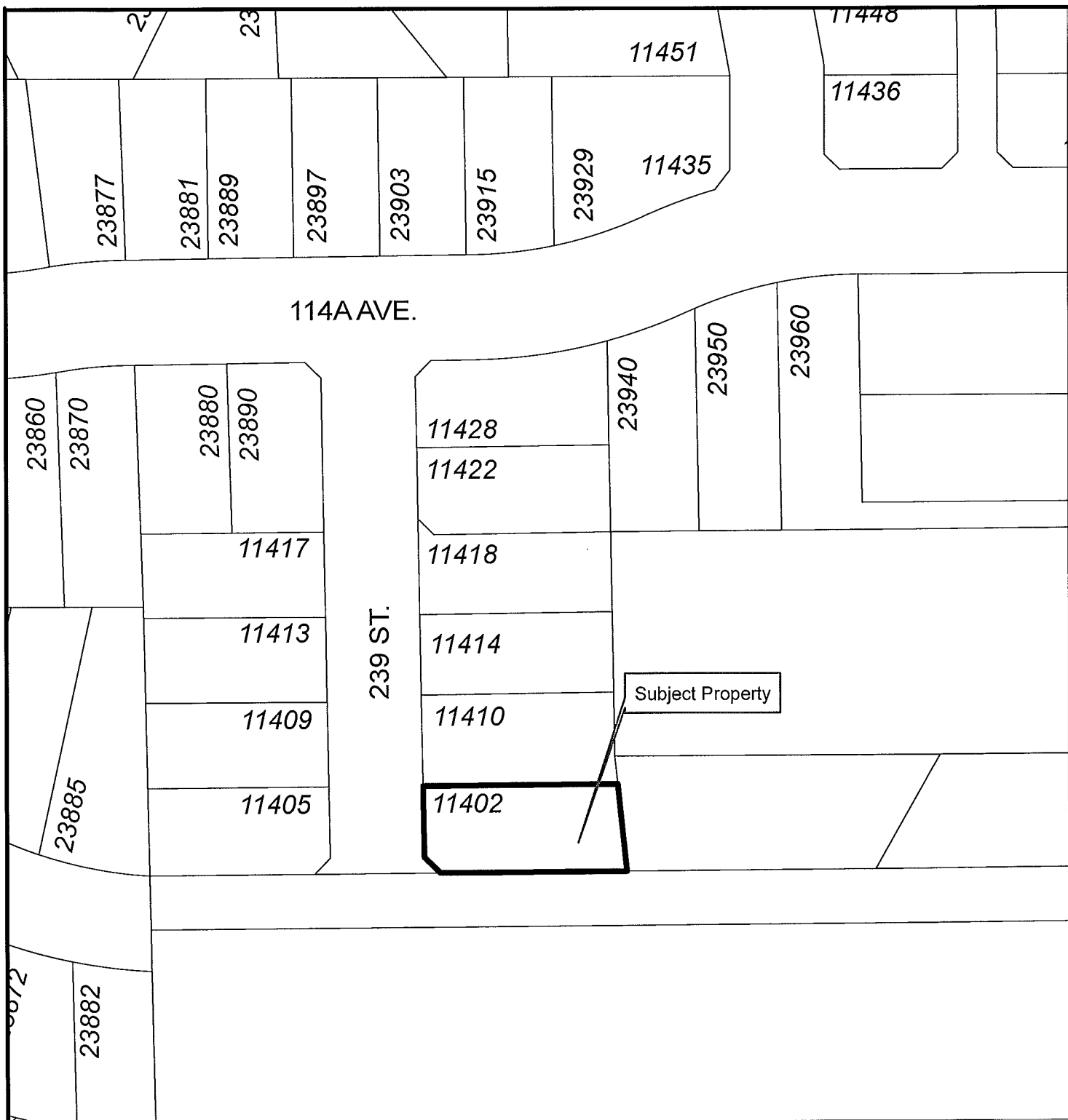
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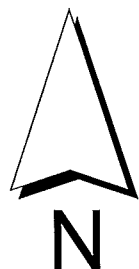
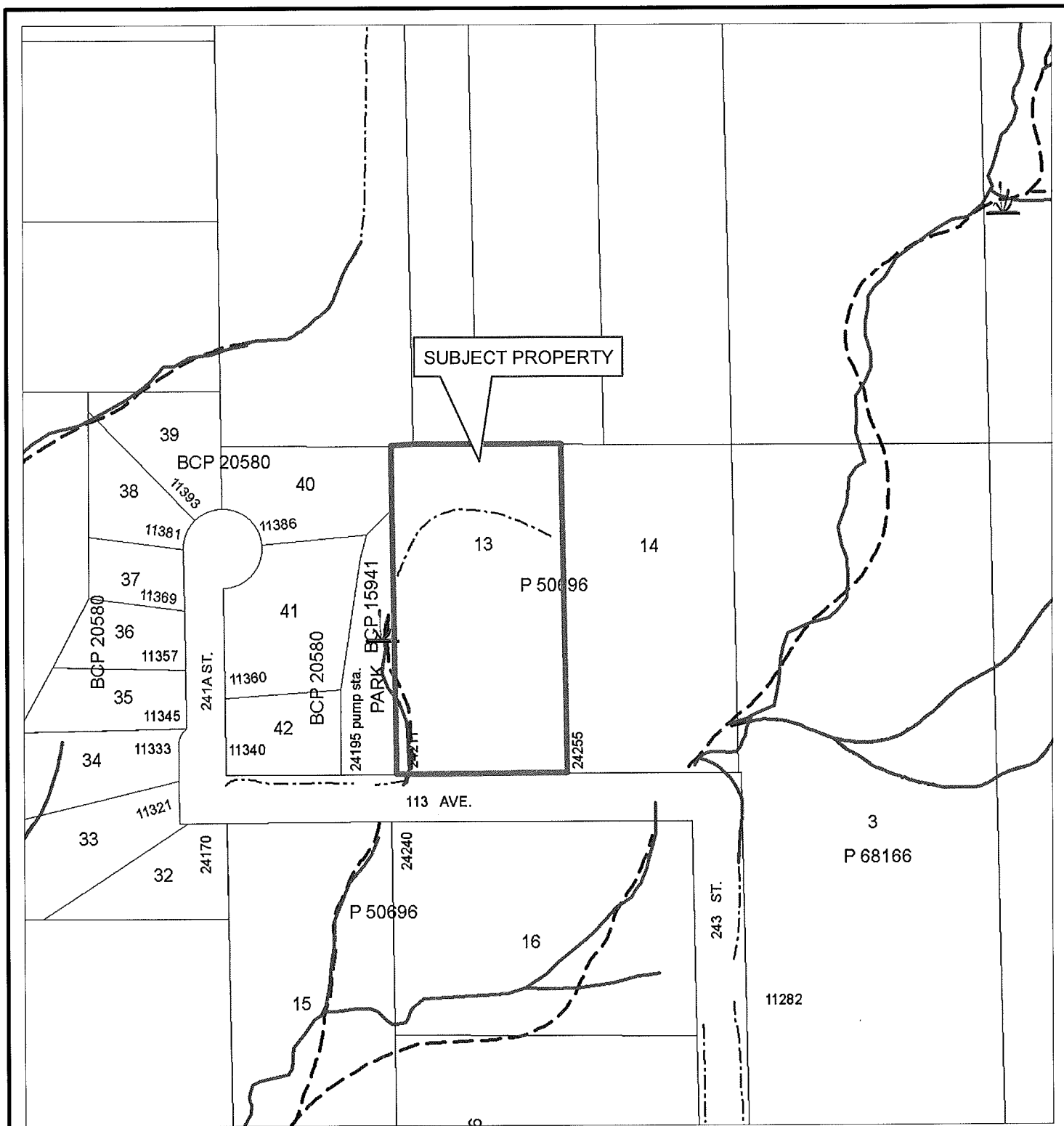
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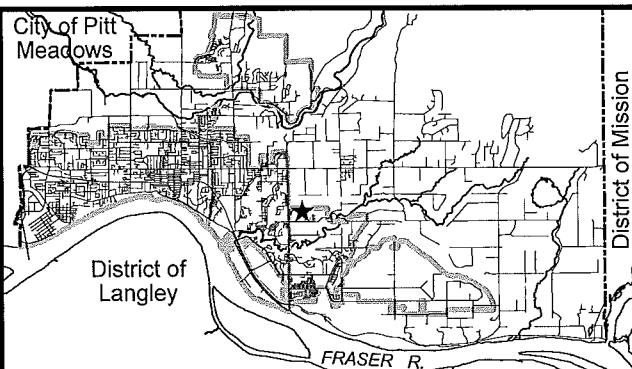




11402 239 St	
ENGINEERING DEPARTMENT	
 <b>MAPLE RIDGE</b> British Columbia	
<a href="http://mapleridge.ca">mapleridge.ca</a>	
FILE: Untitled	BY: LM
DATE: Aug 1, 2017	



Scale: 1:2,000



24211 113 AVENUE

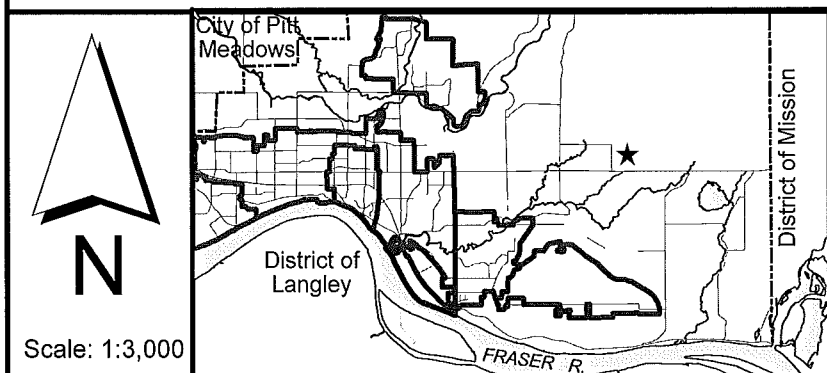
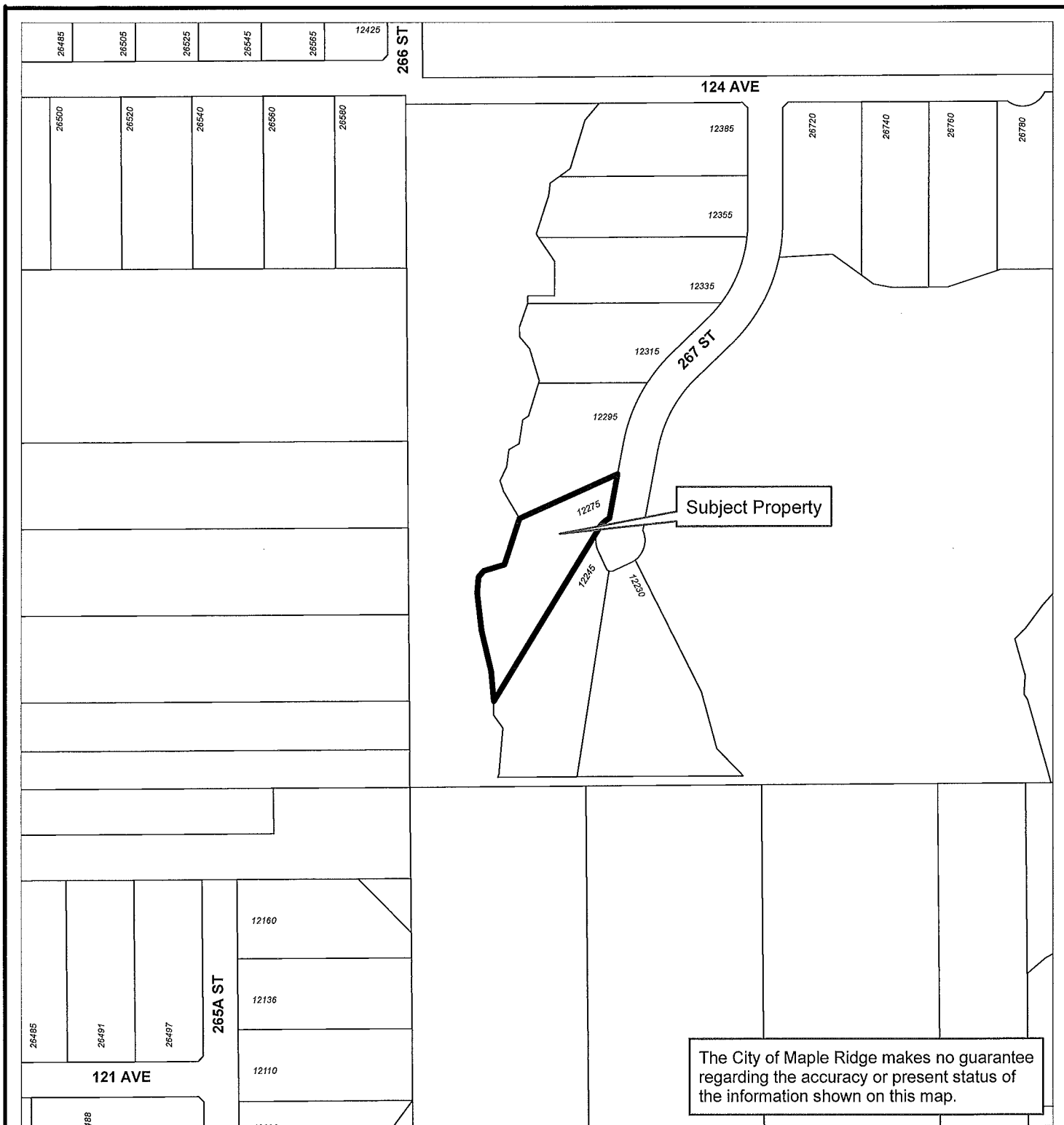


CORPORATION OF  
THE DISTRICT OF  
MAPLE RIDGE  
PLANNING DEPARTMENT

DATE: Jul 8, 2014


FILE: VP/078/10

BY: PC



12275 267 st

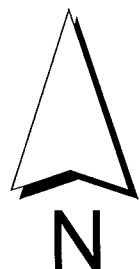
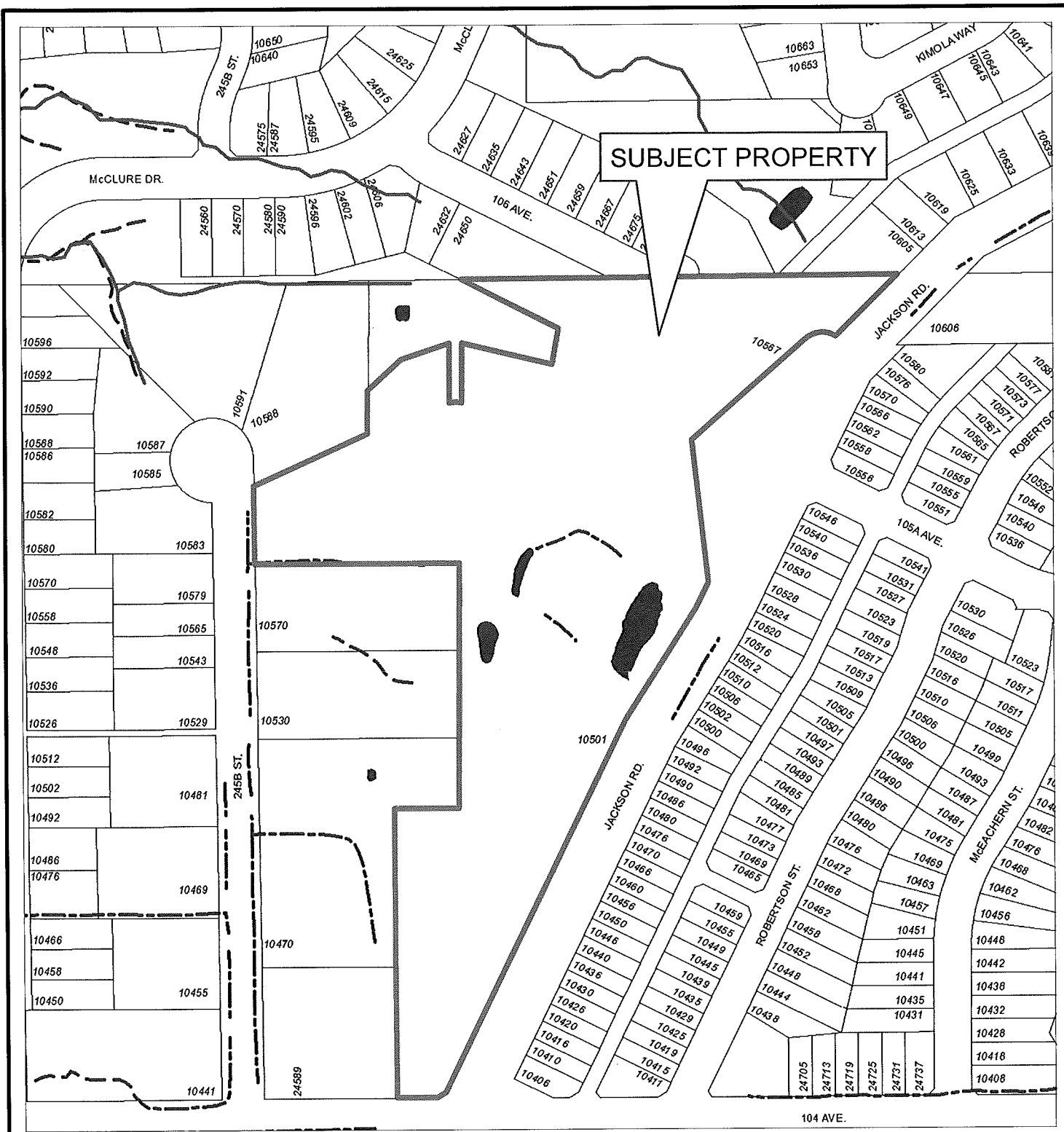
ENGINEERING DEPARTMENT

 **MAPLE RIDGE**  
British Columbia

**mapleridge.ca**

FILE: Untitled  
DATE: Jul 19, 2017

BY: MC



Scale: 1:2,500

### Legend

- Stream
- Indefinite Creek
- Lake or Reservoir
- Marsh
- River
- Major Rivers & Lakes

## 10501 JACKSON ROAD

PLANNING DEPARTMENT



**MAPLE RIDGE**

British Columbia

**mapleridge.ca**

2017-154-sd  
DATE: Apr 21, 2017

BY: JV

**CITY OF MAPLE RIDGE  
DEVELOPMENT AGREEMENTS COMMITTEE**

August 23, 2017  
Mayor's Office

**CIRCULATED TO:**

Gordy Robson, Acting Mayor  
Chair

Kelly Swift, Acting Chief Administrative Officer  
Member

Amanda Allen, Recording Secretary

---

**1. 17-116891 BG**

LEGAL: Lot 6 Section 28 Township 12 New Westminster District  
Plan EPP12481

LOCATION: 13309 235A Street

OWNER: Tooran & Hooshang Alipoordidehbani

REQUIRED AGREEMENTS: Secondary Suite Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 17-116891 BG.**

**CARRIED**

**2. 16-116770 BG**

LEGAL: Lot 3 District Lot 249 Group 1 New Westminster District  
Plan EPP36400

LOCATION: 11567 River Wynd

OWNER: Ilyana Porperties Development Ltd.

REQUIRED AGREEMENTS: Secondary Suite Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 16-116770 BG.**

**CARRIED**

**3. 14-120617 BG**

LEGAL: Lot 696 District Lot 278 Group 1 New Westminster District  
Plan 114

LOCATION: 20656 114 Avenue

OWNER: Marc Legros

REQUIRED AGREEMENTS: Detached Garden Suite Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 14-120617 BG.**

**CARRIED**

**4. 16-118066 BG**

LEGAL: Lot 7 Section 15 Township 12 New Westminster District  
Plan EPP56127

LOCATION: 11223 243A Street

OWNER: Lisa & Brian Baker & Earl Niddery

REQUIRED AGREEMENTS: Secondary Suite Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 16-118066 BG.**

**CARRIED**

**5. 2017-257-DP**

LEGAL: Lot 24 District Lot 279 Group 1 New Westminster District  
Plan 114

LOCATION: 20372 Wharf Street

OWNER: Shirley & Bernard Jeske

REQUIRED AGREEMENTS: Habitat Protection Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 2017-257-DP.**

**CARRIED**

**6. 16-114377 BG**

LEGAL: Lot 2 District Lot 247 Group 1 New Westminster District  
Plan BCP15387

LOCATION: 21550 Donovan Avenue

OWNER: Noel & Navneet Gosal

REQUIRED AGREEMENTS: Secondary Suite Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 16-114377 BG.**

**CARRIED**

**7. 17-122127 BG**

LEGAL: Lot 20 District Lot 405 Group 1 New Westminster District  
Plan EPP56457

LOCATION: 23831 103A Avenue

OWNER: Morningstar Homes Ltd.

REQUIRED AGREEMENTS: Temporary Residential Use Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 17-122127 BG.**

**CARRIED**

**8. 17-118640 BG**

LEGAL: Lot 21 District Lot 405 Group 1 New Westminster District  
Plan EPP56457

LOCATION: 23827 103A Avenue

OWNER: Morningstar Homes Ltd.

REQUIRED AGREEMENTS: Temporary Residential Use Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 17-118640 BG.**

**CARRIED**

**9. 17-121089 BG**

LEGAL: Lot 46 District Lot 405 Group 1 New Westminster District  
Plan EPP56457

LOCATION: 10338 238A Street

OWNER: Morningstar Homes Ltd.

REQUIRED AGREEMENTS: Temporary Residential Use Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 17-121089 BG.**

**CARRIED**

**10. 16-122836 BG**

LEGAL: Lot 10 Section 15 Township 12 New Westminster District  
Plan EPP56127

LOCATION: 11240 243 Street

OWNER: Jharmal Dhaliwal

REQUIRED AGREEMENTS: Secondary Suite Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 16-122836 BG.**

**CARRIED**

**11. 2013-107-SD**

LEGAL: Lot A Section 22 Township 12 New Westminster District  
Plan EPP48590

LOCATION: PID: 030-180-783 / Folio 63435-0112-0

OWNER: CIPE Homes Inc.

REQUIRED AGREEMENTS: Subdivision Servicing Agreement

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 2013-107-SD.**

**CARRIED**



**12. 16-120193 BG**

LEGAL: Lot 9 District Lot 241 Group 1 New Westminster District  
Plan EPP50932

LOCATION: 12220 207A Street

OWNER: 1002256 BC Ltd.

REQUIRED AGREEMENTS: Secondary Suite Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 16-120193 BG.**

**CARRIED**

**13. 16-128831 BG**

LEGAL: Lot 2 District Lot 241 Group 1 New Westminster District  
Plan EPP50932

LOCATION: 12283 207A Street

OWNER: 1002256 BC Ltd.

REQUIRED AGREEMENTS: Secondary Suite Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 16-128831 BG.**

**CARRIED**

**14. 16-131568 BG**

LEGAL: Lot 1 District Lot 241 Group 1 New Westminster District  
Plan EPP50932

LOCATION: 12291 207A Street

OWNER: 1002256 BC Ltd.

REQUIRED AGREEMENTS: Secondary Suite Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 16-131568 BG.**

**CARRIED**

15. 2016-008-RZ

LEGAL: Lot 5 Section 10 Township 12 New Westminster District Plan 17613; South Half Lot 4 Section 10 Township 12 New Westminster District Plan 17613; North Half Lot 4 Section 10 Township 12 New Westminster District Plan 17613; (Consolidated) Lot 1 Section 10 Township 12 New Westminster District Plan EPP68120 Except Part on Plan EPP73946

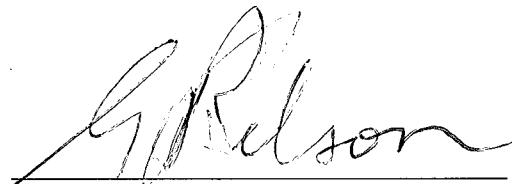
LOCATION: 11016, 11032, and 11038 240<sup>th</sup> Street

OWNER: Cottonwood Lane Holdings Inc.

REQUIRED AGREEMENTS: Rezoning Servicing Agreement;  
Geotechnical Covenant;  
Enhancement & Maintenance Agreement;  
Covenants on Consolidated Lot 1:  
▪ No Build; Visitor Parking;  
▪ Tree Protection; Stormwater Management

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2016-008-RZ.

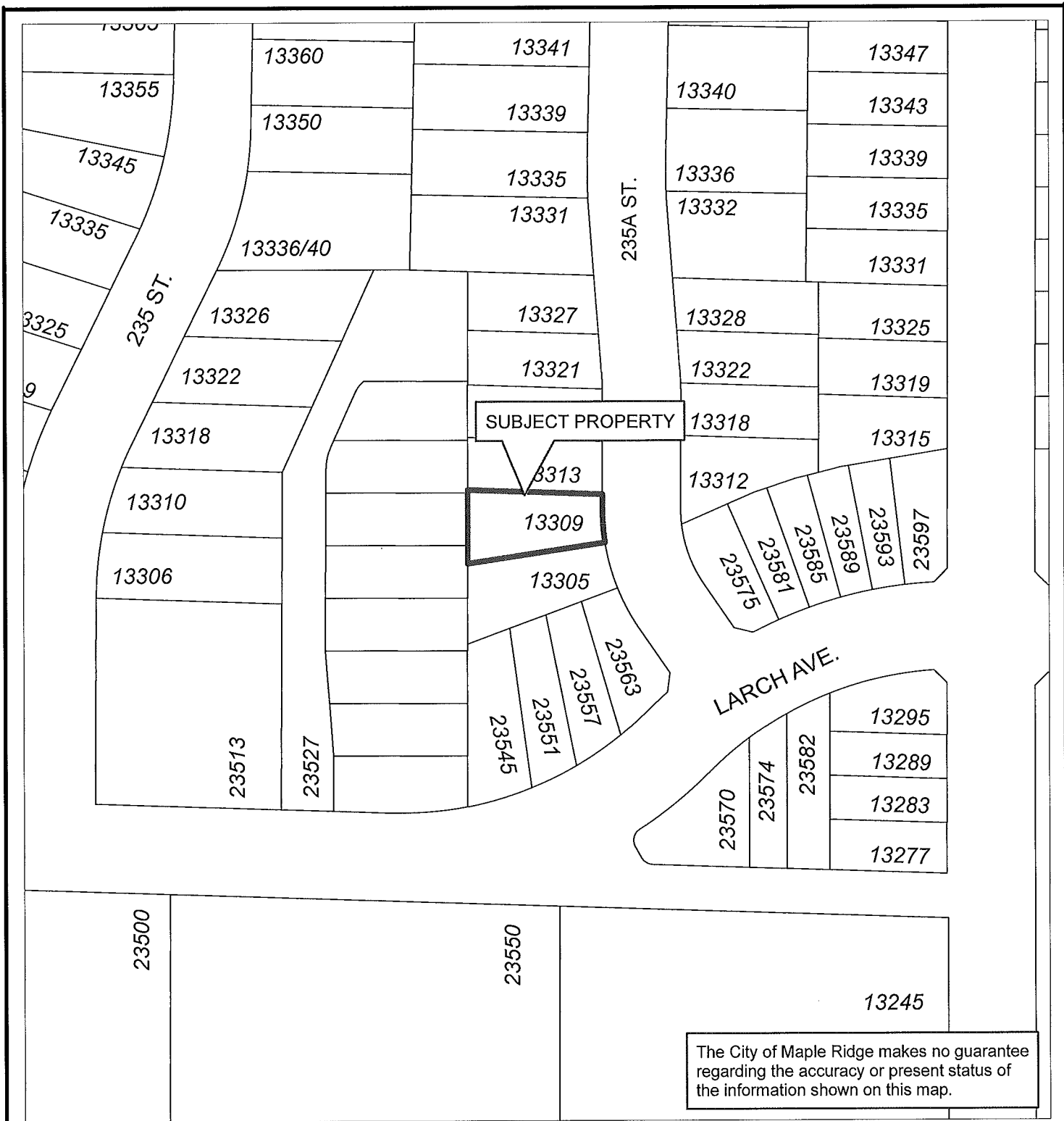
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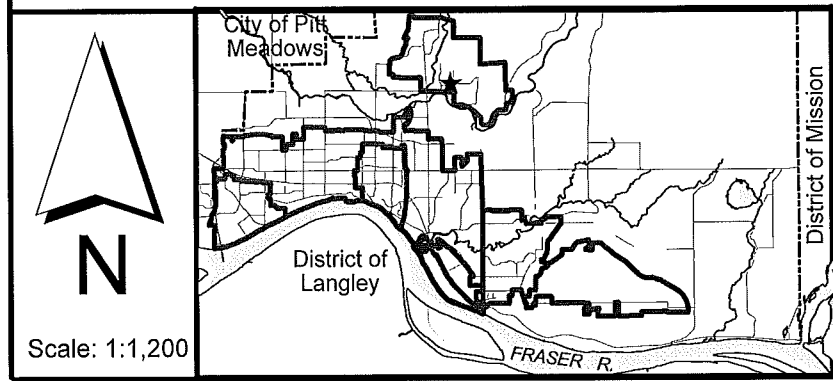
Gordy Robson, Acting Mayor  
Chair



Kelly Swift, Acting Chief Administrative Officer  
Member



The City of Maple Ridge makes no guarantee regarding the accuracy or present status of the information shown on this map.



# 13309 235A STREET

PLANNING DEPARTMENT

**MAPLE RIDGE**  
British Columbia

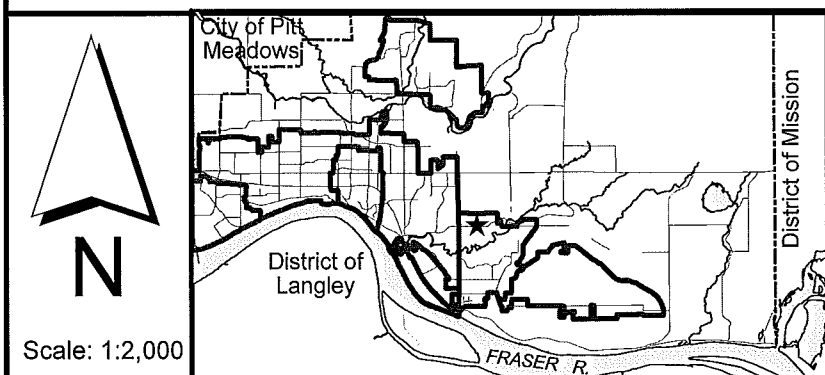
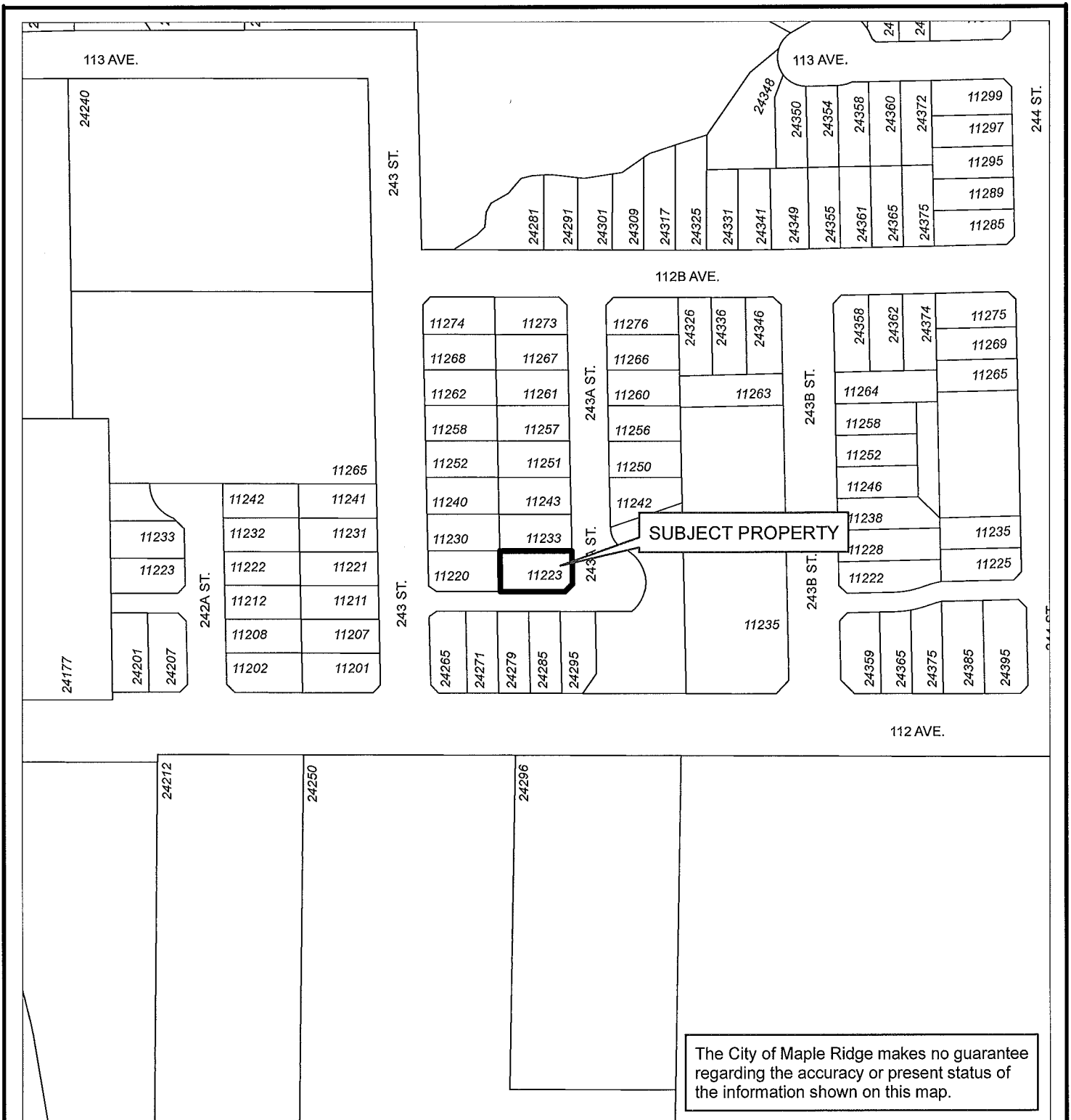
**mapleridge.ca**

FILE: Untitled  
DATE: Aug 22, 2017

BY: PC







11223 243A St

ENGINEERING DEPARTMENT



MAPLE RIDGE

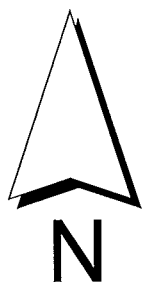
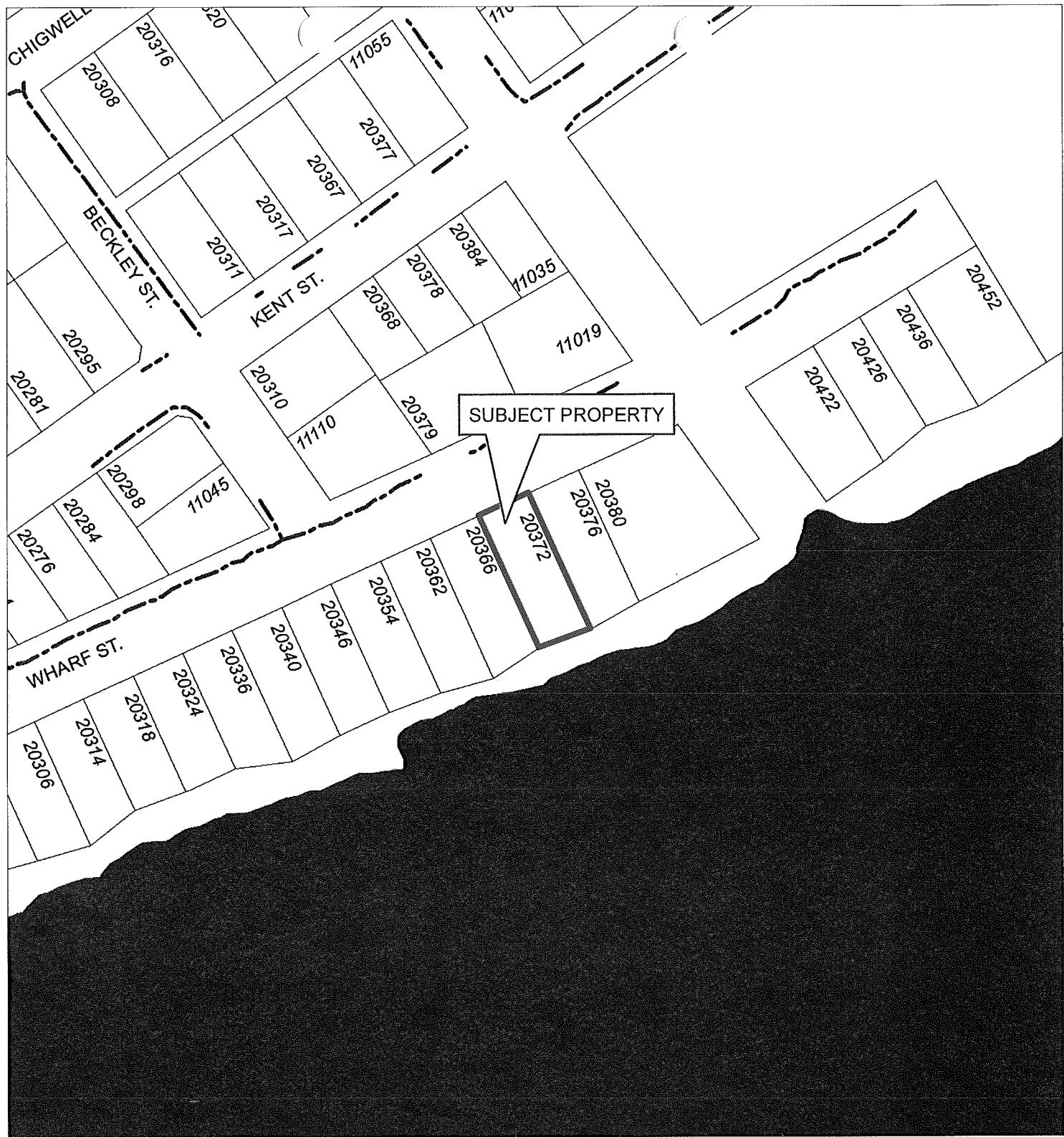
British Columbia

mapleridge.ca

FILE: Untitled




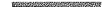
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BY: NV



Scale: 1:1,500

## Legend

-  Stream
-  Indefinite Creek
-  River
-  Major Rivers & Lakes

20372 Wharf Street

PLANNING DEPARTMENT



**MAPLE RIDGE**

British Columbia

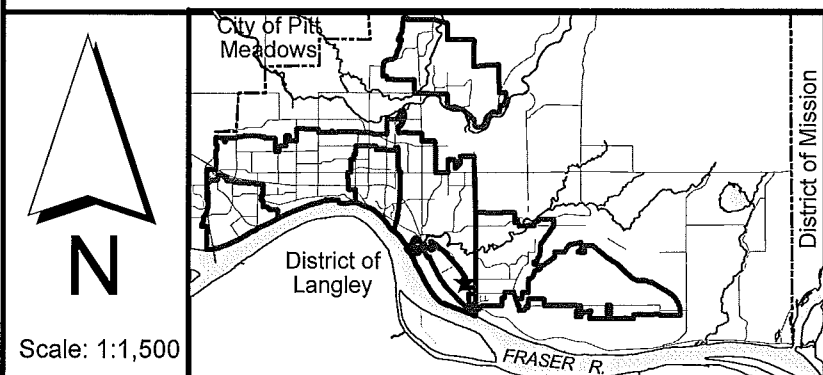
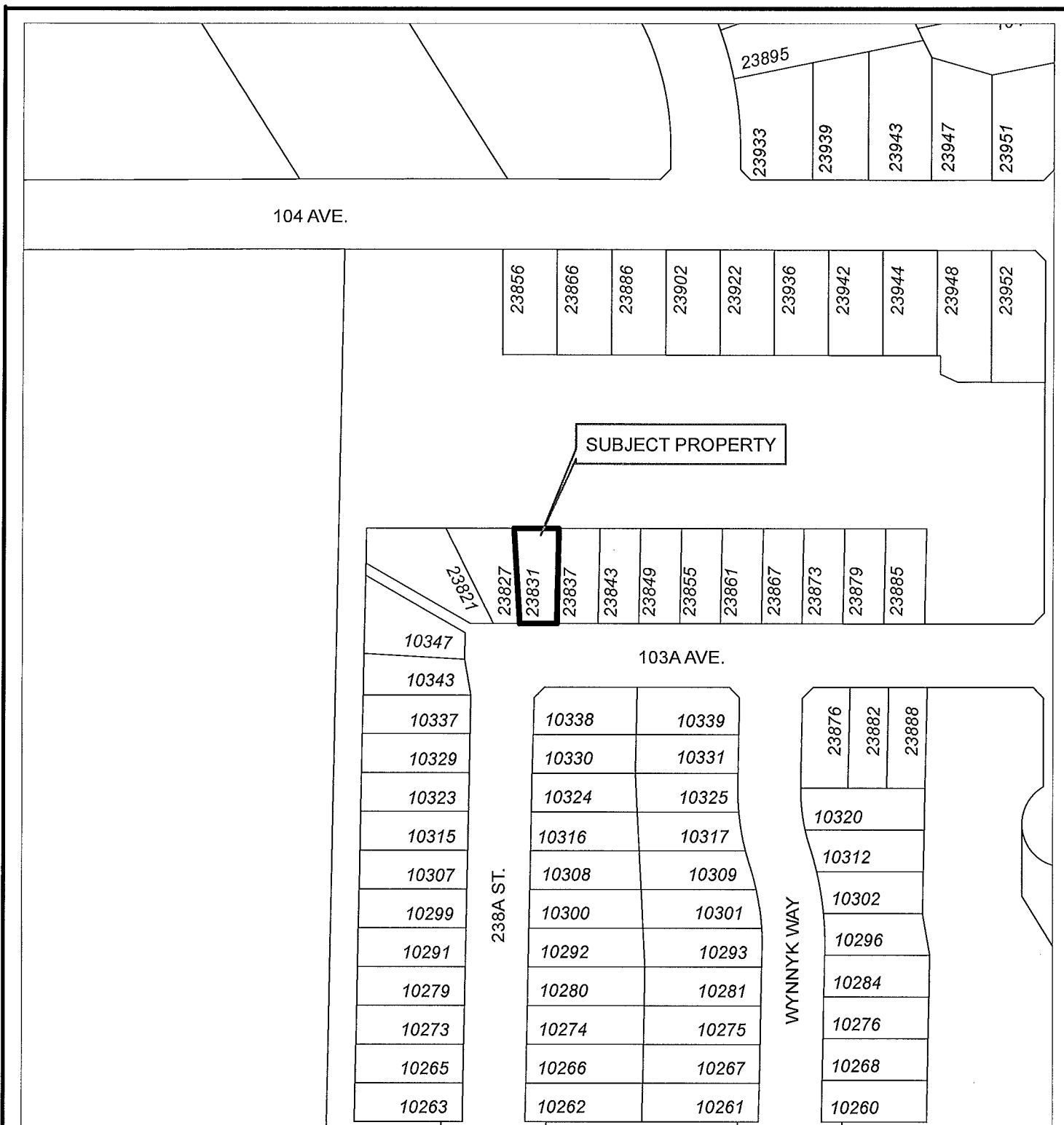
**mapleridge.ca**

2017-257-DP  
DATE: Jun 20, 2017

BY: JV







23831 103A Ave

ENGINEERING DEPARTMENT

MAPLE RIDGE

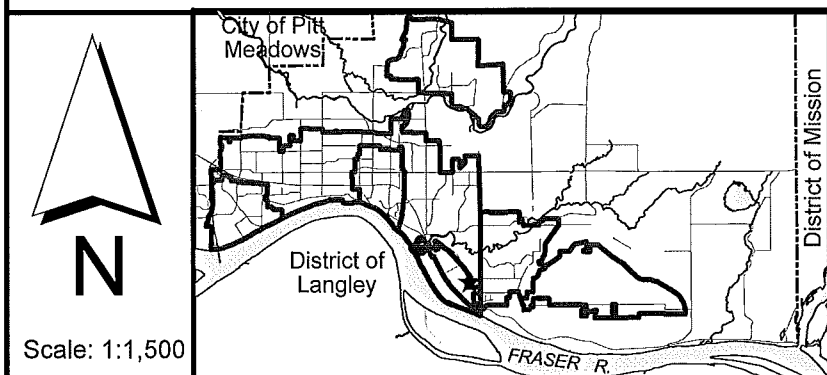
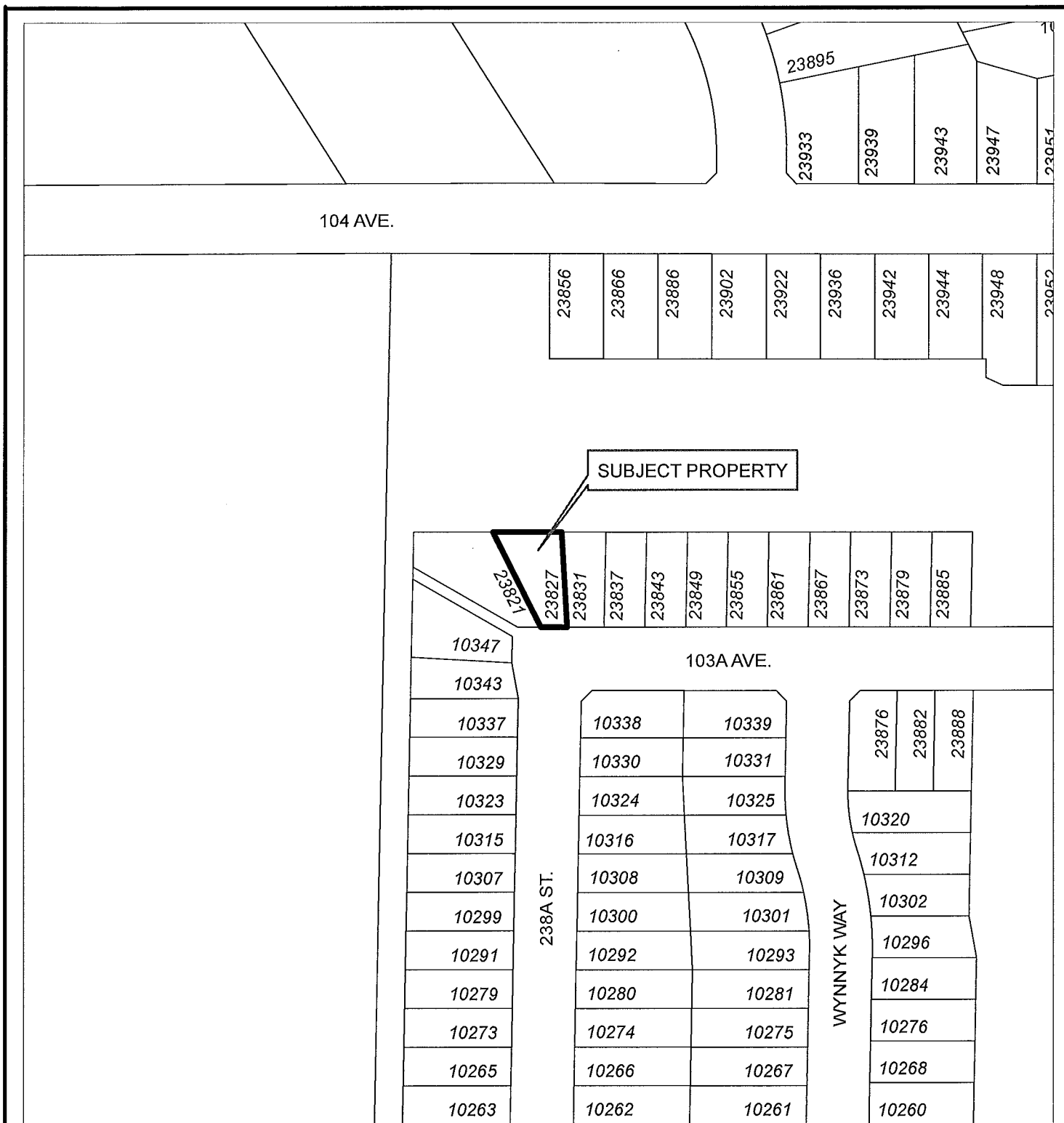
British Columbia

mapleridge.ca

FILE: Untitled

DATE: Aug 11, 2017

BY: LM



23827 103A Ave

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ENGINEERING DEPARTMENT

**MAPLE RIDGE**

British Columbia

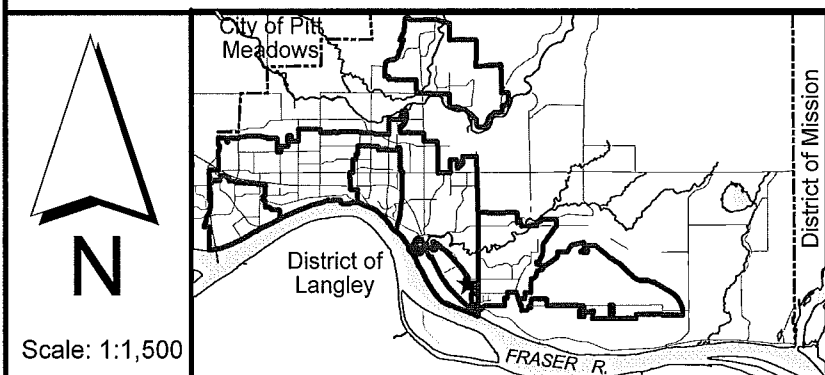
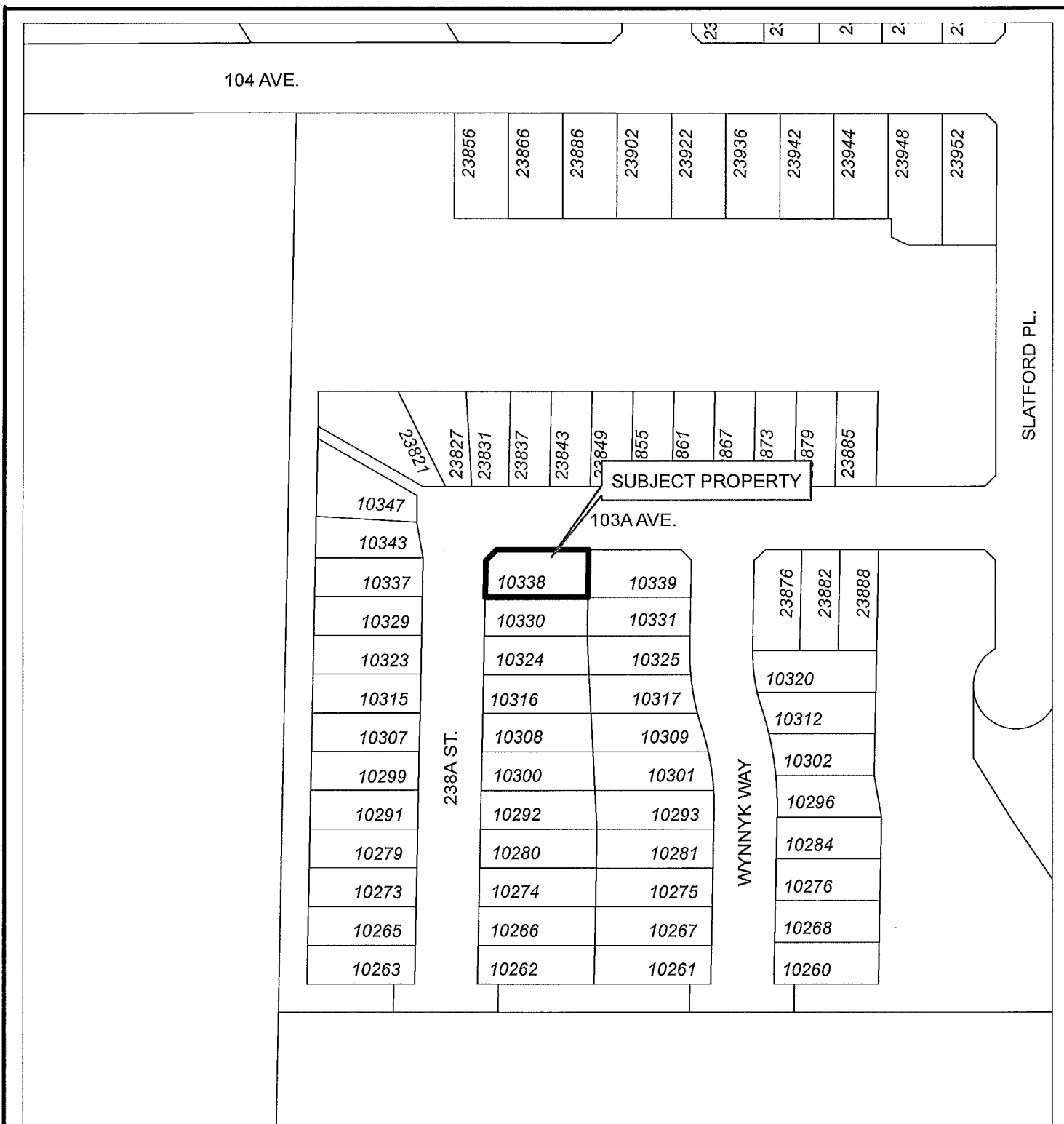
**mapleridge.ca**

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FILE: Untitled


DATE: Aug 11, 2017

BY: LM



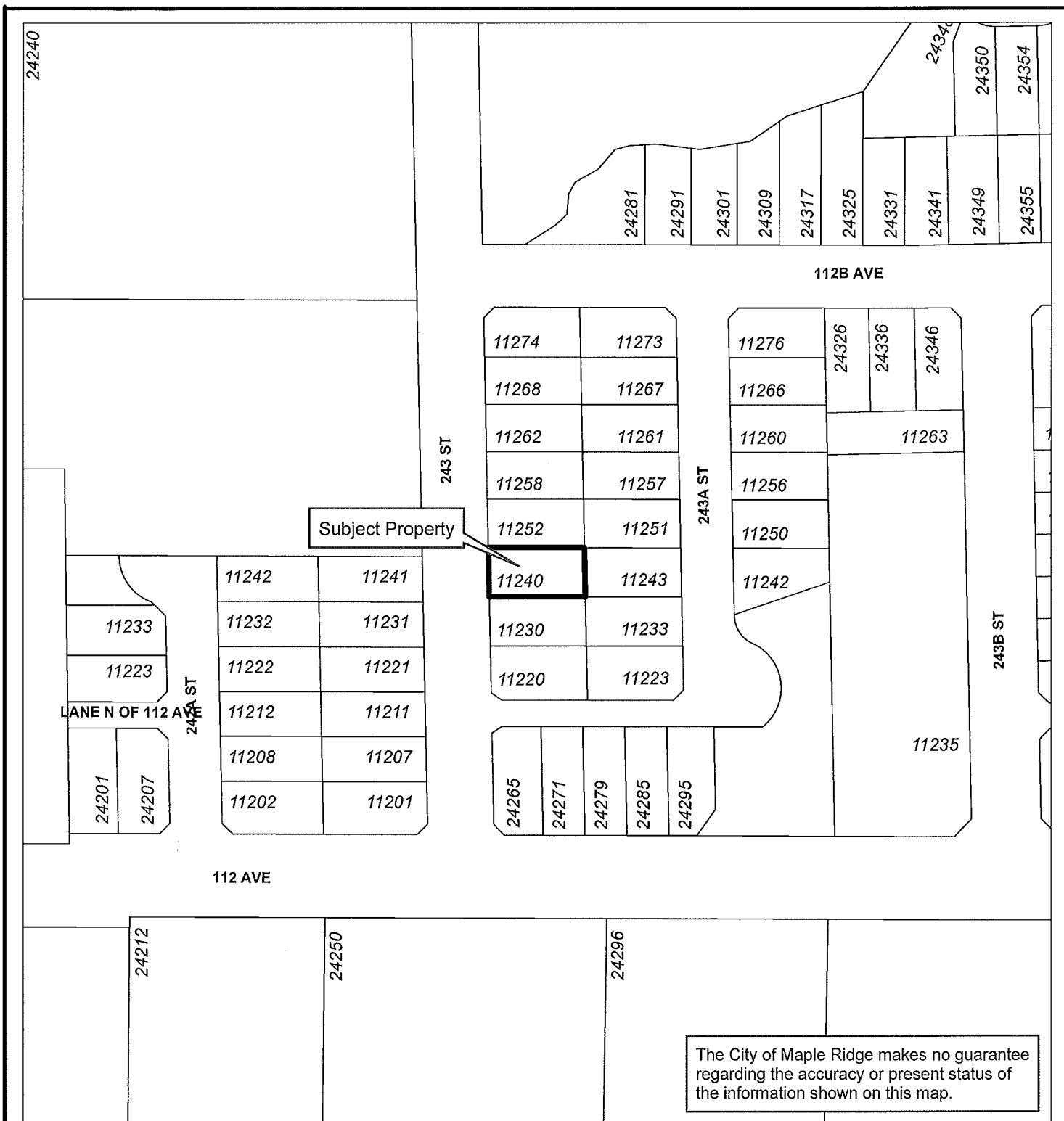
10338 238A St

ENGINEERING DEPARTMENT

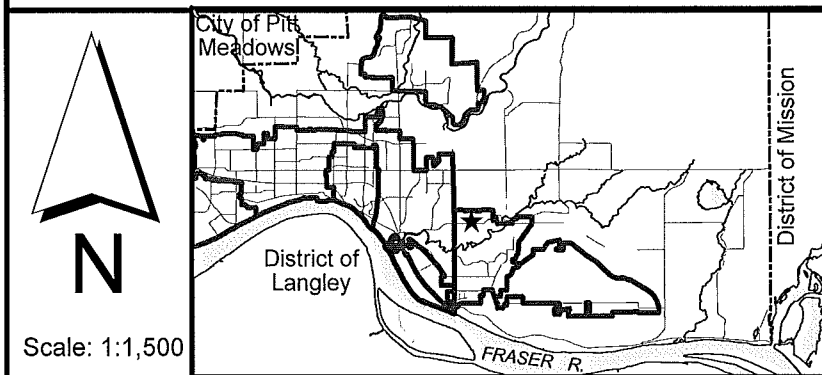
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British Columbia

[mapleridge.ca](http://mapleridge.ca)

FILE: Untitled  
DATE: Aug 11, 2017  
BY: LM



The City of Maple Ridge makes no guarantee regarding the accuracy or present status of the information shown on this map.



**11240 243 St**

ENGINEERING DEPARTMENT

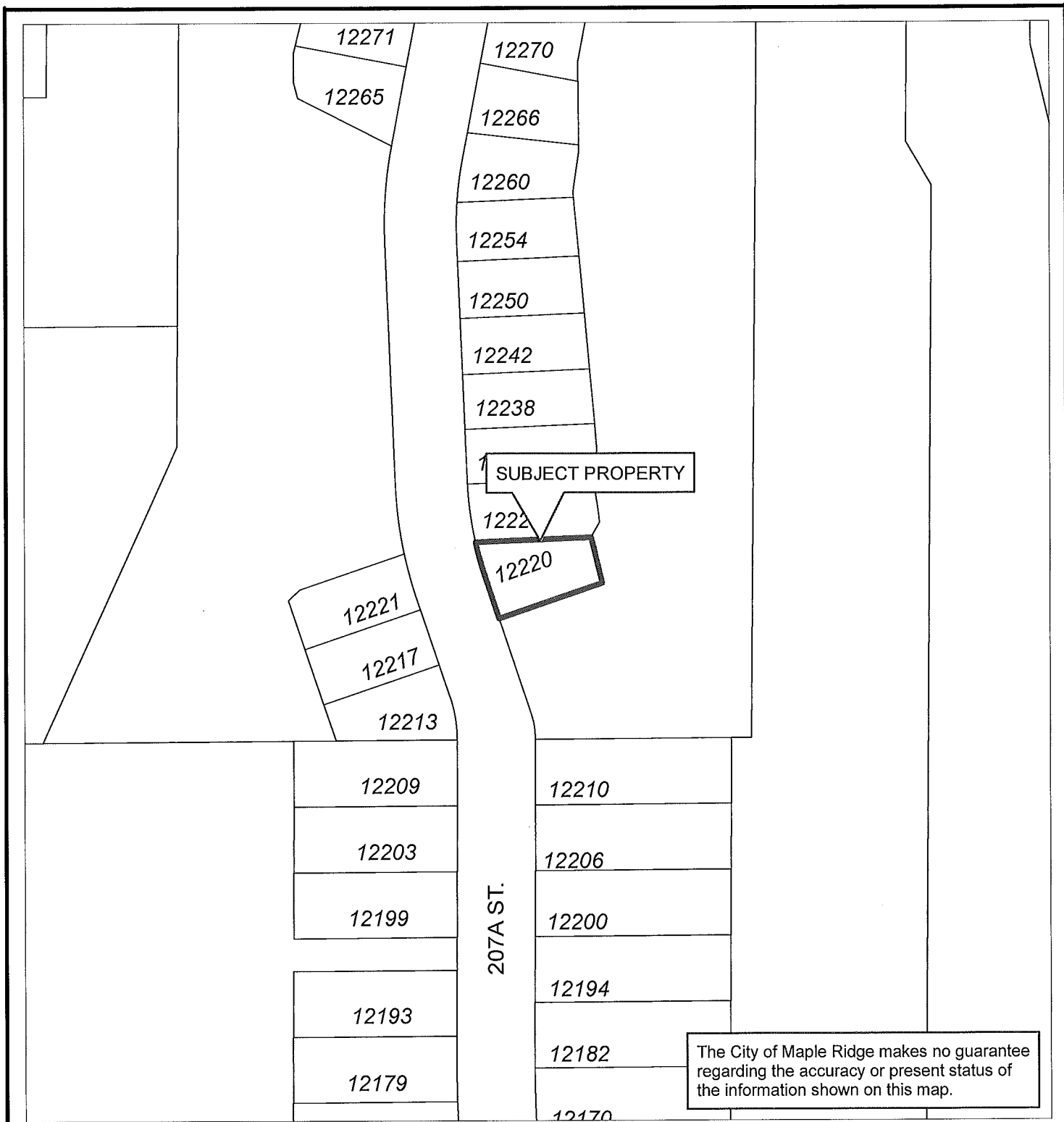
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British Columbia

**mapleridge.ca**

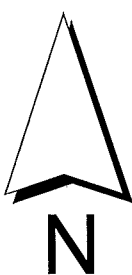
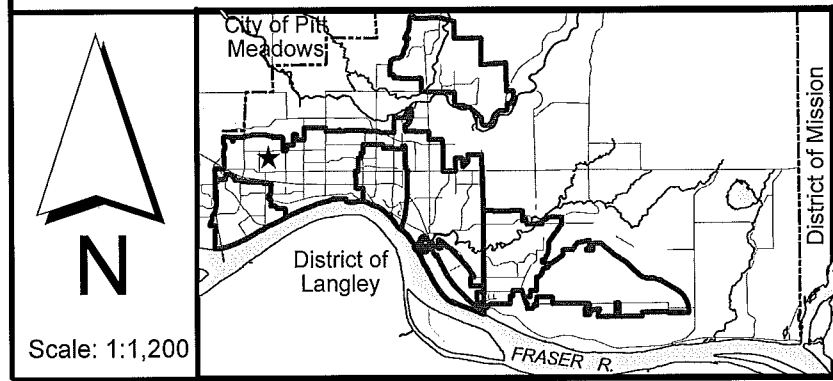
FILE: Untitled  
DATE: Aug 17, 2017

BY: MC





The City of Maple Ridge makes no guarantee regarding the accuracy or present status of the information shown on this map.



Scale: 1:1,200

12220 207A STREET

PLANNING DEPARTMENT

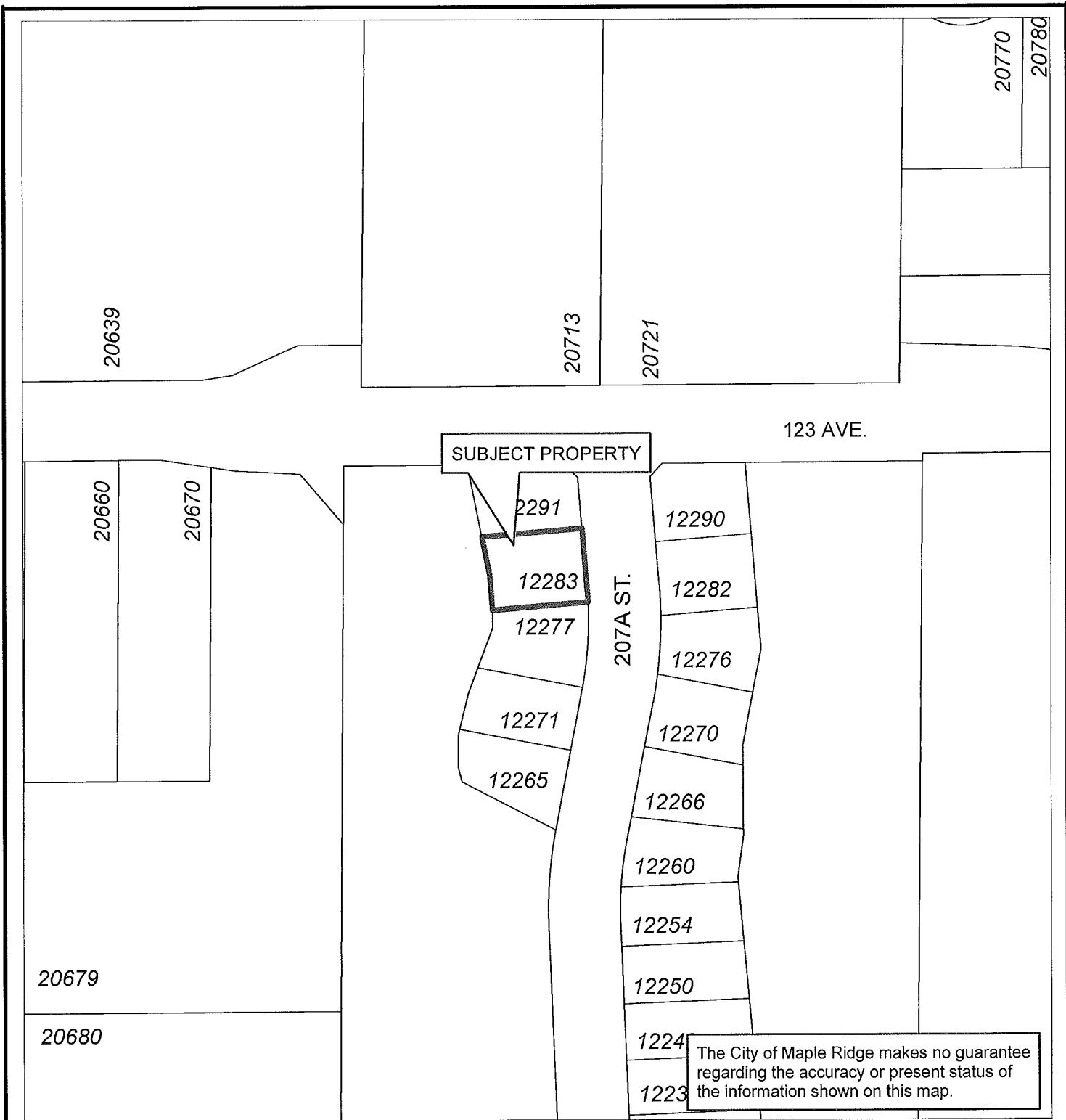


**MAPLE RIDGE**  
British Columbia

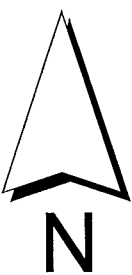
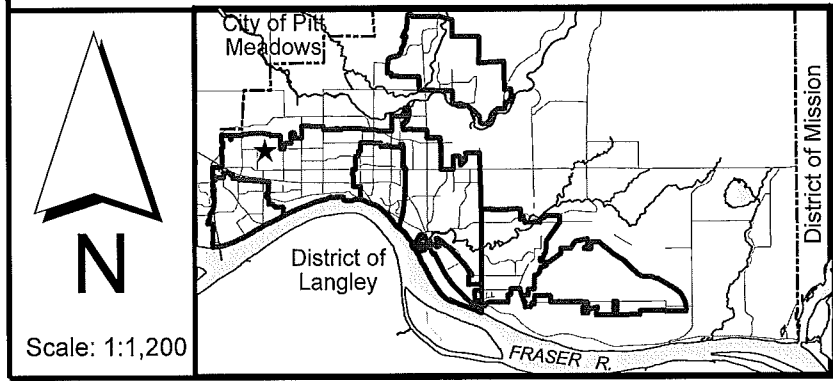
[mapleridge.ca](http://mapleridge.ca)

FILE: Untitled  
DATE: Aug 22, 2017

BY: PC



The City of Maple Ridge makes no guarantee regarding the accuracy or present status of the information shown on this map.



Scale: 1:1,200

12283 207A STREET

PLANNING DEPARTMENT

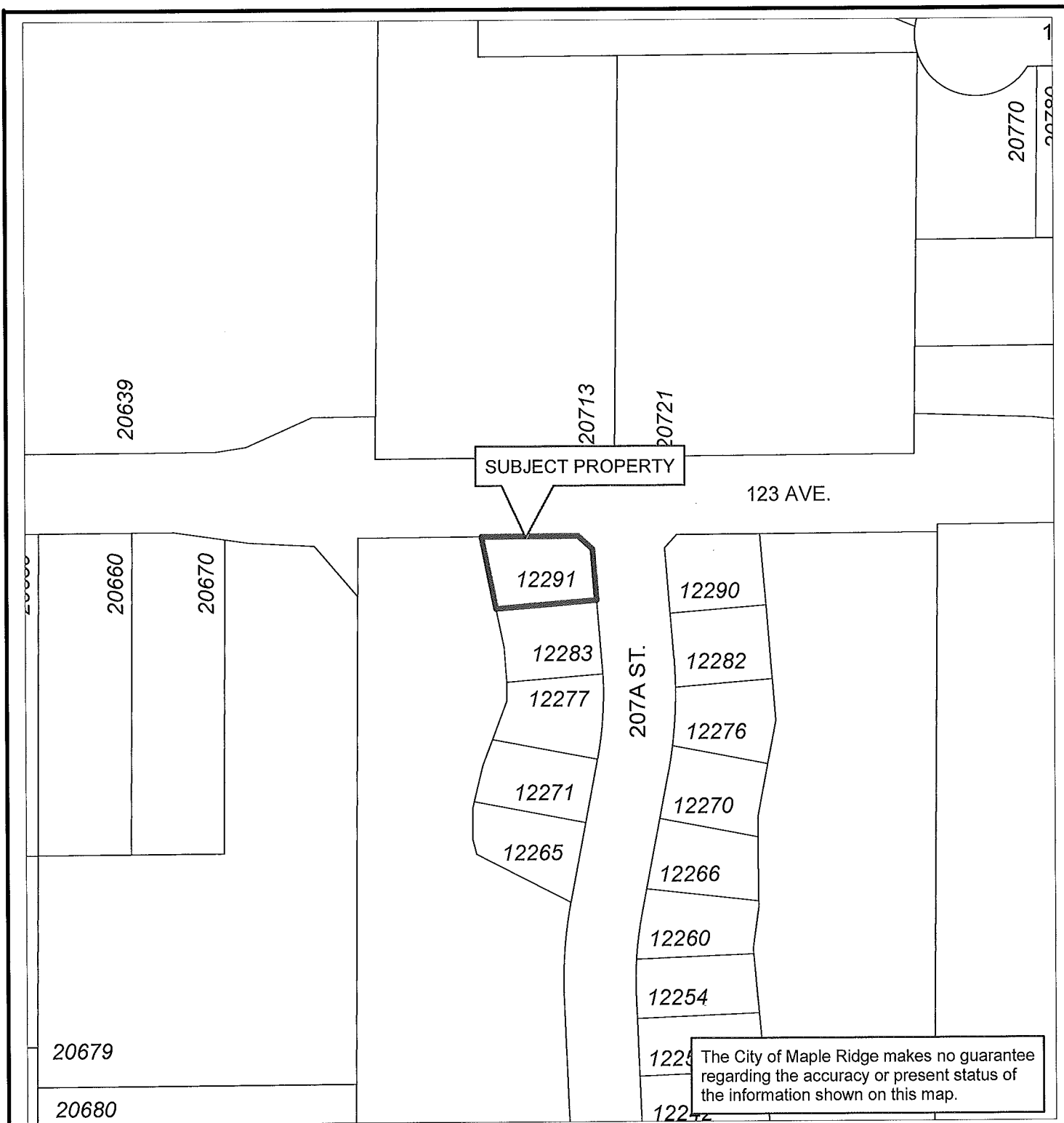


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British Columbia

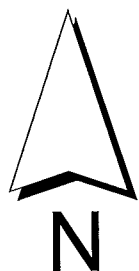
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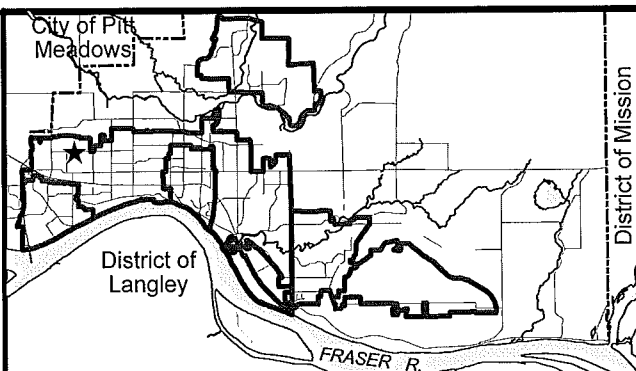
BY: PC



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Scale: 1:1,200



12291 207A STREET

PLANNING DEPARTMENT



**MAPLE RIDGE**  
British Columbia

[mapleridge.ca](http://mapleridge.ca)

FILE: Untitled  
DATE: Aug 22, 2017

BY: PC





**CITY OF MAPLE RIDGE  
DEVELOPMENT AGREEMENTS COMMITTEE**

August 29, 2017  
Mayor's Office

CIRCULATED TO:

Gordy Robson, Mayor  
Chair

Ted Swabey, Chief Administrative Officer  
Member

Amanda Allen, Recording Secretary

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**1. 5245-20-B392**

LEGAL: Lot 5 District Lot 263 New Westminster District  
Plan NWP21483

LOCATION: 12451 202 Street

OWNER: Martin & Desiree Duyzer

REQUIRED AGREEMENTS: Building Development Agreement

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 5245-20-B392.

**CARRIED**

**2. 2017-354-SD**

LEGAL: Lot A Except Phase 1 Strata Plan EPS4447 District Lot 402  
Group 1 New Westminster District Plan EPP62728;  
The Common Property of Strata Plan EPS4447 District Lot 402  
Group 1 New Westminster District

LOCATION: 22810 113 Avenue

OWNER: Oaken Developments (Haney) Inc & The Owners, Strata Plan  
EPS4447

REQUIRED AGREEMENTS: Reciprocal Access Easement

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 2017-354-SD.

**CARRIED**

3. 16-123851 BG

LEGAL: Lot 5 Section 15 Township 12 New Westminster District  
Plan EPP56127


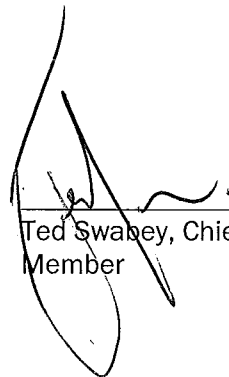
LOCATION: 24295 112 Avenue

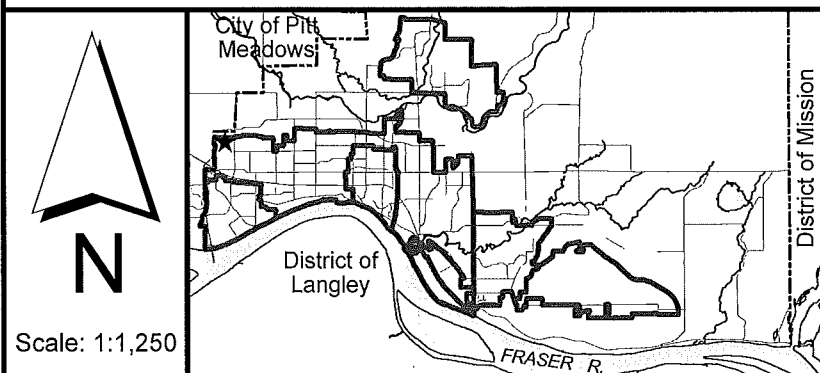
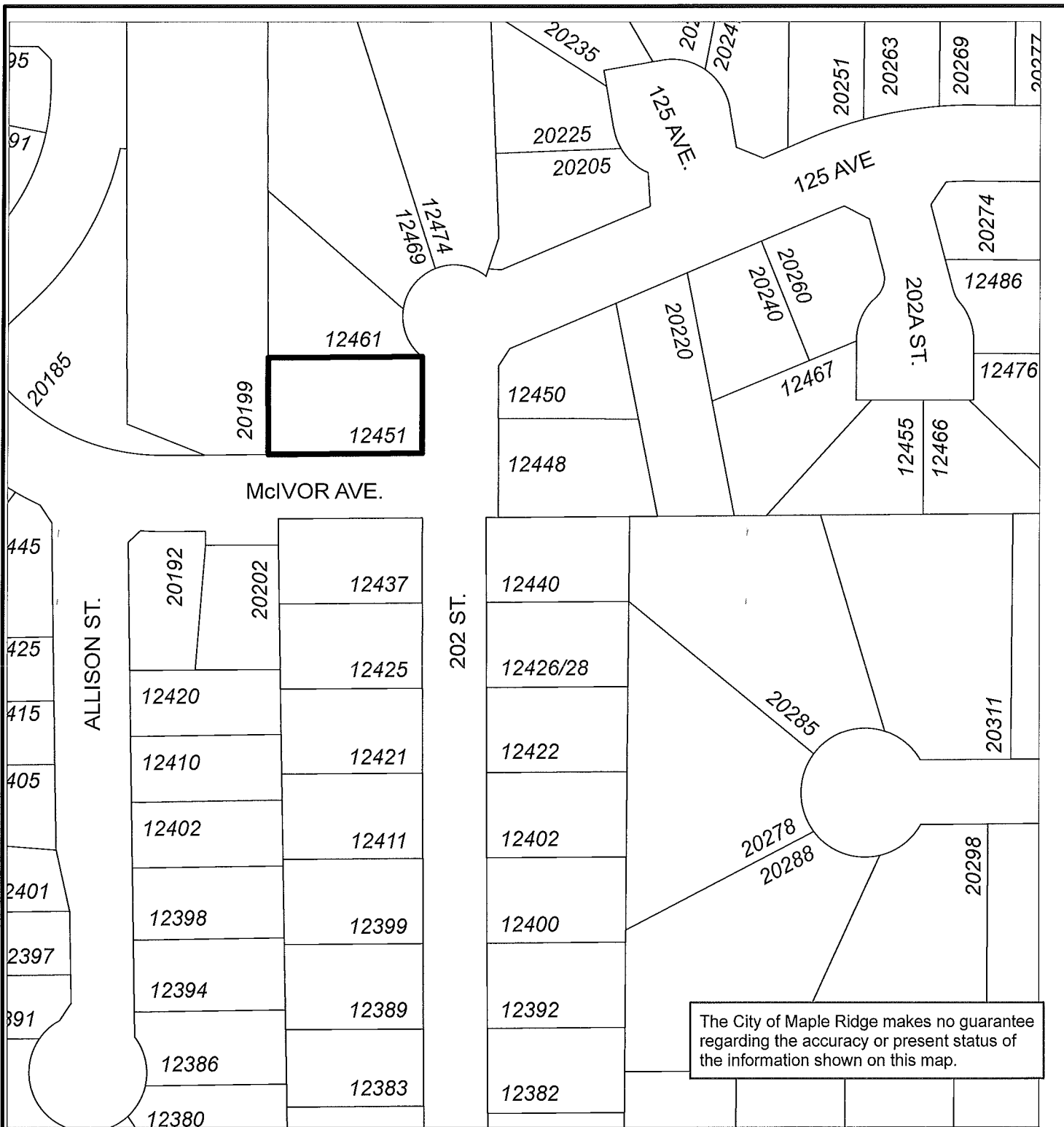
OWNER: Gagandeep Sangha

REQUIRED AGREEMENTS: Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 16-123851 BG.

CARRIED

  
\_\_\_\_\_  
Gordy Robson, Acting Mayor  
Chair  
\_\_\_\_\_  
Ted Swabey, Chief Administrative Officer  
Member



## DAC Referral

### 12451 202 Street

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ENGINEERING DEPARTMENT

**MAPLE RIDGE**

British Columbia

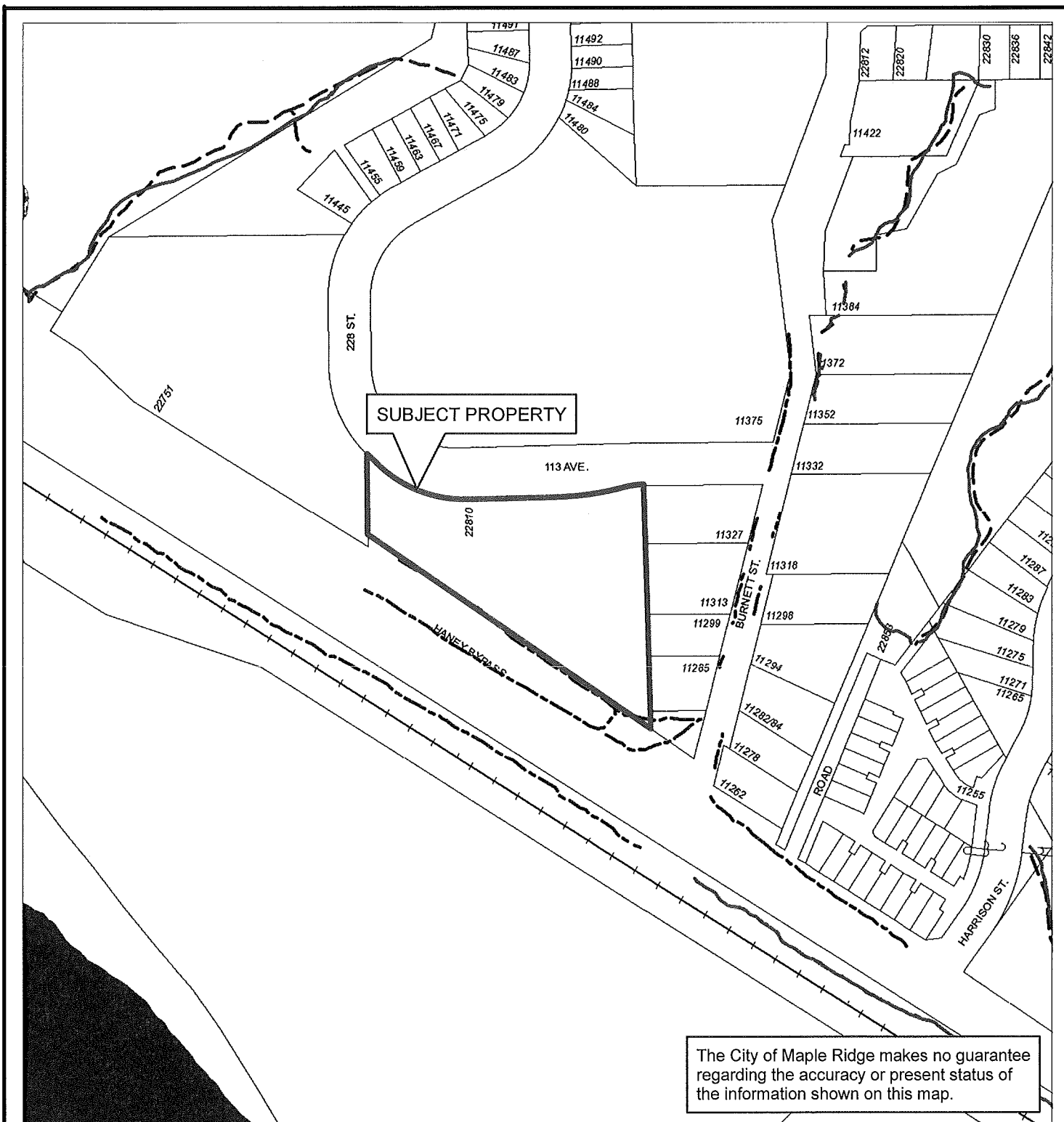
**mapleridge.ca**

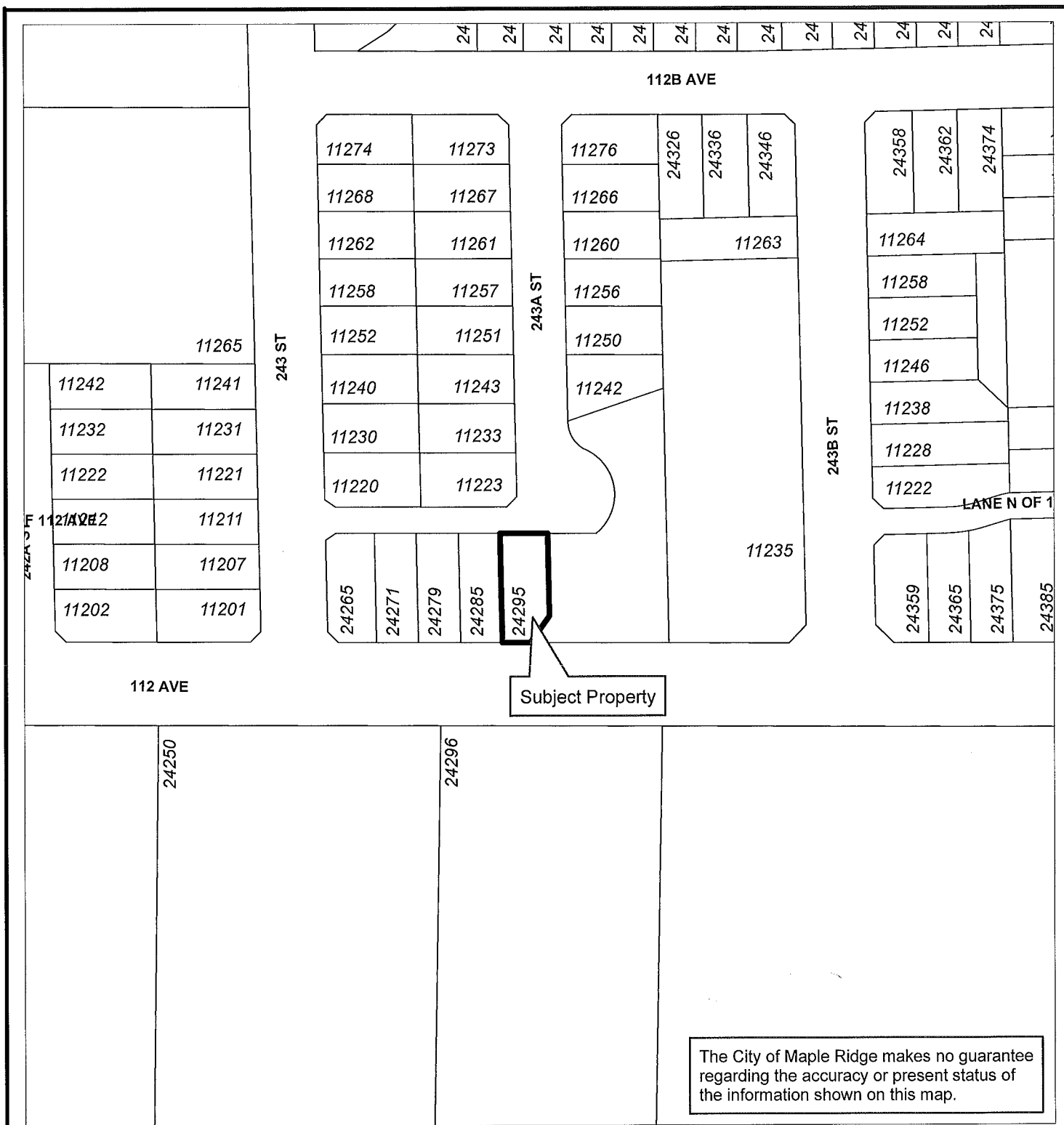
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5245-20-B392

DATE: Aug 28, 2017

BY: EM





The City of Maple Ridge makes no guarantee regarding the accuracy or present status of the information shown on this map.

Scale: 1:1,500

City of Pitt Meadows

District of Mission

District of Langley

FRASER R.

## 24295 112 Ave

ENGINEERING DEPARTMENT

**mapleridge.ca**

FILE: Untitled  
DATE: Aug 28, 2017

BY: MC

## 701.2 Minutes of Meetings of Committees and Commissions of Council



**City of Maple Ridge  
ADVISORY DESIGN PANEL**

The Minutes of the Regular Meeting of the Maple Ridge Advisory Design Panel held in the Coho Room at Maple Ridge Municipal Hall, 11995 Haney Place, Maple Ridge, British Columbia, on Tuesday, June 13, 2017 at 4:00 pm.

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**COMMITTEE MEMBERS PRESENT**

Craig Mitchell	Architect
Andrew Igel	Architect
Roger Amenyogbe, Chair	Architect
Shan Tennyson	Landscape Architect

**STAFF MEMBERS PRESENT**

Sunny Schiller	Committee Clerk
Adrian Kopystynski	Staff Liaison

**REGRETS**

Kyoung Bae Park, Vice-Chair	Landscape Architect
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**1. CALL TO ORDER**

Andrew Igel called the meeting to order at 4:25 pm.

**4. PROJECTS**

**4.1**

<b>Development Permit No:</b>	<b>2015-297-DP</b>
<b>Applicant:</b>	Polygon Development 309 Ltd
<b>Project Architect:</b>	Ciccozzi Architecture
<b>Project Landscape Architect:</b>	TBA
<b>Owners:</b>	BC Transportation Financing Authority
<b>Proposal:</b>	1) Multi-phased Townhouse Commercial Development Concept Plan 2) First Phase 107 Townhouse units
<b>Location:</b>	TBC
<b>File Manager:</b>	Adrian Kopystynski

The Staff Liaison provided an overview of the proposed project. The project team made a presentation of the project plans.

**Note:** Roger Amenyogbe entered at 4:38 pm and took over Chairing after the Item 4.1 presentation.

R/17-024

It was moved and seconded

**That the application be supported and the following concerns be addressed as the design develops and be submitted to Planning staff for follow-up:**

- 1. Consider where necessary transitional elements for connection between stepped units.**

CARRIED



#### 4.2

**Development Permit No:** 2016-191-DP  
**Applicant:** Platform Properties (Maple Ridge) Ltd.  
**Project Architect:** Randy Knill – Architect AIBC  
**Project Landscape Architect:** Mary Chan - PMG  
**Owners:**  
**Proposal:** Commercial Development  
**Location:** 11939 240 Street  
**File Manager:** Diana Hall

The Staff Liaison provided an overview of the proposed project. The project team made a presentation of the project plans.

R/17-025

It was moved and seconded

**That the That the application be supported and the following concerns be addressed as the design develops and be submitted to Planning staff for follow-up:**

1. Provide planting islands to break up the parking strips.
2. Provide pavement treatment (such as stamped concrete or coloured asphalt) at entrances off of 240th.
3. Provide speed bumps before and after main pedestrian crossing to Building 2000.
4. Parking stalls along Buildings 1000 and 2000 to be done in alternative paving materials.
5. Provide outdoor seating in front of both buildings by reducing two stalls into “small car” stalls.
6. Provide screening for roof top units on both buildings and provide a detail on the architectural plans.
7. Accentuate the north east corner element of Building 1000 facing 240th Street.
8. Provide a second bracket at both corners of Building 1000 to balance elevation.
9. Indicate on landscaping plans that structural soil for trees in parking medians will be provided.
10. Consider providing additional bicycle racks.

CARRIED

#### 4.3

**Development Permit No:** 2016-336-DP  
**Applicant:** Cipe Homes Inc.  
**Project Architect:** Jim Bussey – Formwerks Architectural  
**Project Landscape Architect:** Alexa Gonzalez – Durante Kreuk Ltd.  
**Owners:**  
**Proposal:** Single family homes and a townhouse development  
**Location:** 11250 & 11300 240 Street  
**File Manager:** Diana Hall

The Staff Liaison provided an overview of the proposed project. The project team made a presentation of the project plans.

R/17-026

It was moved and seconded

That the application be supported and the following concerns be addressed as the design develops and be submitted to Planning staff for follow-up:

1. Consider reducing the use of vinyl, particularly at ground level.
2. Provide postal kiosk details, including garbage and recycling amenities.  
Provide a parking space close to mail box that does not require backing out.  
Connect directly to kiosk with paving.
3. Provide alternate road surface, especially at internal intersections.
4. Provide accessible connectivity to and from handicap parking stalls.
5. Substitute a few of the Maple species with other species.
6. Provide a thematic gateway element at the entrance to the development.

CARRIED

2. AGENDA ADOPTION

R/17-027

It was moved and seconded

That the agenda dated June 13, 2017 be adopted.

CARRIED

3. MINUTE APPROVAL

R/17-028

It was moved and seconded

That the name of the Staff Liaison be corrected in the minutes dated May 9, 2017 and that the minutes be adopted as corrected.

CARRIED

5. UNFINISHED BUSINESS - Nil

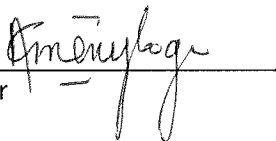
6. CORRESPONDENCE

7. ADJOURNMENT

It was moved and seconded

That the meeting be adjourned at 7:24 p.m.

Chair



/ss

City of Maple Ridge  
***PUBLIC ART STEERING COMMITTEE MEETING MINUTES***

The Minutes of the Regular Meeting of the Public Art Steering Committee, held in the Coho Room, at Maple Ridge City Hall, 11995 Haney Place, Maple Ridge, British Columbia, on Tuesday, May 30, 2017 at 3:00 p.m.

---

**COMMITTEE MEMBERS PRESENT**

Barbara Duncan	Arts Council Representative / Curator, ACT Art Gallery
Councillor Duncan	City of Maple Ridge
Leanne Koehn, Vice-Chair	Community at Large Member
Wan-Yi Lin	Artist
Donald Luxton	Cultural Resource Management Consultant
Wayne Bissky, Chair	Architect

**STAFF MEMBERS PRESENT**

Sunny Schiller	Committee Clerk
Yvonne Chui	Manager, Arts and Community Connections

**GUESTS**

**REGRETS/ABSENTS**

---

**1. WELCOME AND INTRODUCTIONS**

There being a quorum present the Vice-Chair called the meeting to order at 3:15 pm.

**2. AGENDA ADOPTION**

R17-008

It was moved and seconded

That the agenda dated May 30, 2017 be amended to add Item 6.6 Community Public Art Project - Defining Moments and be adopted as amended.

CARRIED

**3. MINUTES APPROVAL**

R17-009

It was moved and seconded

That the minutes dated February 28, 2017 be adjusted to correct the attendance and be adopted as corrected.

CARRIED

**4. DELEGATIONS - Nil**

**5. QUESTION PERIOD - Nil**

**6. NEW & UNFINISHED BUSINESS**

**6.1 PASC Appointment Update**

A closed report will go to Council shortly regarding the appointment of a new member for this Committee. The recent amendment to the membership section of the PASC bylaw will allow all membership positions to be filled.

**6.2 Creative Cities Summit 2017**

It was moved and seconded  
R17-010

**That the Public Art Steering Committee will pay 50% of conference costs for the Staff Liaison to attend Creative Cities Summit 2017 in Halifax.**

CARRIED

**6.3 Developer Public Art Guidelines Update**

The Staff Liaison provided an update on the development of the guidelines.

**6.4 Canada 150 Update**

Culture Walk: Exploring our Nature is a community event coming up on June 4<sup>th</sup>. Activities are planned at a number of locations throughout Maple Ridge and include guided nature walks, new heritage themed geocaching activity, tours at the Maple Ridge Museum and at Haney House. Artists-in-residence will lead the community in creating a mandala using found materials.

The Street Banners project is underway. Four local elementary schools worked with artists-in-residence to create potential designs for the banners. The selected designs are currently in production and will be unveiled around Canada Day. This project has been a successful partnership with School District 42. The Staff Liaison provided background on the development of this project.

Poetry and art created by local youth has been selected for a public art installation at the Thomas Haney Action Park. Poems and designs will be sandblasted and stamped onto the surfaces of the concrete planters that surround the skate park. The unveiling will be from 3:00 – 5:00 pm on June 25<sup>th</sup> at Thomas Haney Secondary School.

A Playbox and heritage themed geocaching site will be installed in Maple Ridge Park to support active play. The Playbox will be unveiled on July 12<sup>th</sup> at 2:00pm and staff will be on hand to demonstrate and answer questions.

Note: Wayne Bissky entered at 3:42 pm.

Barbara Duncan provided an update on “Modern Legends: First Nations Art and Culture Today” coming up in the fall at the ACT Arts Centre.

Further details on all Canada 150 projects are available at:  
<http://mapleridge.ca/1723/Celebrate-Canada-150>

**6.5 Cultural Plan Update**

The Staff Liaison provided an update on community engagement for the Cultural Plan project. The consultant will make an interim presentation and update on the project to Council during June.

**6.6 Community Public Art Project - Defining Moments**

Barbara Duncan provided an update on the community public art project "Defining Moments". Artist Wan-Yi Lin shared details of the work in progress. The show opens on June 17<sup>th</sup>.

[www.theactmapleridge.org/calendar/opening-reception-defining-moments/](http://www.theactmapleridge.org/calendar/opening-reception-defining-moments/)

**7. ROUNDTABLE**

Barbara Duncan shared a flyer for a Garden Tour event coming up on June 11<sup>th</sup>. This fundraising event supports the "Sunshine Foundation Dreams for Kids" program. The Wood and Wood-Fired show is currently underway at the ACT Arts Centre. Vancouver based wood artist Judson Beaumont will be at the ACT June 10 for an Illustrated Artist Talk.

Wayne Bissky shared a family update and travel plans.

Donald Luxton shared his experience serving as a selection panel member for a modular seating project in Richmond.

Leanne Koehn enjoyed the recent legislative training provided by the City. The theme for next year's Earth Day is "DIY". Ms. Koehn shared some positive feedback she received on the "Play Ball" installation at Hammond Stadium.

Councillor Duncan also enjoyed the recent legislative training and shared that online training on parliamentary procedures is available. Councillor Duncan reported that developers are mentioning public art more frequently when making development applications to Council.

**8. ADJOURNMENT**

It was moved and seconded

~~That the meeting be adjourned at 4:26 pm.~~



Chair

/ss





## City of Maple Ridge

**TO:** Her Worship Mayor Nicole Read and Members of Council      **MEETING DATE:** September 12, 2017  
**FROM:** Chief Administrative Officer      **MEETING:** Council  
**SUBJECT:** Disbursements for the month ended July 31, 2017

---

### EXECUTIVE SUMMARY:

The disbursements summary for the past period is attached for information. All voucher payments are approved by the Mayor or Acting Mayor and a Finance Manager. Council authorizes the disbursements listing through Council resolution. Expenditure details are available by request through the Finance Department.

### RECOMMENDATION:

That the disbursements as listed below for the month ended July 31, 2017 be received for information only.

GENERAL	\$ 27,967,350
PAYROLL	\$ 1,848,962
PURCHASE CARD	\$ <u>76,330</u>
	\$ <u>29,892,642</u>

### DISCUSSION:

#### a) Background Context:

The adoption of the Five Year Consolidated Financial Plan has appropriated funds and provided authorization for expenditures to deliver municipal services.

The disbursements are for expenditures that are provided in the financial plan.

#### b) Community Communications:

The citizens of Maple Ridge are informed on a routine monthly basis of financial disbursements.

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

Highlights of larger items included in Financial Plan or Council Resolution

• Clark Wilson "In Trust" – property acquisition 13600 Blk 232 St	\$	1,101,444
• Emergency Communications – dispatch levy – 3 <sup>rd</sup> quarter	\$	262,710
• First Truck Centre Inc – recycling truck	\$	270,863
• G.V. Water District – water consumption May 3-30/17	\$	529,220
• Industria Construction Corp – McNutt Road reservoir expansion	\$	244,929
• PW Trenchless Construction Inc – Sanitary sewer on River Road	\$	401,499
• Ridge Meadows Recycling Society – monthly contract for recycling	\$	203,709
• Sunrise Toyota – 6-Rav4 & 3-Prius vehicles	\$	253,445
• The municipality acts as the collection agency for other levels of government or agencies. The following collections were remitted in July.		
1. Albion Dyking District – 2017 collections	\$	262,117
2. City of Pitt Meadows – 2017 dyking/drainage costs	\$	183,700
3. G. V. Sewerage & Drainage – DCC collections Jan-Jun'17	\$	567,623
4. G.V. Regional District – 2017 requisition	\$	13,367
5. Province of BC - School tax remittance	\$	19,129,595
6. Road 13 Dyking District of Maple Ridge – 2017 collections	\$	145,705
7. Tretheway Edge Dyking District – 2017 collections	\$	23,490

**d) Policy Implications:**

Corporate governance practice includes reporting the disbursements to Council monthly.

**CONCLUSIONS:**

The disbursements for the month ended July 31, 2017 have been reviewed and are in order.

Original signed by G'Ann Rygg

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*Prepared by:* **G'Ann Rygg**  
**Accounting Clerk II**

Original signed by Trevor Thompson

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*Approved by:* **Trevor Thompson, BBA, CPA, CGA**  
**Manager of Financial Planning**

Original signed by Paul Gill

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*Approved by:* **Paul Gill, BBA, CPA, CGA**  
**GM – Corporate & Financial Services**

Original signed by E.C. Swabey

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*Concurrence:* **E.C. Swabey**  
**Chief Administrative Officer**



**CITY OF MAPLE RIDGE**  
**MONTHLY DISBURSEMENTS - JULY 2017**

<b><u>VENDOR NAME</u></b>	<b><u>DESCRIPTION OF PAYMENT</u></b>	<b><u>AMOUNT</u></b>
0946235 BC Ltd	Roadside mowing	37,879
Albion Dyking District	2017 collections	262,117
BC Hydro	Electricity	132,408
Beta Enterprises Ltd	Security refund	89,820
Boileau Electric & Pole Ltd	Maintenance: Council Chambers	538
	Curling Club	538
	Fairgrounds	1,136
	Firehall	1,474
	Nokai Park lights	5,040
	RCMP	103
	Street lights	5,884
	Traffic signals	464
		<hr/>
Brett Young	Grass seed	15,177
		<hr/>
CUPE Local 622	Dues - pay periods 17/14 & 17/15	16,576
Chevron Canada Ltd	Gasoline & diesel fuel	27,630
Cipe Homes Inc	Latecomer agreement	68,429
City Of Pitt Meadows	2017 dyking/drainage costs due as per budget	17,972
Clark Wilson "In Trust"	Property acquisition - 13600 Blk 232 Street	183,700
Cobing Building Solutions	Electrical/Mechanical Maintenance:	1,101,444
	Artist in Residence	461
	Caretaker House	335
	City Hall	5,171
	Davidson Pool	216
	Firehalls	418
	Hammond Community Centre	937
	Leisure Centre	4,941
	Library	623
	Memorial Park	207
	Operations	464
	Randy Herman Building	4,259
	RCMP	2,507
	Rental house	1,489
	The Act	1,583
	Thornhill Hall	317
	Whonnock Lake Community Centre	2,126
		<hr/>
Emergency Communications	Dispatch levy - 3rd quarter	26,054
Epic Homes (2012) J.V.	Security refund	262,710
First Call Hydrovacing Inc	Safe excavation service around utility work sites	148,812
First Truck Centre Vanc Inc	Recycling truck	17,247
Fitness Edge	Contracted service provider - fitness classes & programs	270,863
Golden Ears Winter Club	Rental revenue & summer operation agreement - Jun	17,995
Gotraffic Management Inc	Traffic control	15,039
Gr Vanc Sewerage & Drainage	DCC collection Jan-Jun'17	79,316
	Waste discharge industrial treatment fee - Cottonwood	567,623
		13,630
		<hr/>
Greater Vanc Water District	Water consumption May 3-30/17	581,253
Greater Vancouver Regional Dis	2017 requisition	529,220
	Mosquito control program	13,367
		3,563
		<hr/>
Guillevin International Inc	Firefighter equipment	852
	Firefighter protective wear	11,275
	Firefighter turnout gear	70,447
	Operations electrical supplies	1,331
	Parks supplies	98
	Works yard inventory	333
		<hr/>
Horizon Landscape Contractors	Grass cutting - May	84,336
Industra Construction Corp	McNutt Road reservoir expansion	19,474
		244,929

<u>VENDOR NAME</u>	<u>DESCRIPTION OF PAYMENT</u>		<u>AMOUNT</u>
Lafarge Canada Inc	Roadworks material		61,411
Maple Ridge & PM Arts Council	Arts Centre contract payment	54,167	
	Program revenue - Jun	17,430	
	Theatre rental	950	72,547
Maple Ridge Museum & Archives	Fee for service		117,514
Maridge Properties Ltd	Security refund		81,581
Mar-Tech Underground Services	Inspection of pipelines & storm sewers		16,240
Mertin Nissan Ltd	Three 3/4 ton NV2500 vans		130,626
MR/PM Agricultural Association	Annual fee for service		17,000
Municipal Pension Plan BC	Employer/employee remittance		466,015
No 265 Seabright Holdings Ltd	Latecomer agreement		49,671
Open Storage Solutions Inc	Cvault premium support renewal		22,597
Opus International Consultants	McNutt Road reservoir expansion	18,435	
	North slope interceptor analysis	5,103	23,538
Province Of BC - 21312	School tax remittance		19,129,595
PW Trenchless Construction Inc	Sanitary sewer replacement on River Road (Kanaka Creek - McKay Ave)		401,499
R F Binnie & Associates Ltd	Merkley Park synthetic sports field design	28,571	
	207 St south of Lougheed Hwy (DTR to 118 Ave) engineering design	5,879	34,450
Receiver General For Canada	Employer/Employee remittance PP17/13, PP17/14 & PP17/15		1,116,210
RG Arenas (Maple Ridge) Ltd	Ice rental - Jun	55,060	
	Curling rink operating expenses - Jun	2,228	57,288
Ricoh Canada Inc	Quarterly copy usage	16,044	
	Permit scanning	3,739	19,783
Ridge Meadows Seniors Society	Quarterly operating grant		43,142
Ridge Meadows Recycling Society	Monthly contract for recycling	203,709	
	Weekly recycling	292	
	Toilet rebate program	235	
	Earth Day'17 festival grant	3,000	207,236
Road 13 Dyking District	2017 collections		145,705
Royal Pacific Realty Corp "In Trust"	Property acquisition deposit - 22100 Blk 121 Ave		33,800
Sanscorp Products Ltd	Roadworks material		16,336
Sunrise Toyota	Six Rav4 hybrid vehicles	196,669	
	Three Prius C vehicles	56,776	253,445
Surrey Fire Service	Dispatch operating charges - Fire Dept.	83,857	
	Dispatch operating charges - Public works	13,620	97,477
Tretheway Edge Dyking District	2017 collections		23,490
Warrington PCI Management	Advance for Tower common costs plus expenses		70,000
Westridge Security Ltd	Canada Day added security	729	
	Community security patrols - May & Jun	13,616	
	Downtown Core patrols - May & Jun	5,973	20,318
Winvan Paving Ltd	Paving contract - 203 St & Lougheed Hwy		19,215
Wordsworth & Associates	Security consulting services		25,200
Disbursements In Excess \$15,000			27,040,261
Disbursements Under \$15,000			927,089
Total Payee Disbursements			27,967,350
Payroll	PP17/14 & PP17/15		1,848,962
Purchase Cards - Payment			76,330
Total Disbursements July 2017			29,892,642

1000 Bylaws

## City of Maple Ridge

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Final Reading:  
Zone Amending Bylaw No. 7182-2015  
22833 122 Avenue

**MEETING DATE:** September 12, 2017  
**FILE NO:** 2015-279-RZ  
**MEETING:** COUNCIL

---

### EXECUTIVE SUMMARY:

Zone Amending Bylaw 7182-2015 has been considered by Council and at Public Hearing and subsequently was granted Third Reading. The applicant has requested that Final Reading be granted. The purpose of the rezoning is to permit the subdivision into 3 lots not less than 278m<sup>2</sup>.

Council granted first reading for Zone Amending Bylaw No. 7182-2015 on November 24, 2015. Council granted second reading on June 14, 2016. This application was presented at Public Hearing on July 19, 2016, and Council granted third reading on July 26, 2016.

### RECOMMENDATION:

**That Zone Amending Bylaw No. 7182-2015 be adopted.**

### DISCUSSION:

#### a) Background Context:

Council considered this rezoning application at a Public Hearing held on July 19, 2016. On July 26, 2016 Council granted Third Reading to Zone Amending Bylaw No. 7182-2015 with the stipulation that the following conditions be addressed:

- 1) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.

#### The following applies to the above:

1. A ground penetrating radar survey was carried out by Canadian Subsurface Investigations Inc, on December 8, 2015. Based on the GPR readings there was no evidence indicating the presence of an underground storage tank on the property. The report was initially not signed by a Professional Engineer. The property was transferred to a new owner who took over the subject application and is now requesting final reading. The above mentioned report had been signed by a Professional Engineer on July 27, 2017.

**CONCLUSION:**

As the applicant has met Council's conditions, it is recommended that Final Reading be given to Zone Amending Bylaw No. 7182-2015.

"Original signed by Adrian Kopystynski" for

---

**Prepared by:** Therese Melser  
Planning Technician

"Original signed by Christine Carter"

---

**Approved by:** Christine Carter, M.PL, MCIP, RPP  
Director of Planning

"Original signed by Frank Quinn"

---

**Approved by:** Frank Quinn, MBA, P.Eng  
GM: Public Works & Development Services

"Original signed by Frank Quinn" for

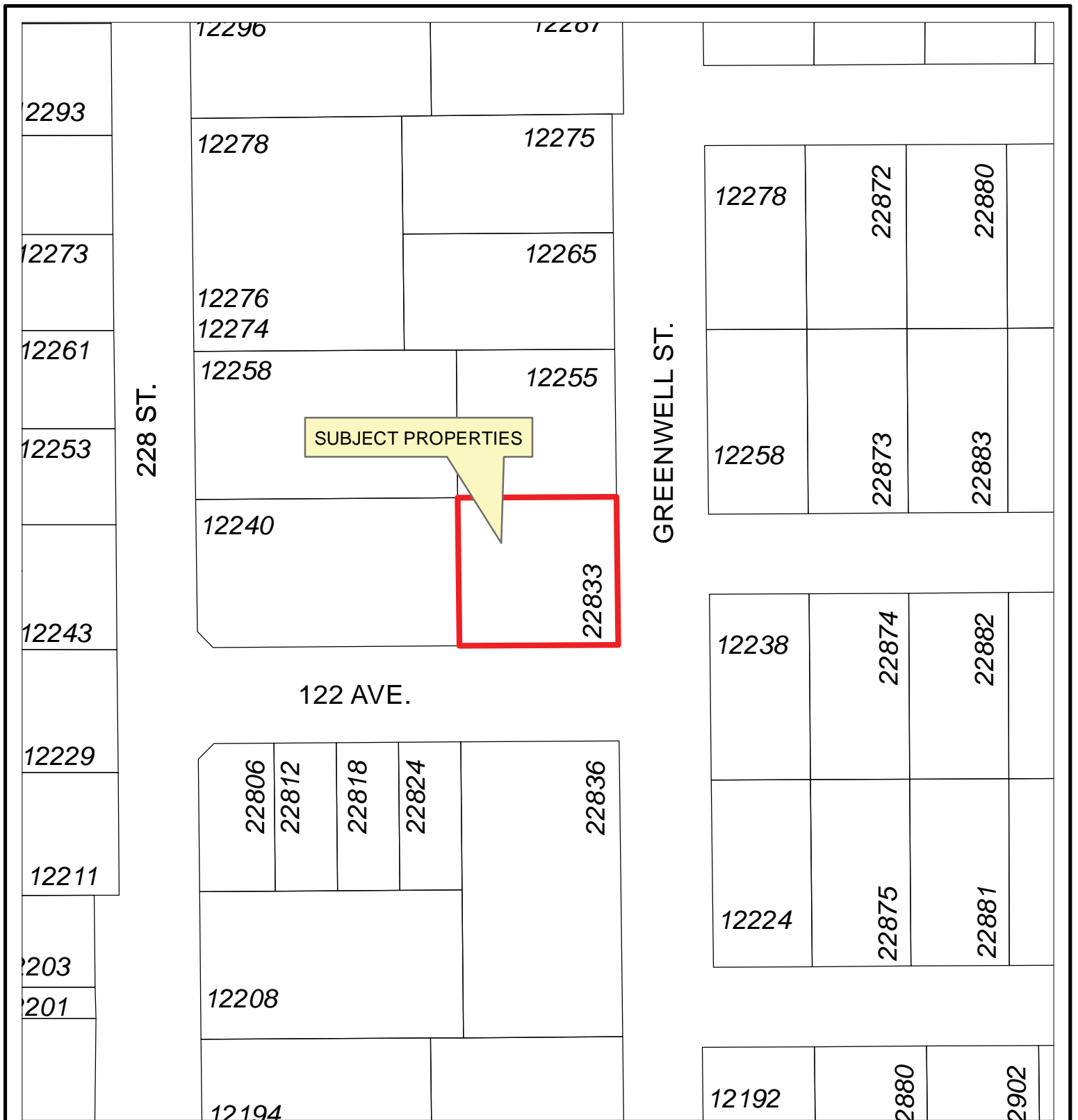
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**Concurrence:** E.C. Swabey  
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map  
Appendix B – Bylaw No. 7182-2015  
Appendix C – Subdivision Plan

# APPENDIX A



Scale: 1:1,000

**22833-122 Ave**  
**2011 Image**

PLANNING DEPARTMENT

**mapleridge.ca**

2015-279-DP  
DATE: Mar 4, 2016

BY: PC

**CITY OF MAPLE RIDGE**

**BYLAW NO. 7182-2015**

A Bylaw to amend Map "A" forming part of Zoning Bylaw No. 3510 - 1985 as amended

---

**WHEREAS**, it is deemed expedient to amend Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended;

**NOW THEREFORE**, the Municipal Council of the City of Maple Ridge enacts as follows:

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7182-2015."

2. That parcel or tract of land and premises known and described as:

Lot 353 Section 20 Township 12 New Westminster District Plan 57241

and outlined in heavy black line on Map No. 1648 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to R-3 (Special Amenity Residential District).

3. Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended and Map "A" attached thereto are hereby amended accordingly.

**READ** a first time the 24<sup>th</sup> day of November, 2015.

**READ** a second time the 14<sup>th</sup> day of June, 2016.

**PUBLIC HEARING** held the 19<sup>th</sup> day of July, 2016.

**READ** a third time the 26<sup>th</sup> day of July, 2016.

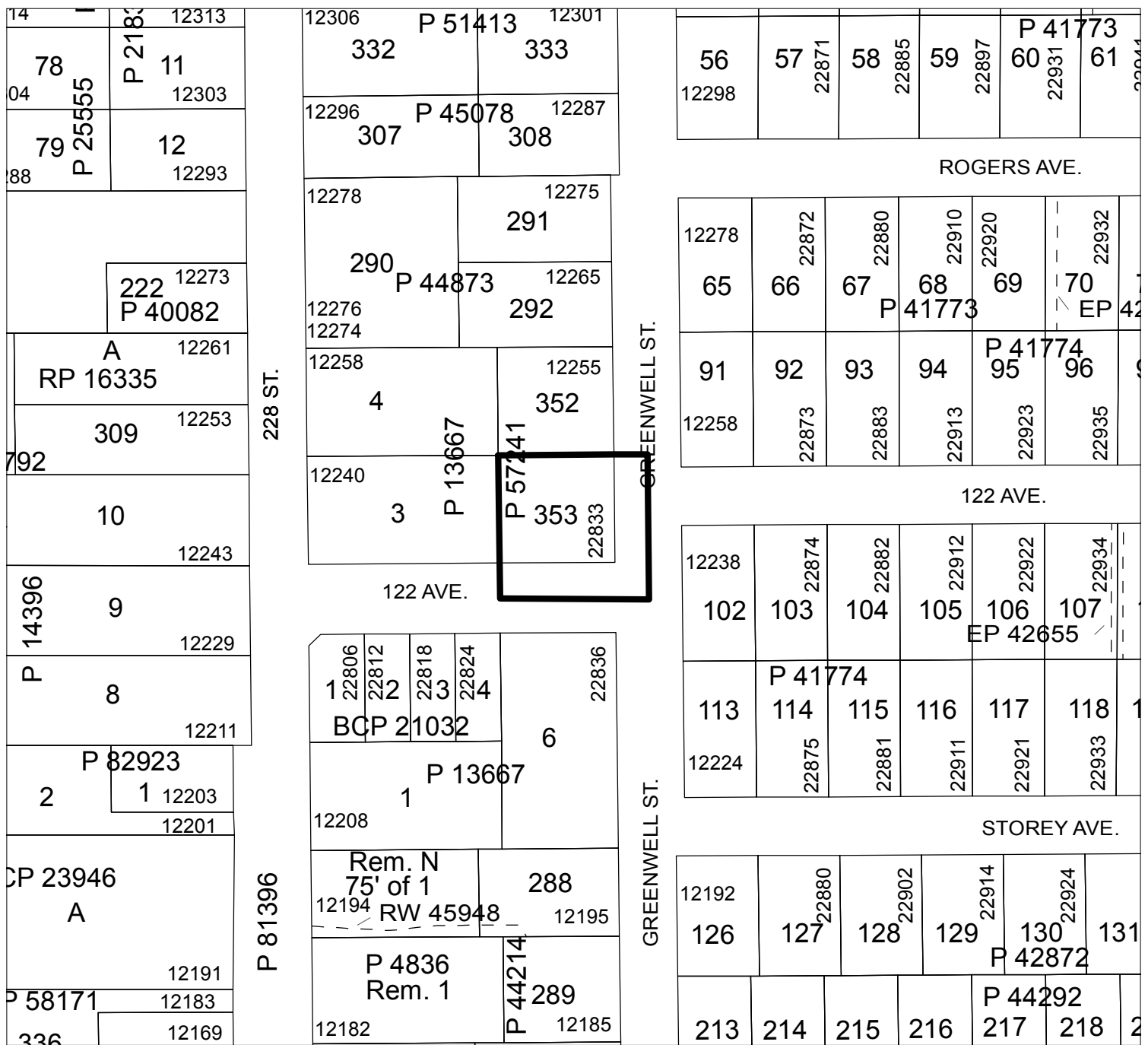
**ADOPTED** the        day of        , 20

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**PRESIDING MEMBER**

---

**CORPORATE OFFICER**



# MAPLE RIDGE ZONE AMENDING

Bylaw No. 7182-2015

Map No. 1648

From: RS-1 (One Family Urban Residential)

To: R-3 (Special Amenity Residential District)



SCALE 1:1,500



RECEIVED  
JUN 28 2017  
MAPLE RIDGE  
PLANNING DEPARTMENT

200 - 22716 DEWDNEY TRUNK ROAD  
UNIT #3  
MAPLE RIDGE, BC, CANADA V2X 3K2  
PHONE: 604 - 380 - 1256



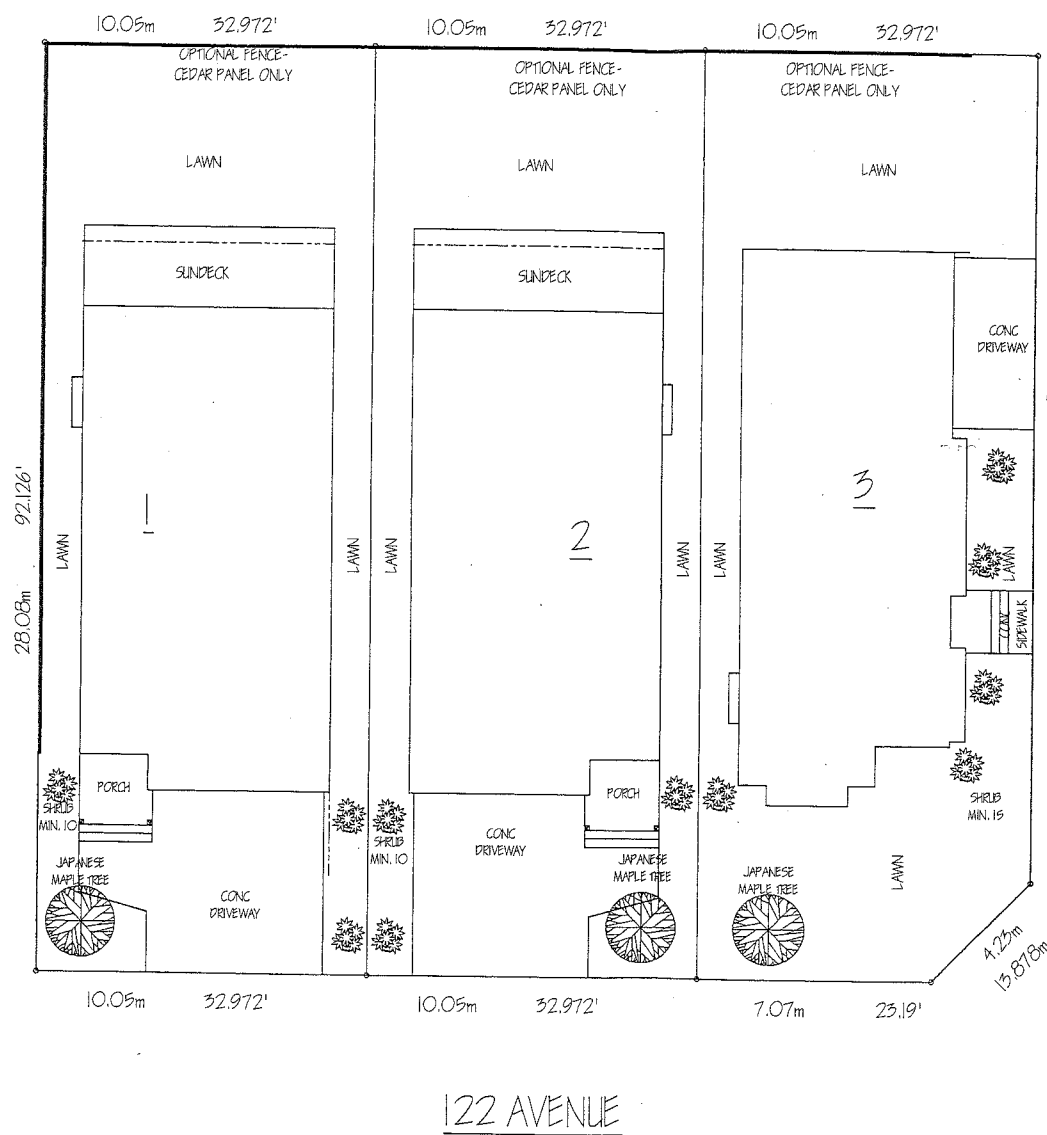
THE DRAWINGS COMPLY TO THE  
2012 BCBC INCLUDING  
DECEMBER 2014 REVISIONS.

NO.	REVISION / ISSUE	DATE
1	APPROVED	APRIL 29, 2016

PROJECT NAME AND ADDRESS  
**AMI HOLDINGS**  
22833 - 122 AVENUE  
MAPLE RIDGE

DRAWING TITLE  
**PROPOSED  
SUBDIVISION  
LANDSCAPE PLAN**

DRAWN: G.M.J. DATE:  
DATE: MAR. 4, 2016  
SCALE: AS NOTED 1 of 1



**CITY OF MAPLE RIDGE  
BYLAW NO. 7299-2016**

A Bylaw to amend the Official Community Plan Bylaw No. 7060-2014

---

**WHEREAS** Section 477 of the Local Government Act provides that the Council may revise the Official Community Plan;

**AND WHEREAS** it is deemed expedient to amend Schedule "A", "B" and "C" to the Official Community Plan;

**NOW THEREFORE**, the Municipal Council of the City of Maple Ridge, enacts as follows:

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7299-2016."
2. Schedule "A", Table of Contents is hereby amended as follows:

a) To add the following after 6.4.2 Business Parks:

"6.4.3 Industrial Reserve"

3. Schedule "A", Chapter 2, Growth Management sub-section 2.2 Land Use Designations is hereby amended as follows:

a) To add the following after 14. Urban Reserve and re-paginate the remaining pages of Chapter 2 in correct numerical order:

**15. Industrial Reserve**

The Industrial Reserve designation identifies land identified by the City for a long term industrial future.

4. Schedule "A", Chapter 6, Employment sub-section 6.4 Industrial Opportunities is hereby amended as follows:

a) To add the following after sub-section 6.4.2 Business Parks; renumber all subsequent policies and re-paginating the remaining pages of Chapter 6 in correct numerical order:

**6.4.3 Industrial Reserve**

**Issues**

- The Commercial and Industrial Strategy identifies that, in an effort to foster ongoing growth amongst the City's approximately 7,700 industry-based jobs, an additional

69-93 hectares (170-230 acres) of industrial land by 2040 would need to be redesignated.

- Identifying additional suitable employment lands is a priority for the City of Maple Ridge. The City prefers land that is relatively flat, serviceable by municipal services, and is strategically located near or accessible by a major transportation corridor.
- Gravel resources at the north end of 256<sup>th</sup> Street will need to be extracted before other employment uses may occur within the 256<sup>th</sup> Street Industrial Area.

### **Objective**

- To preserve capacity for future employment uses, including local investment and job creation opportunities.

### **Policies**

- 6-54 Maple Ridge will expand the 256<sup>th</sup> Street Industrial Area, generally located north of 128<sup>th</sup> and east / west of 256<sup>th</sup> Street, by retaining certain lands as Industrial Reserve in order to supply industrial lands for long term industrial uses while preserving such lands from competing uses.
- 6-55 The ongoing intensification of the lands designated Rural Resource, Industrial and Institutional in the 256<sup>th</sup> Street Industrial Area is encouraged prior to the redevelopment of lands identified as Industrial Reserve.
- 6-56 As well, prior to industrial development occurring on the Industrial Reserve designated land within the 256<sup>th</sup> Street Industrial Area, the following must have been fulfilled:
- a) A right-of-way and alignment option, potentially extending the 128<sup>th</sup> Avenue / Abernethy Way corridor or other alternative routes to the 256<sup>th</sup> Street Industrial Area, has been established to accommodate industrial traffic through the City, minimizing community and environmental impacts; and
  - b) A servicing analysis has been completed to identify any possible servicing impacts and, if required, approval of an extension to the Fraser Sewer Area by the Greater Vancouver Sewerage and Drainage District (GVS&DD) Board is achieved; and
  - c) Completion of a gravel supply assessment to identify gravel resources within the 256<sup>th</sup> Street Industrial Area; and
  - d) Council has determined that under policy 6-55 sufficient utilization of the land designated Rural Resource, Industrial and Institutional in the 256<sup>th</sup> Street Industrial Area has been achieved to warrant consideration of further industrial development.

- 6-57 Until Policy 6-56 has been satisfied, the minimum parcel size for subdivision of land designated Industrial Reserve is 4 hectares, noting that such advance subdivision is strongly discouraged unless the Issues and Objectives of Section 6.4.3 are advanced.
- 6-58 At the time when the Industrial Reserve designated lands will be considered for development, the following must have been satisfied prior to permitting industrial development:
- a) Completion of an OCP Amendment identifying the lands as 'Industrial' or 'Rural Resource' rather than 'Industrial Reserve'; and
  - b) Approval by the Metro Vancouver Board of an amended Regional Growth Strategy and Regional Context Statement identifying the lands regionally as 'Industrial' rather than 'Rural' is provided; and
  - c) Removal of identified gravel reserves, unless the subject property is identified in Figure 3 of the Official Community Plan, which identifies potential sources of gravel in the City, in which case gravel removal may take place prior to the need for the OCP Amendment outlined in 6-58(a).
- 6-59 While not a requirement of Policy 6-58, at the time when the Industrial Reserve designated land will be considered for development, the creation of a new zone that would permit general mixed employment uses may be warranted, in order to accommodate a mix of light industrial, institutional and heavy industrial zones.
- 6-60 Notwithstanding policies 6-56 and 6-58, Institutional proposals that align with existing zoning on 'Industrial Reserve' or 'Rural Resource' land, showing demonstrable benefits to the community, may be encouraged.
- 6-61 Prior to any development or industrial activities, the following must be fulfilled by the Owner or Applicant:
- a) Completion of environmental assessments to identify environmentally sensitive areas, ecosystems and the impact of development;
  - b) Completion of an agriculture impact assessment to minimize the impact of development on adjacent farm lands;
  - c) Completion of an aquifer groundwater management study; and
  - d) Completion of a noise attenuation study and plan to mitigate the impacts of development on nearby residential neighbourhoods.

4. Schedule "B" is hereby amended for that parcel or tract of land and premises known and described as:

Part Southwest  $\frac{1}{4}$  Group 1 Lot 1 Section 25 Township Plan 12 New Westminster District Plan NWP41107

Group 1 Lot 1 Section 25 Township Plan 12 New Westminster District Plan LMP26779

Group 1 Lot 2 Section 25 Township Plan 12 New Westminster District Plan LMP26779

Part Southwest  $\frac{1}{4}$  Lot 3 Section 25 Township Plan 12 New Westminster District Plan NWP70124

Part Southwest  $\frac{1}{4}$  Group 1 Lot 2 Section 25 Township Plan 12 New Westminster District Plan NWP70124

Part Southwest  $\frac{1}{4}$  Group 1 Lot 4 Section 25 Township Plan 12 New Westminster District Plan NWP41107

Part Southwest  $\frac{1}{4}$  Group 1 Lot 1 Section 25 Township Plan 12 New Westminster District Plan NWP70124

Parcel 1 Part Southwest  $\frac{1}{4}$  Reference Plan 17316 of Parcel A Reference Plan 3015 Section 25 Township Plan 12 NWD

Parcel A Part Southwest  $\frac{1}{4}$  Reference Plan 3015 Excluding Parcel 1 Reference Plan 17316 Section 25 Township Plan 12 NWD

Legal Subdivision 7 Group 1 Section 25 Township Plan 12 NWD (PID 013-301-748)

Group 1 Lot A Section 26 Township Plan 12 New Westminster District Plan NWP83431

Lot 22 Section 26 Township plan 12 New Westminster District Plan LMP25391

Lot A Section 26 Township Plan 12 New Westminster District Plan BCP45610

PID 000-947-261

Lots 1-5,8-11, and 13-51 Section 25 Township 12 New Westminster District Plan BCP42202 and four adjacent park parcels

Lots 1-3 Section 25 Township Plan 12 New Westminster District Plan BCP44861

and outlined in heavy black line on Map No. 926, a copy of which is attached hereto and forms part of this Bylaw, is hereby designated as shown.

5. Schedule "C" is hereby amended for that parcel or tract of land and premises known and described as:

Part Southwest  $\frac{1}{4}$  Group 1 Lot 1 Section 25 Township Plan 12 New Westminster District Plan NWP41107

Group 1 Lot 1 Section 25 Township Plan 12 New Westminster District Plan LMP26779

Group 1 Lot 2 Section 25 Township Plan 12 New Westminster District Plan LMP26779

Part Southwest  $\frac{1}{4}$  Lot 3 Section 25 Township Plan 12 New Westminster District Plan NWP70124

Part Southwest  $\frac{1}{4}$  Group 1 Lot 2 Section 25 Township Plan 12 New Westminster District Plan NWP70124

Part Southwest  $\frac{1}{4}$  Group 1 Lot 4 Section 25 Township Plan 12 New Westminster District Plan NWP41107

Part Southwest  $\frac{1}{4}$  Group 1 Lot 1 Section 25 Township Plan 12 New Westminster District Plan NWP70124

Parcel 1 Part Southwest ¼ Reference Plan 17316 of Parcel A Reference Plan 3015 Section 25 Township Plan 12 NWD

Parcel A Part Southwest ¼ Reference Plan 3015 Excluding Parcel 1 Reference Plan 17316 Section 25 Township Plan 12 NWD

Legal Subdivision 7 Group 1 Section 25 Township Plan 12 NWD (PID 013-301-748)

Group 1 Lot A Section 26 Township Plan 12 New Westminster District Plan NWP83431

Lot 22 Section 26 Township plan 12 New Westminster District Plan LMP25391

Lot A Section 26 Township Plan 12 New Westminster District Plan BCP45610

PID 000-947-261

Lots 1-5,8-11, and 13-51 Section 25 Township 12 New Westminster District Plan BCP42202 and four adjacent park parcels

Lots 1-3 Section 25 Township Plan 12 New Westminster District Plan BCP44861

and outlined in heavy black line on Map No. 927, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended by adding Park and Conservation.

Maple Ridge Official Community Plan Bylaw No. 7060-2014 is hereby amended accordingly.

**READ** a first time the 6<sup>th</sup> day of December, 2016.

**READ** a second time the 27<sup>th</sup> day of June, 2017.

**PUBLIC HEARING** held the 18<sup>th</sup> day of July, 2017.

**READ** a third time the 25<sup>th</sup> day of July, 2017.

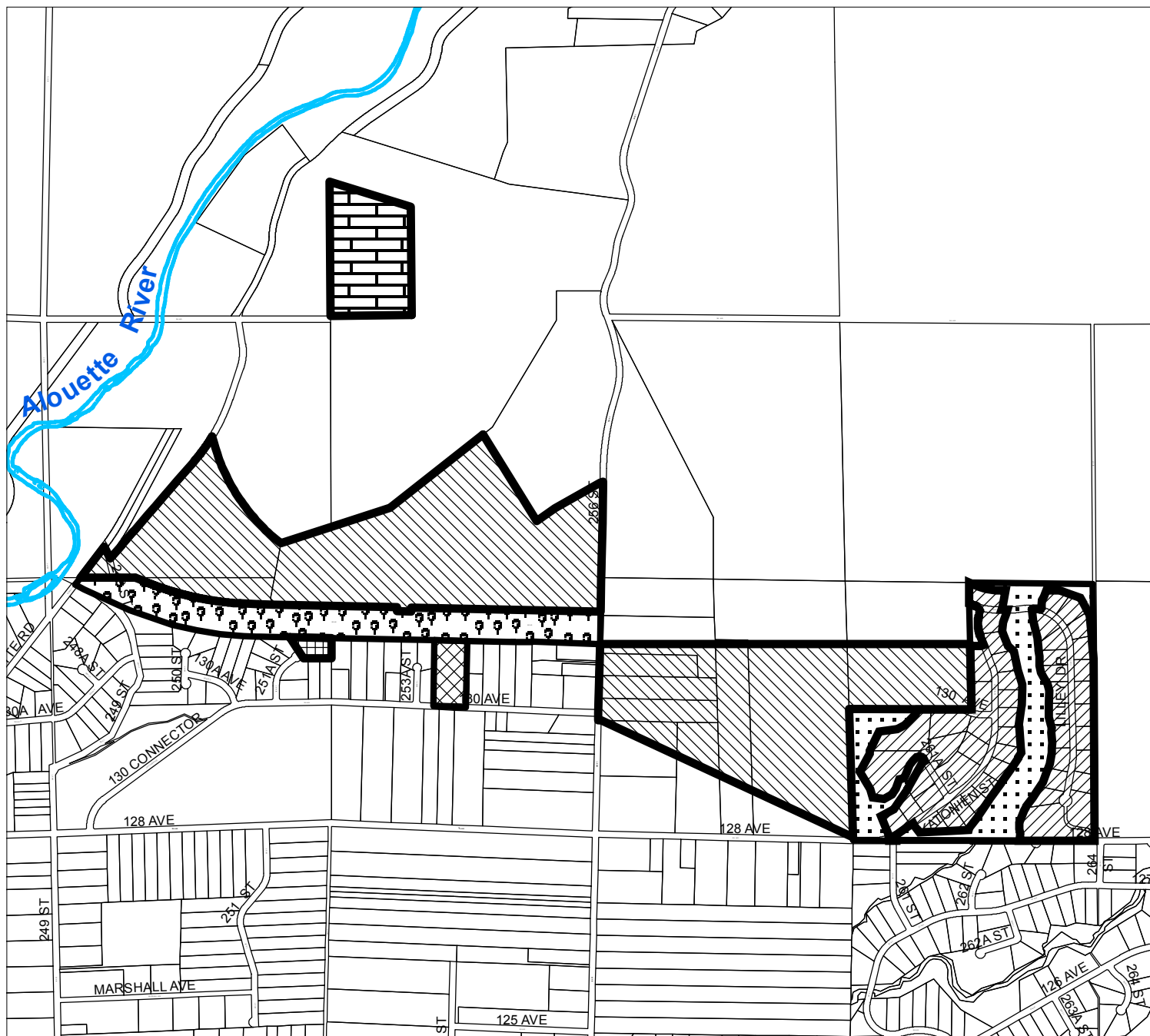
**ADOPTED** the            day of            , 20   .

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**PRESIDING MEMBER**

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**CORPORATE OFFICER**










# MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

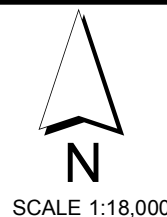
Bylaw No. 7299-2016

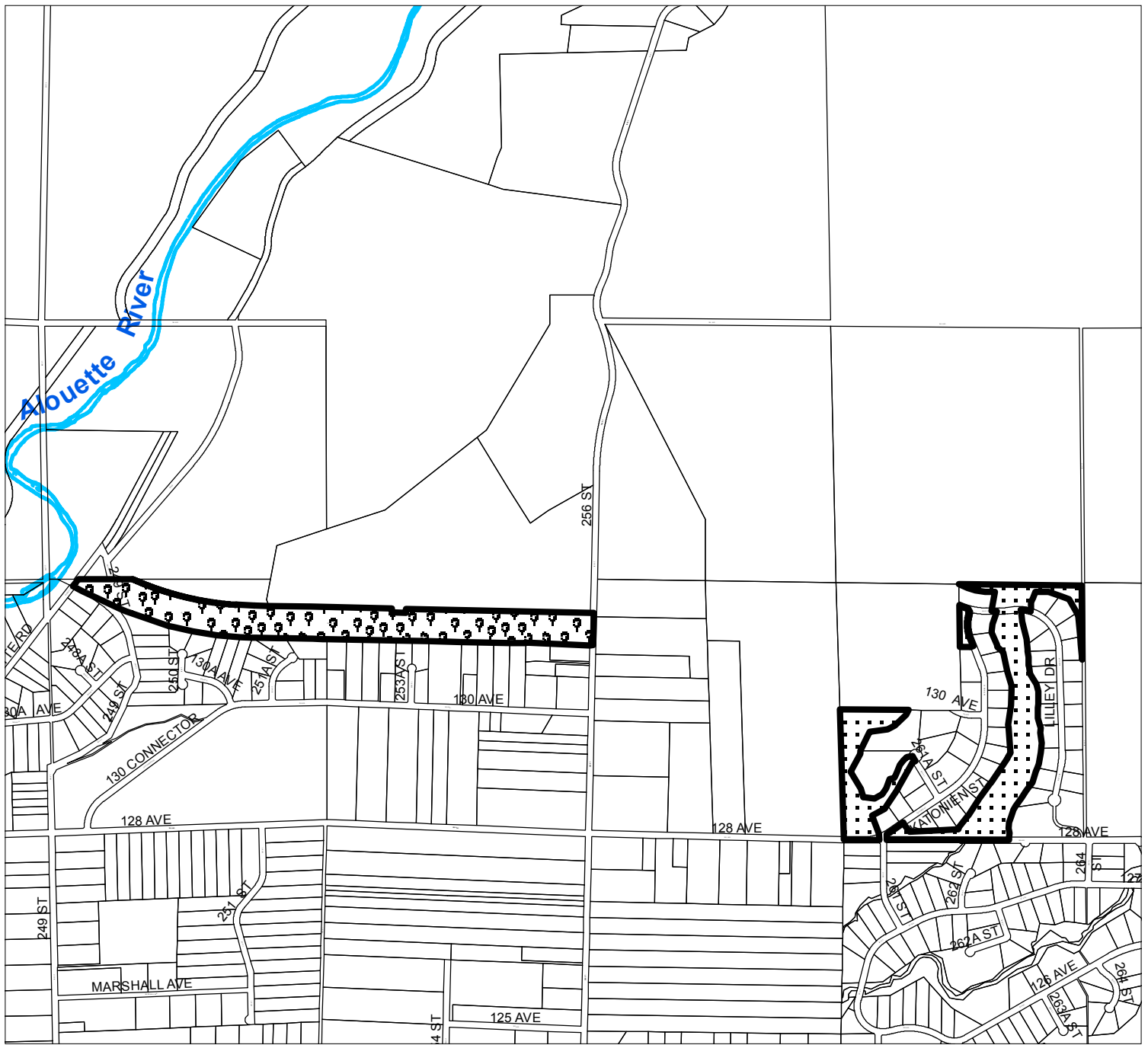
Map No. 926

Purpose: To Amend Schedule B

From: Institutional, Rural Resource, and Suburban Residential

To:  Industrial  Estate Suburban Residential  Park  
 Industrial Reserve  Suburban Residential  Conservation  
 Rural Resource

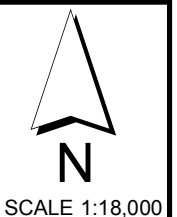




# MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7299-2016  
Map No. 927  
Purpose: To Amend Schedule C as shown

 To Add to Park
 To Add To Conservation





**CITY OF MAPLE RIDGE  
BYLAW NO. 7335-2017**

A Bylaw to amend the Official Community Plan Bylaw No. 7060-2014

---

**WHEREAS** Section 477 of the Local Government Act provides that the Council may revise the Official Community Plan;

**AND WHEREAS** it is deemed expedient to amend Schedule "B" to the Official Community Plan;

**NOW THEREFORE**, the Municipal Council of the City of Maple Ridge, enacts as follows:

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7335-2017."
2. Schedule "B" is hereby amended for that parcel or tract of land and premises known and described as:

Lot 1 District Lot 407 New Westminster District Plan NWP 23833 Group 1 Except Plan 71204, LMP28055 & BCP5328

Lot 1 District Lot 407 New Westminster District Plan NWP6053 Group 1 Except Plan 48367 & LMP38502

Lot 8 District Lot 407 New Westminster District Plan NWP48367 Group 1 Except Plan LMP27793

Lot A District Lot 407 New Westminster District Plan NWP22477 Group 1

Lot 1 District Lot 407 New Westminster District Plan NWP6254 Group 1

Lot 2 District Lot 407 New Westminster District Plan NWP6254 Group 1

Lot 3 District Lot 407 New Westminster District Plan NWP6254 Group 1 Except Plan 71204 & LMP6676

District Lot 407 New Westminster District Plan 11208F Parcel B Group 1

Lot 1 District Lot 409 New Westminster District Plan NWP12820 Group 1 Except Plan LMP4241

Lot 2 District Lot 409 New Westminster District Plan NWP12920 Group 1 Except Plan LMP4770

Lot 3 District Lot 409 New Westminster District Plan NWP12820 Group 1 Except Plan LMP4241

Lot 3 Except Plan LMP4241 (EP12245) District Lot 409 New Westminster District Plan NWP11584 Parcel A Group 1 Portion

District Lot 409 New Westminster District Group 1 Portion W 60.5 AC Except Plan 908, 4697, 5016, 11584 & 29062

Lot 1 District Lot 409 New Westminster District Plan NWP12328 Group 1 Except Plan 85847

Lot 2 District Lot 409 New Westminster District Plan NWP12328 Group 1 Except Plan HWY GAZ PL8131

Lot 3 District Lot 409 New Westminster District Plan NWP12328 Group 1 Except Plan HWY GAZETTED 341284 & LMP29047

Lot 4 District Lot 409 New Westminster District Plan NWP12328 Group 1 EXC PART 642 SQUARE METERS ON SRW PLAN LMP39422 & EXC PART 685.6 SQUARE METERS ON SRW PLAN EPP7181 (HWY GAZ 348109)

Lot 5 District Lot 409 New Westminster District Plan NWP12328 Group 1 Except Plan LMP4108  
Lot 7 District Lot 409 New Westminster District Plan NWP12328 Group 1 Except Plan RP14005,HWY GAZ 348109 & LMP28238  
Lot 409 New Westminster District Plan NWP8151 Parcel B Group 1 Except Plan LMP39099  
District Lot 409 New Westminster District Parcel D Group 1 Except Plan LMP39099 REF PL 6401;  
& EXC SRW PL 4697 District  
Lot B District Lot 409 New Westminster District Plan NWP2624 Group 1  
District Lot 409 New Westminster District Plan LMP39102 Parcel 1 Group 1  
Lot 1 District Lot 409 New West District Plan NWP15438 Group 1 Except Plan LMP32930  
Lot 2 District Lot 409 New Westminster District Plan NWP15438 Group 1 Except Plan LMP5615  
District Lot 409 New Westminster District Parcel C Group 1 REF PL 3150  
District Lot 409 New Westminster District Parcel A Group 1 Except Plan EPP36690, REF PL 9605;  
OF PCL 1 REF PL 8128 OF PCL B REF PL 3150  
Lot 8 District Lot 326 New Westminster District Plan NWP26573 Group 1 Except Plan 64901, &  
PTN LYING S OF LOUGHEED HWY P4697  
Lot 9 District Lot 326 New Westminster District Plan NWP64901 Group 1  
Lot 1 District Lot 409 New West District Plan NWP15438 Group 1 Except Plan LMP32930  
Lot 1 District Lot 409 New West District Plan NWP15438 Group 1 Except Plan LMP32930  
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Lot 2 District Lot 409 New Westminster District Plan NWP15438 Group 1 Except Plan LMP5615  
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Lot 2 District Lot 409 New Westminster District Plan NWP15438 Group 1 Except Plan LMP5615  
Lot 1 District Lot 407 New Westminster District Plan BCP5328 Group 1  
District Lot 409 New Westminster District Group 1 Portion W 60.5 AC, Except Plan 908, 4697,  
5016, 11584, & 29062  
Lot 7 District Lot 407 New Westminster District Plan NWP33984 Group 1 Except Plan LMP28323  
Lot 1 District Lot 407 New Westminster District Plan NWP72047 Group 1 Except Plan LMP36929  
Lot 2 District Lot 407 New Westminster District plan NWP72047 Group 1 Except Plan LMP36928  
Lot 1 District Lot 409 New Westminster District plan NWP11584 Group 1 Except Plan  
NWP17205. & EXC PL 38288; LMP28354

Lot 15 District Lot 409 New Westminster District Plan NWP37674 Group 1 Except Plan LMP37558  
Lot 16 District Lot 409 New Westminster District Plan NWP37674 Group 1 Except Plan LMP28324  
Lot 18 District Lot 409 New Westminster District Plan NWP66644 Group 1 Except Plan LMP28335  
Lot 19 District Lot 409 New Westminster District NWP66644 Group 1 Except Plan LMP38171  
Lot 20 District Lot 409 New Westminster District Plan NWP66644 Group 1 Except Plan LMP28349  
Group 1 MAIN TRACK MAPLE RIDGE 98.93 TO 106.26 MILE New Westminster District  
Group 1 REF PL 1503 District Lot 277 New Westminster District  
Group 1 FIBREOPTICS 98.93 TO 106.26 MILE New Westminster District  
Group 1 FIBREOPTICS 98.93 TO 106.26 MILE New Westminster District  
Group 1 FIBREOPTICS 98.93 TO 106.26 MILE New Westminster District  
Group 1 LIGHT GUIDE WEST OF LANGLEY IR NO 5 TO WEST MAPLE RIDGE BOUNDARY New Westminster District  
Group 1 FIBREOPTICS 98.93 TO 106.26 MILE New Westminster District  
Group 1 FIBREOPTICS 98.93 TO 106.26 MILE New Westminster District  
FIBREOPTICS 98.93 TO 106.26 MILE New Westminster District

and outlined in heavy black line on Map No. 946 and 947, a copy of which is attached hereto and forms part of this Bylaw, is hereby designated as shown.

Maple Ridge Official Community Plan Bylaw No. 7060-2014 is hereby amended accordingly.

**READ** a first time the 27<sup>th</sup> day of June, 2017.

**READ** a second time the 27<sup>th</sup> day of June, 2017.

**PUBLIC HEARING** held the 18<sup>th</sup> day of July, 2017.

**READ** a third time the 25<sup>th</sup> day of July, 2017.

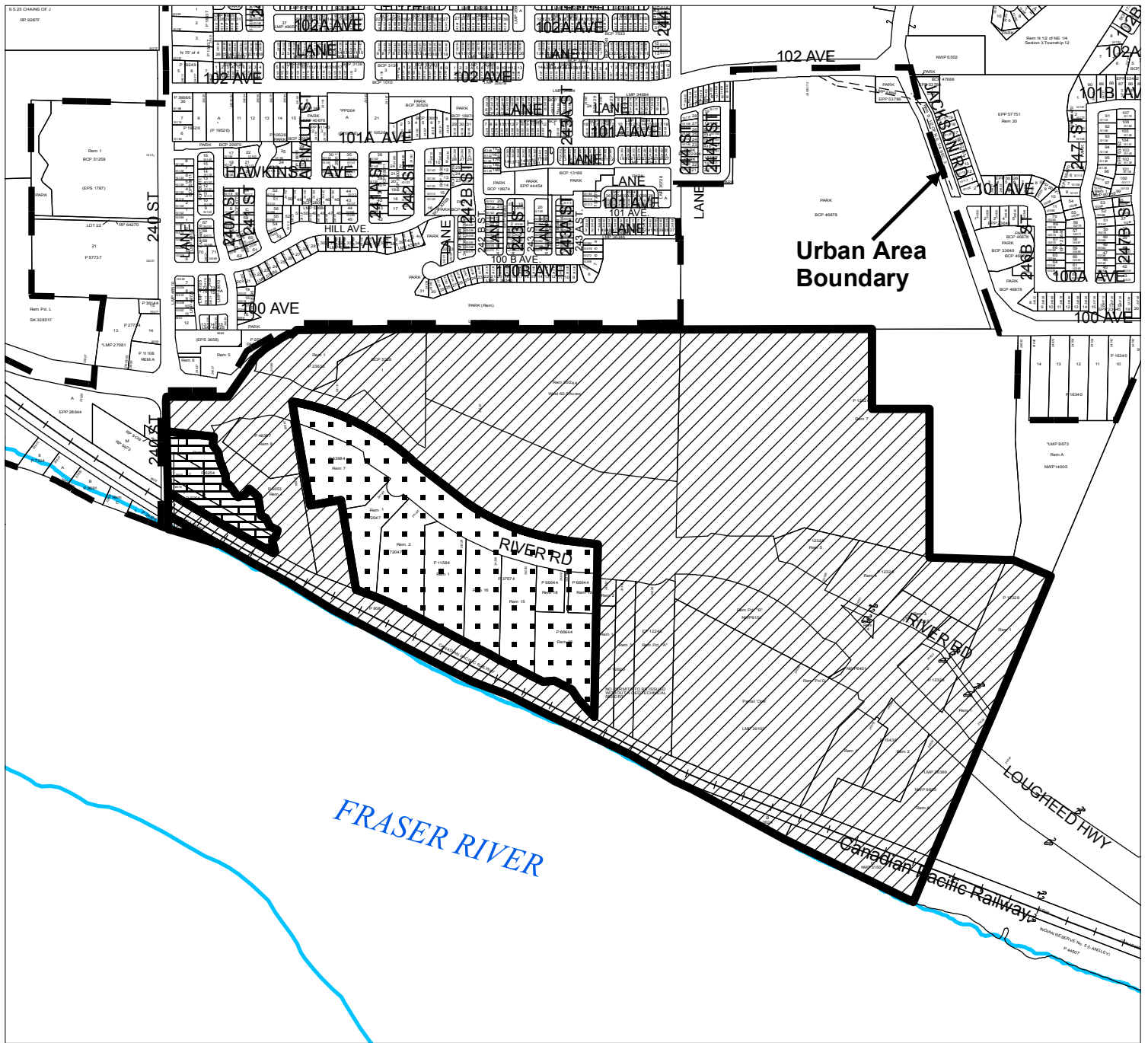
**ADOPTED** the            day of            , 20   .

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**PRESIDING MEMBER**

---

**CORPORATE OFFICER**



# MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7335-2017

Map No. 946

Purpose: To Amend Schedule B

From: Suburban Residential

To:  Rural Residential

 Commercial

 Industrial



— — Urban Area Boundary



SCALE 1:9,000



1100 *Reports and Recommendations*

## City of Maple Ridge

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** First Reading  
Zone Amending Bylaw No. 7334-2017  
12912 232 Street

**MEETING DATE:** September 12, 2017  
**FILE NO:** 2017-113-RZ  
**MEETING:** Council

---

### EXECUTIVE SUMMARY:

An application has been received to rezone the subject property from RS-2 (One Family Suburban Residential) to C-1 (Neighbourhood Commercial). The subject property exists as a separate title but has been previously considered part of an assembled lot with the property at 12892 232 Street. The applicant intends to develop the property for commercial uses, including 950 square metres (10,200 square feet) of retail space in a one storey format, consistent with C-1 Neighbourhood Commercial Zoning. A child care centre is also proposed as part of the commercial complex, with an area of 140 square metres (1,500 square feet). This proposal will introduce child care centres as an outright permitted use in the C-1 Neighbourhood Commercial Zone, as these uses meet a community need.

As this proposal is for commercial uses, it is exempt from the requirements of the Community Amenity Contribution Program.

To proceed further with this application additional information is required as outlined below.

### RECOMMENDATIONS:

1. That Zone Amending Bylaw No. 7334-2017 be given first reading; and
2. That the applicant provide further information as described on Schedules C, D, & G of the Development Procedures Bylaw No. 5879-1999.

### DISCUSSION:

#### a) Background Context:

Applicant: G. E. N. Enterprises Ltd Jinyong Yum  
Owner: G E N Enterprises Ltd.

Legal Description: Lot: 6, Section: 28, Township: 12, Plan: NWP20593

OCP:  
Existing: Commercial,  
Proposed: Commercial

Zoning:  
Existing: RS-2 (One Family Suburban Residential)  
Proposed: C-1 (Neighbourhood Commercial)

Surrounding Uses:

North:	Use:	Black Sheep Pub
	Zone:	CS-1 Highway Commercial
	Designation:	Estate Suburban
South:	Use:	Manufactured Home Park (Garibaldi)
	Zone:	CS-3 (Recreation Commercial)
	Designation:	Estate Suburban
East:	Use:	Manufactured Home Park (Garibaldi)
	Zone:	CS-3 (Recreation Commercial)
	Designation:	Estate Suburban
West:	Use:	Estate Suburban Residential
	Zone:	RS-2 Suburban Residential
	Designation:	Estate Suburban Residential

Existing Use of Property: Manufactured home park (according to BC Assessment Authority Use Code)  
Proposed Use of Property: Neighbourhood Commercial and child care  
Site Area: 0.303 HA. HA (0.75 acres)  
Access:  
Servicing requirement: Urban Standard

#### **b) Site Characteristics:**

Until recently, the subject property was considered consolidated with the adjacent Manufactured Home Park on its east and its south and the BC Assessment Authority Use Code indicates that it is also being used as Manufactured Home Park. The legal status of the subject property as a separate title has recently been confirmed. For this reason, the property can be rezoned in compliance with the Official Community Plan, without triggering the need for subdivision or servicing upgrades to the adjacent CS-3 Commercial Recreation zoned property.

The subject property has its own separate title from the larger manufactured home park site. However, there is one owner occupied dwelling unit on the site, which will trigger consideration for tenant compensation as a condition of rezoning. Council previously adopted Policy 6.27 to establish measures for rezoning applications that propose the redevelopment of properties used as mobile home parks. This application will be the first time these policy measures have been used.

The subject property is 100 % within floodplain, and exists outside of the Urban Area Boundary of the Official Community Plan, but is designated Urban in Metro Vancouver's Regional Growth Strategy.

#### **c) Project Description:**

This application is to develop this commercially designated property in accordance with its Commercial land use designation. In addition, a text amendment will be required to permit child care uses outright in the C-1 Neighbourhood Commercial Zone. The proposal is for a one storey structure, with 7 commercial units, and a daycare use with a play area at the rear of the structure.



At this time the current application has been assessed to determine its compliance with the Official Community Plan (OCP) and provide a land use assessment only. Detailed review and comments will need to be made once full application packages have been received. A more detailed analysis and a further report will be required prior to Second Reading. Such assessment may impact proposed lot boundaries and yields, OCP designations and Bylaw particulars, and may require application for further development permits.

**d) Planning Analysis:**

**Official Community Plan:**

The development site is located outside of the Urban Area Boundary and is currently designated Commercial. Figure 2 of Appendix E of the Official Community Plan defines the site as a Historic Commercial Node. Section 6.3.9 of the Official Community Plan discusses the Historic Commercial designation, which is aimed at recognizing the significance of earlier commercial centres and with providing policy measures to retain their continued relevance. Towards this objective, Policy 6-42 of the Official Community Plan states the following:

*Maple Ridge will support limited commercial development in Historic Commercial centres to provide for the commercial needs of the adjacent population. The Historic Centres generally reflect the historic commercial footprint of the area. Limited infill or expansion of a Historic Commercial centre may be supported if the development is sensitive to the historic character of the centre, and is compatible in use and form with the surrounding area.*

The applicant's intent to develop daycare space on the subject property is also supported by the policies of the Official Community Plan. In recognition of the need for child care facilities throughout the City, Policy 4-22 states:

*Maple Ridge supports and encourages the development of accessible quality child care facilities throughout the community...*

Appendix C of the Official Community Plan, the Zoning Matrix, indicates a wide range of commercial zones as appropriate for the Historic Commercial Node designation, including the proposed C-1 Neighbourhood Commercial Zone.

On this basis, this proposal is in compliance with the land use designation of the subject property as described in the Official Community Plan.

**Zoning Bylaw:**

The current application proposes to rezone the property located at 12912 232 Street from RS-2 (One Family Suburban Residential) to C-1 (Neighbourhood Commercial) to permit a child care and commercial development. This application will introduce child care centres as an outright permitted use.

The minimum lot size for the current RS-2 (One Family Suburban Residential) zone is 0.4 hectares (1 acre), and the minimum lot size for the proposed C-1 (Neighbourhood Commercial) zone is 668 m<sup>2</sup>. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

## **Maple Ridge Housing Action Plan**

The Maple Ridge Housing Action Plan was endorsed by Council on September 30, 2014. Within the document, Strategy #4: Create New Rental Housing Opportunities has relevance to this application, as a single storey commercial development is proposed, but second storey rental housing units would be supportable. Specific recommended actions in the Housing Action Plan include:

*Facilitate the development of new rental units above commercial developments or as other forms of secured market rental housing. The widening of the District's residential-over-commercial zoning regulations to more zones, especially for zones that apply to areas of density transition, along with the use of density bonusing, reduction in permit fees, or parking relaxations can be used to encourage this type of investment. The units can be restricted for the purposes of market rental use by way of a housing agreement and covenant on title.*

The issue of including rental apartment units was discussed but not supported by the applicant. In their consideration of this application, Council has the option to require the inclusion of rental units as a condition of rezoning.

### **Policy 6.27:**

On April 21, 2008 Council adopted a policy to protect manufactured home parks tenants facing eviction due to redevelopment. Titled, "The Modular Home Park Redevelopment Tenant Assistance Policy", this policy is intended to supplement Provincial regulations (the Manufactured Home Park Tenancy Act) in providing assistance to tenants at risk of displacement due to the potential redevelopment of mobile home parks within Maple Ridge. Compensatory measures outlined in the policy pertain to tenancy agreements where the mobile home pad is rented but the dwelling itself is owned by the tenant. These measures are to be triggered by a rezoning application for the subject property.

The measures set forward in the policy include a combination of communications requirements for tenant notification, professional help in the relocation process, and financial compensation to offset losses incurred by tenants.

There is one tenant owned manufactured home on the subject site, and therefore Policy 6.27 (attached as Appendix E) will be triggered. Dialogue between the property owner and the tenant has commenced. A range of compensatory measures are being considered, which must be clarified further as this application progresses.

### **Development Permits:**

Pursuant to Section 8.5 of the OCP, a Commercial Development Permit application is required to address the current proposal's compatibility with adjacent development, and to enhance the unique character of the community.

Pursuant to Section 8.10 of the OCP, a Natural Features Development Permit application is required for all development and subdivision activity or building permits for:

- All areas designated Conservation on Schedule "B" or all areas within 50 metres of an area designated Conservation on Schedule "B", or on Figures 2, 3 and 4 in the Silver Valley Area Plan;
- All lands with an average natural slope of greater than 15 %;

- All floodplain areas and forest lands identified on Natural Features Schedule “C”

to ensure the preservation, protection, restoration and enhancement of the natural environment and for development that is protected from hazardous conditions.

**Advisory Design Panel:**

A Commercial Development Permit is required and must be reviewed by the Advisory Design Panel prior to Second Reading.

**Development Information Meeting:**

A Development Information Meeting is required for this application. Prior to Second Reading the applicant is required to host a Development Information Meeting in accordance with Council Policy 6.20.

**e) Interdepartmental Implications:**

In order to advance the current application, after First Reading, comments and input, will be sought from the various internal departments and external agencies listed below:

- a) Engineering Department;
- b) Operations Department;
- c) Fire Department;
- d) Building Department;

The above list is intended to be indicative only and it may become necessary, as the application progresses, to liaise with agencies and/or departments not listed above.

This application has not been forwarded to the Engineering Department for comments at this time; therefore, an evaluation of servicing requirements has not been undertaken. We anticipate that this evaluation will take place between First and Second Reading.

**f) Development Applications:**

In order for this application to proceed the following information must be provided, as required by Development Procedures Bylaw No. 5879–1999 as amended:

1. A complete Rezoning Application (Schedule B or Schedule C);
2. A Commercial Development Permit Application (Schedule D);
3. A Natural Features Development Permit Application (Schedule G);

The above list is intended to be indicative only, other applications may be necessary as the assessment of the proposal progresses.

**CONCLUSION:**

The development proposal is in compliance with the OCP, therefore, it is recommended that Council grant first reading subject to additional information being provided and assessed prior to second reading. It is noted that due to the manufactured home on the property, the provisions of Policy 6.27 (for tenant compensation) will be triggered, with resolution for this matter to be achieved prior to final adoption.

The proposed layout has not been reviewed in relation to the relevant bylaws and regulations governing subdivision applications. Any subdivision layout provided is strictly preliminary and must be approved by the City of Maple Ridge's Approving Officer.

"Original signed by Diana Hall"

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**Prepared by:** Diana Hall M.A. (Planning), MCIP, RPP  
Planner 2

"Original signed by Christine Carter"

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**Approved by:** Christine Carter, M.PL, MCIP, RPP  
Director of Planning

"Original signed by Frank Quinn"

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**Approved by:** Frank Quinn, MBA, P. Eng  
GM: Public Works & Development Services

"Original signed by Frank Quinn" for

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**Concurrence:** E.C. Swabey  
Chief Administrative Officer

The following appendices are attached hereto:

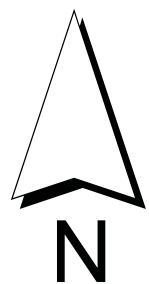
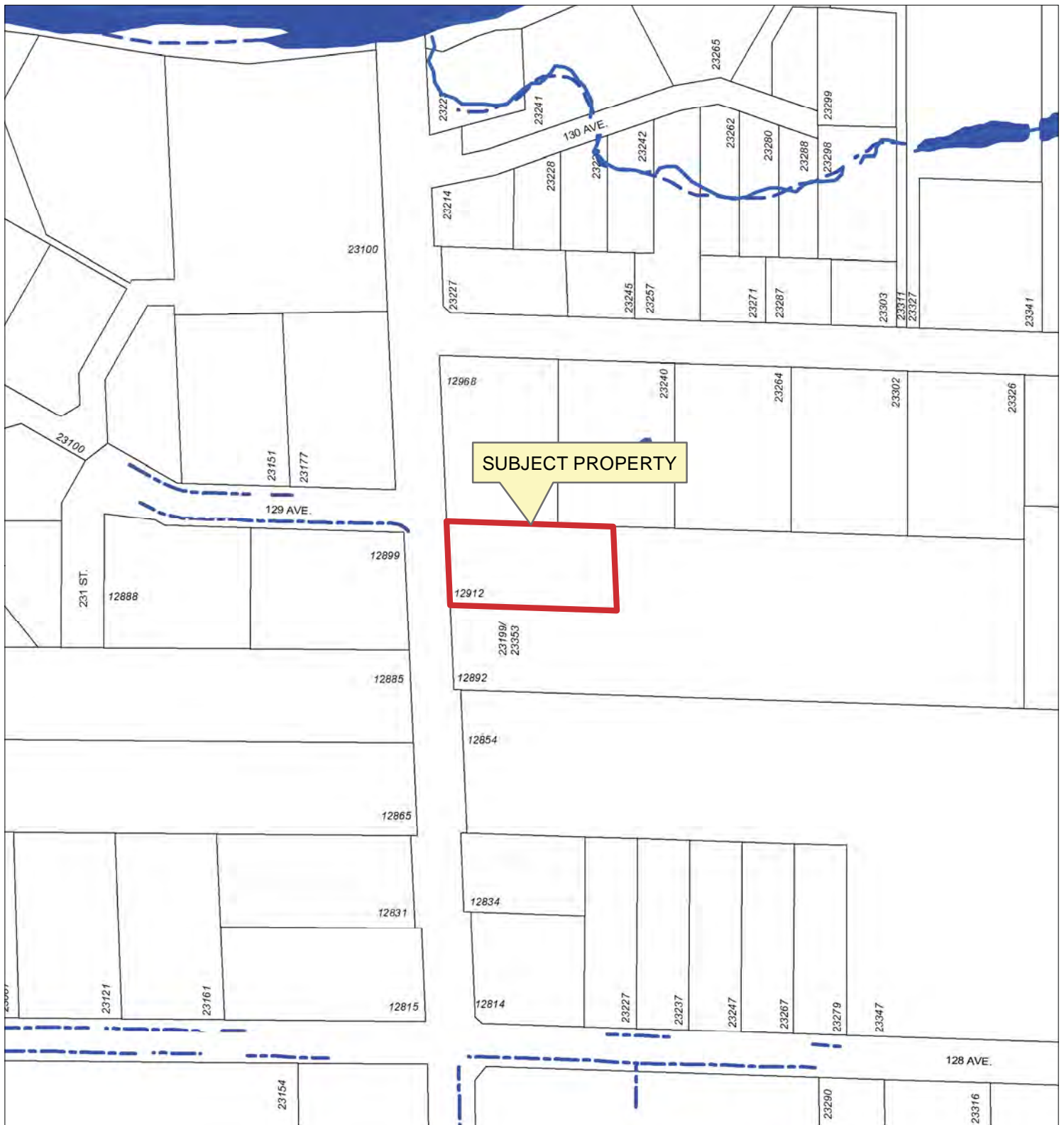
Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Zone Amending Bylaw No. 7334-2017

Appendix D – Proposed Site Plan

Appendix E – Policy 6.27



Scale: 1:2,500

## Legend

- Stream
- - - Ditch Centreline
- Edge of River
- Indefinite Creek
- Lake or Reservoir
- River
- Major Rivers & Lakes

12912 232 STREET

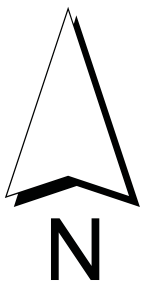
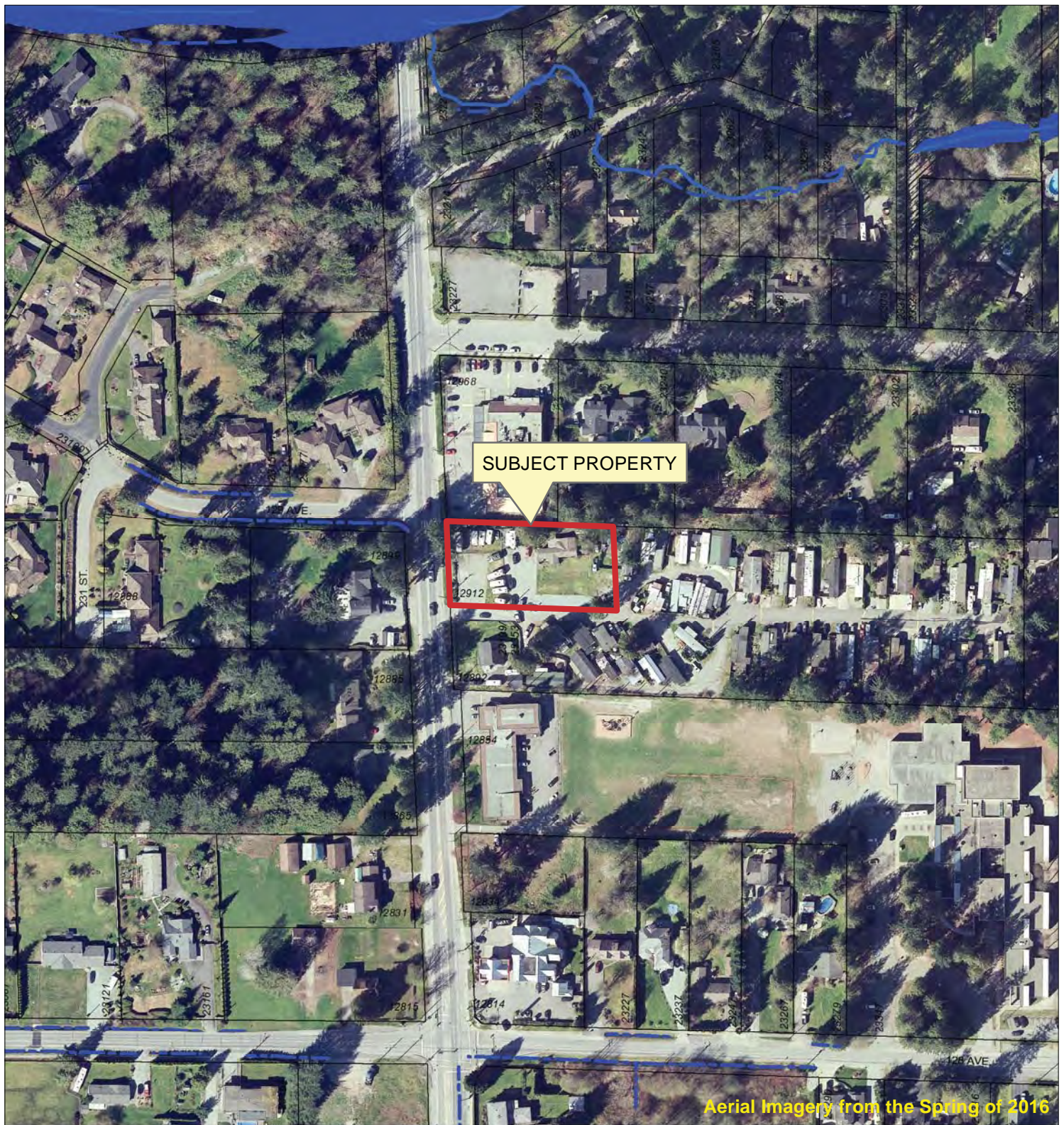
PLANNING DEPARTMENT



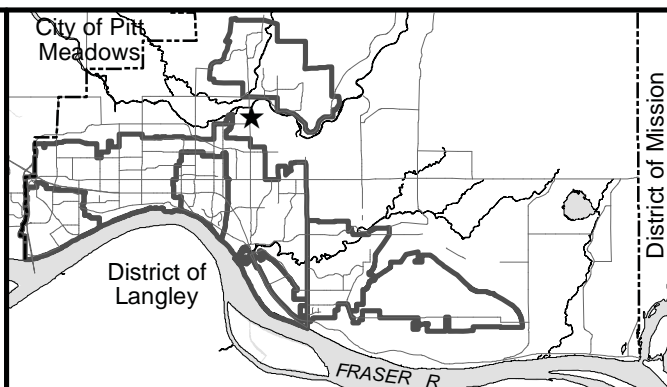
FILE: 2017-113-RZ  
DATE: Mar 28, 2017

BY: PC





Scale: 1:2,500



12912 232 STREET

PLANNING DEPARTMENT



FILE: 2017-113-RZ  
DATE: Mar 28, 2017

BY: PC



**CITY OF MAPLE RIDGE  
BYLAW NO. 7334-2017**

A Bylaw to amend Map "A" forming part of Zoning Bylaw No. 3510 - 1985 as amended

**WHEREAS**, it is deemed expedient to amend Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended;

**NOW THEREFORE**, the Municipal Council of the City of Maple Ridge enacts as follows:

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7334-2017."
2. That parcel or tract of land and premises known and described as:

Lot 6 Section 28 Township 12 New Westminster District Plan 20593

and outlined in heavy black line on Map No. 1711 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to C-1 (Neighbourhood Commercial).

3. That Part 7, Commercial Zones, Section 701 Neighbourhood Commercial: C-1 is amended by deleting Subsection 1 (g) in its entirety and replacing it with the following:

g) assembly use limited to child care centre;

4. Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended and Map "A" attached thereto are hereby amended accordingly.

**READ** a first time the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

**READ** a second time the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

**PUBLIC HEARING** held the       day of       , 20

**READ** a third time the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

**ADOPTED,** the            day of            , 20

**PRESIDING MEMBER**

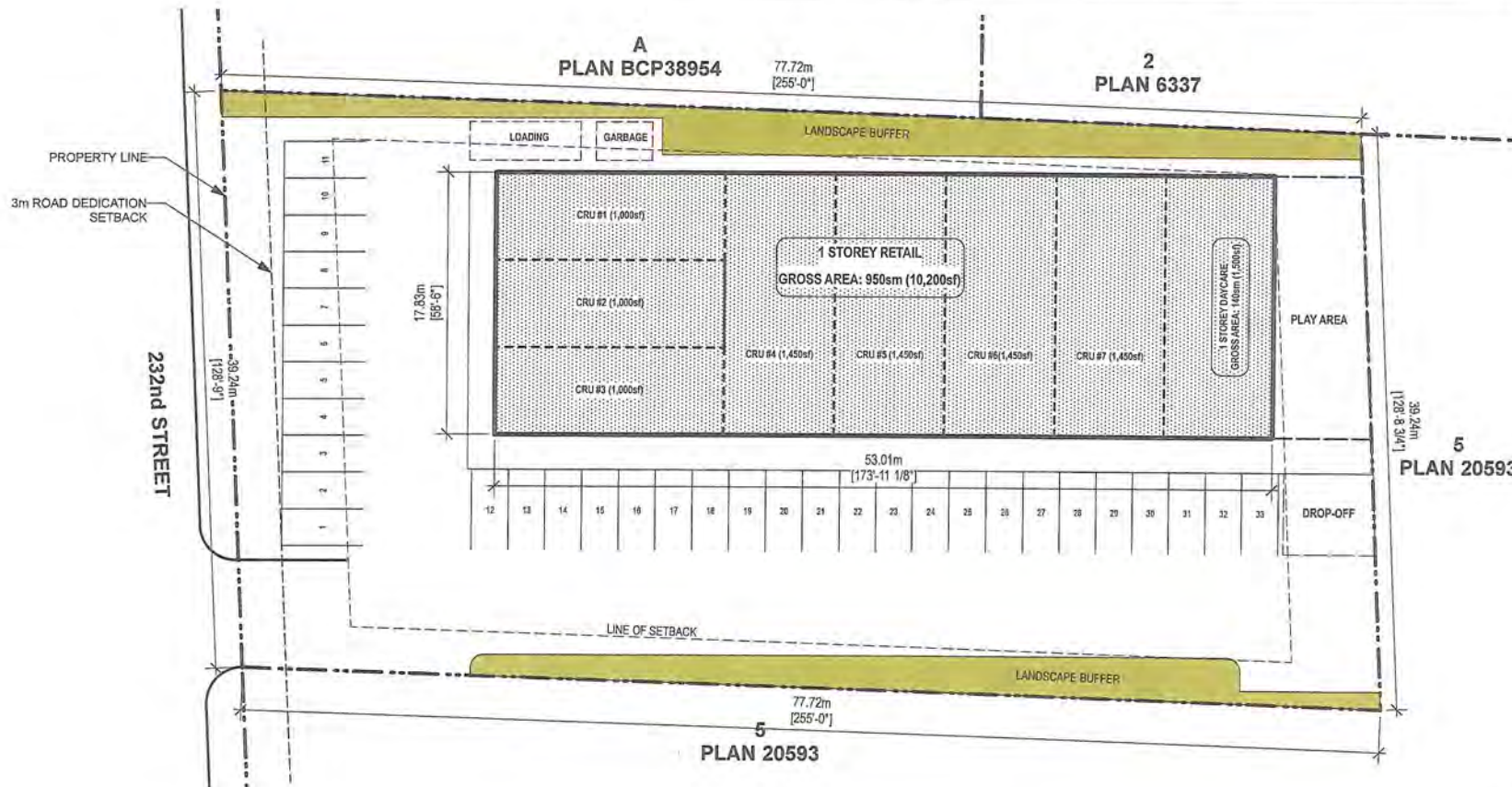
CORPORATE OFFICER





# APPENDIX D

ZONING REQUIREMENTS	CURRENT ZONING	PROPOSED ZONING ( PROJECT )
LOT AREA	RS-2	C-1
LOT COVERAGE	N/A	MIN. 668M2 (3,040M2)
SETBACK FRONT	MAX. 40%	MAX. 40% (24.7%)
SETBACK REAR	7.5M	7.5M
SETBACK INTERIOR SIDE	7.5M	6.0M
SETBACK EXTERIOR SIDE	1.5M (SUM OF TWO INTERIOR TO BE NOT LESS THAN 3.5M)	3.0M
HEIGHT OF BUILDINGS	4.5M (CORNER)	7.5M
OFF STREET PARKING	MAX. 11M	MAX. 7.5M (1 STOREY)
VARIANCES	2 SPACE/ DWELLING UNIT	1 SPACE/30M2 GROSS FLOOR AREA (33 SPACES)
		CHILD CARE USE



**JYA** Jinyong Yum Architecture  
15795 93a Avenue Surrey, BC V4N 3B3  
Tel 604 771 8311

JOB TITLE  
**K-COMMERCIAL**  
12912 232ST MAPLE RIDGE BC

**DRAFT**

DRAWING TITLE  
**SITE PLAN**

DATE  
MARCH, 27TH, 2017

DRAWN  
JY

SCALE  
1:300





# APPENDIX E

## POLICY STATEMENT

District of Maple Ridge

<b>Title:</b> <b>Modular Home Park Redevelopment Tenant Assistance Policy</b>	<b>Policy No : 6.27</b>  <b>Supersedes: New</b>
<b>Authority:</b> <u>Council</u>  <b>Approval:</b> <u>April 21, 2008</u>	<b>Effective Date:</b>  <b><u>April 22, 2008</u></b>
<p><b>Policy Statement:</b>  Rezonning applications that propose the redevelopment of properties used as mobile home parks should include the following measures:</p> <ol style="list-style-type: none"> <li><b>1. A Rezoning Application must include:</b> <ol style="list-style-type: none"> <li>a. Proof of tenant notification of plans to redevelop the property.</li> <li>b. A Relocation Assistance Plan that includes; <ol style="list-style-type: none"> <li>i. A professional appraisal of the site's housing stock and its feasibility for relocation to a new site,</li> <li>ii. a qualitative survey of residential housing preferences, an assessment of the ability of tenants to secure accommodation in the proposed new development, and,</li> <li>iii. where residential development is proposed, affordable housing options on the subject site with opportunities for tenants to continue their tenancy there.</li> </ol> </li> <li>c. A commitment to hire a qualified professional to assist tenants with this change by; <ol style="list-style-type: none"> <li>i. identifying satisfactory housing options,</li> <li>ii. advocating on behalf of tenants in accessing available subsidies and programs,</li> <li>iii. liaising with appropriate agencies, and</li> <li>iv. providing updates to the municipality on the progress of the Relocation Assistance Plan.</li> </ol> </li> </ol> </li> <li><b>2. The First Reading Report must include:</b> <ol style="list-style-type: none"> <li>a. minutes of the development information meeting whereby tenants will be given ample opportunity to voice concerns about the development proposal</li> <li>b. A commitment to provide compensation measures which will include but are not limited to: <ol style="list-style-type: none"> <li>i. The applicant assuming responsibility for the disposal of structures considered to be at the end of their useful life, or where the tenant chooses a different housing tenure;</li> <li>ii. Compensation payments based on the greater of professionally appraised values, assessed values, or \$10,000.</li> <li>iii. The right of first refusal for tenants wishing to purchase a unit in the proposed new development, with the compensatory amount being</li> </ol> </li> </ol> </li> </ol>	

- applied as a down payment to the fair market value on a new unit.
- iv. Two years eviction notice, effective from the date of Final Approval for the Rezoning Application.

**3. Prior to Receiving Final Approval:**

- a. Regular updates on the progress of the Tenant Relocation Assistance Plan are to be provided as the application progresses. Staff will evaluate the tenant assistance plan for compliance and its merits in meeting tenant needs, and will include this measure as part of the criteria for a favourable recommendation for Council's consideration.
- b. Prior to receiving Final Reading, the applicant must:
  - i. demonstrate compliance with the conditions of the tenant relocation plan (have either completed these requirements or submitted securities in the amount of the required compensation measures to ensure honouring these commitments).
  - ii. register on title a restrictive covenant giving tenants two years eviction notice effective from the date of Final Approval.
  - iii. Demonstrate acceptance from tenants with regard to relocation packages.

**Purpose:**

The Modular Home Park Redevelopment Tenant Assistance Policy is intended to supplement Provincial regulations (the Manufactured Home Park Tenancy Act) in providing assistance to tenants at risk of displacement due to the potential redevelopment of mobile home parks within the District of Maple Ridge. Compensatory measures outlined in this policy pertain to tenancy agreements where the mobile home pad is rented but the dwelling itself is owned by the tenant. This policy will be triggered by a rezoning application for the subject property.

**Definitions:**

Mobile Homes, Mobile Home Parks, and Mobile Home Plots are defined in the Maple Ridge Zoning Bylaw.

## City of Maple Ridge

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**MEETING DATE:** September 12, 2017  
**FILE NO:** 2017-154-SD  
**MEETING:** Council  
**SUBJECT:** First, Second, and Third Reading  
McVeety Street Local Area Service Bylaw No. 7367-2017  
10501 Jackson Road

---

### EXECUTIVE SUMMARY:

The developer of the subject property, located at 10501 Jackson Road, has made a formal petition, per the *Community Charter, Part 7, Division 5, 211 (1)(a)*, requesting that the City provide a Local Area Service (LAS) Bylaw specific to those properties benefitting from the bioswales. The service is for enhanced landscape maintenance of bioswales along the newly proposed McVeety Street.

The LAS Bylaw will require the future property owners of the 60 single family lots to pay an annual fee as a Local Service Tax for these bioswale maintenance areas within the dedicated road right-of-way along McVeety Street. The rezoning application 2012-065-RZ was granted final reading on February 23, 2016, and the subdivision application 2017-154-SD is currently being processed.

LAS bylaws have previously been applied in other areas of Maple Ridge, predominantly in growth areas such as Silver Valley and Albion to fund enhanced landscaping maintenance areas. Staff will be preparing an information report to Council in the near future outlining the current practices and performance of LAS bylaws.

### RECOMMENDATIONS:

1. That a Local Area Service Bylaw, as formally petitioned by the developer of the lands referred to as 'McVeety', and per the *Community Charter, Part 7, Division 5, 211 (1)(a)*, be authorized for the enhanced landscape maintenance costs to be levied on the benefitting properties; and further,
2. That McVeety Local Area Service Bylaw No. 7367-2017 be given first, second and third readings.

### DISCUSSION:

#### a) Background Context:

The subject property was rezoned on February 23, 2016, and the subdivision is currently being processed, for the creation of 60 single family lots, to be created over two phases (see Appendices A and B). The first phase consists of 47 single family lots, created on the northern half of the subject property (see Appendix C). The lots will be accessed from 106 Avenue, 245 B Street, and the newly constructed 105A Avenue and McVeety Street.

The subject property is currently vacant and primarily consists of open grassed field with scattered alder and cottonwood saplings, with a narrow stand of mature forest over steep slopes along Jackson Road, on the east side of the property. Three settling ponds exist on the property, which discharge to an excavated ditch extending along the west edge of the property. The settling ponds and ditches are remnants of the sediment control facilities for the former Allard gravel pit that operated for many years on the east side of Jackson Road, which has recently been redeveloped as a new residential subdivision.

The ditch along the west side of the property has developed aquatic habitat values, as vegetation along the ditch has increased and grown, collecting groundwater from adjacent filled slopes within the property. As a constructed drainage feature, providing flow and nutrients indirectly to Maggy Creek, it is proposed that the ditch and pond be replaced with bioswales along the newly proposed McVeety Street, and a biofiltration pond within the dedicated park area, to provide flow and nutrients indirectly to Maggy Creek. The biofiltration pond will be replanted with riparian trees and shrubs to contribute to the habitat balance for the development. The bioswales will be located within the road right-of-way of McVeety Street, and will require a higher level of maintenance than what is typically required, therefore an LAS bylaw is being proposed.

**b) Desired Outcomes:**

An LAS bylaw is required for the bioswales within the dedicated road right-of-way. The developer has made a formal petition, per the *Community Charter, Part 7, Division 5, 211 (1)(a)*, requesting the City provide an LAS bylaw, specific to those properties benefitting from the bioswales (see Appendix D).

Jackson Heights Developments Ltd., the developer of the subject properties, will be responsible for the bioswale installation costs and maintenance costs, ensuring 100% survival, for the first two years after completion of planting. The costs for ongoing maintenance in subsequent years will then be provided by the 60 property owners. The cost recovery method will be through the collection of 100% of the enhanced bioswale maintenance costs as a Local Area Service Tax.

**c) McVeety Bioswale Area Requirements:**

The bioswale maintenance areas include the bioswales within the road right-of-way of the newly proposed McVeety Street. These areas are identified on the LAS Bylaw Map (see Appendix E - Schedule A). The planting concept for these landscape areas is for enhanced natural areas that will be planted with a variety of shrubs and wetted plants.

The recommended procedures and frequencies for maintenance have been provided (see Appendix E - Schedule B). This standard is for preservation of natural conditions, with weeds and debris removed periodically. The standard includes maintaining areas to preserve natural plantings in a natural condition. Jackson Heights Developments Ltd. has provided a cost estimate for the yearly maintenance of \$6,316.80 per year, after the initial two-year maintenance period.

The planting plan for the bioswales was prepared by Phoenix Environmental Services Ltd. and is attached to the LAS Bylaw (see Appendix E - Schedule C). Engineering plans prepared by H.Y. Engineering Ltd. for the stormwater management for the development are also attached to the LAS Bylaw (see Appendix E - Schedule D).

**d) Citizen Implications:**

The estimated cost of the petitioned service will be \$105.28 per year for each residential lot of the 60 lots in the McVeety Local Area Service. It is anticipated that this charge will start in 2020, after the completion of the two-year maintenance period required from the developer. Potential buyers prior to 2020 will be advised of the future charge through a notation on the Property Tax Information Sheet. Once the charge comes into effect, the cost will be included in the annual property tax statement.

**e) Interdepartmental Implications:**

**Parks and Operations Departments:**

The enhanced landscaping maintenance requirements for the bioswale areas within the dedicated road right-of-way are in excess of the funded base level of maintenance provided throughout Maple Ridge, and therefore would be unfunded by the City. LAS bylaws have been established in several other areas in the City, including Albion and Silver Valley, to fund enhanced landscaping maintenance areas. Such maintenance would likely be undertaken by a private contractor under the direction of the City.

**Finance Department:**

The Property Tax section of the Finance Department will impose the cost of this service as a levy and place the notation on the tax roll of the benefitting property owners, anticipated to begin in 2020.

**CONCLUSION:**

It is recommended that the formal petition by the developer for a Local Area Service be authorized by Council for the bioswale maintenance costs to be levied on the benefitting properties; and that first, second, and third readings be given to the McVeety Local Area Service Bylaw No. 7367-2017.

"Original signed by Michelle Baski"

**Prepared by:** Michelle Baski, M.A., ASCT  
Planner 1

"Original signed by Christine Carter"

**Approved by:** Christine Carter, M.PL, MCIP, RPP  
Director of Planning

"Original signed by David Boag"

**Approved by:** David Boag  
Director of Parks & Facilities

"Original signed by Frank Quinn"

**Approved by:** Frank Quinn, MBA, P. Eng.  
GM: Public Works & Development Services

"Original signed by Kelly Swift" for

**Concurrence:** Ted Swabey  
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map

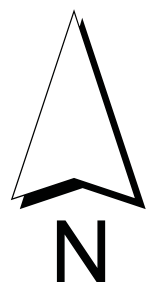
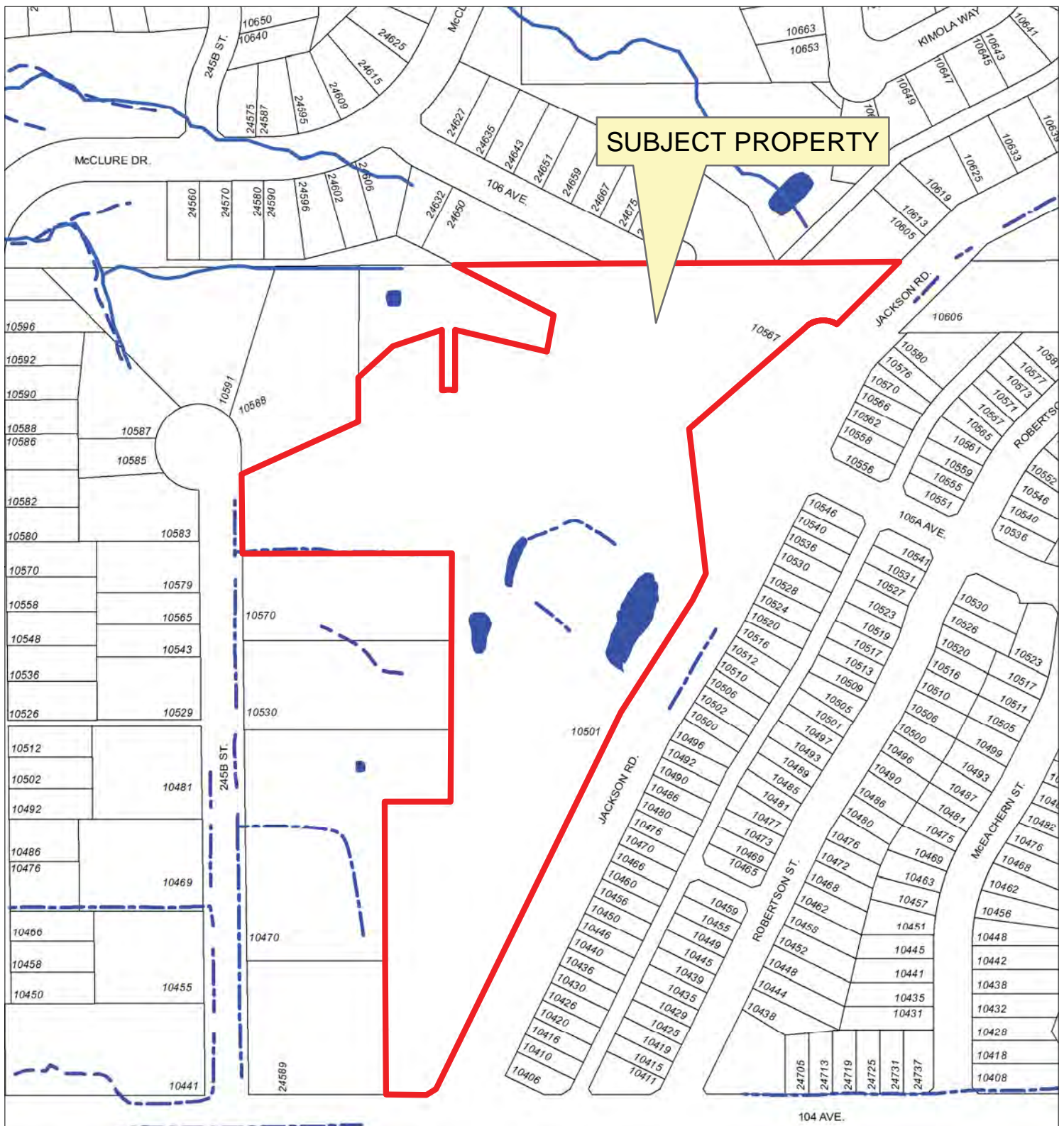
Appendix B – Ortho Photo

Appendix C – Proposed Subdivision Plan

Appendix D – Petition for Local Area Service

Appendix E – Local Area Service Bylaw No. 7367-2017





Scale: 1:2,500

## Legend

- Stream
- Indefinite Creek
- Lake or Reservoir
- Marsh
- River
- Major Rivers & Lakes

## 10501 JACKSON ROAD

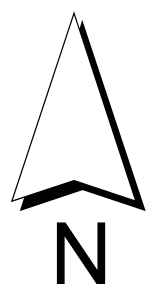
PLANNING DEPARTMENT



2017-154-sd  
DATE: Apr 21, 2017

BY: JV





Scale: 1:2,500

## Legend

- Stream
- Indefinite Creek
- Lake or Reservoir
- Marsh
- River
- Major Rivers & Lakes

10501 JACKSON ROAD

PLANNING DEPARTMENT



British Columbia  
**mapleridge.ca**

2017-154-sd

DATE: Apr 21, 2017

BY: JV



SUBDIVISION PLAN OF  
LOT A SECTION 10 TOWNSHIP 12  
NEW WESTMINSTER DISTRICT  
PLAN EPP59096

BCGS 92G.018

PLAN EPP\*\*\*\*\*

APPENDIX C

SCALE 1:750

0 10 20 30

ALL DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 560 mm IN WIDTH BY 854 mm IN HEIGHT (D SIZE) WHEN PLOTTED AT A SCALE OF 1:750

INTEGRATED SURVEY AREA NO. 36, MAPLE RIDGE, BC, NAD83 (CSRS) 4.0,0,BC1.0VRD.

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 85H0702 AND 88H1391

THE UTM COORDINATES AND ESTIMATED HORIZONTAL POSITIONAL ACCURACY ACHIEVED ARE DERIVED FROM CONVENTIONAL SURVEY OBSERVATIONS TO GEODETIC CONTROL MONUMENTS 85H0702 AND 88H1391

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.9996073 WHICH HAS BEEN DERIVED FROM GEODETIC CONTROL MONUMENTS 85H0702 AND 88H1391

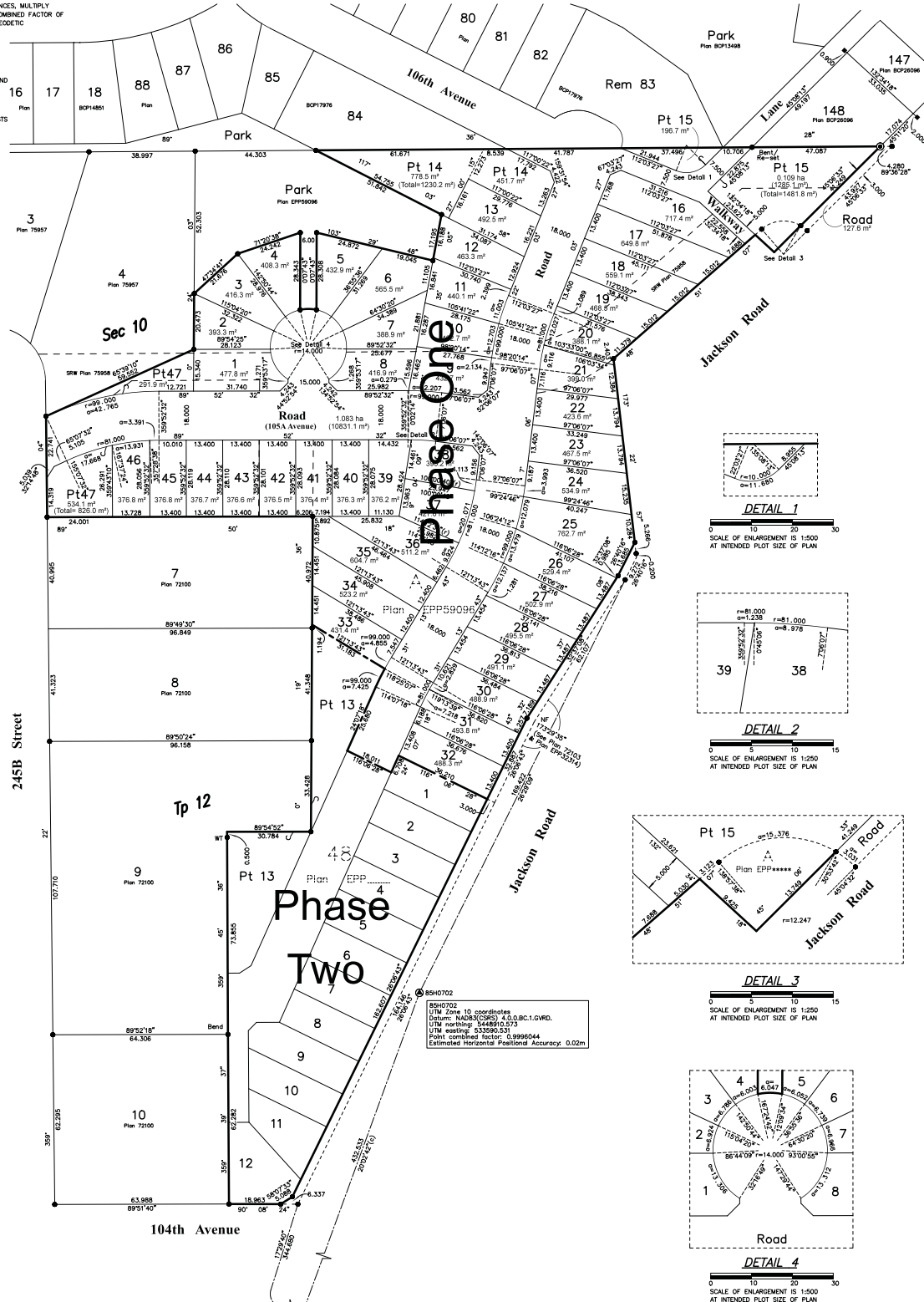
LEGEND

- Ⓐ INDICATES CONTROL MONUMENT FOUND
- Ⓢ INDICATES STANDARD CONCRETE POST FOUND
- Ⓢ INDICATES STANDARD IRON POST FOUND
- Ⓢ INDICATES STANDARD IRON POST PLACED
- PL INDICATES PART

THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE NOT SET ON THE TRUE CORNER(S)



DRAFT



H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.  
200, 9138 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1816  
File: 154134\_SBS\_Phasing.DWG

88H1391  
UTM Zone 10 coordinates  
Datum: NAD83(CSRS) 4.0,0,BC1.0VRD.  
UTM northing: 5448504.452  
UTM easting: 535441.535  
Point combined factor: 0.9996073  
Estimated Horizontal Positional Accuracy: 0.02m

THIS PLAN LIES WITHIN THE GREATER VANCOUVER  
REGIONAL DISTRICT - MUNICIPALITY OF MAPLE RIDGE

THIS PLAN LIES WITHIN THE JURISDICTION OF  
THE APPROVING OFFICER FOR MUNICIPALITY OF MAPLE RIDGE  
THE FIELD SURVEY REPRESENTED BY THIS PLAN  
WAS COMPLETED ON THE \*\*th DAY OF \*\*\*, 2016  
EUGENE WONG, BCL 7718

August 8, 2017

Mayor and Council  
City of Maple Ridge  
11995 Haney Place  
Maple Ridge, BC V2X 6A9

Maple Ridge File: 2012-065-RZ

Dear Mayor and Council

**RE: PETITION FOR LOCAL AREA SERVICES ("LAS") REGARDING BIOSWALE  
MAINTENANCE FOR PROPOSED SUBDIVISION LOCATED AT 10501 & 10601  
JACKSON ROAD AND 1578 - 245B STREET (2012-065-SD)**

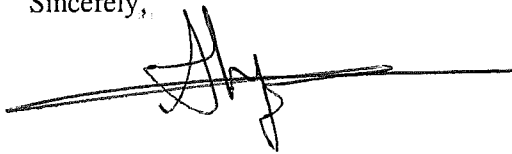
The subject property is located at 10501 & 10601 Jackson Road and 10578 - 245B Street. The service is for bioswales.

The estimated annual maintenance cost of the vegetated bioswales within the entire subdivision, is approximately \$6,316.80, or approximately \$105.28 per lot.

The cost recovery method for 100% of the annual maintenance cost would be by way of a local service tax within the property tax system. As the petitioner will be paying for the first two (2) years of maintenance, cost recovery for homeowners should commence in year three (3) from the date of installation of the enhancement works.

Jackson Heights Developments Ltd. (Mr. Amarjit Hayre) forwards this petition to the City of Maple Ridge for approval by Mayor and Council.

Sincerely,

A handwritten signature in black ink, appearing to be 'Amarjit Hayre', written over a horizontal line.

**Jackson Heights Developments Ltd. (Mr. Amarjit Hayre)**

cc: H.Y. Engineering Ltd.  
Attention: Lori Joyce (4134.32)

## CITY OF MAPLE RIDGE

### BYLAW NO. 7367-2017

**A Bylaw to authorize a municipal service to maintain enhanced landscape areas; to define the benefitting lands; and to establish that the cost of the municipal service shall be borne by the owners of real property within such defined area.**

---

**WHEREAS**, Council has been petitioned to provide a municipal service pursuant to Division 5, Section 210 of the *Community Charter* S.B.C. 2003, c.26 (the "Community Charter");

**AND WHEREAS** the Corporate Officer has certified that the petition received for the municipal services does constitute a sufficient and valid petition;

**AND WHEREAS** it is deemed expedient to proceed with the works;

**AND WHEREAS** the "Maple Ridge Local Area Service Policy", as amended, provides that the cost of providing a municipal service shall be recoverable from each of the existing parcels of land and all future lots created by subdivision of the parcels, specifically:

Lot A, Section 10, Township 12, New Westminster District Plan EPP59096  
that will benefit from the service.

**NOW THEREFORE**, the Municipal Council of the City of Maple Ridge, enacts as follows:

1. This Bylaw may be cited as "McVeety Local Area Service Bylaw No. 7367-2017".
2. The contents of Schedules "A", "B" "C" and "D" attached hereto are hereby declared to be made an integral part of this Bylaw.
3. The Local Area Service of the City for the benefit of which the enhanced landscape areas are to be maintained as a municipal service are defined as the hatched areas on the attached Schedule "A".
4. The recommended procedures and frequencies for maintenance and Annual Charges are described on the attached Schedule "B".
5. The Enhanced Landscape area planting plans "LAS Areas – Restoration Planting Plan – Bioswales Only", prepared by Phoenix Environmental Services Ltd.; are attached as Schedule "C".
6. The Enhanced Landscaping area engineering drawings: Roadworks – McVeety Street; Roadworks – Typical Sections; Storm and Sanitary – McVeety Street; Storm and Sanitary – Future 104A Avenue; Stormwater Management Plan; Storm Water Control Plan (North); and Storm Water Control Plan (South), by H.Y. Engineering Ltd. are attached as Schedule "D".
7. This bylaw shall take effect as of the date of adoption hereof.

**READ** a first time the \_\_\_\_ day of \_\_\_\_\_, 2017.

**READ** a second time the \_\_\_\_ day of \_\_\_\_\_, 2017.

**READ** a third time the \_\_\_\_ day of \_\_\_\_\_, 2017.

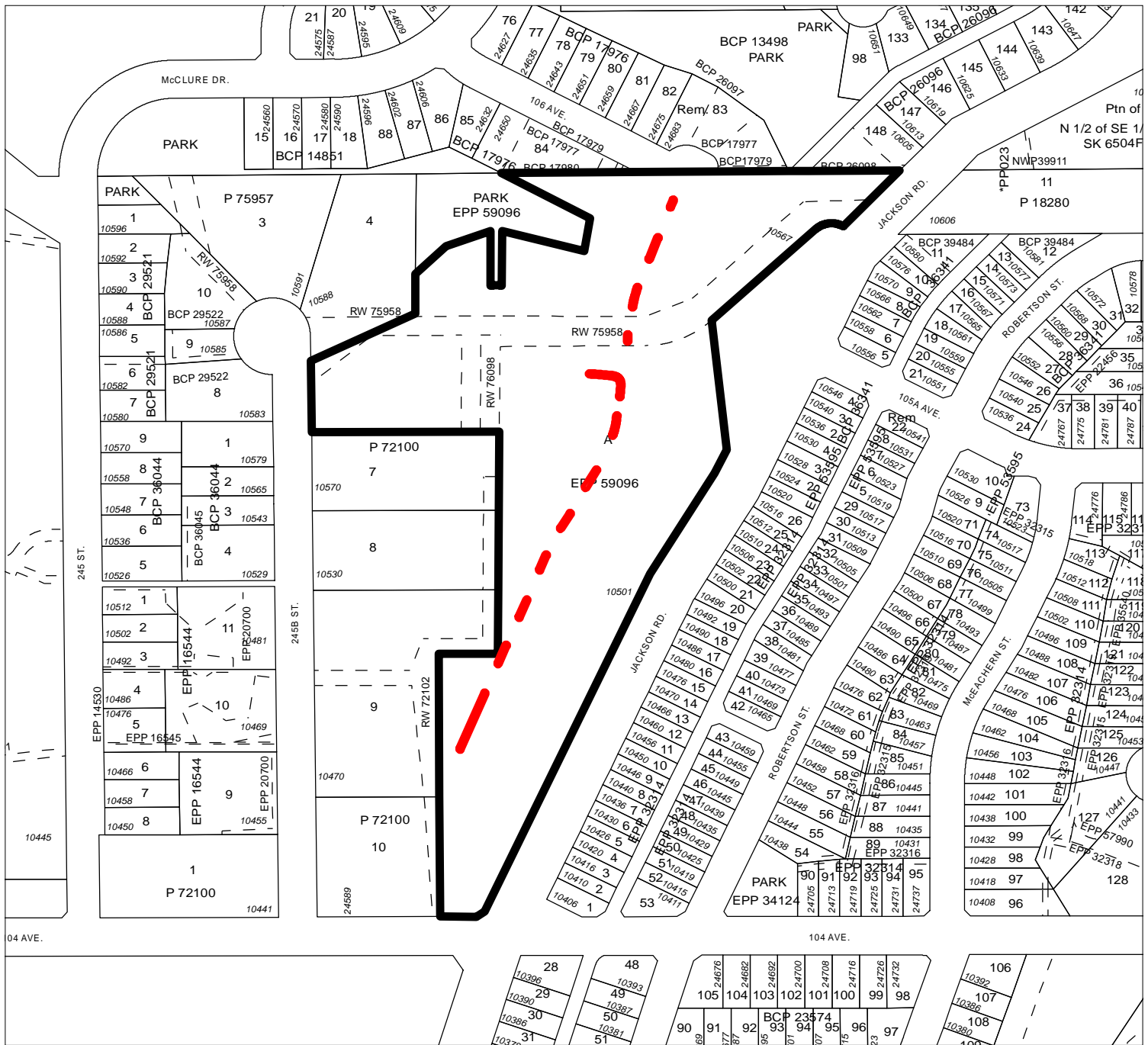
**ADOPTED** the \_\_\_\_ day of \_\_\_\_\_, 2017.

---

PRESIDING MEMBER

---

CORPORATE OFFICER



## MAPLE RIDGE LOCAL AREA SERVICE BYLAW

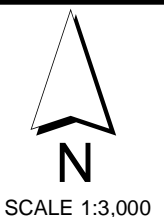
Bylaw No. 7367-2017

 Enhanced Landscape Areas

 Original Lot Boundary



# "Schedule A"



## **CITY OF MAPLE RIDGE**

### **LOCAL AREA SERVICE BYLAW NO. 7367 - 2017**

#### **SCHEDULE "B"**

##### **Class of Work:**

The establishment, maintenance and replacement of enhanced bioswales indicated by bold outline on Schedule "A" are to be maintained as per the attached recommended procedures and frequencies.

##### **Annual Charge:**

The Annual Charge is based on a per lot basis for each of the 60 lots created by subdivision of Lot A, Section 10, Township 12, New Westminster District Plan EPP59096, of \$105.28 starting in 2020.

The charges established under this Bylaw shall be specifically charged against the parcels benefitting from the work, payable by a per lot basis levied year by year.

##### **The Annual Charge Adjustment:**

The annual charge will be reviewed each year by the Parks and Operations Departments, and adjusted accordingly to reflect any change in maintenance requirements or costs, and to reflect any increase in the Consumer Price Index (CPI) for Vancouver, BC for the immediately preceding year, as provided by Statistics Canada.

# Local Area Service (LAS) Agreement Landscape Maintenance Program



**MAPLE RIDGE**  
British Columbia

Bylaw #	
Frequency	Yearly Cost
As shown	\$500.00
As shown	\$1,250.00
Monthly in growing season	\$3,068.00
Monthly in growing season	\$296.00
Monthly in growing season	
As required only	
Every 5 years or when reported	\$150.00
<b>Sub-Total</b>	<b>\$5,264.00</b>
<b>GST</b>	<b>\$263.20</b>
<b>Total</b>	<b>\$5,527.20</b>
<b>City Administration Fee (15%)</b>	<b>\$789.60</b>
<b>Total for LAS Bylaw</b>	<b>\$6,316.80</b>

Procedure	Schedule (Month)											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Inspection/Reporting		x		x	x	x	x	x	x	x		x
Garbage Removal		x		x	x	x	x	x	x	x		x
Weeding				x	x	x	x	x	x	x		
Invasive plant removal				x	x	x	x	x	x			
Trim grass areas				x	x	x	x	x	x	x		
Prune shrubs												
Hazard tree assessment and abatement												

Note: Property developer is responsible for 2 years of establishment maintenance and plant material warranty

City of Maple Ridge or contractor will begin maintenance after 2 years establishment maintenance

Project: 10501 Jackson Rd, Maple Ridge

Note: This Landscape Maintenance Cost covers Boulevard Bio-swale only.

  
Developer's Signature



# Schedule "C" to Appendix E

## PLANTING LIST:

Bioswale  
Planting  
Shrubs & Weeds  
Plants  
430 m<sup>2</sup>

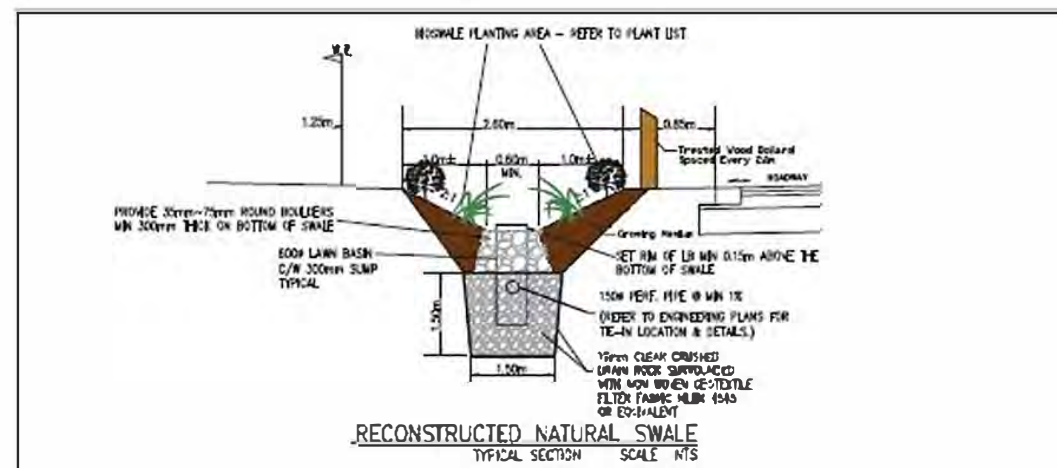


Total Plants =

Amount	Botanical Name	Common Name	Spacing	Size
40	Symphoricarpos albus	Snowberry	1m	2 gallon
40	Vaccinium ovalifolium	Oval-leaf Blueberry	1m	2 gallon
40	Rosa gymnocarpa	Balding Rose	1m	1 gallon
40	Manitoba nervosa	Dragon Grape (dwarf)	1m	1 gallon
80	Gaithria shallon	Salam	1m	1 gallon
100	Carex constricta	Slough Sedge*	0.5m	1 gallon
100	Juncus effusus	Common Rush*	0.5m	1 gallon

\* Weeded Plants to be placed along cobble edge (closest to adjacent swale)

## BIOSWALE DESIGN SPECIFICATION (N.T.S.):



## LEGEND:

- PROPOSED DRAINAGE
- BIOSWALE DRAINAGE
- SITE BOUNDARY

LAS / BIOSWALE PLANTING  
AREA (430 m<sup>2</sup>)



WETLAND - NOT PART OF  
LAS - SEE SEPARATE  
RESTORATION PLANTING  
PLANS



BIOSWALE CATCH BASIN

## SCALE:



## LAS AREAS - RESTORATION PLANTING PLAN - BIOSWALES ONLY

**HY Engineering**  
60-Lot Subdivision  
10501 & 10601 Jackson Rd. Maple Ridge, BC



DATE: Updated Apr, 2017 | DRAWN BY: NGL | SCALE: AS SHOWN | DWG: HY-Jackson\_BIOSWALEPlanting.dwg



# PHOENIX

ENVIRONMENTAL SERVICES LTD. 505 - 1755 W. Broadway, Vancouver, BC V6J 4S5 604-689-3888

AUG. 2016

**BIOSWALE ONLY - Planting List & Cost Estimate**  
**HY Engineering - Jackson Rd & 105A Ave - Maple Ridge, BC**

<b>Bioswale Planting</b>  <i>Shrubs &amp; Wetted Plants</i> <b>430 m<sup>2</sup></b>	Amount	Botanical Name	Common Name	Spacing	Size	Unit Cost	Total
	40	Symphoricarpos albus	Snowberry	1m	2 gallon	\$20.00	\$800.00
	40	Vaccinium ovalifolium	Oval-leaf Blueberry	1m	2 gallon	\$20.00	\$800.00
	40	Rosa gymnocarpa	Baldhip Rose	1m	1 gallon	\$12.00	\$480.00
	40	Mahonia nervosa	Oregon Grape (dwarf)	1m	1 gallon	\$12.00	\$480.00
	80	Gaultheria shallon	Salal	1m	1 gallon	\$12.00	\$960.00
	100	Carex obnupta	Slough Sedge*	0.5m	1 gallon	\$10.00	\$1,000.00
	100	Juncus effusus	Common Rush*	0.5m	1 gallon	\$10.00	\$1,000.00
<b>Total Plants =</b>	<b>440</b>	* Wetted Plants to be placed along cobble edge (closest to water/swale)					
							<b>TOTAL</b> \$5,520.00

Landscape Maintenance				Unit Cost	Total
	See LAS Agreement Maintenance Form			see other	see other

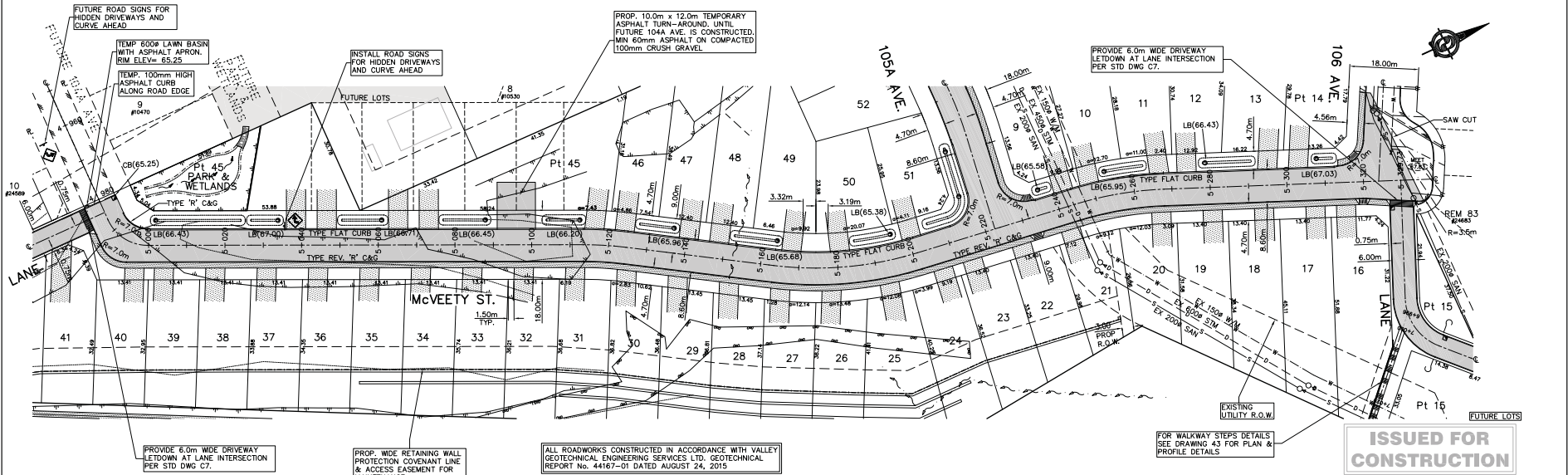
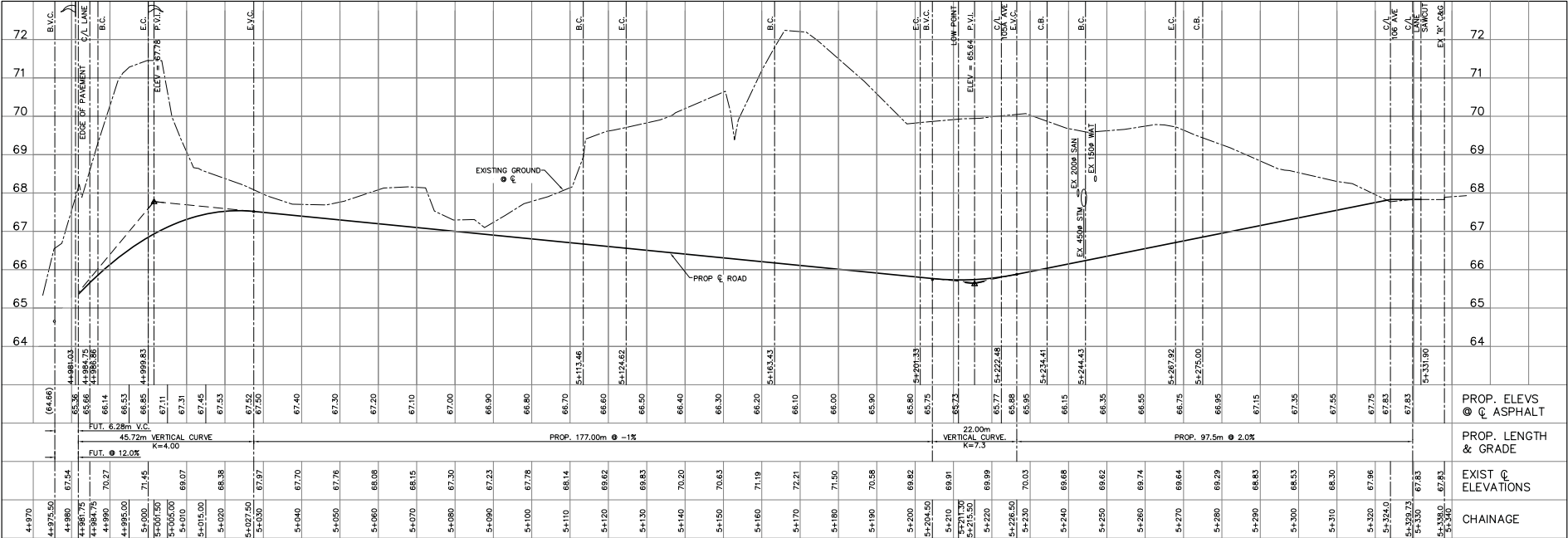
Environmental Monitoring (2 Years):				Unit Cost	Total
	Initial (1st year)			\$750.00	\$750.00
	Year 2			\$500.00	\$500.00

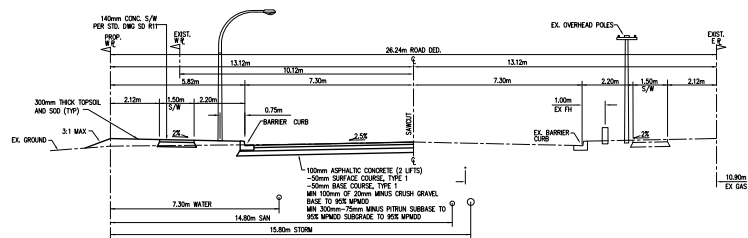
**TOTAL** \$1,250.00

**TOTAL** \$6,770.00

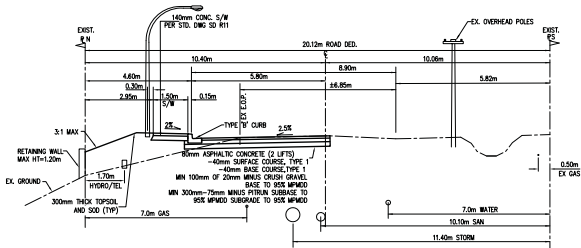


Schedule "D" to Appendix E

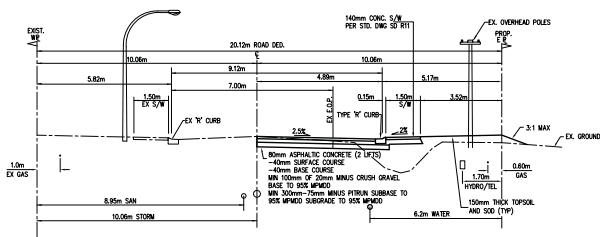




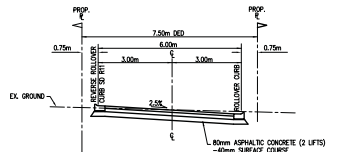
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SCALE H 1:100



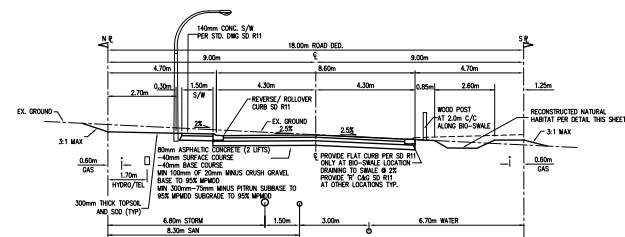
TYPICAL SECTION - 104 AVE.  
SCALE H 1:100



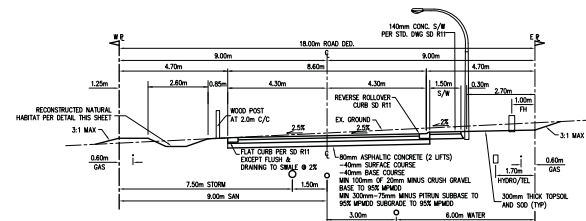
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SCALE H 1:100



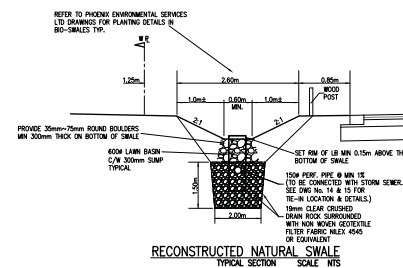
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SCALE H 1:100



TYPICAL SECTION - 105A AVE.  
SCALE H 1:100



TYPICAL SECTION - McVEETY ST.  
SCALE H 1:100

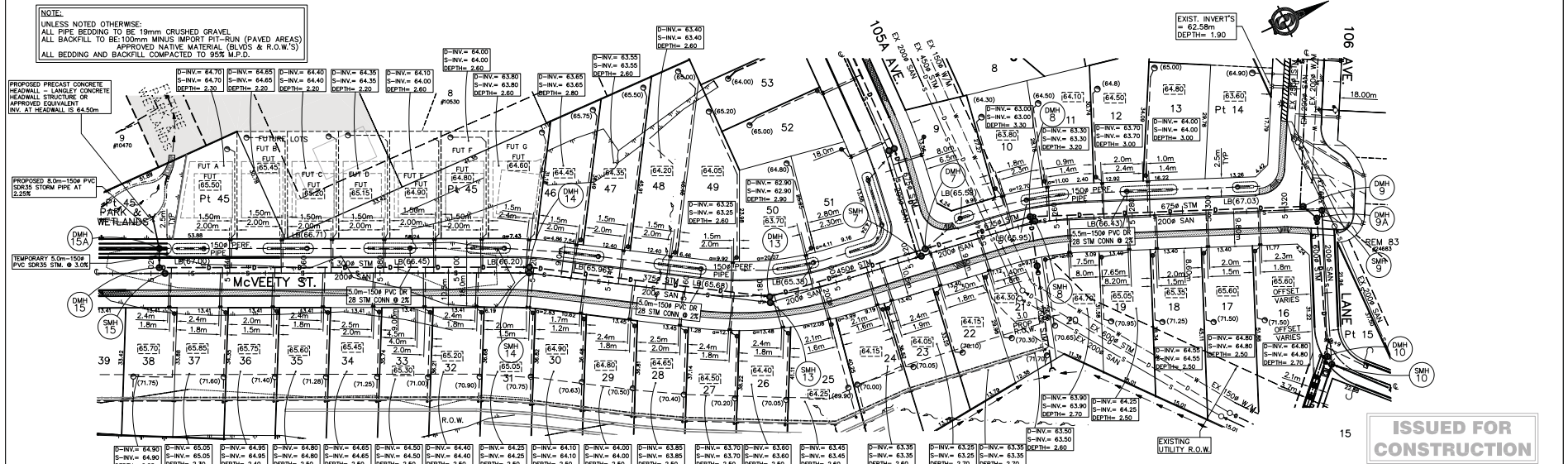
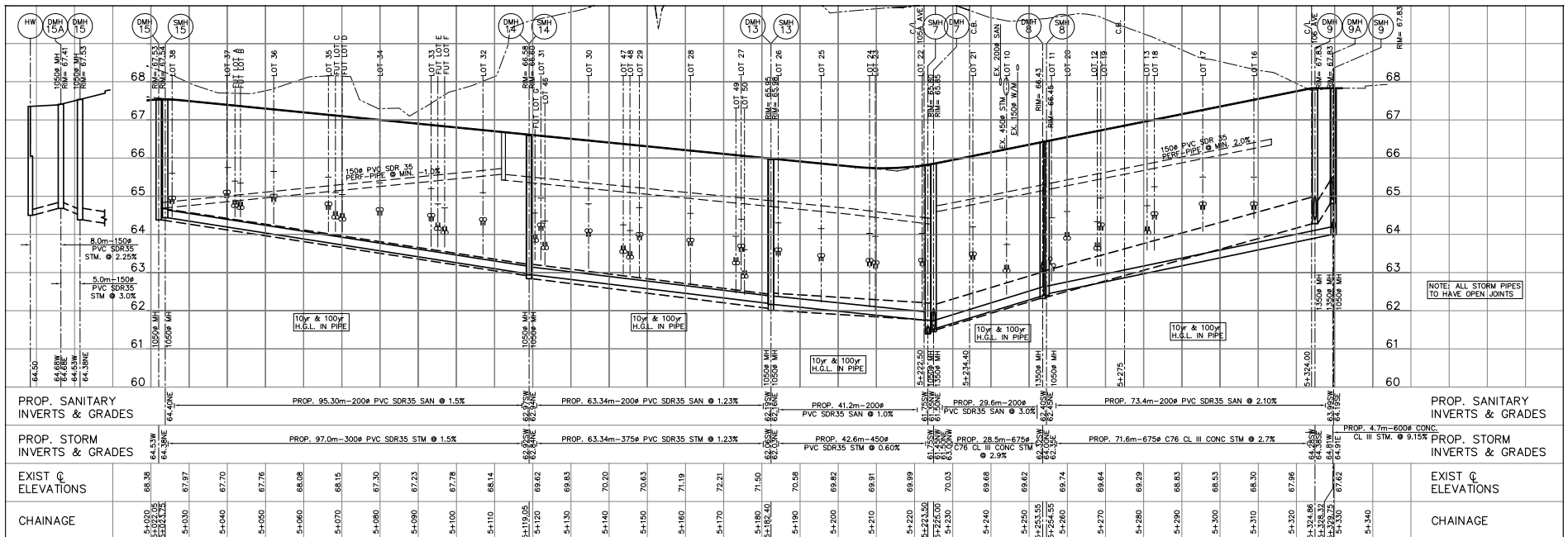


RECONSTRUCTED NATURAL SWALE  
TYPICAL SECTION  
SCALE NTS

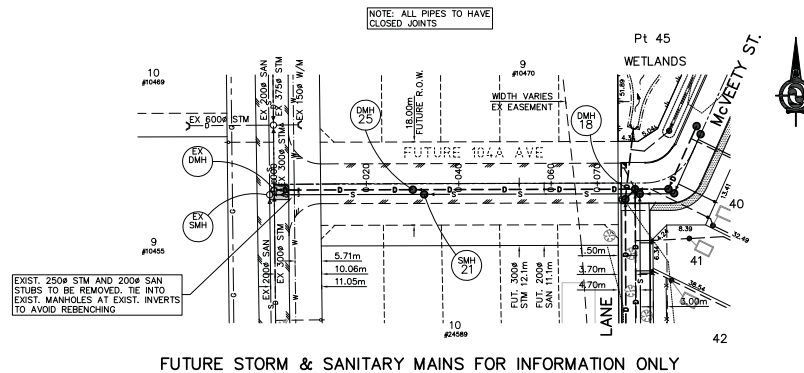
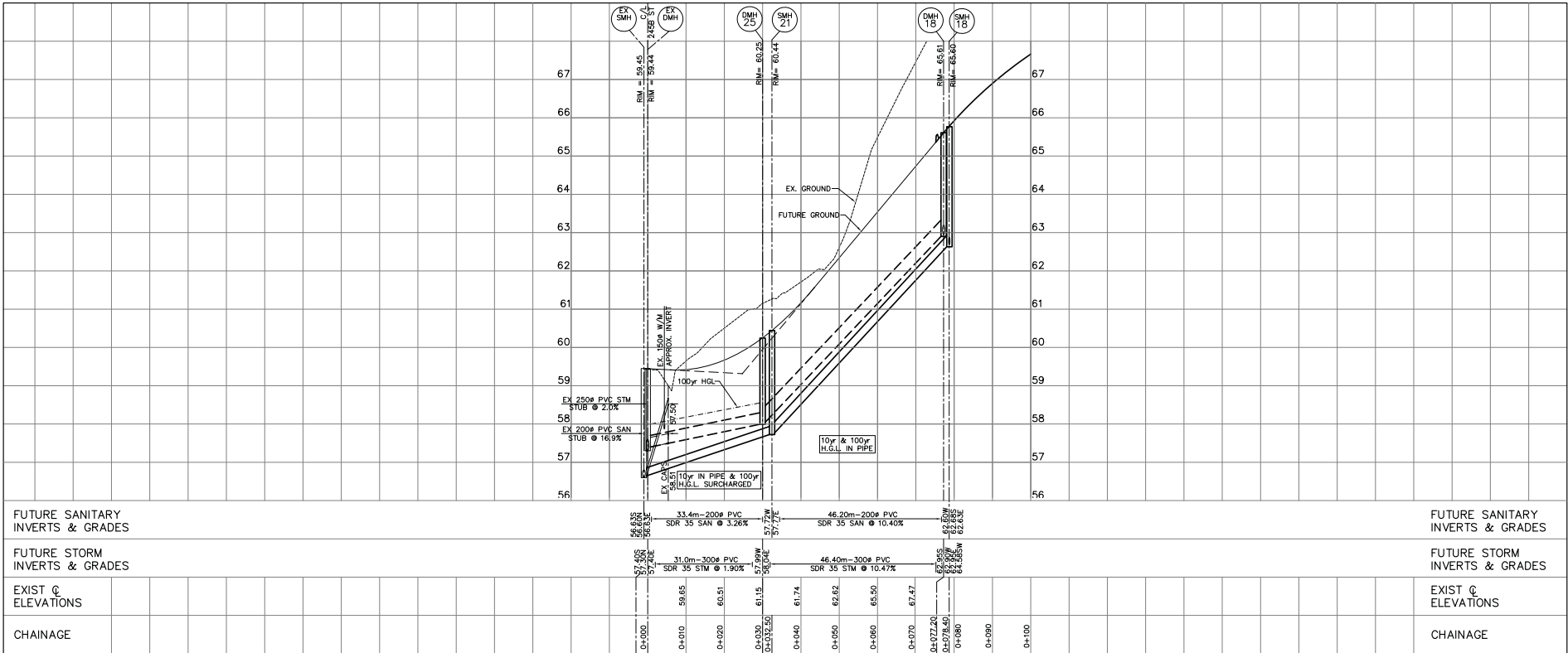
ALL ROADWORKS TO BE CONSTRUCTED IN ACCORDANCE WITH  
VALLEY GEOTECHNICAL ENGINEERING SERVICES LTD.  
GEOTECHNICAL REPORT No. 44167-01 DATED AUGUST 24, 2016

ISSUED FOR  
CONSTRUCTION


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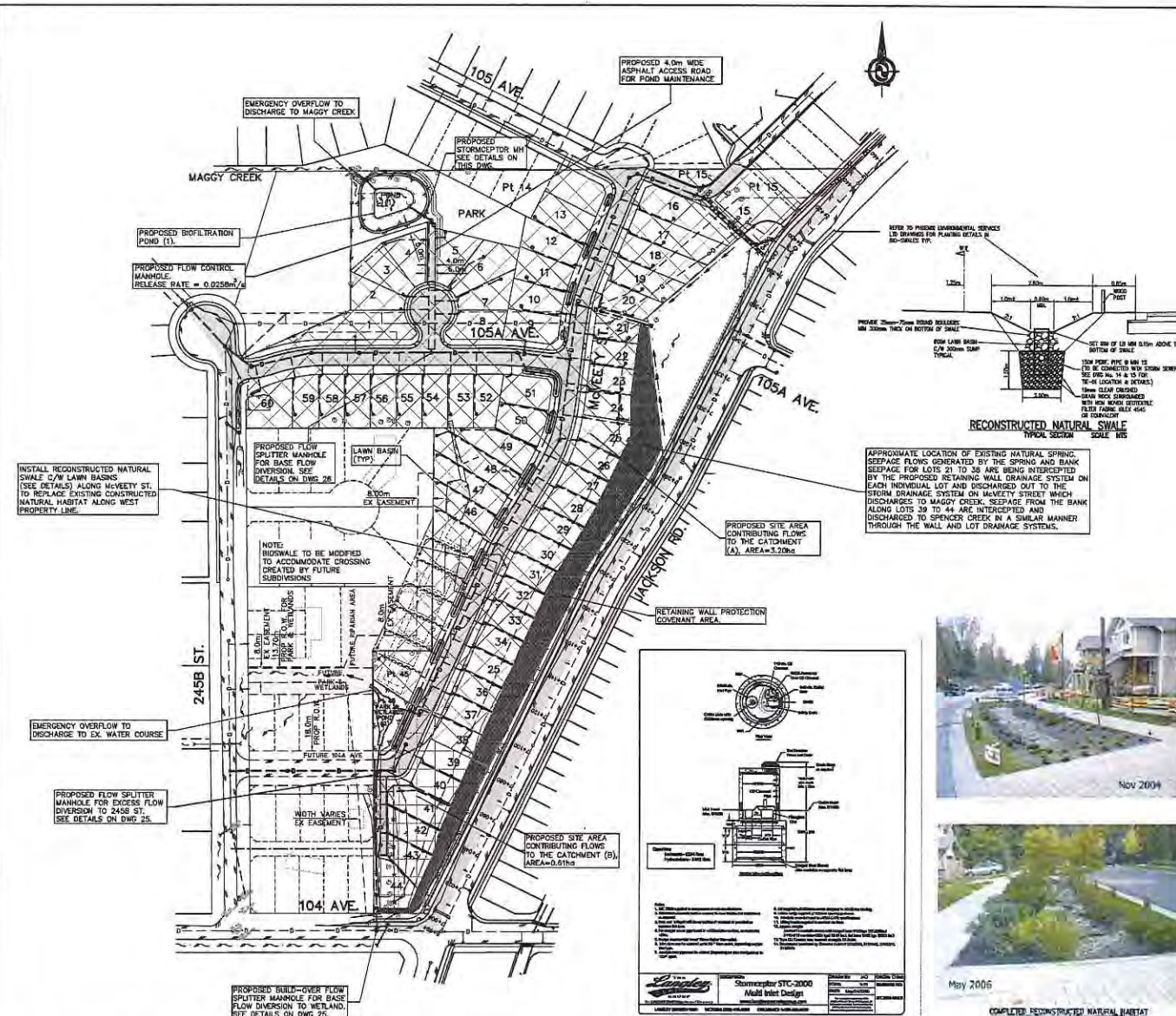
4 JUL/24/17	ISSUED FOR CONSTRUCTION	ER	BENCHMARK: ALL ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM MON. 88H0702 LOCATED IN FRONT OF 10440 JACKSON ROAD ELEVATION = 78.815m	DESIGNED	GC	SEAL	CORPORATION OF THE DISTRICT OF MAPLE RIDGE ENGINEERING DEPARTMENT <b>STORM &amp; SANITARY - MCVEETY ST. PROPOSED 60 LOT SUBDIVISION 10501/10567 JACKSON ROAD MAPLE RIDGE, B.C.</b>	DATE	NOV. 03, 2016
5 JUL/19/17	ADD DMH9A AND RE-ALIGN STM TO DMH9	RED		CHECKED	PG/END			SHEET	15 OF 45
4 JUL/11/17	DIVERSION ADDED WITH DMH15A	ER		APPROVED	ER			DWG. No.	154134- 15
3 MAR/09/17	ADDED NOTE RE SPRING INTERCEPT	ER							
2 SEP/01/16	ISSUED FOR SECOND SUBMISSION	ER	LEGAL DESCRIPTION: LOT 8 SECTION 10 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN 18280 LOT 1 SECTION 10 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN 72103 LOT 9 SECTION 10 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN 72957 LOT 6 SECTION 10 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN 72957						
No.	DATE	REVISION	BY						



**ISSUED FOR CONSTRUCTION**

					BENCHMARK:				DRAWN GC		SEAL	CORPORATION OF THE DISTRICT OF MAPLE RIDGE				
JUL/24/17			ISSUED FOR CONSTRUCTION		ER	ALL ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM MON. 88H0702 LOCATED IN FRONT OF 10440 JACKSON ROAD ELEVATION = 78.813m		 <div>• #604-9128-152nd ST. Surrey, BC V3R 4E7 • TEL 604-583-1616 • Website: www.hyengineering.com • FAX 604-583-1737</div>		DESIGNED PG/BKD			ENGINEERING DEPARTMENT			
MAR/09/17			ADDED NOTE RE SPRING INTERCEPT		ER	LEGAL DESCRIPTION:				CHECKED RD			STORM & SANITARY FUTURE 104A AVE.			
SEP/01/16			ISSUED FOR SECOND SUBMISSION		ER	LOT 8 SECTION 10 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN 18280				APPROVED ER			PROPOSED 60 LOT SUBDIVISION			
DEC/18/15			ISSUED FOR FIRST SUBMISSION		ER	LOT 1 SECTION 10 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN 72103				SCALES H 1:500 V 1:50			10501/10567 JACKSON ROAD			
No. DATE			REVISION		BY	LOT 5 SECTION 10 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN 75957						10501/10567 JACKSON ROAD				
						LOT 6 SECTION 10 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN 75957						MAPLE RIDGE, B.C.				
												DATE NOV. 03, 2016				
												SHEET 17 OF 45				
												DWG. No. 154134- 17				





**STORM WATER MANAGEMENT PLAN**  
(FOR NORTH CATCHMENT AREA (A) = 3.20ha)

**TIER A: SOURCE CONTROL**

- LANDSCAPE AREAS ON ALL LOTS AND ROAD BOULEVARDS TO HAVE MINIMUM 300mm ABSORBENT TOPSOIL. TOPSOIL ON LOTS TO BE PROVIDED BY INDIVIDUAL LOT OWNERS AT BUILDING PERMIT STAGE AND ON THE ROAD BOULEVARD AREA TOPSOIL TO BE PROVIDED BY THE DEVELOPER.
- GRADE DRIVEWAYS TO DRAIN TOWARDS LANDSCAPED AREAS OR BIO-SWALES INFILTRATION TRENCHES.
- ALL ROOF WATER LEADERS ARE TO BE DISCHARGED INTO THE STORM SYSTEM THROUGH THE DETENTION FACILITY PROPOSED IN EACH LOT.
- PROVIDE RECONSTRUCTED NATURAL SWALE AND INVERT SURFACE FLOWS FROM THE ROAD TOWARDS THE BIO-SWALE, TO ALLOW INFILTRATION OF STORM FLOWS.

**TARGET RUNOFF VOLUME REDUCTION AT SOURCE (a):**  
= 1125cum (WITHIN 300mm TOPSOIL)

**TIER B: RUNOFF CONTROL**

Ornl. 2YR PRE DEVELOPMENT DISCHARGE = 0.0258 cum/s.  
Q 1 in 10yr. POST DEVELOPMENT DISCHARGE = 0.285 cum/s.

**TARGET RUNOFF VOLUME REDUCTION AT SOURCE (b):**  
= 207.90cum (DETENTION FACILITY TO BE INSTALLED BY OWNER IN EACH LOT)

**TIER C: FLOOD RISK MANAGEMENT**

**TARGET RUNOFF VOLUME REDUCTION (c):**  
= 418.50 cum (WITHIN BIO-SWALES/INFILTRATION TRENCHES) + 304.65cum IN THE DETENTION TANK

**TOTAL ONSITE STORAGE PROVIDED IN TIER A, TIER B AND TIER C (a+b+c):**  
= 1125 + 207.90 + 418.50 + 304.65 = 2056.05cum or 38.072 cum/lot (FOR 54 LOTS).

THE STORM VOLUME STORED IN TIER A & TIER B & TIER C EXCEEDS THE REQUIRED DETENTION VOLUME OF 842.15cum. THEREFORE, NO DETENTION IS REQUIRED IN THE BIO-FILTRATION POND.

IN 2 YR PRE DEVELOPMENT RUNOFF IS TO BE DISCHARGED INTO THE BIO-FILTRATION POND, WHICH WILL BE CONNECTED TO MAGGY CREEK THROUGH STORM PIPES, MANHOLES AND AN EMERGENCY SPILL WAY.

**STORM WATER MANAGEMENT PLAN**  
(FOR SOUTH CATCHMENT AREA (B) = 0.61ha)

**TIER A: SOURCE CONTROL**

- LANDSCAPE AREAS ON ALL LOTS AND ROAD BOULEVARDS TO HAVE MIN. 300mm ABSORBENT TOPSOIL. TOPSOIL ON LOTS TO BE PROVIDED BY INDIVIDUAL LOT OWNERS AT BUILDING PERMIT STAGE AND ON THE ROAD BOULEVARD AREA TOPSOIL TO BE PROVIDED BY THE DEVELOPER.
- GRADE DRIVEWAYS TO DRAIN TOWARDS LANDSCAPED AREAS OR BIO-SWALES/INFILTRATION TRENCHES.
- ALL ROOF WATER LEADERS ARE TO BE DISCHARGED INTO THE STORM SYSTEM THROUGH THE DETENTION FACILITY PROPOSED IN EACH LOT.
- PROVIDE RECONSTRUCTED NATURAL SWALE AND INVERT SURFACE FLOWS FROM THE ROAD TOWARDS THE BIO-SWALE, TO ALLOW INFILTRATION OF STORM FLOWS.

**TARGET RUNOFF VOLUME REDUCTION AT SOURCE (a):**  
= 1600 sqm X 0.30m X 25% VOID RATIO = 120.0cum

**TIER B: RUNOFF CONTROL**

Ornl. 2YR PRE DEVELOPMENT DISCHARGE = 0.0258 cum/s.  
Q 1 in 10yr. POST DEVELOPMENT DISCHARGE = 0.285 cum/s.

**TARGET RUNOFF VOLUME REDUCTION AT SOURCE (b):**  
= 23.10cum (DETENTION FACILITY TO BE INSTALLED BY OWNER IN EACH LOT)

**TIER C: FLOOD RISK MANAGEMENT**

**TARGET RUNOFF VOLUME REDUCTION (c):**  
= 33.75 cum (WITHIN BIO-SWALES/INFILTRATION TRENCHES)

**TOTAL ONSITE STORAGE PROVIDED IN TIER A, TIER B AND TIER C (a+b+c):**  
1004-23.10+33.75 = 176.85cum or 28.48 cum/lot (FOR 6 LOTS).

ASSUMED BASE FLOWS DIVERGED INTO THE BIO-FILTRATION POND "2" TO MAINTAIN FLOWS IN THE WETLAND AREA = 0.0253cum/sec OR 25.3 l/sec. RUNOFF FROM EXTREME STORM EVENT IS TO BE DIVERGED INTO DWH 16 TOWARDS 245B ST STORM SYSTEM VIA AN OVERFLOW PIPE CONNECTED WITH THE FLOW CONTROL MANHOLE DMH 24.



**ISSUED FOR CONSTRUCTION**

4 JUL/24/17	ISSUED FOR CONSTRUCTION	DR
4 JUL/11/17	NOTES ADDED, DIVERSION ADDED TO SOUTH WETLAND	RED
3 MAR/06/17	ADDED NOTE RE SPRING INTERCEPT	DR
2 SEP/01/16	ISSUED FOR SECOND SUBMISSION	DR
1 DEC/16/15	ISSUED FOR FIRST SUBMISSION	DR
NA	DATE	REVISION

**BENCHMARK:**  
ALL ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM MCH. 8840702 LOCATED IN FRONT OF 10440 JACKSON ROAD ELEVATION = 78.913m

**LEGAL DESCRIPTION:**  
LOT 8 SECTION 10 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN 18280  
LOT 1 SECTION 10 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN 72105  
LOT 8 SECTION 10 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN 75527  
LOT 8 SECTION 10 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN 75527

**H.Y. ENGINEERING LTD.**

2058-8128-152nd St. Surrey, BC V3Z 4Z7 • TEL 804-583-856  
• Website: www.hyengineering.com • FAX 804-583-1737

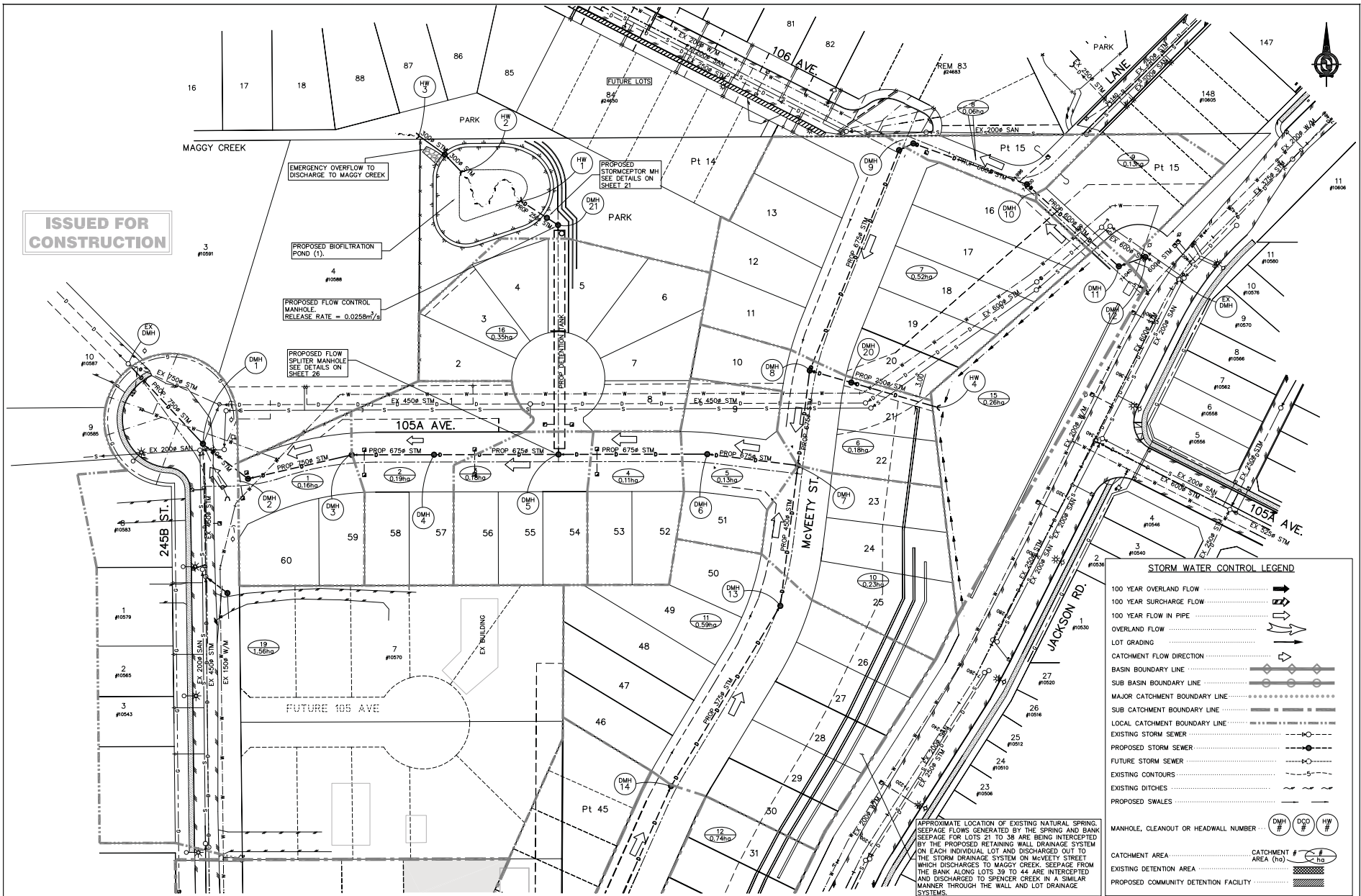
Stamp: **Shomberger STC-2000** Multi-Use Design

DRAWN	GC	SEAL
DESIGNED	PC/RED	
CHECKED	RD	
APPROVED	ER	
SCALES	H 1:1000	

**CORPORATION OF THE DISTRICT OF MAPLE RIDGE**  
ENGINEERING DEPARTMENT

**STORM WATER MANAGEMENT PLAN**  
PROPOSED 60 LOT SUBDIVISION  
10501/10567 JACKSON ROAD  
MAPLE RIDGE, B.C.

DATE: NOV. 03, 2016  
SHEET: 21 OF 45  
PLAN: 154134-21



4	JUL/24/17	ISSUED FOR CONSTRUCTION	ER
4	JUL/11/17	NOTES ADDED, DIVERSION ADDED TO SOUTH WETLAND	RED
3	MAR/09/17	ADDED NOTE RE SPRING INTERCEPT	ER
2	SEP/01/16	ISSUED FOR SECOND SUBMISSION	ER
1	DEC/18/15	ISSUED FOR FIRST SUBMISSION	ER
No.	DATE	REVISION	BY

**BENCHMARK:**  
ALL ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM MON. 88H0702 LOCATED IN FRONT OF 10440 JACKSON ROAD  
ELEVATION = 78.813m

**LEGAL DESCRIPTION:**  
LOT 9 SECTION 10 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN 18280  
LOT 1 SECTION 10 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN 72103  
LOT 9 SECTION 10 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN 79957  
LOT 6 SECTION 10 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN 79957



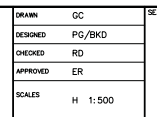
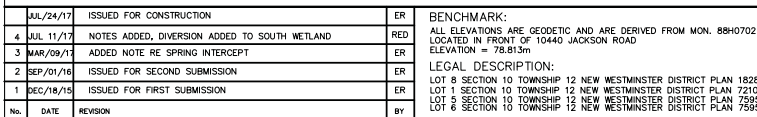
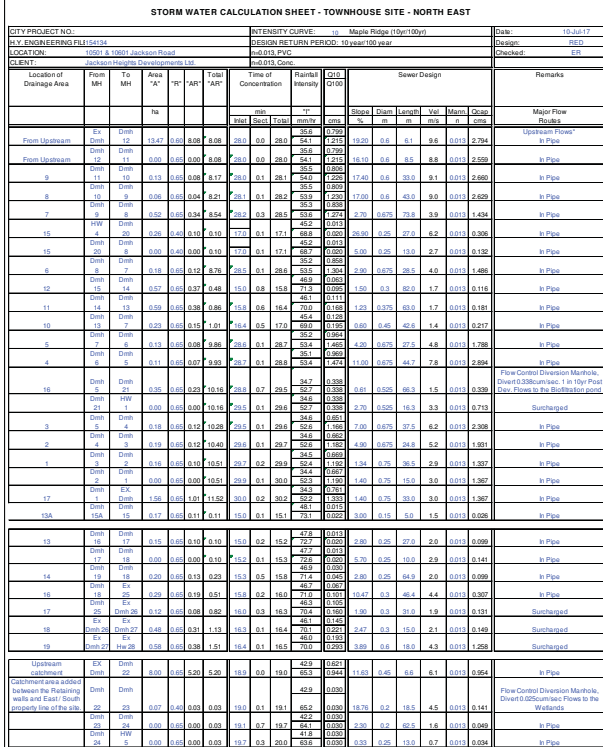
• 604-9128-152nd. ST. Surrey, BC V3R 4E7 • TEL 604-583-1616  
• Website: www.hyengineering.com • FAX 604-583-1737

DESIGNED	GC
CHECKED	PG/BKD
APPROVED	RD
SCALES	H 1:500

SEAL

CORPORATION OF THE DISTRICT OF MAPLE RIDGE		DATE	NOV. 03, 2016
ENGINEERING DEPARTMENT		SHEET	22 OF 45
STORM WATER CONTROL PLAN (NORTH)		DWG. No.	154134-22
PROPOSED 60 LOT SUBDIVISION			
10501/10567 JACKSON ROAD			
MAPLE RIDGE, B.C.			





CORPORATION OF THE DISTRICT OF MAPLE RIDGE							
ENGINEERING DEPARTMENT							
STORM WATER CONTROL PLAN (SOUTH) PROPOSED 60 LOT SUBDIVISION 10501/10567 JACKSON ROAD MAPLE RIDGE, B.C.	<table border="1"> <tr> <td>DATE</td> <td>NOV. 03, 2016</td> </tr> <tr> <td>SHEET</td> <td>23 OF 45</td> </tr> <tr> <td>DWG. No.</td> <td>154134-23</td> </tr> </table>	DATE	NOV. 03, 2016	SHEET	23 OF 45	DWG. No.	154134-23
DATE	NOV. 03, 2016						
SHEET	23 OF 45						
DWG. No.	154134-23						

**City of Maple Ridge**

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Development Variance Permit  
10501 Jackson Road

**MEETING DATE:** September 12, 2017  
**FILE NO:** 2012-065-DVP  
**MEETING:** Council

---

**EXECUTIVE SUMMARY:**

A Development Variance Permit application has been received for the subject property, located at 10501 Jackson Road, in coordination with a subdivision application for 47 single family lots. The requested variances are as follows:

1. To vary the subdivision servicing requirement for underground wiring to allow the overhead wiring to remain along the 245B Street frontage.
2. To increase the maximum retaining wall height from 1.2m (3.9 ft.) to 2.6m (8.5 ft.).
3. To reduce the front yard setback from 6.0m (19.7 ft.) to 5.5m (18.0 ft.) for proposed Lots 6, 16, 17, 18, 25, and 35; and from 6.0m (19.7 ft.) to 3.0m (9.8 ft.) for proposed Lot 47.
4. To reduce the minimum required lot width for RS-1b (One Family Urban (Medium Density) Residential) sized lots from 15m to not less than 12m for proposed Lots 6, 16, 17, 18, and 35.

It is recommended that Development Variance Permit 2012-065-DVP be approved.

**RECOMMENDATION:**

**That the Corporate Officer be authorized to sign and seal 2012-065-DVP respecting property located at 10501 Jackson Road.**

**DISCUSSION:**

**a) Background Context**

Applicant: L. Joyce, H.Y. Engineering Ltd.  
Legal Description: Lot A, Section 10, Township 12, NWD Plan EPP59096

OCP :  
Existing: Low/Medium Density Residential  
Proposed: Low/Medium Density Residential

Zoning:  
Existing: RS-1b (One Family Urban (Medium Density) Residential)  
Proposed: RS-1b (One Family Urban (Medium Density) Residential)



#### Surrounding Uses:

North:	Use:	Vacant
	Zone:	RS-1b (One Family Urban (Medium Density) Residential)
	Designation:	Low/Medium Density Residential
South:	Use:	Park
	Zone:	P-1 (Park and School)
	Designation:	Park
East:	Use:	Single Family Residential
	Zone:	R-3 (Special Amenity Residential District) and RS-3 (One Family Rural Residential)
	Designation:	Medium Density Residential
West:	Use:	Single Family Residential
	Zone:	RS-1b (One Family Urban (Medium Density) Residential) and RS-2 (One Family Suburban Residential)
	Designation:	Low/Medium Density Residential and Conservation
Existing Use of Property:		Vacant, Inactive Gravel Extraction Site
Proposed Use of Property:		Single Family Residential
Site Area:		4.25 ha (10.5 acres)
Access:		245B Street, 106 Avenue
Servicing:		Urban Standard
Concurrent and Previous Applications:		2012-065-RZ/2012-065-DP

#### b) Project Description:

The subject property, located at 10501 Jackson Road, is a consolidated lot on the west side of Jackson Road, between 104 Avenue and 106 Avenue, with a total area of 4.25 hectares (10.5 acres) (see Appendices A and B). As a former gravel extraction operation, the site was extensively excavated over many years and there is little natural landscape remaining. A tributary to Maggy Creek originates in the northwest corner and flows west from the site. There is a steep bank along the Jackson Road frontage as a result of gravel extraction that is sparsely vegetated with deciduous trees. The site has been covered with fine silt material from the gravel crushing operation and has been re-graded several times.

The subject property was rezoned from RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential) to RS-1b (One Family Urban (Medium Density) Residential) on February 23, 2016, for a subdivision of approximately 60 lots which will occur over two phases. The applicant intends to choose the Density Bonus option within the RS-1b (One Family Urban (Medium Density) Residential) zone, which is specific to the Albion Area Plan, enabling single family lot sizes with a minimum area of 371m<sup>2</sup> (3,993 ft<sup>2</sup>). Zoning requirements consistent with the R-1 (Residential District) zone will apply and supersede the zoning requirements for the RS-1b (One Family Urban (Medium Density) Residential) zone, for lots that are less than 557m<sup>2</sup> (5,995 ft<sup>2</sup>). For lots that are 557m<sup>2</sup> (5,995 ft<sup>2</sup>) or larger in area, the RS-1b (One Family Urban (Medium Density) Residential) zoning requirements apply. In order for the lots to have a consistent appearance along the streetscape, variances are being requested for the RS-1b (One Family Urban (Medium Density) Residential) sized lots to be consistent with the R-1 (Residential District) sized lots.

Phase 1 of the proposed development proposes 47 single family lots, of which 38 lots are R-1 (Residential District) sized lots, amounting to an Amenity Contribution of approximately \$117,800.00. The final number of lots and amenity contribution will be determined at the time of approval of the subdivision.

**c) Variance Analysis:**

The Zoning Bylaw and Subdivision and Development Services Bylaw establish general minimum and maximum regulations for single family development. A Development Variance Permit allows Council some flexibility in the approval process.

The requested variances and rationale for support are described below (see Appendices C and D):

1. *Subdivision and Development Services Bylaw No. 4800-1993, Schedule A – Services and Utilities:* To allow the overhead wires on 245B Street to remain in place.

Council Policy 9.05 supports this variance as there is less than 250m (820 ft.) of contiguous redevelopment potential fronting both sides of the highway right-of-way designated on the Official Community Plan. The developer must pay an in-trust amount of \$12,000.00, taken as part of the Subdivision Servicing Securities, to underground these lines in the future.

2. *Zoning Bylaw No. 3510-1985, Part 4, Section 403 (8):* To increase the maximum retaining wall height from 1.2m (3.9 ft.) to 2.6m (8.5 ft.).

The developer originally submitted a plan for a 7-tiered retaining wall that would comply with the 1.2m (3.9 ft.) maximum height permitted; however it was determined that it would be safer to have a 3-tiered wall with a height variance. Due to the extreme slopes of the property adjacent to Jackson Road, this variance is supported.

3. *Zoning Bylaw No. 3510-1985, Part 6, Section 601, C., (9) (c) (i):* To reduce the front yard setback from 6.0m (19.7 ft.) to 5.5m (18.0 ft.) for proposed Lots 6, 16, 17, 18, 25, and 35; and to 3.0m (9.8 ft.) for proposed Lot 47.

The surrounding lots are subject to the R-1 (Residential District) zoning requirements, and will therefore have a front setback of 5.5m (18.0 ft.). This variance will allow the larger lots to have a consistent setback with their neighbouring lots.

Proposed Lot 47 fronts onto 245B Street, however the home will be constructed so that the front of the house will be on 105 A Avenue. In order to have a consistent setback with the other lots along 105 A Avenue, the exterior side setback will be considered the front setback, and will be 5.5m (18 ft.), and the front setback, along 245B Street, will be considered the exterior side, and will need a variance to be reduced from 6.0m (19.7 ft.) to 3.0m (9.8 ft.).

4. *Zoning Bylaw No. 3510-1985, Schedule D, Minimum Lot Area and Dimensions:* To reduce the minimum required lot width for RS-1b (One Family Urban (Medium Density) Residential) sized lots from 15m (49.2 ft.) to not less than 12m (39.4 ft.) for proposed Lots 6, 16, 17, 18, and 35.

The surrounding lots are subject to the R-1 (Residential District) zoning requirements, and will therefore have a minimum width of 12m (39.4 ft.). This variance will allow the larger lots to have a consistent lot width with their neighbouring lots.

**d) Citizen/Customer Implications:**

In accordance with the *Development Procedures Bylaw No. 5879-1999*, notice of Council consideration of a resolution to issue a Development Variance Permit was mailed to all owners or tenants in occupation of all parcels, any parts of which are adjacent to the property that is subject to the permit.

**CONCLUSION:**

The proposed variances are supported, as they will allow for a safer retaining wall to be built and will allow the development to have a consistent streetscape, even though some of the larger lots are subject to the RS-1b (One Family (Medium Density) Residential) zone requirements, while the remaining lots are subject to the R-1 (Residential District) zone requirements.

It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2012-065-DVP.

“Original signed by Michelle Baski”

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**Prepared by: Michelle Baski, ASCT, MA  
Planner 1**

“Original signed by Christine Carter”

---

**Approved by: Christine Carter, M.PL, MCIP, RPP  
Director of Planning**

“Original signed by Frank Quinn”

---

**Approved by: Frank Quinn, MBA, P.Eng.  
GM: Public Works & Development Services**

“Original signed by E.C. Swabey”

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**Concurrence: E.C. Swabey  
Chief Administrative Officer**

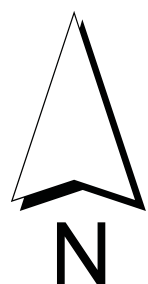
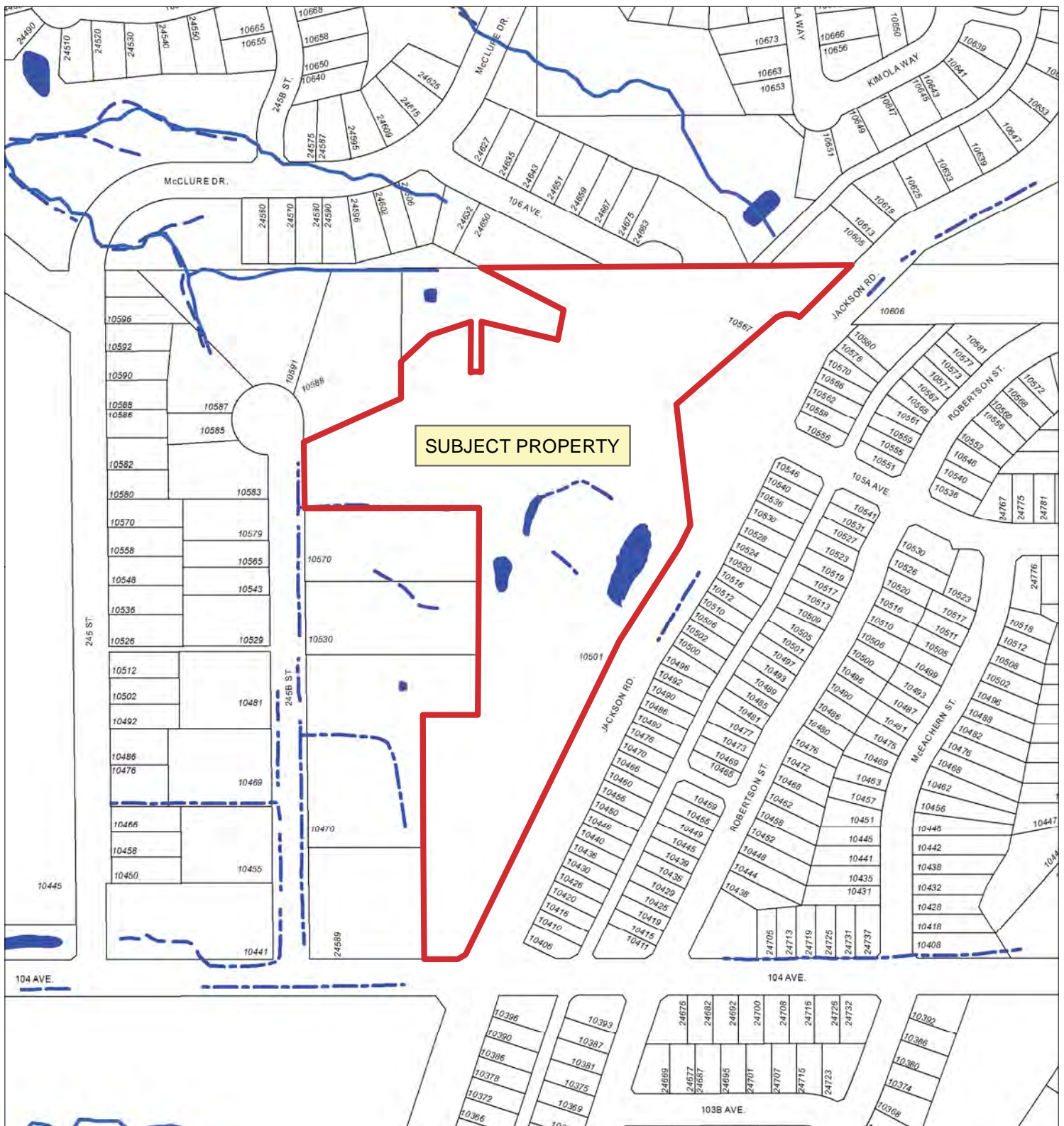
The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Subdivision Plan Showing Proposed Variances

Appendix D – Retaining Wall Elevation Showing Proposed Height Variance



Scale: 1:3,000

## Legend

- Stream
- Ditch Centreline
- Indefinite Creek
- Lake or Reservoir

10501 JACKSON ROAD

PLANNING DEPARTMENT



**MAPLE RIDGE**

British Columbia

**mapleridge.ca**

FILE: 2012-065-VP

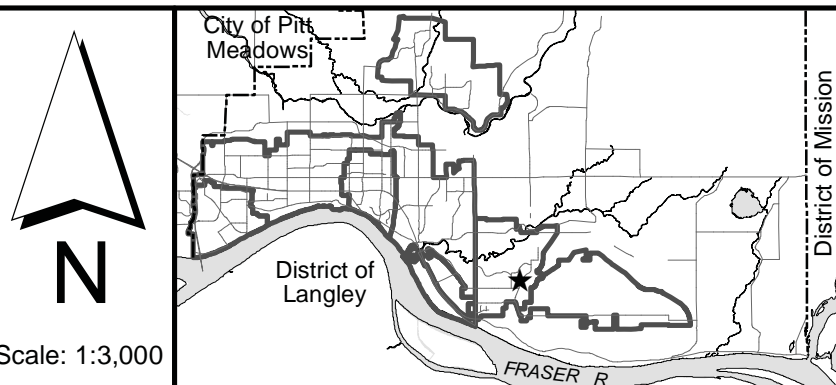
DATE: Aug 31, 2016

BY: PC





Aerial Imagery from the Spring of 2015



10501 JACKSON ROAD

PLANNING DEPARTMENT



FILE: 2012-065-VP  
DATE: Aug 31, 2016

BY: PC



SUBDIVISION PLAN OF  
LOT A SECTION 10 TOWNSHIP 12  
NEW WESTMINSTER DISTRICT  
PLAN EPP59096  
BCGS 920.018

Proposed Variances

PLAN EPP\*\*\*\*\*

## DRAFT

SCALE 1:750

0 10 20 30

ALL DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 360 MM IN WIDTH BY 844 MM IN HEIGHT (3:502) WHEN PLOTTED AT A SCALE OF 1:750

INTEGRATED SURVEY AREA NO. 3A, WAPLE ROAD, BC, V4W 4A3 (CSPS) 4.0.0.BC.1.0.VRD

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 8540702 AND 8541381

THE UTM COORDINATES AND ESTIMATED HORIZONTAL POSITIONAL ACCURACY INDICATED ARE DERIVED FROM CONVENTIONAL SURVEY OBSERVATIONS TO GEODETIC CONTROL MONUMENTS 8540702 AND 8541381

THIS PLAN SHOWS HORIZONTAL ORIGIN-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE CORRECTION FACTOR OF 0.9999983 WHICH HAS BEEN DERIVED FROM GEODETIC CONTROL MONUMENTS 8540702 AND 8541381

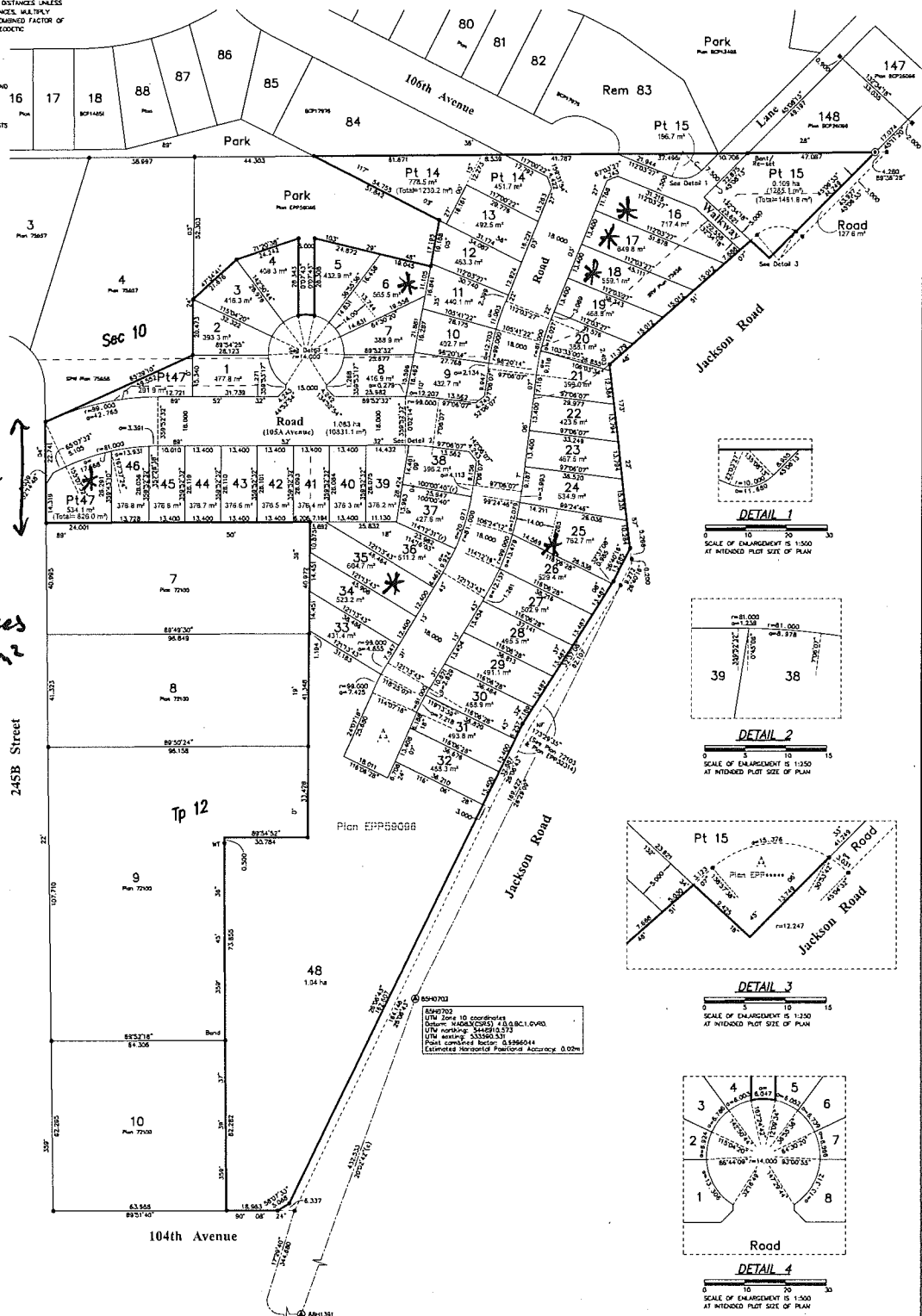
### LEGEND

- ① INDICATES CONTROL MONUMENT FOUND
  - ② INDICATES STANDARD CONCRETE POST FOUND
  - INDICATES STANDARD IRON POST FOUND
  - INDICATES STANDARD IRON POST PLACED
  - PI INDICATES PLANT
- THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE NOT SET ON THE TRUE CORNER(S)



Overhead wiring to remain

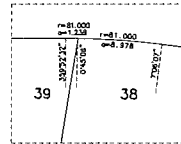
\* R-1 Variances for lots 7557m<sup>2</sup>



### DETAIL 1

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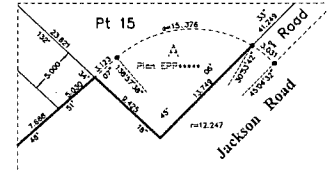
SCALE OF ENLARGEMENT IS 1:500 AT INTENDED PLOT SIZE OF PLAN



### DETAIL 2

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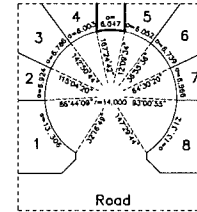
SCALE OF ENLARGEMENT IS 1:500 AT INTENDED PLOT SIZE OF PLAN



### DETAIL 3

0 10 20 30

SCALE OF ENLARGEMENT IS 1:500 AT INTENDED PLOT SIZE OF PLAN



### DETAIL 4

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SCALE OF ENLARGEMENT IS 1:500 AT INTENDED PLOT SIZE OF PLAN

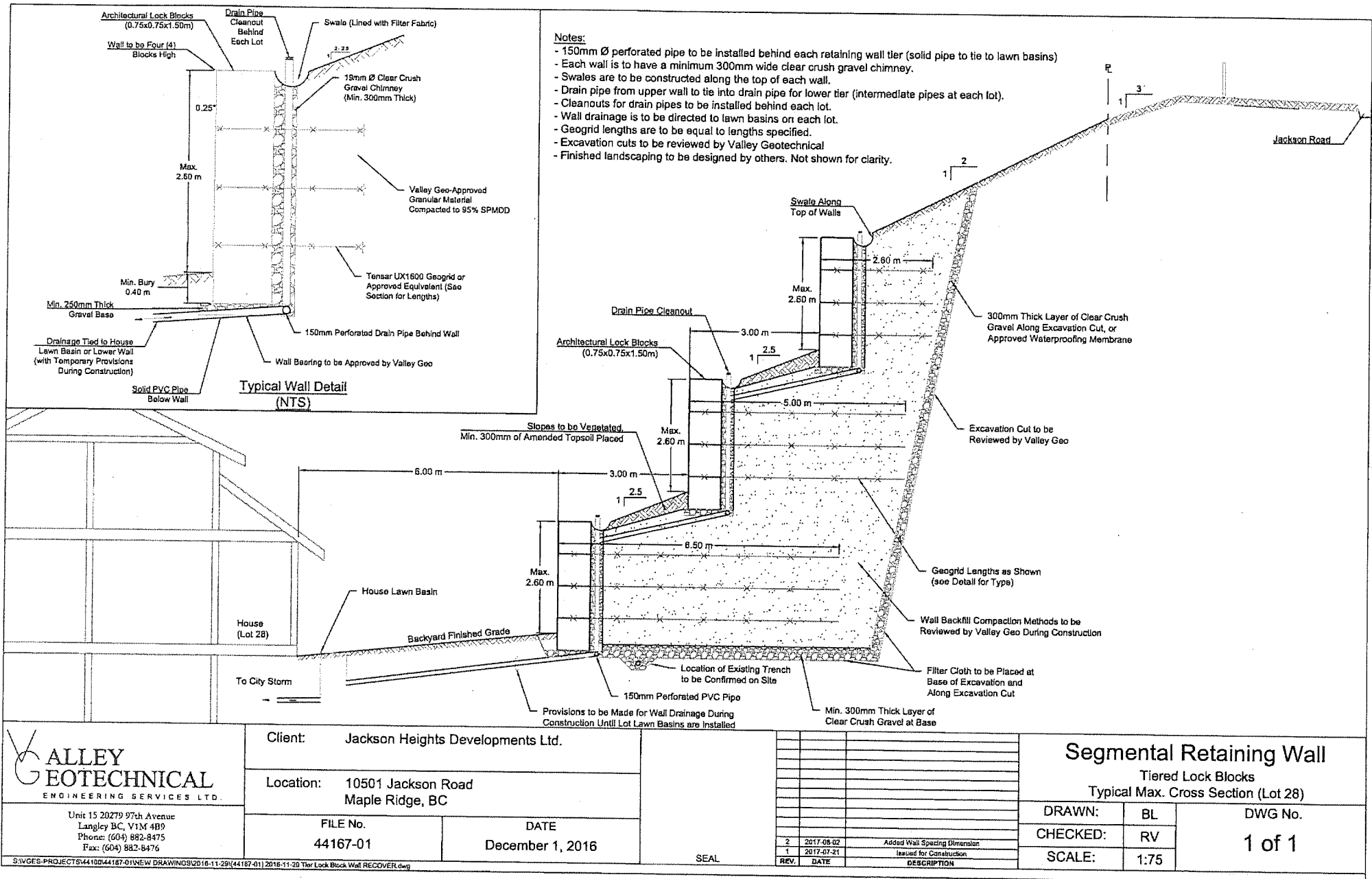
H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.  
303-8128 - 152nd STREET  
SURREY, B.C.  
V4M 4E7  
(604) 568-1816  
Fax: 134134-303, 561000-000

8541381  
UTM Zone 10 coordinates  
Datum: NAD83(CSRS) 4.0.0.BC.1.0.VRD  
UTM Northing: 544504.603  
UTM Easting: 533442.335  
Point corrected factor: 0.9999973  
Estimated Horizontal Positional Accuracy: 0.02m

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT - MUNICIPALITY OF WAPLE ROAD

THIS PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR MUNICIPALITY OF WAPLE ROAD  
THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 11th DAY OF MAY, 2018  
EUGENE MOON, BCLS #718

# APPENDIX D



**City of Maple Ridge**

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer

**MEETING DATE:** September 12, 2017  
**FILE NO:** 2014-016-DVP  
**MEETING:** Council

**SUBJECT:** Development Variance Permit  
23908 and 23920 Dewdney Trunk Road

---

**EXECUTIVE SUMMARY:**

Development Variance Permit 2014-016-DVP has been received in conjunction with a Rezoning and Subdivision application to rezone the subject properties, located at 23908 and 23920 Dewdney Trunk Road, from RS-1b (One Family Urban (Medium Density) Residential) and RS-3 (One Family Rural Residential) to R-2 (Urban Residential District), to permit the subdivision of approximately twelve single family residential lots. The requested variance is to:

- Waive the requirement to convert overhead utilities on Dewdney Trunk Road to underground wiring.

Council granted final reading for rezoning application 2014-016-RZ on September 8, 2015.

It is recommended that Development Variance Permit 2014-016-DVP be approved.

**RECOMMENDATION:**

**That the Corporate Officer be authorized to sign and seal 2014-016-DVP respecting property located at 23908 and 23920 Dewdney Trunk Road.**

**DISCUSSION:**

**a) Background Context**

Applicant: Red Hawk Construction Ltd.

Legal Description: West Half Lot 2 Except: Firstly: Parcel A (Reference Plan 13881) and Secondly: Parcel A (Reference Plan 84990), Thirdly: Part subdivided by Plan LMP1641, Section 16 Township 12 New Westminster District Plan1676

Parcel A (Reference Plan 13881) West Half Lot 2 Except: Parcel B (Reference Plan 84991), Section 16 Township 12 New Westminster District Plan1676



OCP:		
Existing:		Urban Residential
Zoning:		
Existing:		RS-1b (One Family Urban (Medium Density) Residential); RS-3 (One Family Rural Residential)
Proposed:		R-2 (Urban Residential District)
Surrounding Uses:		
North:	Use:	City Works Yard
	Zone:	P-6 (Civic Institutional)
	Designation:	Institutional
South:	Use:	Single Family Residential
	Zone:	RS-1b (One Family Urban (Medium Density) Residential)
	Designation:	Urban Residential
East:	Use:	Single Family Residential
	Zone:	R-1 (Residential District); R-3 (Special Amenity Residential District)
	Designation:	Urban Residential
West:	Use:	Single Family Residential
	Zone:	RS-1b (One Family Urban (Medium Density) Residential); Proposed R-2 (Urban Residential District) zoning under application 2014-106-RZ at second reading
	Designation:	Urban Residential
Existing Use of Property:		Vacant
Proposed Use of Property:		Single Family Residential
Site Area:		0.53 ha (1.31 acres)
Access:		New local road and lane access from 239 Street
Servicing:		Urban Standard
Companion Applications:		2016-163-SD; 2014-016-RZ

**b) Project Description:**

The subject properties are located on the south side of Dewdney Trunk Road, and are approximately 0.53 ha (1.31 acres) in size. The subject properties are currently vacant with single family residential properties to the south and east, with Dewdney Trunk Road to the north (see Appendix A). The property to the west is currently vacant, and under application 2014-106-RZ for proposed R-2 (Urban Residential District) zoning for eleven single family residential lots.

**c) Variance Analysis:**

The Subdivision and Development Services Bylaw establishes regulations for development. A Development Variance Permit allows Council some flexibility in the approval process.

The requested variance and rationale for support are described below:

1. *Subdivision and Development Services Bylaw No. 4800-1993, Schedule A – Services and Utilities:*

- To waive the requirement to convert overhead utilities on Dewdney Trunk Road to underground wiring, in accordance with *Council Policy 9.05 – Conversion of Existing Overhead Utility Wiring to Underground Wiring*.

Council Policy 9.05 supports this variance as there is less than 250m (820 ft.) of contiguous redevelopment potential fronting both sides of the highway right-of-way designated on the Official Community Plan. There is no intention to underground the service at this location along Dewdney Trunk Road; therefore, no securities in lieu of undergrounding the utility lines, are required.

**d) Citizen / Customer Implications**

In accordance with the *Development Procedures Bylaw No. 5879-1999*, notice of Council consideration of a resolution to issue a Development Variance Permit was mailed to all owners or tenants in occupation of all parcels, any parts of which are adjacent to the property that is subject to the permit.

**CONCLUSION:**

The proposed variance to waive the requirement to convert overhead utilities to underground wiring on Dewdney Trunk Road is supported, as it is in compliance with Council Policy 9.05.

It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2014-016-DVP.

“Original signed by Adam Rieu”

---

**Prepared by:** Adam Rieu  
Planning Technician

“Original signed by Christine Carter”

---

**Approved by:** Christine Carter, M.PL, MCIP, RPP  
Director of Planning

“Original signed by Frank Quinn”

---

**Approved by:** Frank Quinn, MBA, P.Eng  
GM: Public Works & Development Services

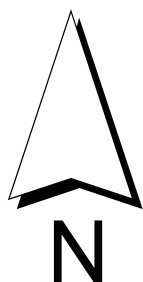
“Original signed by E.C. Swabey”

---

**Concurrence:** E.C. Swabey  
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map  
Appendix B – Ortho Map  
Appendix C – Subdivision Plan



Scale: 1:1,500

## Legend

- Stream
- Indefinite Creek
- River Centreline
- Major Rivers & Lakes

23908/23920 Dewdney Trunk Rd

PLANNING DEPARTMENT



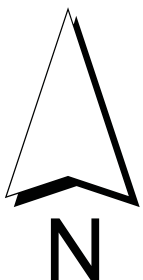
2014-016-VP  
DATE: Apr 1, 2016

BY: JV





Aerial Imagery from the Spring of 2011



Scale: 1:1,500

## Legend

- Stream
- Indefinite Creek
- River Centreline
- Major Rivers & Lakes

23908/23920 Dewdney Trunk Rd

PLANNING DEPARTMENT



2014-016-VP  
DATE: Apr 1, 2016

BY: JV

## SUBDIVISION PLAN OF:

PARCEL A (REFERENCE PLAN 13881) WEST HALF LOT 2 EXCEPT: PARCEL B  
(REFERENCE PLAN 84991), SECTION 16 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN 1676  
WEST HALF LOT 2 EXCEPT FIRSTLY: PARCEL A (REFERENCE PLAN 13881) AND  
SECONDLY: PARCEL A (REFERENCE PLAN 84990), THIRDLY: PART SUBDIVIDED BY PLAN  
LMP1641, SECTION 16 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN 1676

Plan EPP72568

BCGS 926.028

0 25 50 m  
The intended plot size of this plan is 580 mm in width by 432 mm in height  
(C SIZE) when plotted at a scale of 1:500

Integrated Survey Area No. 36, Maple Ridge, NAD83 (CSRS) 4.0.0.BC.1.GVRD

Grid bearings are derived from observations between  
geodetic control monuments 85H0633 and 85H0651 and  
are referred to the central meridian of UTM Zone 10N.

The UTM coordinates and estimated horizontal positional accuracy achieved  
are derived from the MASCO published coordinates and standard deviations  
for geodetic control monuments 85H0633 and 85H0651.

This plan shows horizontal ground-level distances unless otherwise specified.  
To compute grid distances, multiply ground-level distances by the average  
combined factor of 0.9996047 which has been derived from geodetic control  
monument 85H0651.

### LEGEND:

- ⊕ Central Monument Found
- Standard Iron Post Found
- Standard Iron Post Set
- Standard Lead Plug Set

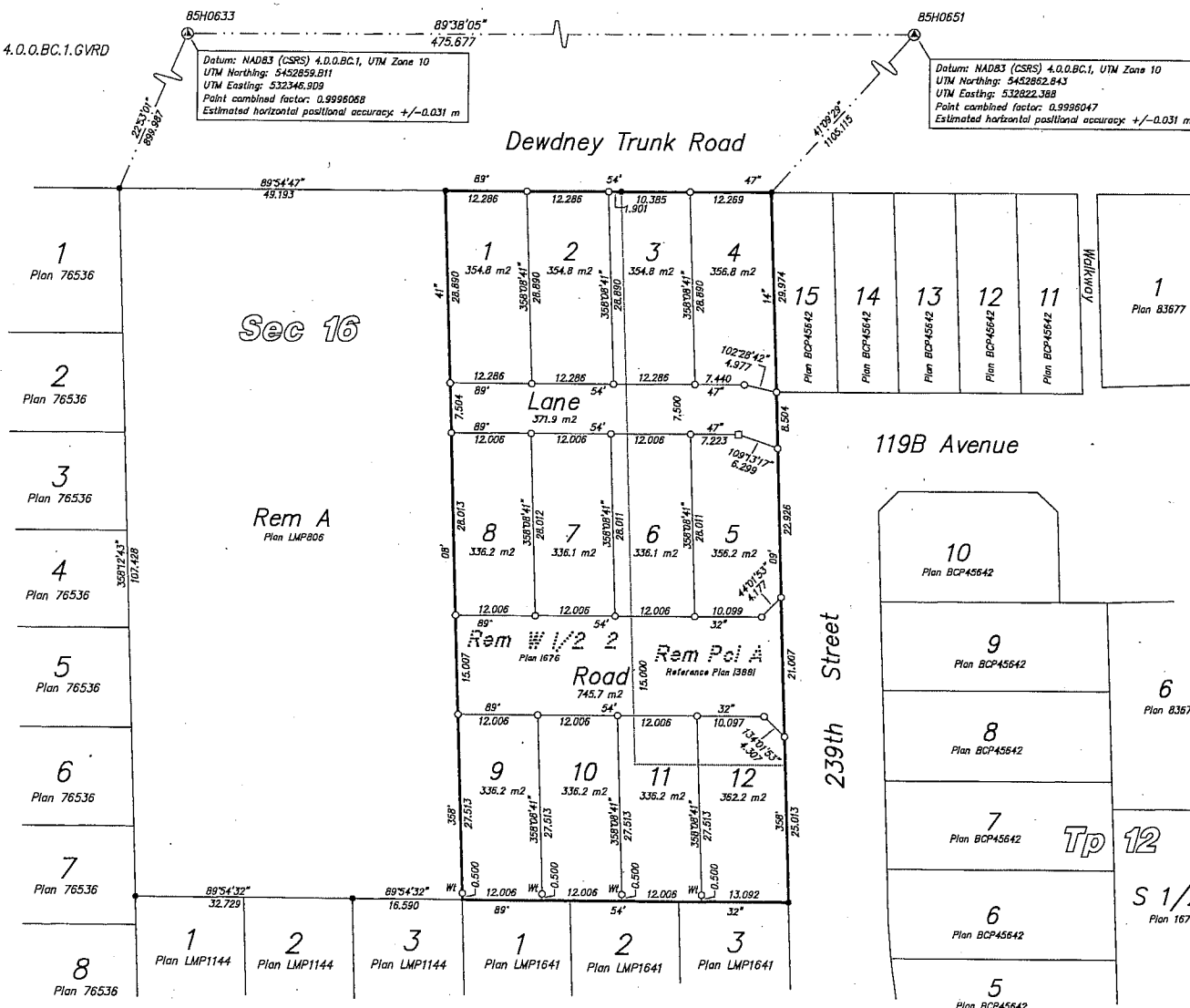
Note: This plan shows one or more witness posts  
which are not set on the true corner(s).



This plan lies within the jurisdiction  
of the Approving Officer for Maple Ridge

This plan lies within the  
Greater Vancouver Regional District

The field survey represented by this plan was  
completed on the 15th day of May, 2017  
Mike Bernemann, BCLS 793



## City of Maple Ridge

**TO:** Her Worship Mayor Nicole Read  
**FROM:** and Members of Council  
Chief Administrative Officer  
**SUBJECT:** Development Variance Permit  
22833 122 Ave

**MEETING DATE:** September 12, 2017  
**FILE NO:** 2015-279-DVP  
**MEETING:** Council

---

### EXECUTIVE SUMMARY:

Development Variance Permit application 2015-279-DVP has been received in conjunction with a rezoning and development application to subdivide into three lots. The requested variance is to:

1. Reduce the minimum lot width, from 10.5m to 10.0m on lots 1, 2, and lot 3.

Council will be considering final reading for rezoning application 2015-279-RZ on September 12, 2017.

It is recommended that Development Variance Permit 2015-279-DVP be approved.

### RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2015-279-DVP respecting property located at 22833 122 Avenue.

### DISCUSSION:

#### a) Background Context:

Applicant: 1103980 BC LTD

Legal Description: Lot 353, Section 20, Township 12, New Westminster District Plan 57241

OCP : Existing: SF (Single-Family Residential)

Zoning:

Existing:	RS-1 (One Family Urban Residential)
Proposed:	R-3 (Special Amenity Residential District)

Surrounding Uses:

North:	Use: Single Family Residential
	Zone: RS-1 (One Family Urban Residential)
	Designation: Single Family Residential
South:	Use: Single Family Residential
	Zone: RS-1 (One Family Urban Residential)
	Designation: Single Family Residential



East:	Use:	Single Family Residential
	Zone	RS-1 (One Family Urban Residential)
	Designation:	RES (Urban Residential)
West:	Use:	Single Family Residential
	Zone:	R-3 (Special Amenity Residential District)
	Designation:	Single Family Residential
Existing Use of Property:		Single Family Residential
Site Area:		850 m <sup>2</sup> (9,149 sq.ft.)
Access:		122 Avenue, Greenwell Street
Servicing:		Urban Standard
Companion Applications:		2015-279-SD, 2015-279-DP, 2015-279-DVP

### **Project Description:**

The subject property is approximately 850 m<sup>2</sup> (9,149 sq. ft.) in size, is generally flat, and is bound by single family residential properties. The property is within the Town Centre Area Plan. The Town Centre Area boundary is on Greenwell Street, on the east side of the lot. There are no streams or slopes on the property. The existing house and detached garage on the property have been demolished. The current application proposes to rezone the property from RS-1 (One Family Urban Residential) to R-3 (Special Amenity Residential District). The applicant is seeking to create three (3) single family residential lots. Access is proposed to be from 122 Avenue for lots 1 and 2, and from Greenwell Street for lot 3, to ensure sufficient intersection visual clearance for vehicles. The neighbouring property to the west (12240 228 St.) is recently rezoned under application number 2011-130-RZ to rezone to R-3 (Special Amenity Residential District) and subdivided into 4 lots and a lane, running north-south. For more reference on current applications with the lane design in the subject 228 blocks, see Appendix A.

### **b) Variance Analysis:**

The Zoning Bylaw establishes general minimum and maximum regulations for single family development. A Development Variance Permit allows Council some flexibility in the approval process.

The requested variances and rationale for support are described below (see Appendices B and C):

1. *Maple Ridge Zoning Bylaw No 3510 -1985*, Schedule D Minimum Lot Area and Dimensions:  
To reduce the minimum lot width from 10.5m to 10.0m on lots 1, 2, and lot 3.

This variance is supported because the subdivision plan (Appendix C) is in compliance with the neighbourhood concept plan to subdivide this block of properties into R-3 lots with lane access from the back, where this property has direct access off of 122 Ave. The adjacent properties will be 7.9m wide because of the lane access. The 7.5m visual clearance requirement on lot 3 has been established and the driveway location has been projected to the north side of lot 3. There are no known concerns to take into consideration for the variance request.

In accordance with the *Development Procedures Bylaw No. 5879-1999*, notice of Council consideration of a resolution to issue a Development Variance Permit was mailed to all owners or tenants in occupation of all parcels, any parts of which are adjacent to the property that is subject to the permit.

## CONCLUSION:

It is recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2015-279-DVP.

"Original signed by Adrian Kopystynski" for

---

**Prepared by: Therese Melser**  
**Planning Technician**

"Original signed by Christine Carter"

---

**Approved by: Christine Carter, M.PL, MCIP, RPP**  
**Director of Planning**

"Original signed by Frank Quinn"

---

**Approved by: Frank Quinn, MBA, P.Eng**  
**GM: Public Works & Development Services**

"Original signed by Frank Quinn" for

---

**Concurrence: E.C. Swabey**  
**Chief Administrative Officer**

The following appendices are attached hereto:

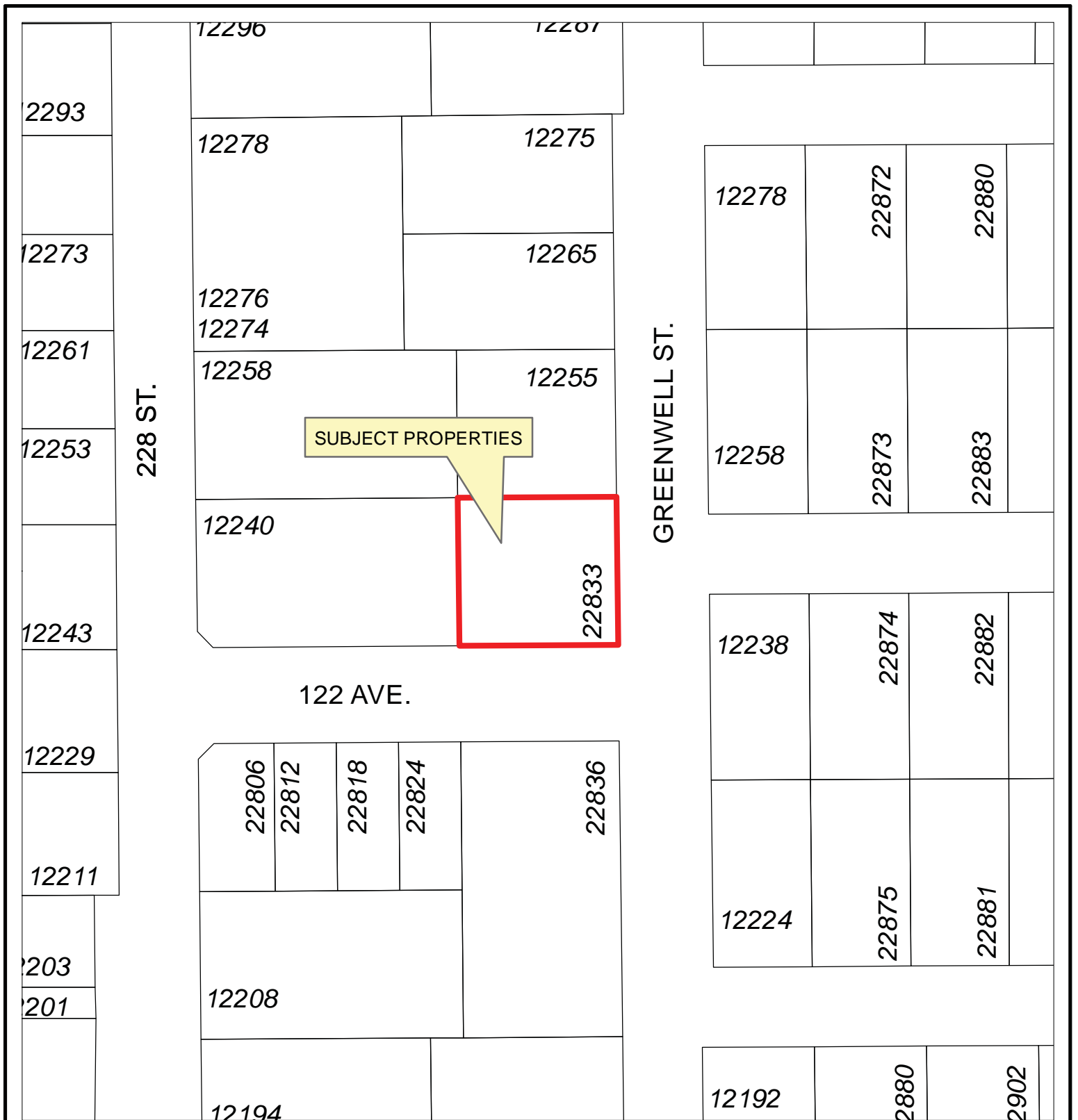
Appendix A – Subject Map

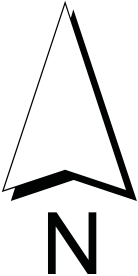
Appendix B – Ortho Map

Appendix C – Proposed Subdivision Plan

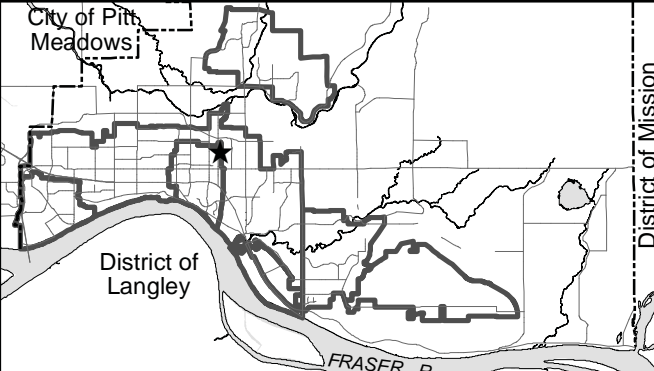


# APPENDIX A






Scale: 1:1,000



**22833-122 Ave**  
**2011 Image**

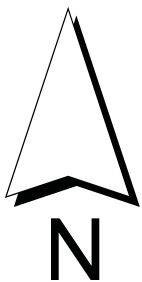
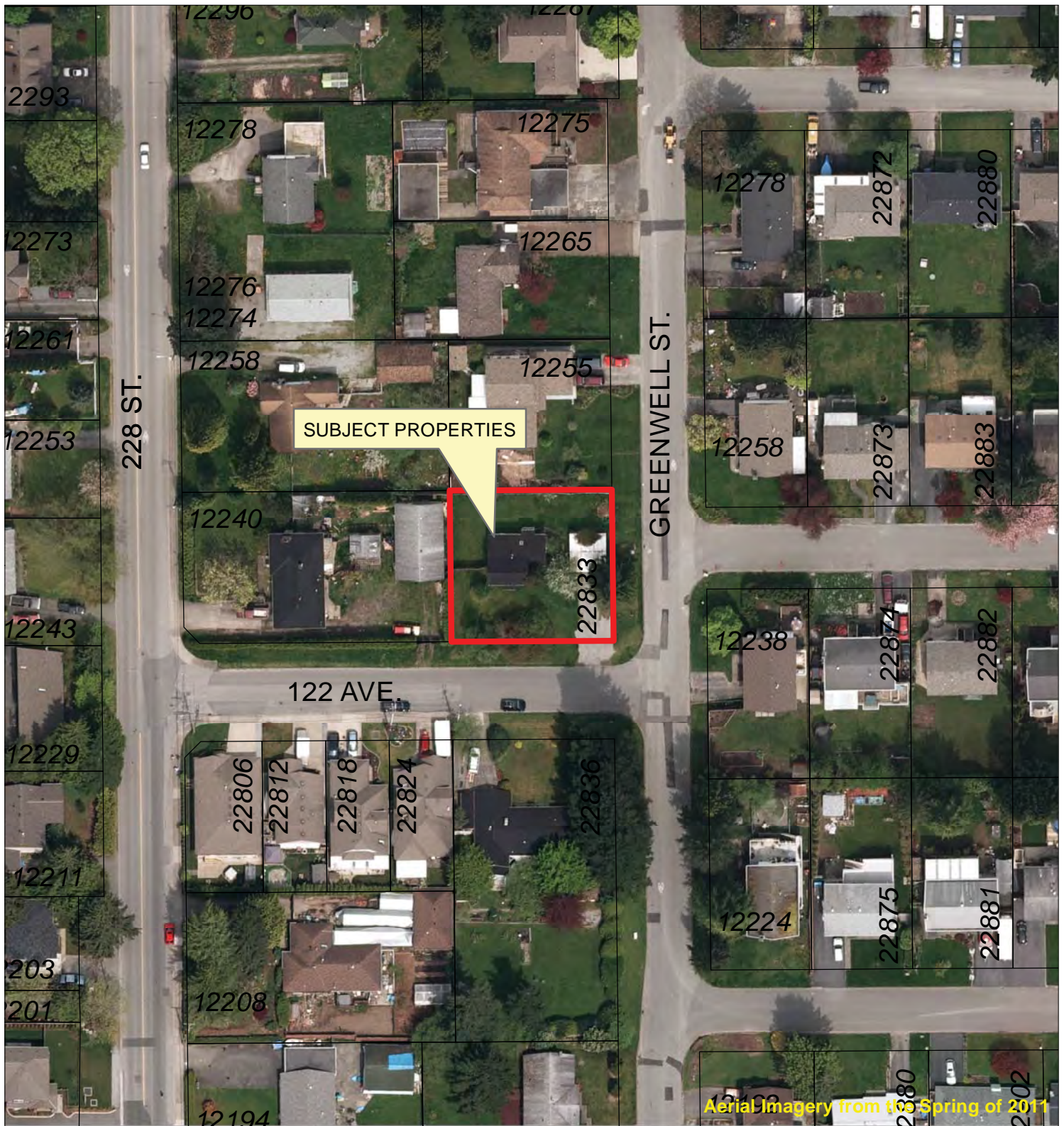
PLANNING DEPARTMENT



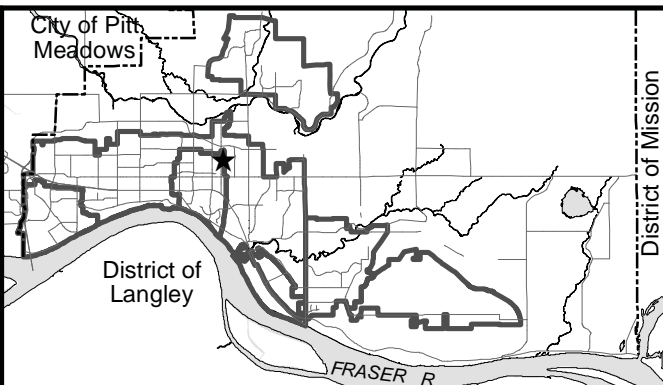
**mapleridge.ca**

2015-279-DP  
DATE: Mar 4, 2016

BY: PC



Scale: 1:1,000



22833-122 Ave  
2011 Image

PLANNING DEPARTMENT



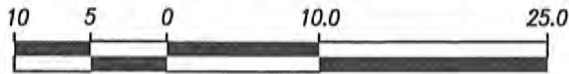
2015-279-DP  
DATE: Mar 4, 2016

BY: PC



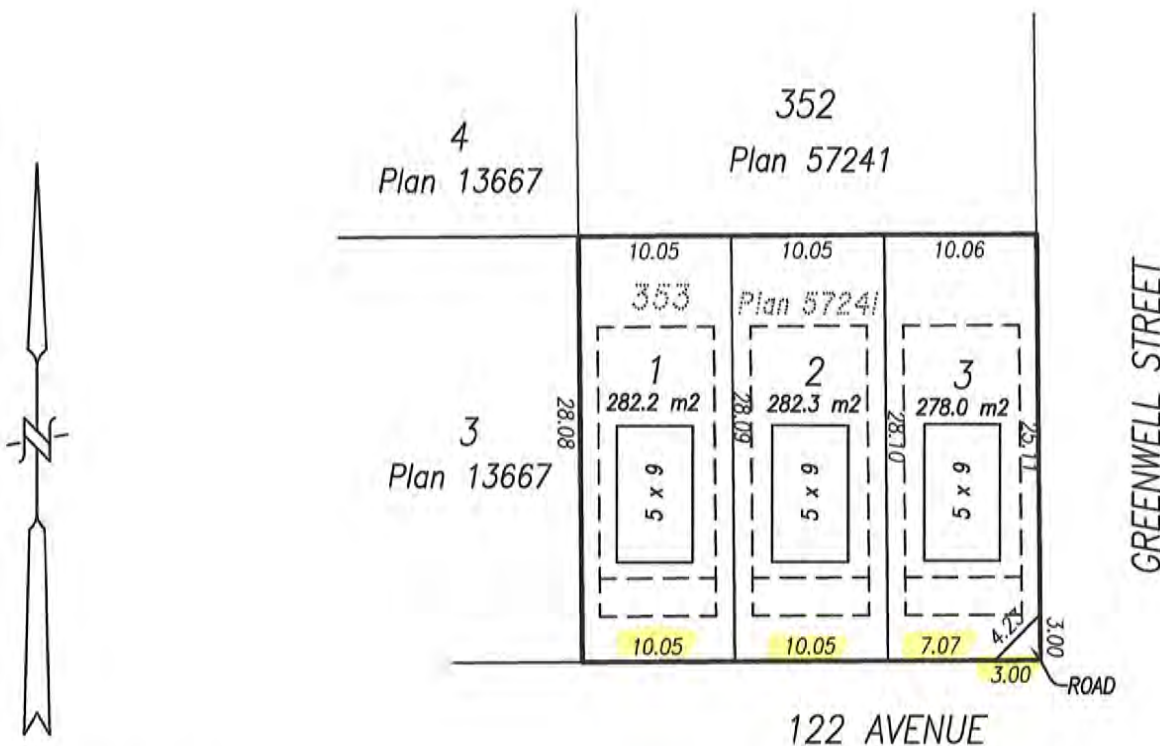
**PROPOSED SUBDIVISION OF LOT 353  
SEC.20 TP.12 N.W.D. PLAN 57241**

**R-3 ZONE**



Scale 1:500

22833 122 Avenue  
Maple Ridge, B.C.



**Building Setbacks:**

- Front - 3.0
- Front Garage - 5.5
- Rear - 6.0
- Interior Side - 1.2
- Exterior Side - 2.0

Note: Buildings are to be Removed  
DVP required for Lot Frontages

Wade & Associates  
B.C. Land Surveyors  
Maple Ridge & Mission  
1159-01 Phone 463-4753

*Stanley Wade* B.C.L.S.  
September 03, 2015

## City of Maple Ridge

<b>TO:</b>	Her Worship Mayor Nicole Read and Members of Council	<b>MEETING DATE:</b>	September 12, 2017
<b>FROM:</b>	Chief Administrative Officer	<b>FILE NO:</b>	2017-282-DVP
		<b>MEETING:</b>	Council
<b>SUBJECT:</b>	<b>Development Variance Permit 25171 117 Avenue</b>		

---

### EXECUTIVE SUMMARY:

A Development Variance Permit application has been received for the subject property, located at 25171 117 Avenue. The requested variance is to reduce the rear yard setback from 7.5m (24.6 ft.) to 3.0m (9.8 ft.) for the building face and deck, and to 2.4m (7.9 ft.) for the roof overhang, for a future home.

It is recommended that Development Variance Permit 2017-282-DVP be approved.

### RECOMMENDATION:

**That the Corporate Officer be authorized to sign and seal 2017-282-DVP respecting property located at 25171 117 Avenue.**

### DISCUSSION:

#### a) Background Context

Applicant:	A. Sprague		
Legal Description:	Lot 12, Section 14, Township 12, New Westminster District Plan 26510		
OCP :			
Existing:	Agricultural		
Proposed:	Agricultural		
Zoning:			
Existing:	RS-3 (One Family Rural Residential)		
Proposed:	RS-3 (One Family Rural Residential)		
Surrounding Uses:			
North:	Use:	Single Family Residential	
	Zone:	RS-3 (One Family Rural Residential)	
	Designation	Agricultural	
South:	Use:	Single Family Residential	
	Zone:	RS-3 (One Family Rural Residential)	
	Designation:	Agricultural	
East:	Use:	Single Family Residential	
	Zone:	RS-3 (One Family Rural Residential)	
	Designation:	Agricultural	

West:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Agricultural
Existing Use of Property:		Vacant
Proposed Use of Property:		Single Family Residential
Lot Size:		1,500 m <sup>2</sup> (0.37 acres)
Access:		117 Avenue
Servicing:		Rural Standard

**b) Project Description:**

The subject property, located at 25171 117 Avenue, is a panhandle shaped lot, located on the north side of 117 Avenue, on the north-west corner of the intersection of 117 Avenue and 252 Street. The property slopes slightly to the south-west, and is surrounded by rural residential lots (see Appendices A and B).

The requested variance is to reduce the rear yard setback from 7.5m (24.6 ft.) down to 3.0m (9.8 ft.) for the building face and deck, and 2.4m (7.9 ft.) for the roof overhang, for a future home.

**c) Variance Analysis:**

The Zoning Bylaw establishes general minimum and maximum regulations for single family development. A Development Variance Permit allows Council some flexibility in the approval process. The requested variance and rationale for support are described below (see Appendix C).

1. *Zoning Bylaw No 3510 -1985*, Part 6, C. REGULATIONS FOR THE SIZE, SHAPE AND SITING OF BUILDINGS AND STRUCTURES, (3) (c): To reduce the rear yard setback from 7.5m (24.6 ft.) to 3.0m (9.8 ft.) to the building face and deck, and to 2.4m (7.9 ft.) for the roof overhang.

This property is a panhandle shaped lot with a 27m (88 ft.) access off of 117 Avenue. The lot configuration is such that the lot is wider than it is deep, therefore, the applicant is requesting a reduced rear yard setback to provide an improved floor plan that is more suitable for the wider lot. As the proposed home will not back onto any existing dwellings, the concern for impact to the neighbours is minimal.

There were no concerns expressed by the Licenses, Permits and Bylaws Department, the Fire Department, nor the Engineering Department.

**d) Citizen/Customer Implications:**

In accordance with the *Development Procedures Bylaw No. 5879-1999*, notice of Council consideration of a resolution to issue a Development Variance Permit was mailed to all owners or tenants in occupation of all parcels, any parts of which are adjacent to the property that is subject to the permit.

## CONCLUSION:

The proposed variance is supported as the reduced rear yard setback is considered minor in nature and because the proposed home will not back onto existing dwellings, therefore, the concern for impact to neighbours is minimal. It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2017-282-DVP.

“Original signed by Michelle Baski”

---

**Prepared by:** Michelle Baski, ASCT, MA  
Planner 1

“Original signed by Christine Carter”

---

**Approved by:** Christine Carter, M.PL, MCIP, RPP  
Director of Planning

“Original signed by Frank Quinn”

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**Approved by:** Frank Quinn, MBA, P.Eng.  
GM: Public Works & Development Services

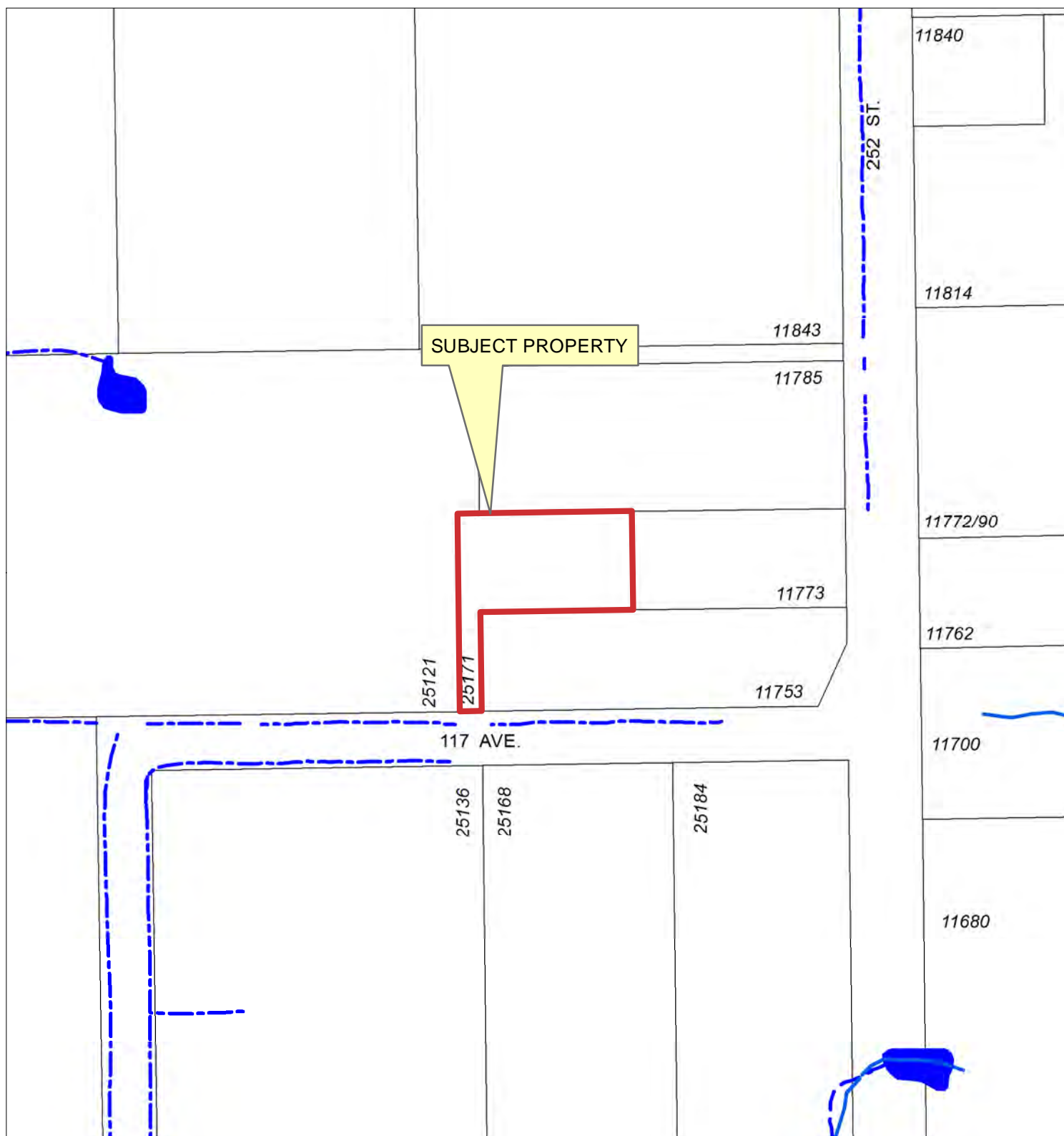
“Original signed by E.C. Swabey”

---

**Concurrence:** E.C. Swabey  
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map  
Appendix B – Ortho Map  
Appendix C – Site Plan Showing Proposed Variance



Scale: 1:1,500

## Legend

- Stream
- Ditch Centreline
- Indefinite Creek
- Lake or Reservoir

25171 117 AVENUE

PLANNING DEPARTMENT



**MAPLE RIDGE**  
British Columbia

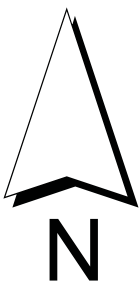
[mapleridge.ca](http://mapleridge.ca)

FILE: 2017-282-VP

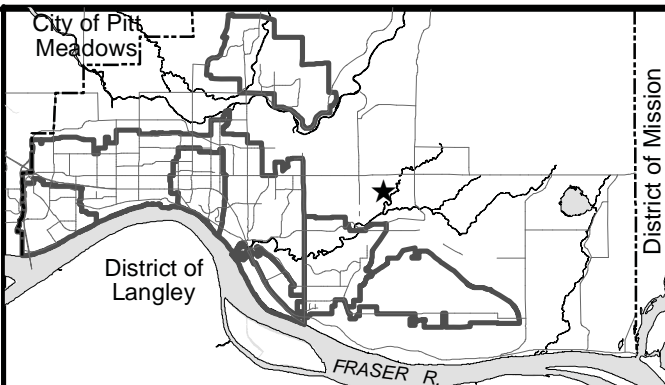
DATE: Jun 30, 2017

BY: LP





Scale: 1:1,500



25171 117 AVENUE

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

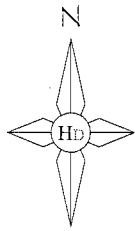
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FILE: 2017-282-VP  
DATE: Aug 30, 2017

BY: PC

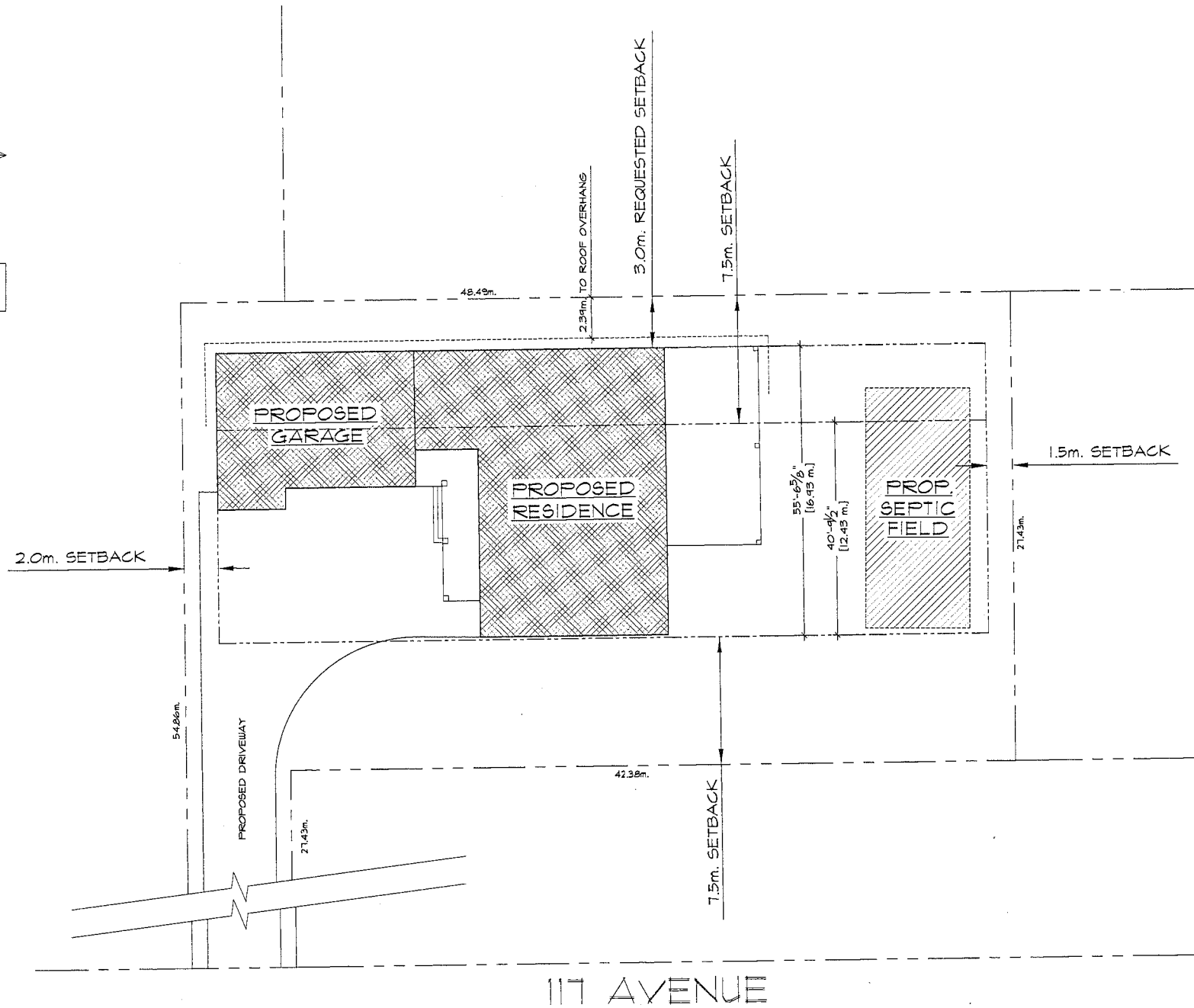


# APPENDIX C



1:100

25171  
117 AVE



## City of Maple Ridge

<b>TO:</b>	Her Worship Mayor Nicole Read and Members of Council	<b>MEETING DATE:</b>	September 12, 2017
<b>FROM:</b>	Chief Administrative Officer	<b>FILE NO:</b>	2016-163-SD
		<b>MEETING:</b>	Council
<b>SUBJECT:</b>	5% Money in Lieu of Parkland Dedication 23908 and 23920 Dewdney Trunk Road		

---

### EXECUTIVE SUMMARY:

The subject properties, located at 23908 and 23920 Dewdney Trunk Road (see Appendices A and B), are proposed to be subdivided into 12 single family residential lots (see Appendix C). This subdivision is subject to the provisions of the *Local Government Act* regarding Parkland Dedication or payment in lieu of dedication. It is recommended that Council require payment in lieu of parkland dedication for the properties located at 23908 and 23920 Dewdney Trunk Road.

### RECOMMENDATION:

That pursuant to Council's policy regarding 5% Parkland Dedication or payment of Money In Lieu, be it resolved that the owner of land proposed for subdivision at 23908 and 23920 Dewdney Trunk Road, under application 2016-163-SD, shall pay to the City of Maple Ridge an amount that is not less than \$130,000.00.

### DISCUSSION:

Section 941 of the *Local Government Act* requires the provision of parkland, without compensation, as a condition of subdivision, subject to some exceptions. The land, not to exceed 5% of the area proposed for subdivision, may be acquired in a location acceptable to the City, or a payment equal to 5% of the market value of the area proposed for subdivision is required.

Section 8.9, Watercourse Protection Development Permit Area, of the Official Community Plan states that where watercourse protection areas are identified on the lands, the area is to be dedicated into public ownership as Park, where possible, for the preservation, protection, restoration and enhancement of watercourses and riparian areas. These areas also provide large vegetated areas in urban neighbourhoods that provide corridors for wildlife and passive park areas for residents.

Where there is either no watercourse protection areas, or no suitable lands are identified for park dedication, then 5% of the market value of the land is paid to the City. These funds are placed into a special Parkland Acquisition Reserve Fund, for the purpose of acquiring parkland, and is typically used where the ability to achieve parkland through development is limited, such as the Blaney Bog. In this particular instance there is no watercourse protection area or suitable lands present and it is therefore recommended that money in lieu of parkland dedication be provided.

In keeping with past practice, the City has requested that an appraisal be provided for the 5% market value of the development site. This appraisal is based on zoned but not serviced land.

A report from a qualified real estate appraiser has determined that the market value of the land is \$2,600,000.00, which indicates that the 5% value of this property is \$130,000.00.

“Original signed by Adam Rieu”

---

***Prepared by:* Adam Rieu**  
**Planning Technician**

“Original signed by Christine Carter”

---

***Approved by:* Christine Carter, M.PL, MCIP**  
**Director of Planning**

“Original signed by Frank Quinn”

---

***Approved by:* Frank Quinn, P. Eng., PMP**  
**GM: Public Works & Development Services**

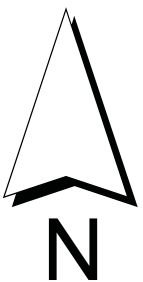
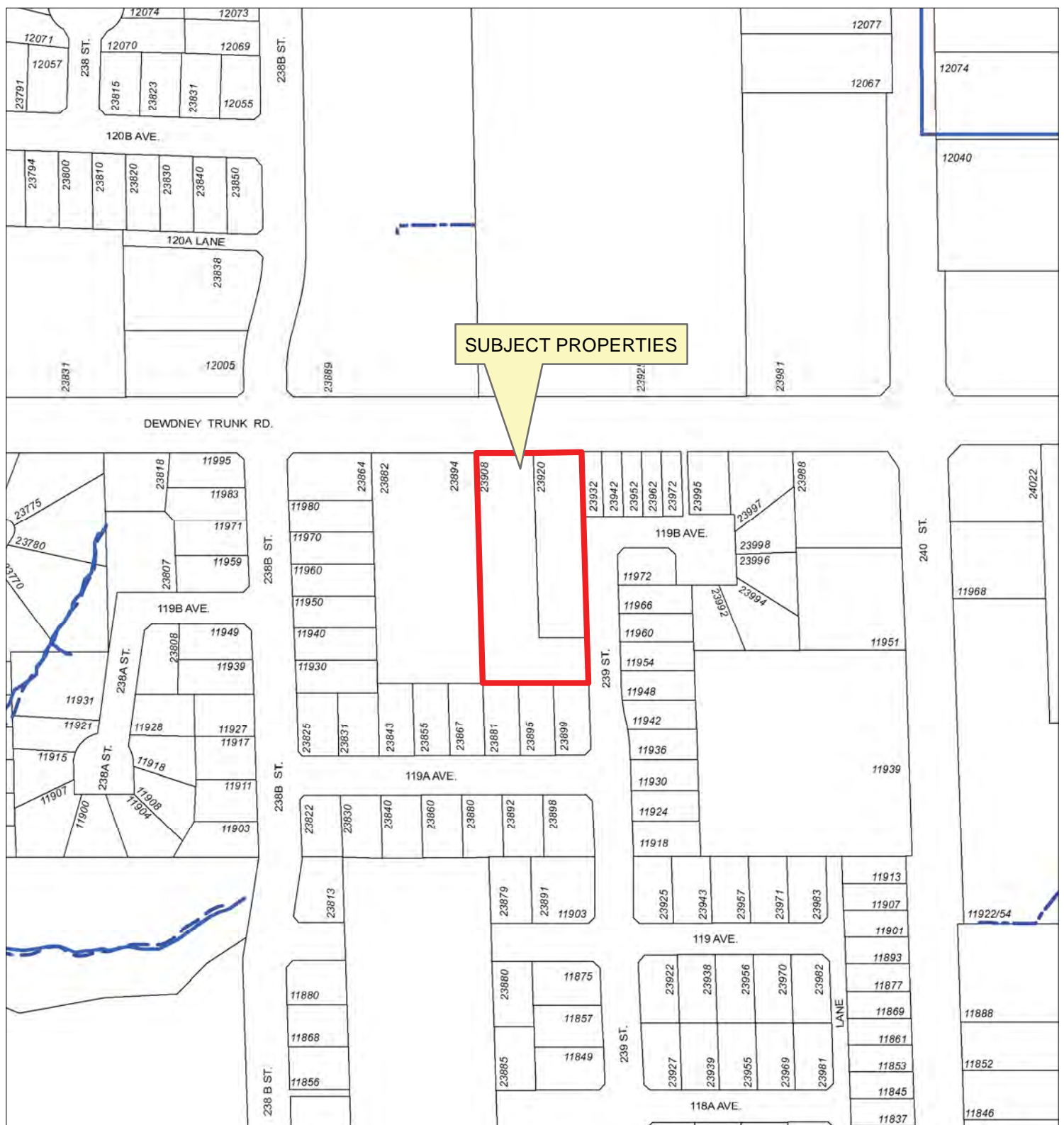
“Original signed by Frank Quinn” for

---

***Concurrence:* E.C. Swabey**  
**Chief Administrative Officer**




The following appendices are attached hereto:

Appendix A – Subject Property Map  
Appendix B – Ortho Map  
Appendix C – Subdivision Plan



Scale: 1:2,500

## Legend

-  Stream
-  Indefinite Creek
-  River Centreline
-  Major Rivers & Lakes

23908/23920 Dewdney Trunk Rd

PLANNING DEPARTMENT



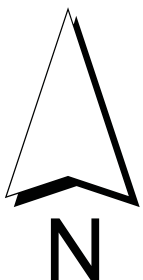
2016-163-SD  
DATE: May 16, 2016

BY: JV





Aerial Imagery from the Spring of 2015



Scale: 1:2,500

## Legend

- Stream
- Indefinite Creek
- River Centreline
- Major Rivers & Lakes

23908/23920 Dewdney Trunk Rd

PLANNING DEPARTMENT



British Columbia  
mapleridge.ca

2016-163-SD  
DATE: May 16, 2016

BY: JV



## SUBDIVISION PLAN OF:

PARCEL A (REFERENCE PLAN 13881) WEST HALF LOT 2 EXCEPT: PARCEL B  
(REFERENCE PLAN 84991), SECTION 16 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN 1676  
WEST HALF LOT 2 EXCEPT FIRSTLY: PARCEL A (REFERENCE PLAN 13881) AND  
SECONDLY: PARCEL A (REFERENCE PLAN 84990), THIRDLY: PART SUBDIVIDED BY PLAN  
LMP1641, SECTION 16 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN 1676

BCGS 926.028

0 25 50 m  
The intended plot size of this plan is 580 mm in width by 432 mm in height  
(C SIZE) when plotted at a scale of 1:500

Integrated Survey Area No. 36, Maple Ridge, NAD83 (CSRS) 4.0.0.BC.1.GVRD

Grid bearings are derived from observations between  
geodetic control monuments 85H0633 and 85H0651 and  
are referred to the central meridian of UTM Zone 10N.

The UTM coordinates and estimated horizontal positional accuracy achieved  
are derived from the MASCO published coordinates and standard deviations  
for geodetic control monuments 85H0633 and 85H0651.

This plan shows horizontal ground-level distances unless otherwise specified.  
To compute grid distances, multiply ground-level distances by the average  
combined factor of 0.9996047 which has been derived from geodetic control  
monument 85H0651.

### LEGEND:

- ⊕ Central Monument Found
- Standard Iron Post Found
- Standard Iron Post Set
- Standard Lead Plug Set

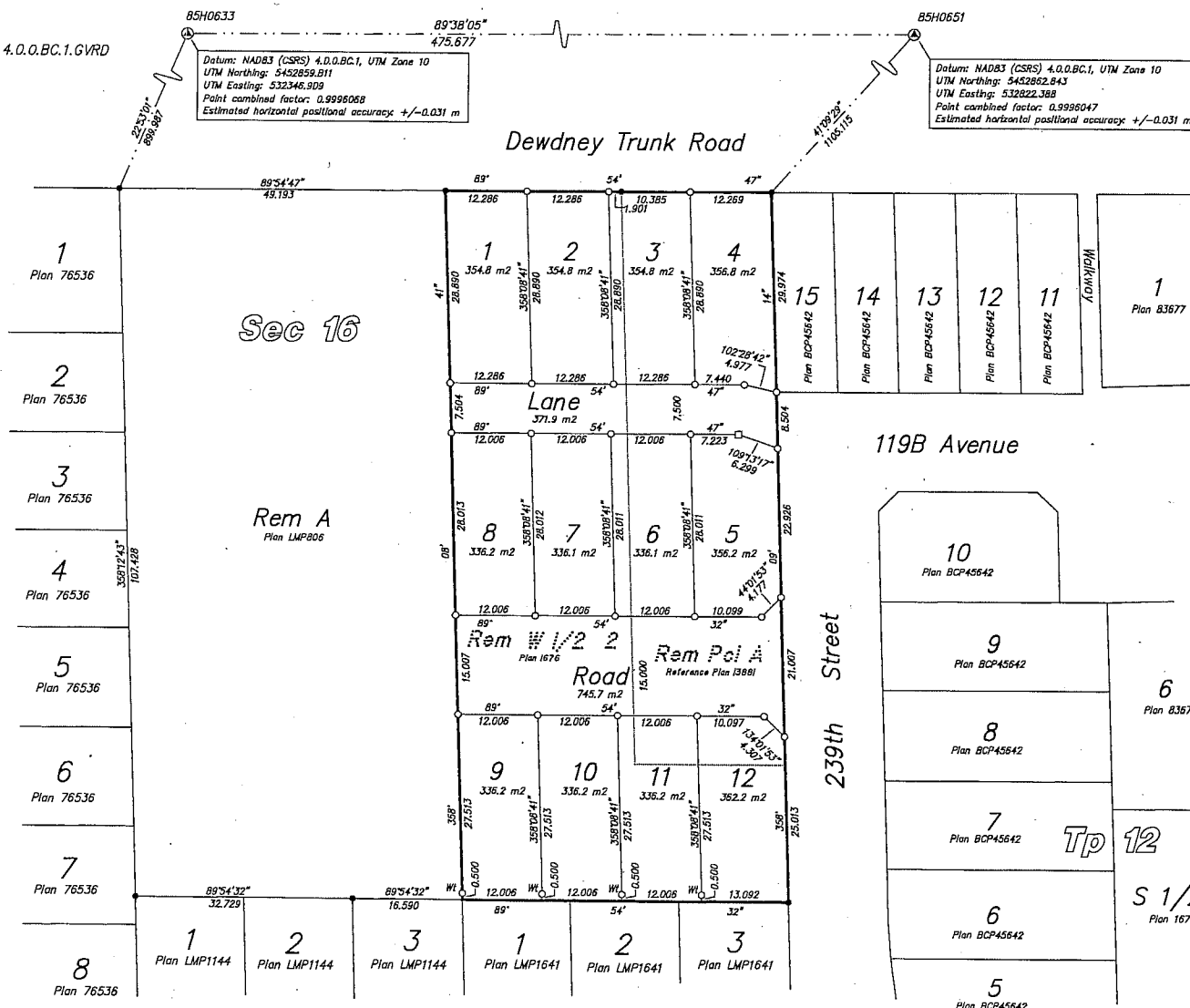
Note: This plan shows one or more witness posts  
which are not set on the true corner(s).



This plan lies within the jurisdiction  
of the Approving Officer for Maple Ridge

This plan lies within the  
Greater Vancouver Regional District

The field survey represented by this plan was  
completed on the 15th day of May, 2017  
Mike Bernemann, BCLS 793



<b>TO:</b>	Her Worship Mayor Nicole Read and Members of Council	<b>MEETING DATE:</b>	September 12, 2017
<b>FROM:</b>	Chief Administrative Officer	<b>FILE NO:</b>	11-5255-40-187
		<b>MEETING:</b>	Council
<b>SUBJECT:</b>	Award of Contract ITT-EN17-52: 232 Street (132 Avenue to Birch Avenue) – Paradise Creek Relocation		

---

**EXECUTIVE SUMMARY:**

The Strategic Transportation Plan identifies 232 Street between 132 Avenue and Silver Valley Road as an arterial roadway and is also part of the long-term bicycle network. As development continues in Silver Valley over the next 20 years, traffic demands on 232 Street will continue to increase. The design process is underway to widen this section of road to a two-lane multi-modal arterial configuration with safe pedestrian and cycling facilities with accommodation for equestrian users, as well as street lighting. The project is in the City's approved Financial Plan with the intention to construct a portion of the works in 2017 with the major roadway construction works proceeding in 2018.

Relocating Paradise Creek in 2017 will expedite the significant 2018 road construction work. Although Paradise Creek is non-fish bearing, it is a food and nutrient system that contributes to the North Alouette River and approval is required from the Ministry of Forests, Lands and Natural Recourse Operations to proceed with the relocation. By completing a significant portion of the environmental work in 2017, the 2018 construction work will not be bound by a limited environmental work window and therefore 2018 construction may commence earlier in the year, reducing the likelihood of weather delays and achieving project cost savings.

The 2017 project works generally consist of channel excavation, constructing a 3m asphalt multi-use path, concrete curb and gutter, street light bases (for future lighting), catch basins, and storm drainage all on the east side of 232 Street between 132 Avenue and Birch Avenue.

An Invitation to Tender was issued on August 2, 2017 and closed on August 30, 2017. Three tenders were received and the lowest compliant bid was submitted by Double M Excavating Ltd. in the amount of \$566,777.97, excluding taxes. The costs are within the approved budget, and construction contingency of \$60,000.00 is recommended for unforeseen items. There is additional work to be undertaken including third party utility relocations and environmental monitoring reviews.

Council approval to award the contract is required for the work to proceed.

**RECOMMENDATION:**

**THAT Contract ITT-EN17-52, 232 Street (132 Avenue to Birch Avenue) – Paradise Creek Relocation, be awarded to Double M Excavating Ltd. in the amount of \$566,777.97 excluding taxes; and**

**THAT a construction contingency of \$60,000.00 be approved to address potential variations in field conditions; and**

**THAT the McElhanney Consulting Services Ltd. contract for Engineering Design Services for 232 Street Preliminary and Detailed Design (132 Avenue to Silver Valley Road), be amended to increase the budget by \$33,000.00 for environmental services during construction; and further**

**THAT the Corporate Officer be authorized to execute the contracts.**

## DISCUSSION:

### a) Background Context:

The City's Strategic Transportation Plan identifies 232 Street between 132 Avenue and Silver Valley Road as an arterial roadway and is also part of the long-term bicycle network. As development continues in Silver Valley over the next 20 year, traffic demands on 232 Street will continue to increase. The City plans to upgrade and widen this section of road to a two-lane multi-modal arterial configuration that has safe pedestrian and cycling facilities with accommodation for equestrians, and includes street lighting. The project is in the City's approved Financial Plan with the intention to construct a portion of the works in 2017 with the major roadway construction works proceeding in 2018.

Relocating Paradise Creek in 2017 will facilitate the significant 2018 road construction work. Although Paradise Creek is non fish bearing, it is a food and nutrient system that contributes to the North Alouette River and approval is required from the Ministry of Forests, Lands and Natural Recourse Operations to proceed with the relocation. By completing a significant portion of the environmental work in 2017, the 2018 construction work will not be bound by a limited environmental work window and therefore 2018 construction may commence earlier in the year, reducing the likelihood of weather delays and achieving project cost savings.

The 2017 project works generally consist of channel excavation, constructing a 3m asphalt multi-use path, concrete curb and gutter, street light bases (for future lighting), catch basins, and storm drainage all on the east side of 232 Street between 132 Avenue and Birch Avenue.

### Tender Evaluation

An Invitation to Tender was issued on August 2, 2017 for the 232 Street (132 Avenue to Birch Avenue) – Paradise Creek Relocation and closed on August 30, 2017. Three compliant tenders were received as noted below:

	<u>Tender Price (excluding taxes)</u>
Double M Excavating Ltd.	\$566,777.97
Capilano Highway Services Company	\$591,260.00
Drake Excavating (2016) Ltd.	\$723,856.00

Staff has reviewed the tenders and the lowest compliant bid is \$566,777.97 from Double M Excavating Ltd. They have completed a number of projects with a similar scope as 232 Street (132 Avenue to Birch Avenue) – Paradise Creek Relocation and are suitably qualified to complete the works. Staff undertook reference checks to confirm Double M Excavating Ltd. is capable of completing the project successfully and feedback was positive.



### Consultant Construction Services

The works on Paradise Creek required an Approval from the Ministry of Forests, Lands and Natural Resource Operations (FLNRO). The FLNRO Approval Conditions require full-time environmental monitoring services, reporting and documenting contractor compliance. The City will have a site representative responsible for the day-to-day quality assurance of the contractor's work and coordination of all site issues. However, environmental reviews and monitoring by the design consultant is required to support City staff as well as satisfy FLNRO requirements. The project consultant, McElhanney Consulting Services Ltd. (McElhanney), has provided an environmental services proposal of \$33,000.00 for the necessary environmental services during construction.

**b) Desired Outcome:**

The desired outcome of this report is to obtain Council approval to award the contract. The relocation of Paradise Creek in 2017 between 132 Avenue and Birch Avenue will facilitate construction of the future road improvements to 232 Street between 132 Avenue and Silver Valley Road in 2018. This project, when combined with the future road improvements, will also provide a strong multi-modal transportation system by promoting alternative modes (pedestrian, bike) of travel to reduce reliance on the automobile.

**c) Strategic Alignment:**

The improvements on 232 Street will contribute to the development of a multi-modal transportation system and provide enhanced pedestrian and cycling facilities as recommended in the Strategic Transportation Plan.

**d) Citizen/Customer Implications:**

An Open House was held on November 30, 2016. Property owners adjacent to Paradise Creek have been contacted directly to inform them of the imminent work.

The estimated construction duration is approximately two months (60 working days) with construction commencing approximately two weeks after the project is awarded. The general public will be informed of the construction progress through the City's website and social media sources.

**e) Interdepartmental Implications:**

The Engineering, Operations, Planning (Environmental Services) and Parks Departments have provided input during the design stage and City resources have been used where possible in the interests of cost effectiveness and efficiencies. A City staff inspector will provide inspection services during construction.

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

The projected expenditures (excluding taxes) are as follows:

Costs to date (McElhanney)	\$	195,248.19
Consultants Fee (McElhanney)	\$	33,000.00
Construction Contract Cost (Double M)	\$	566,777.97
Utility Relocates (Telus, Fortis, Ops water)	\$	40,000.00
Contract Contingency	\$	<u>60,000.00</u>
<b>Total Projected Project Cost</b>	<b>\$</b>	<b>895,026.16</b>

The project funding sources from 232 Street (132 Ave to Silver Valley Rd), LTC 002065, are as follows:

Development Cost Charges (DCC)	\$	1,648,154.00
General Capital Funding (GCF)	\$	312,127.00
Drainage Reserve	\$	209,346.00
Grant Funding (Gas)	\$	80,748.00
Infrastructure Sustainability - Roads	\$	<u>119,626.00</u>
<b>Total Funding Sources</b>	<b>\$</b>	<b>2,370,001.00</b>

The overall project is largely funded by Development Cost Charges (approx. 70%).

Completing this component of the work in 2017 will see the remainder of the project completed in 2018.

## **CONCLUSIONS:**

The tender price of \$566,777.97 excluding taxes by Double M Excavating Ltd. for 232 Street (132 Avenue to Birch Avenue) – Paradise Creek Relocation is the lowest compliant tendered price. It is recommended that Council approve the award of the contract to Double M Excavating Ltd. and a contract contingency of \$60,000.00 be approved. It is also recommended that environmental services by McElhanney Consulting Services Ltd. for \$33,000.00

“Original signed by Jeff Boehmer”  
*Prepared by:* **Jeff Boehmer, PEng.**  
**Manager of Design & Construction**

“Original signed by Trevor Thompson”  
*Financial* **Trevor Thompson, BBA, CPA, CGA**  
*Concurrence:* **Manager of Financial Planning**

“Original signed by Frank Quinn” for  
*Reviewed by:* **David Pollock, PEng.**  
**Municipal Engineer**

“Original signed by Frank Quinn”  
*Approved by:* **Frank Quinn, MBA, PEng.**  
**General Manager: Public Works & Development Services**

“Original signed by Paul Gill”  
*Concurrence:* **Paul Gill, CPA, CGA**  
**Chief Administrative Officer**





**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** 2018 Permissive Tax Exemptions

**MEETING DATE:** 12-September-2017  
**FILE NO:**  
**MEETING:** Council

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**EXECUTIVE SUMMARY:**

The Community Charter provides Council with statutory powers to exempt certain types of properties from municipal property taxation. Council's policy direction in this area is based on the fundamental principle that the Municipality will not grant property tax exemptions to organizations providing services on a private or for profit basis, or where the service is the responsibility of senior governments. If exemptions were granted in these instances then tax payers would be funding programs that were not intended to be funded by property taxes.

Over the past several years Council has maintained limited growth in Permissive Tax Exemptions recognizing that any increase in exemptions results in a shift of the tax revenue to be collected from the remaining taxable properties. Each year additional requests for financial assistance are received, either in the form of property tax exemptions or community grants and Council must consider all of those requests in balance with the overall Financial Plan.

Two previous recipients of permissive exemptions are no longer included in the bylaw; one did not apply for the 2018 exemption and the other is no longer eligible following BC Assessment changes to their property classification. All other applicants being recommended for a permissive tax exemption in 2018 also received the exemption in 2017.

In accordance with the Community Charter and Council policies 5.16 to 5.23, the properties listed in Bylaw No. 7368-2017 are recommended for property tax exemption for the 2018 taxation year.

**RECOMMENDATION:**

**That "Maple Ridge Tax Exemption Bylaw No. 7368-2017" be given first, second and third readings.**

**DISCUSSION:**

**a) Background Context:**

The Community Charter provides for a general exemption from taxation over which Council does not have any legislative powers or authority. This includes properties such as schools, public hospitals, buildings set apart for public worship and provincial and municipally owned public buildings and land. B.C. Assessment determines which properties qualify for statutory exemption according to the Community Charter.

The statutory exemption received by Churches only provides for the church building and the land on which it stands, leaving any remaining land and improvements as taxable. Council policy 5.20 confirms that churches will also receive a permissive tax exemption for an

additional church hall and the entire parcel of land, to a maximum of 2.0335 hectares (5 acres). Buildings other than the church and church hall are subject to taxation. The statutory exemption offered to churches is not available for those churches that lease, rather than own, property. In these circumstances, Council policy 5.20 confirms that a permissive tax exemption will be provided.

The Community Charter also provides Council with statutory powers to exempt other certain properties from municipal taxation. For example, these can be land and improvements that are used by not for profit organizations that are deemed to contribute to the well being of the community or private institutions licensed under other legislation such as the *Hospital Act*, *Community Care Facility Act* or parts of the *School Act*.

Permissive exemptions can also be granted by Council for heritage properties and portions of a property used for municipal purposes (e.g. parts of Planet Ice, the curling rink and the Ridge Meadows Seniors Society).

Council's policy direction is intended to prevent the downloading/off loading of services that are the responsibility of senior governments and to ensure local residents are not subsidizing residents from other municipalities. They also establish that where a permissive tax exemption is granted all residents of Maple Ridge have access to the service provided and make certain that the property tax exemption does not provide for an unfair competitive advantage. The services provided by the organization are to be an extension of Municipal services and programs and fall under the responsibility of local government.

A Tax Exemption Bylaw adopted by Council specifically applies to the Municipal tax levies on the Property Tax Notice. However at this time, the School Act and the Hospital District Act also provide for exemptions from other taxing authorities for properties included in the bylaw.

The Community Charter requires the contents of the proposed taxation exemption bylaw be publicly posted and included in a newspaper prior to its adoption. The notice will include a description of each property and the estimated tax exemption for 2018 plus the following two years. Churches that receive a statutory exemption are not included in the notice. The City's Annual Report also includes information on all permissive exemptions granted.

**b) Desired Outcome:**

Council must adopt the Tax Exemption Bylaw before October 31, 2017 to exempt properties from municipal property taxation for 2018.

**c) Strategic Alignment:**

The sources of municipal revenue are limited and therefore, the City supports institutions, organizations and the community at large to enhance the quality of life to its residents. The granting of property tax exemptions to those applicants meeting the criteria of the policies are strategically aligned with:

- (i) Financial Management – cost effective and efficient delivery of services
- (ii) Community Relations – recognize and support the important contribution of volunteers and not for profit groups that provide services in Maple Ridge
- (iii) Safe & Livable Community – in partnership with community groups, assist in the provision of leisure and cultural services to ensure access by all citizens

**d) Citizen/Customer Implications:**

Permissive exemptions are designed to support those services that complement City programs. Inadequate funding from senior governments sometimes results in agencies turning to local government for assistance. The sources of municipal funding are limited and providing exemptions to those groups that fall under the responsibility of senior governments is not feasible.

All applicants recommended for a 2018 permissive tax exemption were also approved for an exemption for the 2017 taxation year. There are, however, two changes from 2017:

1. One permissive tax recipient from 2017 has not applied for the 2018 exemption. Maple Ridge Vineyard Church is no longer the leaseholder of property at 22336 Dewdney Trunk Road and now shares space with a daycare operating at the same location.
2. BC Assessment reviewed the land use classification for Timberline Ranch. As a result, a portion of the property classified as church, no longer has this designation and is no longer eligible for a related permissive tax exemption. BC Assessment notified the property owner of the changes.

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

Based on 2017 assessed values, and using the estimated tax increase for 2018 from the business planning guidelines, the estimated amount attributable to all of the 2018 proposed tax exemptions for the municipal portion of taxes is \$830,000. The tax revenue estimate for 2018 in the financial plan is \$82,646,000, putting the proposed exemptions at approximately 1% of that total.

**f) Policy Implications:**

The applicants recommended for exemption are in accordance with the adopted policies.

Council does have the discretion to make exceptions to existing policies on a case by case basis but doing so may create expectations for other community groups in the future.

**g) Alternatives:**

Granting tax exemptions leads to a tax shift to other taxpayers, most notably in the Residential Class. An option for Council is to provide a financial grant to assist those organizations providing community services that Council wishes to support. Grants are an annual budget decision and are limited to one year. Council has used this option from time to time. Providing grants does not relieve senior levels of government from their responsibility to the community. Therefore, the potential for downloading costs to the City is somewhat reduced.

**CONCLUSIONS:**

In reviewing the requests for permissive exemptions, Council should consider that any increase in exemptions results in a shift of the tax revenue to be collected from the remaining taxable properties. Requests for financial assistance, whether in the form of a permissive tax exemption or community grant, must be considered in balance with the overall Financial Plan. Each permissive tax exemption application should be evaluated under the following criteria:

1. The use is consistent with City policies, plans, bylaws, codes and regulations. This will ensure the goals, policies, and general operating principles of the City as a whole are reflected in the organizations that receive support.
2. Exemptions are not given to services that are otherwise provided on a private, for profit basis. This would provide an unfair competitive advantage.
3. The services provided by the organization should be an extension of City services and programs and must fall under the responsibility of local government. Senior government program costs must not be transferred to property taxpayers, as this would represent double taxation and an inequitable tax burden.
4. Primarily Maple Ridge residents should use the services and the organization's regulations must allow all Maple Ridge residents to participate.
5. The taxation burden resulting from the exemption must be a justifiable expense to the taxpayers of the City. The sources of Municipal revenue are limited and request for exemption must be considered in concert with other needs of the Municipality.

Additional details on the applications are available from the Finance Department.

*"Original signed by Catherine Nolan"*

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Prepared by: Catherine Nolan, CPA, CGA  
Manager of Accounting

*"Original signed by Paul Gill"*

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Approved by: Paul Gill, CPA, CGA  
GM, Corporate & Financial Services

*"Original signed by E. C. Swabey"*

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Concurrence: **E.C. Swabey**  
**Chief Administrative Officer**

**CITY OF MAPLE RIDGE  
BYLAW NO. 7368-2017**

A Bylaw to exempt from taxation, certain properties within  
the City of Maple Ridge

**WHEREAS**, pursuant to provisions of the Community Charter, S.B.C., 2003, Chapter 26, a Municipal Council may exempt certain land and improvements from taxation, where, in the opinion of the Municipal Council, the use of the land and improvements qualifies for exemption;

**AND WHEREAS**, the Municipal Council deems it expedient to exempt certain land and improvements;

**NOW THEREFORE**, the Municipal Council of the City of Maple Ridge in open meeting assembled, enacts as follows:

1. This Bylaw shall be cited for all purposes as "Maple Ridge Tax Exemption Bylaw No. 7368-2017".
2. That in accordance with Section 224(2)(i) of the Community Charter, the following lands and improvements owned or held by an athletic or service club or association and used principally as a public park or recreation ground or for public athletic or recreational purposes be exempt from taxation:

	2017 Exempt Assessed Value	Estimated 2018 Exemption	Estimated 2019 Exemption	Estimated 2020 Exemption
a) Owned By: Scout Properties (BC/Yukon) Ltd Folio: 05299-0100-0 Address: 27660 Dewdney Trunk Road	1,529,000	21,515	22,290	23,092
b) Owned By: Girl Guides of Canada Folio: 05322-0300-1 Address: 26521 Ferguson Avenue	898,500	12,643	13,098	13,570
c) Portion of Land and Improvements owned by the City of Maple Ridge Leased to: Ridge Meadows Seniors Society Folio: 52700-0001-0 Address: 12148 224 Street	3,897,000	44,094	45,681	47,326
d) Owned By: Fraternal Order of Eagles, Maple Ridge Aerie #2831 Folio: 73878-0300-6 Address: 23461 132 Avenue	751,100	10,569	10,949	11,344
e) Owned By: Ruskin Community Hall Folio: 94856-0000-8 Address: 28395 96 Avenue	474,500	6,451	6,917	7,166

3. That in accordance with Section 224(2)(i) of the Community Charter, the following lands and improvements owned or held by an athletic or service club or association and used principally as a public park or recreation ground or for public athletic or recreational purposes be exempt from taxation; and in accordance with Section 225(2)(e) of the Community Charter, the following land and improvements that are eligible golf course property, being land maintained as a golf course be exempt from taxation:

	2017 Exempt Assessed Value	Estimated 2018 Exemption	Estimated 2019 Exemption	Estimated 2020 Exemption
a) Owned By: City of Maple Ridge Leased to: Region View Recreation Services (Public Golf Course) Folio: 21238-1001-1 Address: 20818 Golf Lane	2,266,900	30,344	31,436	32,568



4. That in accordance with Section 224(2)(a) of the Community Charter, the following land and improvements that are owned or held by a charitable, philanthropic, or other not for profit corporation, and the council considers are used for the same purpose be exempt from taxation:

	2017 Exempt Assessed Value	Estimated 2018 Exemption	Estimated 2019 Exemption	Estimated 2020 Exemption
a) Owned by: City of Maple Ridge  Occupied by: Maple Ridge Search & Rescue Society Folio: 84120-0005-0 Address: 23598 105 Avenue	698,000	7,898	8,182	8,477

5. That in accordance with Section 224(2)(d) of the Community Charter, the interest in land and improvements owned by a public or local authority that are being used by a corporation or organization that would be eligible for exemption if the land and improvements were owned by that corporation or organization, shall be exempt from taxation:

	2017 Exempt Assessed Value	Estimated 2018 Exemption	Estimated 2019 Exemption	Estimated 2020 Exemption
a) Owned By: City of Maple Ridge Leased to: Maple Ridge Pitt Meadows Arts Council Folio: 31711-1000-0 Address: 11944 Haney Place	13,334,000	150,872	156,303	161,930
b) Waste Leased to: Ridge Meadows Recycling Society Folio: 84112-0001-0 Address: 10092 236 Street	1,557,000	17,617	18,251	18,908
c) Owned By: City of Maple Ridge Leased to: Katie's Place Folio: 84292-0100-0 Address: 10255 Jackson Road	240,600	2,722	2,820	2,922
d) Owned By: City of Maple Ridge Leased to: BC Society for the Prevention of Cruelty to Animals Folio: 84292-0257-0 Address: 10235 Jackson Road	3,014,000	34,103	35,331	36,602

6. That in accordance with Section 224(2)(f) of the Community Charter, in relation to property that is exempt under section 220(1)(h) [buildings for public worship], the following land and improvements, that have been deemed as necessary to the building set apart for public worship, be exempt from taxation:

	2017 Exempt Assessed Value	Estimated 2018 Exemption	Estimated 2019 Exemption	Estimated 2020 Exemption
a) Owned By: Wildwood Fellowship Church Folio: 05071-0100-5 Address: 10810 272 Street	390,000	5,302	5,685	5,890
b) Owned By: Ridge Meadows Open Door Church Folio: 10622-0100-0 Address: 11391 Dartford Street	223,000	3,032	3,251	3,368
c) Owned By: BC Conference of Mennonite Brethren Churches Inc. Folio: 20762-0305-0 Address: 20450 Dewdney Trunk Road	4,830,000	65,666	70,411	72,946
d) Owned By: Christian and Missionary Alliance-Canadian Pacific District Folio: 20804-0401-1 Address: 20399 Dewdney Trunk Road	614,400	8,353	8,957	9,279
e) Owned By: St. Paul's Evangelical Lutheran Church of Haney BC Folio: 20861-0100-4 Address: 12145 Laity Street	562,600	7,649	8,202	8,497
f) Owned By: St. John the Divine Anglican Church Folio: 20920-0100-1 Address: 21299 River Road	568,900	7,734	8,293	8,592

	2017 Exempt Assessed Value	Estimated 2018 Exemption	Estimated 2019 Exemption	Estimated 2020 Exemption
g) Owned By: Generations Christian Fellowship and Colleen Findlay Foundation Folio: 21034-0000-8 Address: 11601 Laity Street	1,380,000	18,762	20,118	20,842
h) Owned By: Roman Catholic Archbishop of Vancouver Church Folio: 21140-0400-1 Address: 20285 Dewdney Trunk Road	876,000	11,910	12,770	13,230
i) Owned By: Christian Reformed Church of Maple Ridge BC Folio: 21142-3300-3 Address: 20245 Dewdney Trunk Road	569,000	7,736	8,295	8,593
j) Owned By: Burnett Fellowship Baptist Church Folio: 21190-0001-0 Address: 20639 123 Avenue	467,700	6,359	6,818	7,064
k) Owned By: Church of Jesus Christ of Latter-Day Saints in Canada Folio: 21255-0201-X Address: 11750 207 Street	604,300	8,216	8,809	9,127
l) Owned By: Maple Ridge East Congregation of Jehovah's Witnesses Folio: 21335-2200-2 Address: 11770 West Street	606,600	8,247	8,843	9,161
m) Owned By: Church of the Nazarene Folio: 41990-0000-8 Address: 21467 Dewdney Trunk Road	681,060	9,259	9,928	10,286
n) Owned By: High Way Church Folio: 42162-0000-X Address: 21746 Lougheed Highway	752,100	10,225	10,964	11,359
o) Owned By: Congregation of the Haney Presbyterian Church Folio: 42176-0000-8 Address: 11858 216 Street	844,100	11,476	12,305	12,748
p) Owned By: Trustees of the Congregation of the Golden Ears United Church Folio: 42249-0100-6 Address: 22165 Dewdney Trunk Road	2,334,200	31,735	34,028	35,253
q) Owned By: Maple Ridge Baptist Church Folio: 42331-0100-1 Address: 22155 Lougheed Highway	7,285,300	99,047	106,204	110,028
r) Owned By: Governing Council of the Salvation Army in Canada Folio: 42345-0200-0 Address: 22188 Lougheed Highway	461,600	6,276	6,729	6,971
s) Owned By: Roman Catholic Archbishop of Vancouver Folio: 52788-0000-8 Address: 22561 121 Avenue	231,100	3,142	3,369	3,490
t) Owned By: Trustees of Webster's Corners United Church Folio: 63029-0100-5 Address: 25102 Dewdney Trunk Road	410,000	5,574	5,977	6,192
u) Owned By: Parish of St. George (Maple Ridge) Folio: 63157-2001-1 Address: 23500 Dewdney Trunk Road	508,100	6,908	7,407	7,674
v) Owned By: Christian Life Assembly Folio: 63163-2300-2 Address: 11756 232 Street	1,010,000	13,731	14,724	15,254

	2017 Exempt Assessed Value	Estimated 2018 Exemption	Estimated 2019 Exemption	Estimated 2020 Exemption
w) Owned By: Lord Bishop of New Westminster Folio: 94720-0001-0 Address: 27123 River Road	619,200	8,418	9,027	9,352
x) Owned By: Foursquare Gospel Church of Canada Folio: 94803-0100-3 Address: 28304 96 Avenue	412,000	5,601	6,006	6,222
y) Owned By: Apostles of Infinite Love, Canada Folio: 94906-0000-3 Address: 27289 96 Avenue	348,000	4,731	5,073	5,256

7. That in accordance with Section 224(2)(g) of the Community Charter, land or improvements used or occupied by a religious organization, as tenant or licensee, for the purpose of public worship or for the purposes of a hall that the council considers necessary to land or improvements so used or occupied, be exempt from taxation:

	2017 Exempt Assessed Value	Estimated 2018 Exemption	Estimated 2019 Exemption	Estimated 2020 Exemption
a) Owned By: 664589 BC Ltd Leased By: NorthRidge Church Folio: 63220-0000-0 Address: 22899 Dewdney Trunk Road	927,600	12,611	13,053	13,522

8. That in accordance with Section 225(2)(b) of the Community Charter the following heritage lands and improvements shall be exempt from taxation:

	2017 Exempt Assessed Value	Estimated 2018 Exemption	Estimated 2019 Exemption	Estimated 2020 Exemption
a) Owned By: City of Maple Ridge Leased to: Maple Ridge Historical Society (St. Andrew's United Church) Folio: 31428-0000-1 Address: 22279 116 Avenue	252,000	2,851	2,954	3,060
b) Owned By: Prince David Temple Society (Masonic Lodge) Folio: 31429-0100-0 Address: 22272 116 Avenue	485,700	6,603	6,834	7,080
c) Owned By: City of Maple Ridge Leased to: Fraser Information Society (Old Japanese School House) Folio: 31492-0000-3 Address: 11739 223 Street	456,700	5,167	5,354	5,546
d) Owned By: City of Maple Ridge Leased to: Maple Ridge Historical Society (Haney House) Folio: 31790-0000-4 Address: 11612 224 Street	648,000	2,241	2,322	2,405
e) Owned By: City of Maple Ridge Leased to: Maple Ridge Historical Society (Haney Brick Yard Office and Haney Brick Yard House) Folio: 31962-0502-3 Address: 22520 116 Avenue	721,000	8,158	8,452	8,756

9. That in accordance with Section 224(2)(c) of the Community Charter, "land or improvements that the council considers would otherwise qualify for exemption under section 220 [general statutory exemptions] were it not for a secondary use", the council may, by the adoption of a bylaw, determine the proportions of the land and improvements that are to be exempt and taxable; and Section 224(2)(i) of the Community Charter, land or improvements owned or held by an athletic or service club or association and used principally as a public park or recreation ground or for public athletic or recreational purposes, shall be exempt from taxation as by the proportions set in accordance with Section 224(2)(c) of the Community Charter:

	2017 Exempt Assessed Value	Estimated 2018 Exemption	Estimated 2019 Exemption	Estimated 2020 Exemption
a) Land and Improvements owned by the City of Maple Ridge, herein called Cam Neely Arena, shall be exempted from 90% of taxation Folio: 84120-0002-0 Address: 23448 105 Avenue	4,450,000	48,648	50,351	52,164
b) Land and Improvements owned by the City of Maple Ridge, herein called the Golden Ears Winter Club, shall be exempted from 95% of taxation Folio: 84120-0004-0 Address: 23588 105 Avenue	2,840,000	31,047	32,134	33,291

Included within each of the exemptions 9(a) and 9(b) is a proportionate share (based on the square footage areas of Cam Neely Arena, The Golden Ears Winter Club, and the remainder of the building) of all entrances, lobbies, change rooms, stairs, elevators, hallways, foyers and other common use areas of the lands and improvements

10. The exemptions from taxation are for the year 2018.
11. The exemptions granted by this bylaw are without prejudice to any claim for entitlement to exemption based on any other provisions of the Community Charter or any other legislation.

READ a FIRST TIME the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

READ a SECOND TIME the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

READ a THIRD TIME the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

RECONSIDERED AND ADOPTED the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
PRESIDING MEMBER

\_\_\_\_\_  
CORPORATE OFFICER

## City of Maple Ridge

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** 2017 Community Grants

**MEETING DATE:** 12-Sept-2017  
**FILE NO:**  
**MEETING:** Council

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### EXECUTIVE SUMMARY:

The Community Grants Policy was adopted in 2013, providing a framework in support of Council's Community Grants Program, with a focus on supporting organizations providing services in Maple Ridge. Council reviewed and confirmed the policy direction in August of 2015.

The funding envelope for 2017 is \$44,600 and staff is recommending the grant allocations totalling \$23,460 as shown on the attached Schedule "A". This allocation leaves \$21,140 available to address other requests.

We have also received a request for assistance from the Maple Ridge, Pitt Meadows, Katzie Seniors Network. As discussions with the Network are in an early stage, we suggest the request be dealt with at a later date. We will also be suggesting the Network have a discussion with Pitt Meadows regarding their funding request, as their services benefit both communities.

### RECOMMENDATION(S):

That the proposed allocation of Community Grants as shown on Schedule "A" of the staff report dated September 12, 2017 titled 2017 Community Grants be approved.

### DISCUSSION:

#### a) Background Context:

The Community Grants Program helps support organizations providing services to our community. Many of these organizations are struggling to find sustainable funding. The funding provided by the City provides some assistance. It should be noted that some of these same organizations also apply for, and receive, funding from other municipal programs.

In 2013, Council adopted a Community Grants policy, formalizing the eligibility and evaluation criteria used when considering the allocation of the community grants budget. Council reviewed and confirmed the policy direction in August of 2015.

In previous years, the Community Grants program has received funding requests exceeding the available funding envelope, often receiving requests from the same community groups over a number of years. In an effort to ensure that benefiting community groups did not become reliant on funding from the City's Community Grant Program, they were encouraged to seek sustainable funding from other sources. As a result, in 2017 we have seen a decline in the volume of applications received.

For 2017, the funding envelope available for distribution is \$44,600 and a recommended allocation is attached.

Commentary on each recommended allocation follows:

The Family Education and Support Centre (FESC) is a multi-service agency that has grown and changed over the years in response to the community's need for services. The objective is to provide social services to families in need of finding their own answers to challenges with regard to their parenting, mental health, food security, settlement as newcomers and individual personal growth. They are a founding member of the Community Network and serve as host for the Network coordination funds. In this capacity, the FESC received annual funding from the City to assist in funding a community network coordinator; in 2017 this amount was \$30,000. This funding is outside of the community grants envelope. In addition to this, FESC is asking for \$5,000 to support their Community Kitchen program. The program helps local citizens living below the poverty line learn how to prepare affordable and nutritious meals while also providing a place of social contact and information about community resources. FESC applies for funding from other sources, but requires additional support to continue without interruption. The Community Kitchen has received support from the City since 2010 and received \$5,000 in 2016. For 2017, a contribution of \$5,000 is recommended.

The Friends in Need Food Bank helps to provide food to approximately 2,500 people in Maple Ridge. The organization has enjoyed support from the City for many years, not only through the Community Grants Program, but also through the direct efforts of staff fundraising and annual food drives. They have also received funding annually for the past four years from the festivals budget, to support their food drive held in conjunction with the CP Holiday Train. The Friends in Need Food Bank has requested a grant of \$20,000 for 2017 to support a new Perishable Food Recovery Program. Staff is recommending an allocation of \$15,000, contingent on the implementation of the program.

In 2004, Council adopted a bylaw banning the sale or use of fireworks in Maple Ridge. Following the adoption of the bylaw, the Maple Ridge Lions Club, in conjunction with the Fire Department, began hosting an annual Halloween Fireworks Display. The Lions Club involvement has changed over time and the event is now managed by the City as the Celebrate the Night festival held in Memorial Peace Park. Since 2006 Council has contributed \$3,000 annually to the event and staff is recommending that an allocation of \$3,000 from the Community Grants budget continue to be directed to this popular community event. Additional funding from the Festivals budget is also dedicated to the event.

In 2016, Council supported the Child Youth Wellness Centre through the provision of a \$10,000 grant funded from gaming revenues. In addition, space in the Greg Moore Youth Centre was leased to the Centre at no cost for 2 years. As a result of the lease, BC Assessment changed the status of the space they occupy and property taxes of \$460 were assessed for 2017. Staff is recommending that a onetime allocation of \$460 be provided from the Community Grants budget to offset the 2017 property tax bill.

**b) Desired Outcome(s):**

Organizations, such as those identified on Schedule "A", are increasingly struggling to secure long-term sustainable funding as the same time as the demand for the services they provide is growing. Through the Community Grants Program, Council is able to help such organizations continue with the provision of services to the citizens of Maple Ridge.

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

The distribution of Community Grants proposed on the attached Schedule "A" allocates \$23,460 of the available budget to various community groups. \$21,140 remains to address other requests.

**d) Alternatives:**

Council could choose not to distribute any grants, but as that decision may jeopardize the ability of various organizations to continue providing necessary services that is not recommended.

**CONCLUSIONS:**

The provision of grants to local organizations benefits the citizens of Maple Ridge. The distribution proposed on Schedule "A" attempts to allocate the limited resources to provide benefit to the community.

We have also received a request for assistance from the Maple Ridge, Pitt Meadows, Katzie Seniors Network. As discussions with the Network are in an early stage, we suggest the request be dealt with at a later date. We will also be suggesting the Network have a discussion with Pitt Meadows regarding their funding request, as their services benefit both communities.

*Original signed by Catherine Nolan*

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Prepared by: Catherine Nolan, CPA, CGA  
Manager of Accounting

*Original signed by Paul Gill*

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Approved by: Paul Gill, CPA, CGA  
GM: Corporate & Financial Services

*Original signed by Kelly Swift*

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Approved by: Kelly Swift  
GM: Parks, Recreation & Culture

*Original signed by Paul Gill for*

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Concurrence: **E.C. Swabey**  
**Chief Administrative Officer**

## Grants - Requests for 2017

	Requested Amount for 2017	Recommendation for 2017	How the Grant will be used
<b>Total Budget Available as per the 2017 Financial Plan</b>		<b>\$ 44,600</b>	
Family Education and Support Centre (Community Kitchens)	5,000	5,000	To assist the organization with their Community Kitchens program
Halloween Fireworks Display	3,000	3,000	Annual Halloween Fireworks Display
Friends in Need Food Bank	20,000	15,000	To assist with the implementation of a Perishable Food Recovery Program
Community Wellness Centre	460	460	To offset property taxes assessed against space leased to the Centre at no cost.
<b>Totals</b>	<b>\$ 28,460</b>	<b>\$ 23,460</b>	
<b>Unallocated Community Grants</b>	<b>-</b>	<b>\$ 21,140</b>	



TO:	Her Worship Mayor Nicole Read and Members of Council	MEETING DATE:	September 12, 2017
FROM:	Chief Administrative Officer	FILE NO.	05-1825-02
SUBJECT:	Loan Authorization Bylaws	MEETING:	COUNCIL

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**EXECUTIVE SUMMARY:**

Parks and Recreational facilities have been under consideration by Council after extensive public consultation. Staff has been directed to move forward with the following projects:

- Maple Ridge Leisure Centre Renovation
- Telosky Stadium Synthetic Fields
- Albion Community Centre
- Silver Valley Neighbourhood Gathering Places
- Hammond Community Centre Renovation
- Whonnock Lake Canoe and Kayak Facility Improvements
- Maple Ridge Secondary School Track Facility Upgrades
- Ice Sheet Addition

In addition, Council has directed staff to gather more detailed information to move forward on an outdoor pool.

The funding required for the above noted projects is \$55.5 million (details below) of which \$6 million can be supported from existing revenue streams. Council has directed that the remaining sum of \$49.5 million be borrowed, with the approval of the electors. With Council directing staff to proceed with obtaining further details on an outdoor pool at an estimated cost of \$6 million, the borrowing requirements increase back up to \$55.5 million.

This borrowing will require electoral approval, which can be achieved through the Alternative Approval Process (AAP) (full borrowing process is described below). At the July 11, 2017 Council meeting, staff was directed to prepare a separate bylaw for each project to allow the public to oppose one, some, or all of the projects.

The purpose of this report is to provide the information for Council to give consideration to three readings of the associated loan authorization bylaws (7370-2017 to 7378-2017, Attachments A-I). Should Council approve the bylaw readings, staff also recommend approval of the Alternative Approval Process Elector Response Forms (Attachments J-R) and approval of the AAP advertisement (Attachment S) to enable the process for the AAP to move forward once approval has been obtained from the Inspector of Municipalities.

## RECOMMENDATION(S):

1. That Maple Ridge Leisure Centre Renovation Loan Authorization Bylaw No. 7370-2017 be given first, second and third readings;
2. That Telosky Stadium Synthetic Fields Loan Authorization Bylaw No. 7371-2017 be given first, second and third readings;
3. That Albion Community Centre Loan Authorization Bylaw No. 7372-2017 be given first, second and third readings;
4. That Silver Valley Neighbourhood Gathering Places Loan Authorization Bylaw No. 7373-2017 be given first, second and third readings;
5. That Hammond Community Centre Renovation Loan Authorization Bylaw No. 7374-2017 be given first, second and third readings;
6. That Whonnock Lake Canoe and Kayak Facility Improvements Loan Authorization Bylaw No. 7375-2017 be given first, second and third readings;
7. That Maple Ridge Secondary School Track Facility Upgrades Loan Authorization Bylaw No. 7376-2017 be given first, second and third readings;
8. That Ice Sheet Addition Loan Authorization Bylaw No. 7377-2017 be given first, second and third readings;
9. That Outdoor Pool Construction Loan Authorization Bylaw No. 7378-2017 be given first, second and third readings;
10. That the Corporate Officer be directed to submit Bylaw Nos. 7370-2017, 7371-2017, 7372-2017, 7373-2017, 7374-2017, 7375-2017, 7376-2017, 7377-2017 and 7378-2017 to the Ministry of Community Services for review and approval by the Inspector of Municipalities;
11. That following approval of the bylaws by the Inspector of Municipalities, approval of the electors be sought through the Alternative Approval Process in relation to Bylaw Nos. 7370-2017, 7371-2017, 7372-2017, 7373-2017, 7374-2017, 7375-2017, 7376-2017, 7377-2017 and 7378-2017.
12. That the Alternative Approval Process Elector Response Forms be approved (Attachments J-R of the report dated September 12, 2017); AND
13. That the advertisement for the Alternative Approval Process be approved (Attachment S of the report dated September 12, 2017).

## DISCUSSION:

Council has directed staff to proceed with the following projects, with a portion of the funding coming from debt:

1. Maple Ridge Leisure Centre Renovation	An additional \$3.5 million
2. Telosky Stadium Synthetic Fields	\$10 million
3. Albion Community Centre	\$10 million
4. Silver Valley Neighbourhood Gathering Places	\$1 million
5. Hammond Community Centre Renovation	\$2.5 million
6. Whonnock Lake Canoe and Kayak Facility Improvements	\$1 million
7. Maple Ridge Secondary School Track Facility Upgrades	\$2.5 million
8. Ice Sheet Addition	\$25 million
9. Outdoor Pool	\$6 million

Public consultation will be undertaken to gather input to the design criteria for each facility, this step is complete for the Maple Ridge Leisure Centre Renovations. Further descriptions of each project are noted below:

### 1. Maple Ridge Leisure Centre Renovation \$3.5 million

The Maple Ridge Leisure Centre has served the community for 37 years, and key infrastructure replacements and repairs are needed to ensure continued service. The project will fully upgrade the pool tanks and supporting systems including mechanical, electrical and chlorination and renovate the change rooms, lobby and reception areas. The total project is estimated to cost \$9 million with \$5.5 million already allocated towards it from existing sources.

### 2. Telosky Stadium Synthetic Fields \$10 million

This project proposes to redevelop the Telosky Stadium/Thomas Haney Secondary School field complex to a synthetic sports surface and add lighting and reorient other fields at this site. This will help address the acute shortage of field time for minor sports organizations in Maple Ridge.

### 3. Albion Community Centre \$10 million

This project proposes a new community gathering centre to replace the original Albion Hall that was demolished several years ago. The new community centre will be co-located on the same site as a new elementary school and neighbourhood learning centre that is proposed for the area. The vision for the Centre is for a facility that fosters a connection to the forested site, existing trails and wetland. Programming at this site will benefit both the students and the community.

### 4. Silver Valley Neighbourhood Gathering Places \$1 million

The two proposed outdoor pavilions will be more fully defined through consultation with the neighbourhoods. The intent is to support Silver Valley by connecting the neighbourhoods. These facilities will encourage activities such as barbeques, community gardening and outdoor gatherings.

5. **Hammond Community Centre Renovation** \$2.5 million

This project will provide a significant upgrade to the Hammond Community Centre. Renovations to the hall, daycare, lobby and building envelope are included. Landscaping and new support buildings for the sports fields and outdoor pool are also included. The existing sport court will be resurfaced and food truck infrastructure will be added to serve the outdoor pool and fields.

6. **Whonnock Lake Canoe and Kayak Facility Improvements** \$1 million

This project will improve the canoe and kayak facility at Whonnock Lake, primarily in terms of training space, boat storage and access to the lake.

7. **Maple Ridge Secondary School Track Facility Upgrades** \$2.5 million

Planned upgrades will improve track and field facilities, including lighting, additional seating capacity and storage. These upgrades will also help prepare this venue for the 2020 BC Summer Games.

8. **Ice Sheet Addition** \$25 million

This project adds an additional sheet of ice to address the shortage of ice and dry floor time for minor sports organizations in the community.

9. **Outdoor Pool Construction** \$6 million

At the August 1, 2017 Council meeting, staff were directed to proceed with an outdoor pool, adjacent to the Thomas Haney Secondary School. Staff recommend that this project be funded using the framework approved for the other projects.

### **Funding Model**

The funding model approved by Council uses \$6 million in existing revenue streams to reduce the debt required. This stream includes Community Amenity Charges and Albion Density Bonus Amenity Charges. For the purpose of the borrowing bylaws, these funds have been allocated as follows:

Albion Community Centre	\$1.5M
Ice Sheet Addition	\$1.5M
Telosky Field	\$3.0M
	<u>\$6.0M</u>

As outlined in the funding model discussed at the July 18, 2017 Audit & Finance Committee meeting, the long term debt is amortized over 25 years. An additional property tax increase of 0.35% each year for 7 years will be required to fund the debt and cover the operating costs. Subsequently on August 1<sup>st</sup>, Council provided direction to also proceed with an outdoor pool for \$6 million. The operating and debt servicing costs from that project will result in an additional 0.10% tax increase, making the total tax increase 0.45% each year for 7 years.

Spending on these projects, for costs to be funded by debt, can occur only after the borrowing is approved and the Financial Plan Bylaw has been amended.

The following are the basic steps for the City to complete the borrowing for these matters:

- Complete three readings of each of the Loan Authorization Bylaws.
- Submit Bylaws and Liability Servicing Limit Certificate (signed by the Chief Financial Officer) to the applicable Ministry for review and approval.
- Seek elector approval through the Alternative Approval Process. Two public notices in subsequent weeks are required, after which time the forms will be available to the public at City Hall or on the City's web site. Electorate will have 30 days after the second publication to submit original forms to the Corporate Officer.
- Adopt the Loan Authorization Bylaws for those Bylaws that did not receive opposition of 10% or greater of the electorate. The Provincial provisional number of registered voters as of May 9, 2017 is 60,618 making the 10% threshold of electors 6,062.
- Subsequent to the thirty day quashing period as required by S. 760 of the Local Government Act, application for the Certificate of Approval by the Ministry, which upon receipt the City may borrow funds.

The Alternative Approval Process requires Council to approve the question(s) and format of the form that the public will be asked to consider (attached for each project in Attachments J-R) and Council is asked to approve the advertisement for the Alternative Approval Process (Attachment S). The questions will follow the example below for each specific project:

I am OPPOSED to the City of Maple Ridge proceeding with the borrowing of \$3.5 million as set out in the City of Maple Ridge Leisure Centre Renovations Loan Authorization Bylaw No. 7370-2017, unless it is approved by Assent of the Electors.

#### CONCLUSIONS:

As directed by Council, a separate bylaw is being brought forward for each of projects which will allow the public to have a say on each of the projects, rather than considering them as a bundle. We will seek Ministry approval and approval from the electorate using the Alternative Approval Process, for those bylaws that receive three (3) readings.

"original signed by Laurie Darcus"

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Prepared by: Laurie Darcus, Manager of Legislative Services

"original signed by Trevor Thompson"

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Prepared by: Trevor Thompson, Manager of Financial Planning

"original signed by Paul Gill"

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Approved by: Paul Gill, General Manager,  
Corporate & Financial Services

“original signed by Kelly Swift”

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Approved by: Kelly Swift, General Manager,  
Parks, Recreation & Cultural Services

“original signed by Frank Quinn”

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Approved by: Frank Quinn, General Manager,  
Public Works & Development

“original signed by Ted Swabey”

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Approved by: E.C. Swabey  
Chief Administrative Officer

Attachments:

A – I Bylaws 7370 to 7378, 2017, for each project  
J – R Alternative Approval Process Elector Response Forms for each project  
S Proposed Advertisement for the Alternative Approval Process

**CITY OF MAPLE RIDGE**

**BYLAW NO. 7370-2017**

A bylaw to authorize the borrowing of a portion of the estimated cost to renovate the Maple Ridge Leisure Centre

---

**WHEREAS**, it is deemed desirable and expedient to renovate and improve the Maple Ridge Leisure Centre.

**AND WHEREAS** the sum of \$3,500,000 is the amount of debt intended to be borrowed by this bylaw;

**NOW THEREFORE**, the Council for the City of Maple Ridge enacts as follows:

1. The Council is hereby empowered and authorized to undertake and carry out or cause to be carried out the renovation and improvement of the Maple Ridge Leisure Centre generally in accordance with general plans on file in the municipal office and to do all things necessary in connection therewith and without limiting the generality of the foregoing:
  - a) To borrow upon the credit of the Municipality a sum not exceeding \$3,500,000.
  - b) To acquire all such real property, easements, rights-of-way, licenses, rights or authorities as may be requisite or desirable for or in connection with the renovation of the said Leisure Centre.
2. The maximum term for which debentures may be issued to secure the debt created by this bylaw is twenty-five years.
3. This bylaw may be cited as “Maple Ridge Leisure Centre Renovation Loan Authorization Bylaw No. 7370-2017.

**READ** a first time the                      day of                      , 2017.

**READ** a second time the                      day of                      , 2017.

**READ** a third time the                      day of                      , 2017.

**RECEIVED** the approval of the Inspector of Municipalities this                      day of                      , 2017.

**RECEIVED** the approval of the electors of the City of Maple Ridge on the                      day of                      , 2017.

**RECONSIDERED AND FINALLY PASSED AND ADOPTED** this                      day of                      , 2017.

---

PRESIDING MEMBER

---

CORPORATE OFFICER

**CITY OF MAPLE RIDGE**

**BYLAW NO. 7371-2017**

A bylaw to authorize the borrowing of the estimated cost of constructing synthetic fields at Telosky Stadium

---

**WHEREAS**, it is deemed desirable and expedient to construct synthetic fields at Telosky Stadium.

**AND WHEREAS** the sum of \$7,000,000 is the amount of debt intended to be borrowed by this bylaw;

**NOW THEREFORE**, the Council for the City of Maple Ridge enacts as follows:

1. The Council is hereby empowered and authorized to undertake and carry out or cause to be carried out the construction of synthetic fields at Telosky Stadium generally in accordance with general plans on file in the municipal office and to do all things necessary in connection therewith and without limiting the generality of the foregoing:
  - a) To borrow upon the credit of the Municipality a sum not exceeding \$7,000,000.
  - b) To acquire all such real property, easements, rights-of-way, licenses, rights or authorities as may be requisite or desirable for or in connection with the construction of said synthetic fields at Telosky Stadium.
2. The maximum term for which debentures may be issued to secure the debt created by this bylaw is twenty-five years.

This bylaw may be cited as "Telosky Stadium Synthetic Fields Loan Authorization Bylaw No. 7371-2017.

**READ** a first time the                      day of                      , 2017.

**READ** a second time the                      day of                      , 2017.

**READ** a third time the                      day of                      , 2017.

**RECEIVED** the approval of the Inspector of Municipalities this                      day of                      , 2017.

**RECEIVED** the approval of the electors of the City of Maple Ridge on the                      day of                      , 2017.

**RECONSIDERED AND FINALLY PASSED AND ADOPTED** this                      day of                      , 2017.

---

PRESIDING MEMBER

---

CORPORATE OFFICER



**CITY OF MAPLE RIDGE**

**BYLAW NO. 7372-2017**

A bylaw to authorize the borrowing of the estimated cost of constructing the Albion Community Centre

---

**WHEREAS**, it is deemed desirable and expedient to construct the Albion Community Centre.

**AND WHEREAS** the sum of \$8,500,000 is the amount of debt intended to be borrowed by this bylaw;

**NOW THEREFORE**, the Council for the City of Maple Ridge enacts as follows:

1. The Council is hereby empowered and authorized to undertake and carry out or cause to be carried out the construction of the Albion Community Centre generally in accordance with general plans on file in the municipal office and to do all things necessary in connection therewith and without limiting the generality of the foregoing:
  - a) To borrow upon the credit of the Municipality a sum not exceeding \$8,500,000.
  - b) To acquire all such real property, easements, rights-of-way, licenses, rights or authorities as may be requisite or desirable for or in connection with the construction of said Albion Community Centre.
2. The maximum term for which debentures may be issued to secure the debt created by this bylaw is twenty-five years.
3. This bylaw may be sited as “Albion Community Centre Loan Authorization Bylaw No. 7372-2017.

**READ** a first time the                      day of                      , 2017.

**READ** a second time the                      day of                      , 2017.

**READ** a third time the                      day of                      , 2017.

**RECEIVED** the approval of the Inspector of Municipalities this                      day of                      , 2017.

**RECEIVED** the approval of the electors of the City of Maple Ridge on the                      day of                      , 2017.

**RECONSIDERED AND FINALLY PASSED AND ADOPTED** this                      day of                      , 2017.

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PRESIDING MEMBER

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CORPORATE OFFICER

**CITY OF MAPLE RIDGE**

**BYLAW NO. 7373-2017**

A bylaw to authorize the borrowing of the estimated cost of constructing Silver Valley Neighbourhood Gathering Places

---

**WHEREAS**, it is deemed desirable and expedient to construct Silver Valley Neighbourhood Gathering Places.

**AND WHEREAS** the sum of \$1,000,000 is the amount of debt intended to be borrowed by this bylaw;

**NOW THEREFORE**, the Council for the City of Maple Ridge enacts as follows:

1. The Council is hereby empowered and authorized to undertake and carry out or cause to be carried out the construction of Silver Valley Neighbourhood Gathering Places generally in accordance with general plans on file in the municipal office and to do all things necessary in connection therewith and without limiting the generality of the foregoing:
  - a) To borrow upon the credit of the Municipality a sum not exceeding \$1,000,000.
  - b) To acquire all such real property, easements, rights-of-way, licenses, rights or authorities as may be requisite or desirable for or in connection with the construction of said Silver Valley Neighbourhood Gathering Places.
2. The maximum term for which debentures may be issued to secure the debt created by this bylaw is twenty-five years.
3. This bylaw may be cited as “Silver Valley Neighbourhood Gathering Places Loan Authorization Bylaw No. 7373-2017.

**READ** a first time the                      day of                      , 2017.

**READ** a second time the                      day of                      , 2017.

**READ** a third time the                      day of                      , 2017.

**RECEIVED** the approval of the Inspector of Municipalities this                      day of                      , 2017.

**RECEIVED** the approval of the electors of the City of Maple Ridge on the                      day of                      , 2017.

**RECONSIDERED AND FINALLY PASSED AND ADOPTED** this                      day of                      , 2017.

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PRESIDING MEMBER

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CORPORATE OFFICER

**CITY OF MAPLE RIDGE**

**BYLAW NO. 7374-2017**

A bylaw to authorize the borrowing of the estimated cost to renovate the Hammond Community Centre

---

**WHEREAS**, it is deemed desirable and expedient to renovate and improve the Hammond Community Centre.

**AND WHEREAS** the sum of \$2,500,000 is the amount of debt intended to be borrowed by this bylaw;

**NOW THEREFORE**, the Council for the City of Maple Ridge enacts as follows:

1. The Council is hereby empowered and authorized to undertake and carry out or cause to be carried out the renovation and improvement of the Hammond Community Centre generally in accordance with general plans on file in the municipal office and to do all things necessary in connection therewith and without limiting the generality of the foregoing:
  - a) To borrow upon the credit of the Municipality a sum not exceeding \$2,500,000.
  - b) To acquire all such real property, easements, rights-of-way, licenses, rights or authorities as may be requisite or desirable for or in connection with the renovation of said Hammond Community Centre.
2. The maximum term for which debentures may be issued to secure the debt created by this bylaw is twenty-five years.
3. This bylaw may be cited as “Hammond Community Centre Renovation Loan Authorization Bylaw No. 7374-2017.

**READ** a first time the                      day of                      , 2017.

**READ** a second time the                      day of                      , 2017.

**READ** a third time the                      day of                      , 2017.

**RECEIVED** the approval of the Inspector of Municipalities this                      day of                      , 2017.

**RECEIVED** the approval of the electors of the City of Maple Ridge on the                      day of                      , 2017.

**RECONSIDERED AND FINALLY PASSED AND ADOPTED** this                      day of                      , 2017.

---

PRESIDING MEMBER

---

CORPORATE OFFICER

**CITY OF MAPLE RIDGE**

**BYLAW NO. 7375-2017**

A bylaw to authorize the borrowing of the estimated cost of improving the Whonnock Lake Canoe and Kayak Facility

---

**WHEREAS**, it is deemed desirable and expedient to improving the Whonnock Lake Canoe and Kayak Facility.

**AND WHEREAS** the sum of \$1,000,000 is the amount of debt intended to be borrowed by this bylaw;

**NOW THEREFORE**, the Council for the City of Maple Ridge enacts as follows:

1. The Council is hereby empowered and authorized to undertake and carry out or cause to be carried out the improvement of the Whonnock Lake Canoe and Kayak Facility generally in accordance with general plans on file in the municipal office and to do all things necessary in connection therewith and without limiting the generality of the foregoing:
  - a) To borrow upon the credit of the Municipality a sum not exceeding \$1,000,000.
  - b) To acquire all such real property, easements, rights-of-way, licenses, rights or authorities as may be requisite or desirable for or in connection with the improvement of said Whonnock Lake Canoe and Kayak Facility.
2. The maximum term for which debentures may be issued to secure the debt created by this bylaw is twenty-five years.
3. This bylaw may be cited as “Whonnock Lake Canoe and Kayak Facility Improvement Loan Authorization Bylaw No. 7375-2017.

**READ** a first time the                      day of                      , 2017.

**READ** a second time the                      day of                      , 2017.

**READ** a third time the                      day of                      , 2017.

**RECEIVED** the approval of the Inspector of Municipalities this                      day of                      , 2017.

**RECEIVED** the approval of the electors of the City of Maple Ridge on the                      day of                      , 2017.

**RECONSIDERED AND FINALLY PASSED AND ADOPTED** this                      day of                      , 2017.

---

PRESIDING MEMBER

---

CORPORATE OFFICER

**CITY OF MAPLE RIDGE**

**BYLAW NO. 7376-2017**

A bylaw to authorize the borrowing of the estimated cost of constructing the Maple Ridge Secondary School Track Facility Upgrades

---

**WHEREAS**, it is deemed desirable and expedient to upgrade the Maple Ridge Secondary School Track Facility.

**AND WHEREAS** the sum of \$2,500,000 is the amount of debt intended to be borrowed by this bylaw;

**NOW THEREFORE**, the Council for the City of Maple Ridge enacts as follows:

1. The Council is hereby empowered and authorized to undertake and carry out or cause to be carried out the construction of the Maple Ridge Secondary School Track Facility Upgrades generally in accordance with general plans on file in the municipal office and to do all things necessary in connection therewith and without limiting the generality of the foregoing:
  - a) To borrow upon the credit of the Municipality a sum not exceeding \$2,500,000.
  - b) To acquire all such real property, easements, rights-of-way, licenses, rights or authorities as may be requisite or desirable for or in connection with the construction of said Maple Ridge Senior Secondary Track Facility.
2. The maximum term for which debentures may be issued to secure the debt created by this bylaw is twenty-five years.
3. This bylaw may be cited as “Maple Ridge Secondary School Track Facility Loan Authorization Bylaw No. 7376-2017.”

**READ** a first time the                      day of                      , 2017.

**READ** a second time the                      day of                      , 2017.

**READ** a third time the                      day of                      , 2017.

**RECEIVED** the approval of the Inspector of Municipalities this                      day of                      , 2017.

**RECEIVED** the approval of the electors of the City of Maple Ridge on the                      day of                      , 2017.

**RECONSIDERED AND FINALLY PASSED AND ADOPTED** this                      day of                      , 2017.

---

PRESIDING MEMBER

---

CORPORATE OFFICER

**CITY OF MAPLE RIDGE**

**BYLAW NO. 7377-2017**

A bylaw to authorize the borrowing of the estimated cost of adding an ice sheet

---

**WHEREAS**, it is deemed desirable and expedient to add an ice sheet and associated improvements.

**AND WHEREAS** the sum of \$23,500,000 is the amount of debt intended to be borrowed by this bylaw;

**NOW THEREFORE**, the Council for the City of Maple Ridge in open meeting assembled, enacts as follows:

1. The Council is hereby empowered and authorized to undertake and carry out or cause to be carried out the addition of an ice sheet and associated improvements generally in accordance with general plans on file in the municipal office and to do all things necessary in connection therewith and without limiting the generality of the foregoing:
  - a) To borrow upon the credit of the Municipality a sum not exceeding \$23,500,000.
  - b) To acquire all such real property, easements, rights-of-way, licenses, rights or authorities as may be requisite or desirable for or in connection with the addition of said Ice Sheet and associated improvements.
2. The maximum term for which debentures may be issued to secure the debt created by this bylaw is twenty-five years.
3. This bylaw may be sited as “Ice Sheet Addition Loan Authorization Bylaw No. 7377-2017.

**READ** a first time the                      day of                      , 2017.

**READ** a second time the                      day of                      , 2017.

**READ** a third time the                      day of                      , 2017.

**RECEIVED** the approval of the Inspector of Municipalities this                      day of                      , 2017.

**RECEIVED** the approval of the electors of the City of Maple Ridge on the                      day of                      , 2017.

**RECONSIDERED AND FINALLY PASSED AND ADOPTED** this                      day of                      , 2017.

---

PRESIDING MEMBER

---

CORPORATE OFFICER

**CITY OF MAPLE RIDGE**

**BYLAW NO. 7378-2017**

A bylaw to authorize the borrowing of a portion of the estimated cost to construct an Outdoor Pool

---

**WHEREAS**, it is deemed desirable and expedient to construct an Outdoor Pool.

**AND WHEREAS** the sum of \$6,000,000 is the amount of debt intended to be borrowed by this bylaw;

**NOW THEREFORE**, the Council for the City of Maple Ridge enacts as follows:

1. The Council is hereby empowered and authorized to undertake and carry out or cause to be carried out the construction of an Outdoor Pool generally in accordance with general plans on file in the municipal office and to do all things necessary in connection therewith and without limiting the generality of the foregoing:
  - a) To borrow upon the credit of the Municipality a sum not exceeding \$6,000,000.
  - b) To acquire all such real property, easements, rights-of-way, licenses, rights or authorities as may be requisite or desirable for or in connection with the construction of the said Outdoor Pool.
2. The maximum term for which debentures may be issued to secure the debt created by this bylaw is twenty-five years.
3. This bylaw may be sited as “Outdoor Pool Construction Loan Authorization Bylaw No. 7378-2017.

**READ** a first time the                      day of                      , 2017.

**READ** a second time the                      day of                      , 2017.

**READ** a third time the                      day of                      , 2017.

**RECEIVED** the approval of the Inspector of Municipalities this                      day of                      , 2017.

**RECEIVED** the approval of the electors of the City of Maple Ridge on the                      day of                      , 2017.

**RECONSIDERED AND FINALLY PASSED AND ADOPTED** this                      day of                      , 2017.

---

PRESIDING MEMBER

---

CORPORATE OFFICER



## ALTERNATIVE APPROVAL PROCESS ELECTOR RESPONSE FORM

I am **OPPOSED** to the City of Maple Ridge proceeding with the borrowing as set out below, unless it is approved by Assent of the Electors:

- Maple Ridge Leisure Centre Renovation Loan Authorization Bylaw No. 7370-2017 for \$3.5 Million

I, the undersigned, hereby certify that:

- I am eighteen (18) years of age or older; and
- I am a Canadian citizen; and
- I have resided in British Columbia for at least six (6) months; and
- I have resided in, OR have been the registered owner of real property (and have been designated as the elector in regard to that property) in, the City of Maple Ridge for at least thirty (30) days; and
- I am not disqualified by the *Local Government Act* or any other enactment or otherwise disqualified by law from voting in local elections; and
- I am entitled to sign this alternative approval process Elector Response Form and have not previously signed an Alternative Approval Process Elector Response Form for the proposed Bylaw.

The Community Charter of the Province of British Columbia requires that in order for an Elector's Response to be valid:

1. The person signing the Elector Response Form is an eligible elector of the City of Maple Ridge as identified above ("I, the undersigned, hereby certify that:...").
2. The form must include full name, residential address and signature.
3. If signing as a Property Elector (non-resident), full residential address of property in Maple Ridge must be entered, as well as your residential address.

All alternative approval process elector response forms containing original signatures must be received before 4:00 p.m. \_\_\_\_\_, 2017 by the

Corporate Officer  
Corporation of the City of Maple Ridge  
11995 Haney Place, Maple Ridge, BC V2X 6A9

ELECTOR'S FULL NAME (Print – NO Initials)	RESIDENTIAL ADDRESS (and address of real property in Maple Ridge owned by elector if not resident)	SIGNATURE OF ELECTOR
EXAMPLE : Jane Smith	12345 Main Street	<i>Jane Smith</i>

NOTE: A person must not sign any alternative approval process elector response form more than once and may not withdraw his or her name from the alternative approval process elector response form after the deadline for submission of the petitions has passed.

The number of electors of the City of Maple Ridge is estimated to be 60,618. If 10% (6,062) of the estimated number of electors of the City of Maple Ridge sign an alternative approval process elector response form opposing the noted transactions without assent of the electors, Municipal Council will not be able to proceed without then receiving the assent of the electors by voting.

1777660





## ALTERNATIVE APPROVAL PROCESS ELECTOR RESPONSE FORM

I am **OPPOSED** to the City of Maple Ridge proceeding with the borrowing as set out below, unless it is approved by Assent of the Electors:

- Telosky Stadium Synthetic Fields Loan Authorization Bylaw No. 7371-2017 for \$7 Million

I, the undersigned, hereby certify that:

- I am eighteen (18) years of age or older; and
- I am a Canadian citizen; and
- I have resided in British Columbia for at least six (6) months; and
- I have resided in, OR have been the registered owner of real property (and have been designated as the elector in regard to that property) in, the City of Maple Ridge for at least thirty (30) days; and
- I am not disqualified by the *Local Government Act* or any other enactment or otherwise disqualified by law from voting in local elections; and
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Corporate Officer  
Corporation of the City of Maple Ridge  
11995 Haney Place, Maple Ridge, BC V2X 6A9

ELECTOR'S FULL NAME (Print – NO Initials)	RESIDENTIAL ADDRESS (and address of real property in Maple Ridge owned by elector if not resident)	SIGNATURE OF ELECTOR
EXAMPLE : Jane Smith	12345 Main Street	<i>Jane Smith</i>

NOTE: A person must not sign any alternative approval process elector response form more than once and may not withdraw his or her name from the alternative approval process elector response form after the deadline for submission of the petitions has passed.

The number of electors of the City of Maple Ridge is estimated to be 60,618. If 10% (6,062) of the estimated number of electors of the City of Maple Ridge sign an alternative approval process elector response form opposing the noted transactions without assent of the electors, Municipal Council will not be able to proceed without then receiving the assent of the electors by voting.

1777671



## ALTERNATIVE APPROVAL PROCESS ELECTOR RESPONSE FORM

I am **OPPOSED** to the City of Maple Ridge proceeding with the borrowing as set out below, unless it is approved by Assent of the Electors:

- Albion Community Centre Loan Authorization Bylaw No. 7372-2017 for \$8.5 Million

I, the undersigned, hereby certify that:

- I am eighteen (18) years of age or older; and
- I am a Canadian citizen; and
- I have resided in British Columbia for at least six (6) months; and
- I have resided in, OR have been the registered owner of real property (and have been designated as the elector in regard to that property) in, the City of Maple Ridge for at least thirty (30) days; and
- I am not disqualified by the *Local Government Act* or any other enactment or otherwise disqualified by law from voting in local elections; and
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The Community Charter of the Province of British Columbia requires that in order for an Elector's Response to be valid:

1. The person signing the Elector Response Form is an eligible elector of the City of Maple Ridge as identified above ("I, the undersigned, hereby certify that:...").
2. The form must include full name, residential address and signature.
3. If signing as a Property Elector (non-resident), full residential address of property in Maple Ridge must be entered, as well as your residential address.

All alternative approval process elector response forms containing original signatures must be received before 4:00 p.m. \_\_\_\_\_, 2017 by the

Corporate Officer  
Corporation of the City of Maple Ridge  
11995 Haney Place, Maple Ridge, BC V2X 6A9

ELECTOR'S FULL NAME (Print – NO Initials)	RESIDENTIAL ADDRESS (and address of real property in Maple Ridge owned by elector if not resident)	SIGNATURE OF ELECTOR
EXAMPLE : Jane Smith	12345 Main Street	<i>Jane Smith</i>

NOTE: A person must not sign any alternative approval process elector response form more than once and may not withdraw his or her name from the alternative approval process elector response form after the deadline for submission of the petitions has passed.

The number of electors of the City of Maple Ridge is estimated to be 60,618. If 10% (6,062) of the estimated number of electors of the City of Maple Ridge sign an alternative approval process elector response form opposing the noted transactions without assent of the electors, Municipal Council will not be able to proceed without then receiving the assent of the electors by voting.

1777676



## ALTERNATIVE APPROVAL PROCESS ELECTOR RESPONSE FORM

I am **OPPOSED** to the City of Maple Ridge proceeding with the borrowing as set out below, unless it is approved by Assent of the Electors:

- Silver Valley Neighbourhood Gathering Places Loan Authorization Bylaw No. 7373-2017 for \$1 Million

I, the undersigned, hereby certify that:

- I am eighteen (18) years of age or older; and
- I am a Canadian citizen; and
- I have resided in British Columbia for at least six (6) months; and
- I have resided in, OR have been the registered owner of real property (and have been designated as the elector in regard to that property) in, the City of Maple Ridge for at least thirty (30) days; and
- I am not disqualified by the *Local Government Act* or any other enactment or otherwise disqualified by law from voting in local elections; and
- I am entitled to sign this alternative approval process Elector Response Form and have not previously signed an Alternative Approval Process Elector Response Form for the proposed Bylaw.

The Community Charter of the Province of British Columbia requires that in order for an Elector's Response to be valid:

1. The person signing the Elector Response Form is an eligible elector of the City of Maple Ridge as identified above ("I, the undersigned, hereby certify that:...").
2. The form must include full name, residential address and signature.
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All alternative approval process elector response forms containing original signatures must be received before 4:00 p.m. \_\_\_\_\_, 2017 by the

Corporate Officer  
Corporation of the City of Maple Ridge  
11995 Haney Place, Maple Ridge, BC V2X 6A9

ELECTOR'S FULL NAME (Print – NO Initials)	RESIDENTIAL ADDRESS (and address of real property in Maple Ridge owned by elector if not resident)	SIGNATURE OF ELECTOR
EXAMPLE : Jane Smith	12345 Main Street	<i>Jane Smith</i>

NOTE: A person must not sign any alternative approval process elector response form more than once and may not withdraw his or her name from the alternative approval process elector response form after the deadline for submission of the petitions has passed.

The number of electors of the City of Maple Ridge is estimated to be 60,618. If 10% (6,062) of the estimated number of electors of the City of Maple Ridge sign an alternative approval process elector response form opposing the noted transactions without assent of the electors, Municipal Council will not be able to proceed without then receiving the assent of the electors by voting.

1777681



## ALTERNATIVE APPROVAL PROCESS ELECTOR RESPONSE FORM

I am **OPPOSED** to the City of Maple Ridge proceeding with the borrowing as set out below, unless it is approved by Assent of the Electors:

- Hammond Community Centre Renovation Loan Authorization Bylaw No. 7374-2017 for \$2.5 Million

I, the undersigned, hereby certify that:

- I am eighteen (18) years of age or older; and
- I am a Canadian citizen; and
- I have resided in British Columbia for at least six (6) months; and
- I have resided in, OR have been the registered owner of real property (and have been designated as the elector in regard to that property) in, the City of Maple Ridge for at least thirty (30) days; and
- I am not disqualified by the *Local Government Act* or any other enactment or otherwise disqualified by law from voting in local elections; and
- I am entitled to sign this alternative approval process Elector Response Form and have not previously signed an Alternative Approval Process Elector Response Form for the proposed Bylaw.

The Community Charter of the Province of British Columbia requires that in order for an Elector's Response to be valid:

1. The person signing the Elector Response Form is an eligible elector of the City of Maple Ridge as identified above ("I, the undersigned, hereby certify that:...").
2. The form must include full name, residential address and signature.
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All alternative approval process elector response forms containing original signatures must be received before 4:00 p.m. \_\_\_\_\_, 2017 by the

Corporate Officer  
Corporation of the City of Maple Ridge  
11995 Haney Place, Maple Ridge, BC V2X 6A9

ELECTOR'S FULL NAME (Print – NO Initials)	RESIDENTIAL ADDRESS (and address of real property in Maple Ridge owned by elector if not resident)	SIGNATURE OF ELECTOR
EXAMPLE : Jane Smith	12345 Main Street	<i>Jane Smith</i>

NOTE: A person must not sign any alternative approval process elector response form more than once and may not withdraw his or her name from the alternative approval process elector response form after the deadline for submission of the petitions has passed.

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1777686



## ALTERNATIVE APPROVAL PROCESS ELECTOR RESPONSE FORM

I am **OPPOSED** to the City of Maple Ridge proceeding with the borrowing as set out below, unless it is approved by Assent of the Electors:

- Whonnock Lake Canoe and Kayak Facility Improvement Loan Authorization Bylaw No. 7375-2017 for \$1 Million

I, the undersigned, hereby certify that:

- I am eighteen (18) years of age or older; and
- I am a Canadian citizen; and
- I have resided in British Columbia for at least six (6) months; and
- I have resided in, OR have been the registered owner of real property (and have been designated as the elector in regard to that property) in, the City of Maple Ridge for at least thirty (30) days; and
- I am not disqualified by the *Local Government Act* or any other enactment or otherwise disqualified by law from voting in local elections; and
- I am entitled to sign this alternative approval process Elector Response Form and have not previously signed an Alternative Approval Process Elector Response Form for the proposed Bylaw.

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1. The person signing the Elector Response Form is an eligible elector of the City of Maple Ridge as identified above ("I, the undersigned, hereby certify that:...").
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All alternative approval process elector response forms containing original signatures must be received before 4:00 p.m. \_\_\_\_\_, 2017 by the

Corporate Officer  
Corporation of the City of Maple Ridge  
11995 Haney Place, Maple Ridge, BC V2X 6A9

ELECTOR'S FULL NAME (Print – NO Initials)	RESIDENTIAL ADDRESS (and address of real property in Maple Ridge owned by elector if not resident)	SIGNATURE OF ELECTOR
EXAMPLE : Jane Smith	12345 Main Street	<i>Jane Smith</i>

NOTE: A person must not sign any alternative approval process elector response form more than once and may not withdraw his or her name from the alternative approval process elector response form after the deadline for submission of the petitions has passed.

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## ALTERNATIVE APPROVAL PROCESS ELECTOR RESPONSE FORM

I am **OPPOSED** to the City of Maple Ridge proceeding with the borrowing as set out below, unless it is approved by Assent of the Electors:

- Maple Ridge Secondary School Track Facility Upgrades Loan Authorization Bylaw No. 7376-2017 for \$2.5 Million

I, the undersigned, hereby certify that:

- I am eighteen (18) years of age or older; and
- I am a Canadian citizen; and
- I have resided in British Columbia for at least six (6) months; and
- I have resided in, OR have been the registered owner of real property (and have been designated as the elector in regard to that property) in, the City of Maple Ridge for at least thirty (30) days; and
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Corporate Officer  
Corporation of the City of Maple Ridge  
11995 Haney Place, Maple Ridge, BC V2X 6A9

ELECTOR'S FULL NAME (Print – NO Initials)	RESIDENTIAL ADDRESS (and address of real property in Maple Ridge owned by elector if not resident)	SIGNATURE OF ELECTOR
EXAMPLE : Jane Smith	12345 Main Street	<i>Jane Smith</i>

NOTE: A person must not sign any alternative approval process elector response form more than once and may not withdraw his or her name from the alternative approval process elector response form after the deadline for submission of the petitions has passed.

The number of electors of the City of Maple Ridge is estimated to be 60,618. If 10% (6,062) of the estimated number of electors of the City of Maple Ridge sign an alternative approval process elector response form opposing the noted transactions without assent of the electors, Municipal Council will not be able to proceed without then receiving the assent of the electors by voting.



## ALTERNATIVE APPROVAL PROCESS ELECTOR RESPONSE FORM

I am **OPPOSED** to the City of Maple Ridge proceeding with the borrowing as set out below, unless it is approved by Assent of the Electors:

- Ice Sheet Addition Loan Authorization Bylaw No. 7377-2017 for \$23.5 Million

I, the undersigned, hereby certify that:

- I am eighteen (18) years of age or older; and
- I am a Canadian citizen; and
- I have resided in British Columbia for at least six (6) months; and
- I have resided in, OR have been the registered owner of real property (and have been designated as the elector in regard to that property) in, the City of Maple Ridge for at least thirty (30) days; and
- I am not disqualified by the *Local Government Act* or any other enactment or otherwise disqualified by law from voting in local elections; and
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Corporate Officer  
Corporation of the City of Maple Ridge  
11995 Haney Place, Maple Ridge, BC V2X 6A9

ELECTOR'S FULL NAME (Print – NO Initials)	RESIDENTIAL ADDRESS (and address of real property in Maple Ridge owned by elector if not resident)	SIGNATURE OF ELECTOR
EXAMPLE : Jane Smith	12345 Main Street	Jane Smith

**NOTE:** A person must not sign any alternative approval process elector response form more than once and may not withdraw his or her name from the alternative approval process elector response form after the deadline for submission of the petitions has passed.

The number of electors of the City of Maple Ridge is estimated to be 60,618. If 10% (6,062) of the estimated number of electors of the City of Maple Ridge sign an alternative approval process elector response form opposing the noted transactions without assent of the electors, Municipal Council will not be able to proceed without then receiving the assent of the electors by voting.





## ALTERNATIVE APPROVAL PROCESS ELECTOR RESPONSE FORM

I am **OPPOSED** to the City of Maple Ridge proceeding with the borrowing as set out below, unless it is approved by Assent of the Electors:

- Outdoor Pool Construction Loan Authorization Bylaw No. 7378-2017 for \$6 Million

I, the undersigned, hereby certify that:

- I am eighteen (18) years of age or older; and
- I am a Canadian citizen; and
- I have resided in British Columbia for at least six (6) months; and
- I have resided in, OR have been the registered owner of real property (and have been designated as the elector in regard to that property) in, the City of Maple Ridge for at least thirty (30) days; and
- I am not disqualified by the *Local Government Act* or any other enactment or otherwise disqualified by law from voting in local elections; and
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Corporate Officer  
Corporation of the City of Maple Ridge  
11995 Haney Place, Maple Ridge, BC V2X 6A9

ELECTOR'S FULL NAME (Print – NO Initials)	RESIDENTIAL ADDRESS (and address of real property in Maple Ridge owned by elector if not resident)	SIGNATURE OF ELECTOR
EXAMPLE : Jane Smith	12345 Main Street	Jane Smith

**NOTE:** A person must not sign any alternative approval process elector response form more than once and may not withdraw his or her name from the alternative approval process elector response form after the deadline for submission of the petitions has passed.

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**NOTICE OF ALTERNATIVE APPROVAL PROCESS****City of Maple Ridge****City of Maple Ridge Loan Authorization Bylaws**

Notice is hereby given that, pursuant to the following *Community Charter* and the *Local Government Act*, the City of Maple Ridge proposes to adopt the following Loan Authorization Bylaws to fund the projects listed:

1.	Maple Ridge Leisure Centre Renovation	An additional \$3.5 million
2.	Telosky Stadium Synthetic Fields	\$10 million
3.	Albion Community Centre	\$10 million
4.	Silver Valley Neighbourhood Gathering Places	\$1 million
5.	Hammond Community Centre Renovation	\$2.5 million
6.	Whonnock Lake Canoe and Kayak Facility Improvement	\$1 million
7.	Maple Ridge Secondary School Track Facility Upgrades	\$2.5 million
8.	Ice Sheet Addition	\$25 million
9.	Outdoor Pool	\$6 million

The purpose of the bylaws is to authorize the City of Maple Ridge to borrow upon the credit of the municipality the sums listed above and a total not exceeding \$55 million, in order to undertake and carry out or cause to be carried out the project listed above by these Bylaws.

The City of Maple Ridge Council may proceed with the adoption of the bylaws unless, by the deadline set out below, at least 10% (6,062) of the electors of the City of Maple Ridge indicate their opposition to any or all of the Bylaws and that the Council must obtain the assent of the electors before proceeding. Each Bylaw will be considered separately and electors may oppose any, some or all of the Bylaws. Elector response forms must be given in the form established by Council and available at the Maple Ridge City Hall and on our web site at [www.mapleridge.ca](http://www.mapleridge.ca). Copies of the Elector Response Forms as well as the proposed Bylaws are available Monday to Friday 8:00 am to 4:00 pm, at City Hall or from the Maple Ridge web site. Originals of completed Elector Response Forms must be received by the Corporate Officer at Municipal Hall at the address listed above **no later than 4:00 pm on , 2017.**

The only persons entitled to sign the Elector Response Forms are the electors of Maple Ridge who meet the following criteria:

- Eighteen years of age or older; and
- A Canadian citizen; and
- Have resided in British Columbia for at least six months; and
- Have resided in, OR have been the registered owner of real property (and have been designated as the elector in regard to that property) in, the City of Maple Ridge for at least thirty days; and
- Are not disqualified by the *Local Government Act* or any other enactment or otherwise disqualified by law from voting in local elections; and
- Are entitled to sign this Alternative Approval Process Elector Response form and have not previously signed an Alternative Approval Process Elector Response Form for the proposed Bylaw.

The number of Elector Responses required to prevent the Council from proceeding without Assent of the Electors is 10% of eligible voters or 6,062 voters, based on the most recent provisional Provincial Voters' list.

For more information:

Contact: Laurie Darcus, Corporate Officer (604) 467-7482

Email: [ldarcus@mapleridge.ca](mailto:ldarcus@mapleridge.ca)

## City of Maple Ridge

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Proposed Amendments to Bylaw Enforcement – Management of Records Policy 5.29

**MEETING DATE:** September 12, 2017  
**FILE NO:** Clerks\01\0340\50  
**MEETING:** Regular Council

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### EXECUTIVE SUMMARY:

A number of the Freedom of Information requests the City receives each year are relative to bylaw complaint files. Under the *Freedom of Information and Protection of Privacy Act* (the Act), the City must protect personal information in its custody or under its control by making reasonable security arrangements against such risks as unauthorized access, collection, use, disclosure or disposal. The current Policy 5.29, originally adopted in 1995, defines how staff will protect personal information collected for bylaw complaints, however a recent order received by the Office of the Information and Privacy Commissioner has recommended we strengthen the language in our policy, and start applying Section 15(1)(d) to redacted information. The recommended changes are the reason for this policy amendment and have been incorporated in the attached policy as shown (Attachment 1). The Office of the Information and Privacy Commissioner (“OIPC”) recommends that personal information or information that could reasonably identify the complainant of a bylaw enforcement matter be redacted under Section 15(1)(d) of the Act.

### RECOMMENDATION(S):

**THAT Bylaw Enforcement – Management of Records – Policy 5.29 be adopted as amended.**

### DISCUSSION:

#### a) Background Context:

Section 15(1)(d) of the Act states:

*15(1) The head of a public body may refuse to disclose information to an applicant if the disclosure could reasonably be expected to*

*(d) reveal the identity of a confidential source of law enforcement information*

Prior to the OIPC review, staff were redacting personal and identifiable information under Section 22(2)(f) of the Act. This section states that the head of a public body must refuse to disclose personal information to an applicant if the disclosure would be an unreasonable invasion of a third party’s personal privacy. Subsection (f) identifies that “personal information supplied in confidence” constitutes an unreasonable invasion of a third party’s personal privacy.

#### b) Desired Outcome(s):

To ensure that the personal or identifying information of a complainant in a bylaw enforcement matter is kept confidential while allowing an applicant access to the remainder of the record.

**c) Citizen/Customer Implications:**

The head of a public body must make every reasonable effort to assist applicants and to respond without delay to each applicant openly, accurately and completely.

**d) Interdepartmental Implications:**

Clerks has and will continue to work directly with Licenses, Permits and Bylaws to educate staff on changes and ensure ongoing compliance with the policy and the Act.

**e) Policy Implications:**

The amended policy will be updated on the Policies page of the City's website, added to the Quick Links section on the Freedom of Information and Protection of Privacy page, and a copy will continue to be provided with all bylaw enforcement Freedom of Information and Protection of Privacy response records.

**CONCLUSIONS:**

It is common for someone who receives a bylaw complaint against them to want to know who made the complaint. The problem is that those making a complaint expect their name and other personal information to remain confidential to avoid retaliation. The process encourages people to report issues that the City should be aware of. By adopting the amendment to the policy as recommended the City is in a stronger position and is compliant with the request of the Office of the Information and Privacy Commissioner.

"Original signed by Stephanie Riley"

Prepared by: Stephanie Riley  
Records Management and FOI Coordinator

"Original signed by Laurie Darcus"

Approved by: Laurie Darcus  
Manager of Legislative Services

"Original signed by Paul Gill"

Approved by: Paul Gill  
General Manager – Corporate and Financial Services

"Original signed by Ted Swabey"

Concurrence: **Ted Swabey**  
Chief Administrative Officer



Deep Roots  
Greater Heights

## DISTRICT OF MAPLE RIDGE

**TITLE:** BYLAW ENFORCEMENT - MANAGEMENT OF RECORDS  
**POLICY NO.** 5.29  
**APPROVAL DATE:** June 27, 1995  
**AMENDMENT DATE:** September 12, 2017

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### **POLICY STATEMENT:**

The creation, use, disclosure, and disposition of bylaw enforcement records shall be governed by the following principles.

**(1) Creation:**

A record shall be kept of enforcement action when there is an identifiable complainant, including the municipality itself, regarding a perceived or real infraction of a regulatory bylaw. The record may contain the following information collected explicitly for law enforcement purposes:

- Date, time, property location and nature of the complaint.
- Name, address, and telephone number of the complainant.
- Owner(s) of property.
- Occupant(s) of property.
- Bylaw Enforcement Officer(s) involved.
- Log of enforcement actions.
- Resolution date and time

**(2) Use:**

The information in the record shall only be used for purposes of:

- (a) responding to complaints regarding alleged bylaw infractions;
- (b) investigating the validity of a complaint;
- (c) enforcing, if required, the respective bylaw(s); and,
- (d) compiling information to report or evaluate appropriate enforcement actions.

**(3) Disclosure:**

Access requests to bylaw enforcement records must be made in writing to the Office of Primary Responsibility (OPR). The following summary information is routinely available:

- Date of the complaint.
- Nature of the complaint.
- Property location of complaint.
- Bylaw Enforcement Officer(s) involved.
- Outcome.

A full copy of a complaint file may be obtained through a Freedom of Information and Protection of Privacy request through the Clerks department. Personal information that is reasonably capable of identifying a particular individual either alone or when combined with information available from other sources, where the information reasonably permits identification of the individual to those seeking to collect, use or disclose it, will not be released.

Pursuant to Section 15(1)(d) of the *Freedom of Information and Protection of Privacy Act* the City will not reveal the identity [complainant name, personal information of the complainant or information that reasonably permits the identification of the complainant] of a confidential source of law enforcement information. Personal information recorded about an identifiable individual, including the complainant and alleged violator shall be kept confidential unless written consent for disclosure is received from that person.

(4) **Disposition:**

Bylaw enforcement records shall be maintained for a period of seven years by the OPR after a case is closed. Records which document precedents or protect the legal rights and obligations of the municipality shall be retained permanently in the archives and the remainder destroyed in accordance with procedures outlined in the City of Maple Ridge Records Management Manual.

**PURPOSE:**

To set a policy for managing bylaw enforcement records in compliance with both the access and privacy provisions of the *Freedom of Information and Protection of Privacy Act*

**DEFINITIONS:**

**Bylaw Enforcement Record:** A record containing information created or collected by the municipality for purposes of conducting a law enforcement investigation or proceeding

**Confidence/Confidential:** Information supplied to the municipality with the understanding that the information will not be disclosed without the written consent of the source.

**Disclose/Disclosure:** To reveal, show, expose, provide copies of, sell, give or state personal or general information from records under the custody or control of the municipality.

**Disposition:** The length of time records are to be retained and the method of disposal (i.e., the physical destruction of records).

**Enforcement Action:** The investigative activities undertaken in response to a perceived or real infraction of a regulatory bylaw.

**Office of Primary Responsibility (OPR):** The office or section which is the main custodian of the master record, record copy, or information for the department responsible for bylaw enforcement.

**Personal Information:** Recorded information about an identifiable individual as defined in Schedule 1 of the *Freedom of Information and Protection of Privacy Act*.

**Use:** The purposes for which information is obtained or compiled by the Municipality.

## City of Maple Ridge

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Maple Ridge Fire Hall 4 & Training Ground - Contract Award for Architectural Design Services

**MEETING DATE:** September 12, 2017  
**FILE NO:**  
**MEETING:** Council

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### EXECUTIVE SUMMARY:

Five submissions were received for the Architectural Consulting Services: Fire Hall & Training Facility RFP-FD17-48 for the design of Fire Hall 4 and associated training ground on August 14, 2017. Staff reviewed the proposals in accordance with established evaluation criteria and is recommending the best value submission for this contract.

### RECOMMENDATIONS:

1. That the Architectural Consulting Services: Fire Hall & Training Facility (RFP-FD17-48) be awarded to Johnston Davidson Architecture + Planning Inc. for a contract price of \$725,660 (excluding GST), and;
2. That a contingency of 20% in the amount of \$145,132 (excluding GST) be established for this project; and;
3. That the Corporate Officer be authorized to execute the contract.

### DISCUSSION:

#### a) Background Context:

On November 7, 2016 Council directed staff to retain a registered professional architect for the purposes of designing Fire Hall #4 and associated training ground. Staff initially invited consultants to submit their names to a prequalification process and then awarded short listed companies to participate in the Request for Proposal process. Submissions consisted of five proposals ranging from ~\$600,000 to ~\$900,000. Each submission was evaluated for best value utilizing published evaluation criteria which considers price, experience with similar projects, and schedule.

The benefits of this new facility will improve the service delivery of the Fire Department by providing both a facility for Paid-On-Call members in the Albion community to respond to and a facility for firefighters to learn and maintain their skill sets. Additionally, this facility will incorporate an Information Technology server room capable of supporting the City's IT requirements and host possible co-location services.

**b) Desired Outcome:**

To develop the necessary infrastructure that will support the mission of delivering high calibre Fire Department services combined with realizing economies of scope as it relates to including IT infrastructure improvements into the project.

**c) Strategic Alignment:**

As part of being a resilient city, community safety requires the necessary infrastructure to delivery that mandate effectively. Growing neighborhoods create increased demands on fire department resources. The proposed civic facility will support the existing composite model fire department as it is intended to be staffed initially solely with paid-on-call fire fighters living in Albion area thereby potentially reducing response times. The training ground will support continued skill development and maintenance representing a critical function of the Fire Department. Investment in a civic facility of this nature will provide long term support for the Fire Department and it will be designed taking into consideration future growth of both the City and its Fire Department.

**d) Citizen/Customer Implications:**

Exceptional customer service in relation to emergency response is a stated priority of Council. This facility is proposed in the Albion neighborhood which is known to be expanding at a rapid rate. By placing a fire hall in proximity of this growth, citizens may well realize reduced response times with the inclusion of additional paid-on-call firefighters in the area. Additionally the Fire Department hopes to realize a paid-on-call firefighter recruitment benefit by placing a fire hall in a developing neighborhood consisting of young families who are generally more inclined to work for the City in that capacity.

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

The remaining budget for this project is approximately \$6.3 million of which \$6 million is funded through previously approved borrowing. The debt payments are funded through the Fire Department Capital Reserve. Estimated operating costs for the building are included in the adopted five year financial plan and will be revisited for accuracy once the facility is in use.

The Fire Hall #4 and associated training grounds budget has not been updated since it was originally approved quite a few years ago. Due to simple inflation, the construction cost is likely to exceed the existing budget. The recommendation, which will be included in the report to award the construction contract, will be that the Fire Department Capital Acquisition Reserve be used to fund the additional cost. The debt payments have been factored into the Fire Department's capital plans and associated reserve funding so no additional property tax increases are required to fund this project.

**CONCLUSIONS:**

Staff recommends that the contract for the Architectural Consulting Services: Fire Hall & Training Facility be awarded to Johnston Davidson Architecture + Planning Inc for \$725,660. An additional funding allotment of \$145,132, representing 20%, is also recommended as a contingency fund. Approval of this contract will move this project ahead as directed by Council last fall.



"Original signed by Michael Van Dop"

*Prepared by:* Michael Van Dop, MBA, Deputy Fire Chief

"Original signed by Howard Exner"

*Approved by:* Howard Exner, Fire Chief

"Original signed by Paul Gill"

*Concurrence:* **Paul Gill, CPA, CGA**  
**Chief Administrative Officer**