

City of Maple Ridge

COUNCIL MEETING AGENDA

November 26, 2019

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

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

100 **CALL TO ORDER**

200 **AMENDMENTS TO THE AGENDA**

300 **APPROVAL OF THE AGENDA**

400 **ADOPTION OF MINUTES**

401 Minutes of the Regular Council Meeting of November 12, 2019

402 Report of Public Hearing of November 19, 2019

500 **PRESENTATIONS AT THE REQUEST OF COUNCIL**

600 **DELEGATIONS**

650 **QUESTIONS FROM THE PUBLIC**

Note: Questions from the Public are limited to 15 minutes unless extended by a motion approved by the majority of Council. Each speaker is limited to 2 minutes at a time.

700 *ITEMS ON CONSENT*

701 Minutes

701.1 Minutes of the Development Agreements Committee Meetings of November 7, November 13 and November 14, 2019

701.2 Minutes of Meetings of Committees and Commissions of Council

- Community Heritage Commission – June 13 and September 12, 2019
- Environmental Advisory Committee – September 11, 2019
- Public Art Steering Committee – July 4, 2019

702 Reports

702.1 Disbursements for the month ended October 31, 2019

703 Correspondence

704 Release of Items from Closed Council Status

800 *UNFINISHED BUSINESS*

900 *CORRESPONDENCE*

1000 *BYLAWS*

Note: Items 1001 to 1005 are from the November 19, 2019 Public Hearing

Bylaws for Third Reading

1001 2018-408-RZ, 13160 236 Street

1001.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7576-2019**
To amend Silver Valley Area Plan Figure 2 and Figure 3C from Conservation and Medium/High Density Residential to Medium/High Density Residential and Conservation and to amend Silver Valley Area Plan Figure 4 – to Remove from Conservation and Add to Conservation.

1001.2 **Maple Ridge Zone Amending Bylaw No. 7527-2019**
To rezone from RS-2 (One Family Suburban Residential) to R-1 (Residential District).

1002 2018-249-RZ, 25180 108 Avenue

Maple Ridge Zone Amending Bylaw No. 7517-2018

To rezone from A-2 (Upland Agricultural) and RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) and A-1 (Small Holding Agricultural) to permit a future subdivision of 3 lots.

1003 2018-105-RZ, 24145 and 24185 110 Avenue

1003.1 Maple Ridge Official Community Plan Amending Bylaw No. 7582-2019

To amend Albion Area Plan Schedule 1 from Low Density Residential to Low/Medium Density Residential, Conservation and Park and to amend Schedule "C" – to add to Conservation.

1003.2 Maple Ridge Zone Amending Bylaw No. 7466-2018

To rezone from RS-3 (One Family Rural Residential) to RS-1d (One Family Urban [Half Acre] Residential) to permit a future subdivision of 18 lots.

1004 2016-246-RZ, 12111 and 12119 203 Street

Maple Ridge Zone Amending Bylaw No. 7267-2016

To rezone from RS-1 (One Family Urban Residential) to RM-1 (Townhouse Residential) to permit future construction of 10 townhouse units.

1005 2019-314-RZ, Density Bonus Requirements for New Development

Maple Ridge Zone Amending Bylaw No. 7569-2019

To amend the Zoning Bylaw to establish a set of density bonus regulations for new development in the Town Centre Area and along major corridors as designated in the Official Community Plan.

Bylaws for Adoption

1006 2015-347-RZ, 20621 123 Avenue

Staff report dated November 26, 2019 recommending adoption.

1006.1 Maple Ridge Official Community Plan Amending Bylaw No. 7383-2017

To designate from Urban Residential to Conservation and to add to Conservation.

1006.2 Maple Ridge Zone Amending Bylaw No. 7193-2015

To rezone from RS-3 (One Family Rural Residential) to RS-1b (One Family Urban (Medium Density) Residential) to permit a future subdivision of approximately 10 lots.

- 1007 **2017-461-RZ, 11641 227 Street**
Staff report dated November 26, 2019 recommending adoption.
- 1007.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7525-2018**
To amend the Conservation Boundary and to amend the Low Rise Apartment land use designation to permit a 6 storey development.
- 1007.2 **Maple Ridge Zone Amending Bylaw No. 7401-2017**
To rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to permit the future construction of two residential apartment buildings with approximately 153 residential units.
- 1008 **Maple Ridge Community Heritage Commission Bylaw No. 7588-2019**
To repeal the current bylaw and replace it with a new bylaw that provides the Commission with policies and procedures consistent with the other advisory committees.
- 1009 **Maple Ridge Repealing Bylaw No. 7590-2019**
To repeal Advisory Committee and Commission bylaws replaced by the Committees of Council Policy 3.11

1100 **COMMITTEE REPORTS AND RECOMMENDATIONS**

For the following items that refer to staff report earlier than this agenda date: the items were presented at a Committee of the Whole meeting typically a week prior on the date of the staff report, to provide Council with an opportunity to ask staff detailed questions. The items are now before the regular Council Meeting for debate and vote. Both meetings are open to the public. The reports are not reprinted again in hard copy, however; they can be found in the electronic agenda or in the Committee of the Whole agenda package dated accordingly.

Public Works and Development Services

- 1101 **2015-275-CU/RZ, 23227 Dogwood Avenue, Temporary Commercial Use Permit Renewal**
- Staff report dated November 19, 2019 recommending that Temporary Commercial Use Permit 2015-275-CU, respecting property located at 23227 Dogwood Avenue be renewed and re-issued for an additional three years and that the Corporate Officer be authorized to sign and seal the renewed permit.

1102 2019-331-RZ, 25597 130 Avenue, RS-3 to RS-2

Staff report dated November 19, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7586-2019 to rezone from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) to permit a future subdivision into two lots be given first reading and that the applicant provide further information as described on Schedules B and F of the Development Procedures Bylaw No. 5879-1999 along with the information required for a Subdivision application.

1103 2019-353-RZ, 22058 119 Avenue, RS-1 to RT-2

Staff report dated November 19, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7583-2019 to rezone from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill) to permit the future development of a triplex residential building be given first reading and that the applicant provide further information as described on Schedules C and D of the Development Procedures Bylaw No. 5879-1999.

1104 2019-262-DVP, 8 – 23527 Larch Avenue

Staff report dated November 19, 2019 recommending that the Corporate Officer be authorized to sign and seal 2019-262-DVP respecting property located at 8-23527 Larch Avenue.

1105 2019-261-DVP, 12244 228 Street

Staff report dated November 19, 2019 recommending that the Corporate Officer be authorized to sign and seal the revised 2019-261-DVP respecting the property located at 12244 228 Street.

1106 Award of Contract – RFP-EN19-21: Engineering Design Services for 236 Street Water Pump Station Replacement

Staff report dated November 19, 2019 recommending that the Contract RFP-EN19-21, Engineering Design Services for 236 Street Water Pump Station Replacement, be awarded to Stantec Consulting Ltd. (Stantec) and that the Corporate Officer be authorized to execute the Contract.

1107 Municipal Equipment Purchase, one Single Axle Dump Truck with Underbody Plow and Sander

Staff report dated November 19, 2019 recommending that the Contract for the purchase of one single axle dump truck with underbody plow and sander be awarded to Harbour International Trucks Ltd. and that the Corporate Officer be authorized to execute the Contract.

1108 Municipal Equipment Purchase, One Front End Loader with Articulating Tool Carrier

Staff report dated November 19, 2019 recommending that the Contract for RFP-OP19-64 be awarded to Inland Kenworth Ltd. and that the Corporate Office be authorized to execute the Contract.

1109 Award of Contract – 2019/2020 Storm and Sanitary Sewer CCTV Program

Staff report dated November 19, 2019 recommending that Contract ITT-OP19-42, 2019/2020 Storm and Sanitary Sewer CCTV Program be awarded to C3 Mainline Inspections Inc. and that the Corporate Officer be authorized to execute the Contract.

Corporate Services

1131 Microsoft Enterprise Agreement

Staff report dated November 19, 2019 recommending that staff enter into a three-year Microsoft Enterprise Agreement (EA) and that the Corporate Officer be authorized to execute the Agreement.

1132 2020 Acting Mayor Appointments and Government Agencies, Committees & Commissions and Community Groups and Organization Appointments

Staff report dated November 19, 2019 recommending the Acting Mayor schedule and appointments for December 2019 to November 2020 and the 2020 Council appointments to Government Agencies, Committees & Commissions and Community Groups and Organization Appointments as attached to the staff report be approved.

1133 Policy – Petitions to Council

Staff report dated November 19, 2019 recommending that the Petitions to Council Policy as attached to the staff report be approved.

Parks, Recreation & Culture

1151

Administration (including Fire and Police)

1171

Other Committee Issues

1191

1200 *STAFF REPORTS*

1300 *OTHER MATTERS DEEMED EXPEDIENT*

1400 *NOTICES OF MOTION AND MATTERS FOR FUTURE MEETING*

1500 *MAYOR AND COUNCILLORS' REPORTS*

1600 *ADJOURNMENT*

QUESTIONS FROM THE PUBLIC

The purpose of the Questions from the Public session 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 session 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.

Mayor and Council at mayorandcouncil@mapleridge.ca.

Checked by: 

Date: Nov. 21/19

Space below for Clerk's Department Use Only			
Checked by:		Checked by:	
Date:	<u>Nov 21/19</u>	Date:	<u>Nov 21/19</u>

400 Adoption and Receipt of Minutes

401 Minutes of Regular and Special Council Meetings

City of Maple Ridge

COUNCIL MEETING MINUTES

November 12, 2019

The Minutes of the City Council Meeting held on November 12, 2019 at 7:00 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.

PRESENT	Appointed Staff
Elected Officials	A. Horsman, Chief Administrative Officer
Mayor M. Morden	Boag, Acting General Manager Parks, Recreation & Culture
Councillor J. Dueck	C. Carter, General Manager Planning & Development Services
Councillor K. Duncan	D. Pollock, General Manager Engineering Services
Councillor C. Meadus	L. Benson, Director of Corporate Administration
Councillor G. Robson	T. Thompson, Chief Financial Officer
Councillor R. Svendsen	Other Staff as Required
Councillor A. Yousef	C. Goddard, Director of Planning
	A. Growoich, Planner
	Y. Chiu, Manager Arts & Community Connections
	Recreation and Community Engagement

Note: These Minutes are also posted on the City's Web Site at www.mapleridge.ca
Video of the meeting is posted at media.mapleridge.ca/Mediasite/Showcase

100 **CALL TO ORDER**

200 **AMENDMENTS TO THE AGENDA – Nil**

300 **APPROVAL OF THE AGENDA**

R/2019-641

It was moved and seconded

That the November 12, 2019 Regular Council Meeting agenda be approved
as circulated.

CARRIED

400 *ADOPTION OF MINUTES*

401 Minutes of the Regular Council Meeting of October 29, 2019

R/2019-642

It was moved and seconded

That the minutes of the Regular Council Meeting of October 29, 2019 be adopted as circulated.

CARRIED

500 *PRESENTATIONS AT THE REQUEST OF COUNCIL – Nil*

600 *DELEGATIONS*

601 Agricultural Advisory Committee - Food Garden Contest

- Carla Schiller, Agricultural Sector Committee Member

Ms. Schiller provided a presentation and presented awards to the following:

- Best Garden Box Design – Kirsten
- Most Inspiring Garden – Bernice
- Best Use of Space, Most Ingenious Watering System – Elena
- Best Variety, Best Tomato DNA Bank – James

602 Operation Red Nose

- Nicky Tu, KidsSport, Coordinator, Operation Red Nose
- Kate Wochuk, Road Safety Coordinator, ICBC

Ms. Tu and Ms. Wochuk provided details of the Operation Red Nose program. The delegation asked Council to encourage staff, friends and local residents to volunteer, to make a donation or become a program sponsor, and to make use of the Operation Red Nose program.

603 *Maple Ridge-Pitt Meadows Arts Council Update*

- Ms. Curtis Pendleton, Artistic and Executive Director, The ACT Arts Centre

Ms. Pendleton, Artistic and Executive Director, thanked board members in attendance and provided a presentation on achievements and highlights of the councils' strategic plan.

650 **QUESTIONS FROM THE PUBLIC**

A. Bronswyk, President, Meadow Ridge Knights Football Association requested clarification relative to staff comments at the November 5, 2019 Committee of the Whole meeting regarding field allocation. Ms. Bronswyk provided the Deputy Corporate Officer with communication between the Association and City staff and requested staff follow up.

C. Bossley, Burnett St. requested clarification on the City's relationship with the Fraserview Village Community Hall.

B. Boswick, Coaching Coordinator, Meadow Ridge Knights Football Association, inquired as to the process for field allocation.

700 **ITEMS ON CONSENT**

701 **Minutes**

701.1 Minutes of the Development Agreements Committee Meetings of October 30, 2019

701.2 Minutes of Meetings of Committees and Commissions of Council
• Agricultural Advisory Committee – June 27, 2019 and September 26, 2019

702 **Reports**

703 **Correspondence**

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

From the November 5, 2019 Closed Council Meeting

Item 04.02 Ridge Meadows Airport Society Board Appointment
 - Appointment of Al Horsman, Chief Administrative Officer

R/2019-643

It was moved and seconded

That the items on the Consent Agenda be received into the record.

CARRIED

800 *UNFINISHED BUSINESS*

Note: Item 801 was forwarded from the October 29, 2019 Council Workshop Meeting

801 *Advisory Committee Review*

801.1 *Advisory Committee Review – Final Recommendations*

Staff report dated October 29, 2019 recommending that the current Advisory Commission and Committee bylaws be repealed, that the Maple Ridge Community Heritage Commission Bylaw No. 7588-2019 be given first, second and third reading and that the Committees of Council Policy 3.11 be approved as amended.

R/2019-644

It was moved and seconded

That the following advisory committee bylaws and their amendments be repealed:

- Maple Ridge Community Heritage Commission Bylaw No. 5908 - 2000
- Maple Ridge Agricultural Advisory Committee Bylaw No. 6471-2007
- Maple Ridge Public Art Steering Committee Bylaw No. 6659-2009
- Maple Ridge Active Transportation Advisory Committee Bylaw No. 7201-2016
- Maple Ridge Environmental Advisory Committee Bylaw No. 7202-2016
- Maple Ridge Social Policy Advisory Committee Bylaw No. 7203-2016
- Maple Ridge Economic Development Committee Bylaw No. 7204-2016
- Maple Ridge and Pitt Meadows Municipal Advisory Committee on Accessibility and Inclusiveness, Bylaw No. 7344-2017;

That Maple Ridge Community Heritage Commission Bylaw No. 7588-2019 be read a first, second and third time; and further

That Committees of Council Policy 3.11 be approved as amended.

CARRIED

Councillor Duncan – OPPOSED

801.2 *Addendum to Advisory Committee Review – Final Recommendations*

Addendum staff report dated November 5, 2019 recommending that Maple Ridge Repealing Bylaw No. 7590-2019 to repeal Advisory Committee and Commission bylaws be given first, second and third readings and that Schedule G Social Policy Advisory Committee Terms of Reference of Council Policy 3.11 be replaced.

R/2019-645

It was moved and seconded

That the Maple Ridge Repealing Bylaw No. 7590-2019, as attached to the staff report dated November 12, 2019, be given first, second, and third reading.

That the Social Policy Advisory Committee Terms of Reference referred to as Schedule G of Council Policy 3.11 be replaced with Attachment B as attached to the staff report dated November 12, 2019.

CARRIED

Councillor Duncan - OPPOSED

900 *CORRESPONDENCE*

901 **Metro Vancouver – Consent to Metro Vancouver Regional Parks Service Amendment Bylaw No. 1290**

Letter from Chris Plagnol, Corporate Officer, Metro Vancouver, dated November 4, 2019 requesting consent to the approval of the adoption of Metro Vancouver Regional District Regional Parks Service Amending Bylaw No. 1290, 2019 to amend the service area to add an extraterritorial area to the regional park function.

R/2019-646

It was moved and seconded

That Council consent to the approval of the adoption of *Metro Vancouver Regional District Regional Parks Service Amending Bylaw No. 1290, 2019* on behalf of the electors; and

That staff notify the Metro Vancouver Regional District Board of its consent by Friday, December 6, 2019.

CARRIED

1000 **BYLAWS**

Bylaws for Adoption

1001 **Maple Ridge Safer Streets Bylaw No. 7581-2019**
To regulate and control aggressive solicitations
Adoption

R/2019-647

It was moved and seconded

That Maple Ridge Safer Streets Bylaw No. 7581-2019 be adopted.

CARRIED

Councillor Duncan – OPPOSED

1002 **Maple Ridge Highway and Traffic Amending Bylaw No. 7566-2019**

To align the City's bylaw with the Motor Vehicle Act and to ensure vehicle size and weight specifications are in alignment with the most recent version of the BC Commercial Transport Regulations
Adoption

R/2019-648

It was moved and seconded

That Maple Ridge Highway and Traffic Amending Bylaw No. 7566-2019 be adopted.

CARRIED

Councillor Duncan – OPPOSED

1003 **Maple Ridge Intermunicipal Business Licence Scheme Amending Bylaw No. 7572-2019**

To add the City of Merritt and the Village of Harrison Hot Springs to the Fraser Valley Intermunicipal Business Licence Program and to expand the definition of who can purchase an Intermunicipal Business Licence
Adoption

R/2019-649

It was moved and seconded

That Maple Ridge Intermunicipal Business Licence Scheme Amending Bylaw No. 7572-2019 be adopted.

CARRIED

1100 **COMMITTEE REPORTS AND RECOMMENDATIONS**

Public Works and Development Services

1101 **2019-193-RZ, 12525 Blue Mountain Crescent, RS-3 to RS-2**

Staff report dated November 5, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7570-2019 to rezone from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) to permit subdivision into two 1 acre lots be given first reading and that the applicant provide

further information as described on Schedules B, E, F, G and J of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

R/2019-650

It was moved and seconded

1. That Zone Amending Bylaw No. 7570-2019 be given first reading; and
2. That the applicant provide further information as described on Schedules B, E, F, G, and J of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

CARRIED

Councillor Duncan – OPPOSED

1102 Nil

2018-498-RZ, 21640 124 Avenue, RS-1 to RT-2 was referred back to staff at the November 5, 2019 Committee of the Whole Meeting.

1103 2019-317-DVP, 23870, 23878 and 23886 Dewdney Trunk Road and 23871 and 23863 119B Avenue

Staff report dated November 5, 2019 recommending that the Corporate Officer be authorized to sign and seal 2019-317-DVP to reduce minimum rear lot line setbacks.

R/2019-651

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2019-317-DVP respecting properties located at 23870, 23878 and 23886 Dewdney Trunk Road; and 23871 and 23863 119B Avenue.

CARRIED

1104 Award of Contract ITT-EN19-66: Installation of Pedestrian-Controlled Traffic Signal at 240 Street and McClure Avenue

Staff report dated November 5, 2019 recommending that Contract ITT-EN19-66: Installation of Pedestrian Controlled Traffic Signal at 240 Street and McClure Avenue be awarded to Fraser City Installation (1989) Ltd., that a project contingency be approval to address potential variations in field conditions and that the Corporate Officer be authorized to execute the contract.

R/2019-652

It was moved and seconded

That Contract ITT-EN19-66: Installation of Pedestrian-Controlled Traffic Signal at 240 Street and McClure Avenue, be awarded to Fraser City Installations (1989) Ltd. in the amount of \$167,100.00 excluding taxes; and

That a project contingency of 15% or \$25,065.00 be approved to address potential variations in field conditions; and further

That the Corporate Officer be authorized to execute the contract.

CARRIED

Corporate Services

1131 Award of Contract for Audit Services

Staff report dated November 5, 2019 recommending that the contract for audit services be awarded to BDO Canada LLP for a term of 4 years with an option to renew for 3 additional 4-year terms and that the Corporate Officer be authorized to execute the contract.

R/2019-653

It was moved and seconded

That the contract for audit services be awarded to BDO Canada LLP for a term of 4 years with an option to renew for 3 additional 4-year terms; and

That the Corporate Officer be authorized to execute the contract.

CARRIED

Parks, Recreation & Culture – Nil

Administration (including Fire and Police) – Nil

Other Committee Issues– Nil

1200 STAFF REPORTS– Nil

1300 OTHER MATTERS DEEMED EXPEDIENT– Nil

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

1500 *MAYOR AND COUNCILLORS' REPORTS*

1501 *Council Update – Q4*

The Mayor provided a detailed summary of the highlights of the fourth quarter of the year. A copy of the full speech will be posted to the City's website.

Councillors provided their reports on activities participated in during the past few weeks.

1600 *ADJOURNMENT*– 9:01 p.m.

M. Morden, Mayor

Certified Correct

L. Benson, Corporate Officer

402 Report of Public Hearing

City of Maple Ridge

REPORT OF PUBLIC HEARING

November 19, 2019

The Minutes of the Public Hearing held in the Council Chamber of City Hall, 11995 Haney Place, Maple Ridge, British Columbia on November 19, 2019 at 7:00 p.m.

PRESENT

Elected Officials

Mayor M. Morden
Councillor J. Dueck
Councillor K. Duncan
Councillor C. Meadus
Councillor G. Robson
Councillor R. Svendsen
Councillor A. Yousef

Appointed Staff

A. Horsman, Chief Administrative Officer
D. Boag, Acting General Manager Parks, Recreation & Culture
C. Carter, General Manager Planning and Development Services
D. Pollock, General Manager Engineering Services
C. Goddard, Director of Planning
L. Benson, Corporate Officer
S. Nichols, Deputy Corporate Officer
Other staff as required
C. Goddard, Director of Planning

Mayor Morden called the meeting to order. The Deputy Corporate Officer explained the procedure and rules of order of the Public Hearing and advised that the bylaws will be considered further at the next Council Meeting on November 26, 2019.

The Mayor then called upon Planning Department staff to present the following items on the agenda:

- 1a) 2018-408-RZ, 13160 236 Street
Parcel "A" (Explanatory Plan 13725) Lot 1 South East Quarter Section 28 Township 12 New Westminster District Plan 2637

Maple Ridge Official Community Plan Amending Bylaw No. 7576-2019

To amend Silver Valley Area Plan Figure 2 and Figure 3C from Conservation and Medium/High Density Residential to Medium/High Density Residential and Conservation.

The current application is to amend Silver Valley Area Plan Figure 4 – to remove from Conservation and add to Conservation.

The Deputy Corporate Officer advised that 94 notices were sent out and no correspondence was received in response.

The Director of Planning gave a detailed presentation on the application.

1b) 2018-408-RZ, 13160 236 Street

Maple Ridge Zone Amending Bylaw No. 7527-2019

To rezone from RS-2 (One Family Suburban Residential) to R-1 (Residential District).

The current application is to permit a future subdivision of 5 lots.

The Mayor called for speakers three times.

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

2) 2018-249-RZ, 25180 108 Avenue

Lot 5 Section 11 Township 12 New Westminster District Plan 37195

Maple Ridge Zone Amending Bylaw No. 7517-2018

To rezone from A-2 (Upland Agricultural) and RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) and A-1 (Small Holding Agricultural).

The current application is to permit a future subdivision of 3 lots.

The Deputy Corporate Officer advised that 11 notices were sent out and no correspondence was received in response.

The Director of Planning gave a detailed presentation on the application.

The Mayor called for speakers three times.

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

3a) 2018-105-RZ, 24145 and 24185 110 Avenue

Lot 28 Section 10 Township 12 New Westminster District Plan 43223

Lot 29 Section 10 Township 12 New Westminster District Plan 43223

Maple Ridge Official Community Plan Amending Bylaw No. 7582-2019

To amend Albion Area Plan Schedule 1 from Low Density Residential to Low/Medium Density Residential, Conservation and Park.

To amend Schedule "C" – to Add to Conservation.

3b) 2018-105-RZ, 24145 and 24185 110 Avenue

Maple Ridge Zone Amending Bylaw No. 7466-2018

To rezone from RS-3 (One Family Rural Residential) to RS-1d (One Family Urban [Half Acre] Residential).

The current application is to permit a future subdivision of 18 lots.

The Deputy Corporate Officer advised that 22 notices were sent out and 3 responses were received in favour of the application.

The Director of Planning gave a detailed presentation on the application.

The Mayor called for speakers three times.

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

- 4) **2016-246-RZ,12111 and 12119 203 Street**
 Lot G District Lot 263 Group 1 New Westminster District Plan 18612
 Lot H District Lot 263 Group 1 New Westminster District Plan 18612

Maple Ridge Zone Amending Bylaw No. 7267-2016
To rezone from RS-1 (One Family Urban Residential) to RM-1 (Townhouse Residential).
The current application is to permit future construction of 10 townhouse units.

The Deputy Corporate Officer advised that 28 notices were sent out and no correspondence was received in response.

The Director of Planning gave a detailed presentation on the application.

The Mayor called for speakers three times.

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

- 5) **2019-314-RZ**
 Density Bonus Requirements for New Development

Maple Ridge Zone Amending Bylaw No. 7569-2019
To amend the Zoning Bylaw to establish a set of density bonus regulations for new development in the Town Centre Area and along major corridors as designated in the Official Community Plan.

The Director of Planning gave a detailed presentation.

The Mayor called for speakers three times.

There being no comment, the 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

M. Morden, Mayor

Certified Correct

S. Nichols, Deputy Corporate Officer

700 *ITEMS ON CONSENT*

701.1 Development Agreements Committee

CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE

November 7, 2019
Mayor's Office

CIRCULATED TO:

Michael Morden, Mayor
Chair

Al Horsman, Chief Administrative Officer
Member

Catherine Schmidt, Recording Secretary

1. 19-115159 BG

LEGAL: Lot 5 Section 27 Township 12 New Westminster District Plan EPP66381
PID: 030-671-744
LOCATION: 12917 Mill Street
OWNER: CIPE Homes Inc.
REQUIRED AGREEMENTS: Release of Secondary Suite Covenant (CA7820477)

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEEDING DOCUMENT AS IT RELATES TO 19-115159 BG.

CARRIED

2. 19-115125 BG

LEGAL: Lot 21 Section 10 Township 12 New Westminster District Plan LMP44105
PID: 024-649-368
LOCATION: 24045 109 Avenue
OWNER: Eric and Kathryn Svendsen
REQUIRED AGREEMENTS: Release of Section 219 Covenant (BN315870)
Temporary Residential Use Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEEDING DOCUMENTS AS THEY RELATE TO 19-115125 BG.

CARRIED

3. 19-110357 BG

LEGAL: Lot 2 District Lot 248 Group 1 New Westminster District Plan 7510

PID: 000-679-852

LOCATION: 21308 River Road

OWNER: Karen Learmonth and Gary Decorby

REQUIRED AGREEMENTS: Geotechnical Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEEDING DOCUMENT AS IT RELATES TO 19-110357 BG.

CARRIED

4. 2017-331-RZ

LEGAL: Lot 6 Section 28 Township 12 New Westminster District Plan EPP56758

PID: 029-841-623

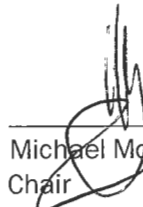
LOCATION: 12260 Laity Street

OWNER: H & T Quality Homes Ltd.

REQUIRED AGREEMENTS: Subdivision Servicing Agreement
Stormwater Management Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEEDING DOCUMENTS AS THEY RELATE TO 2017-331-RZ.

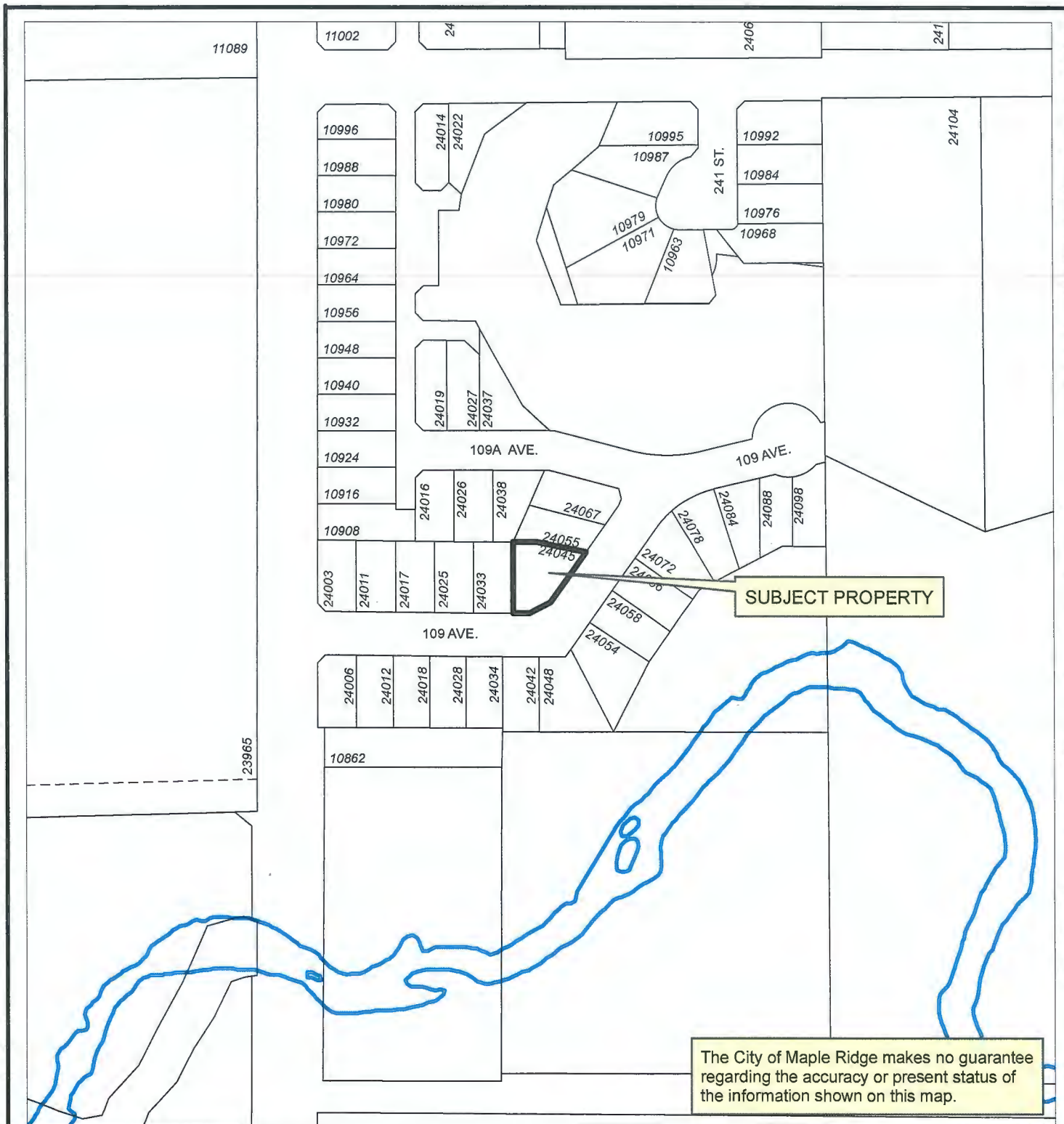
CARRIED



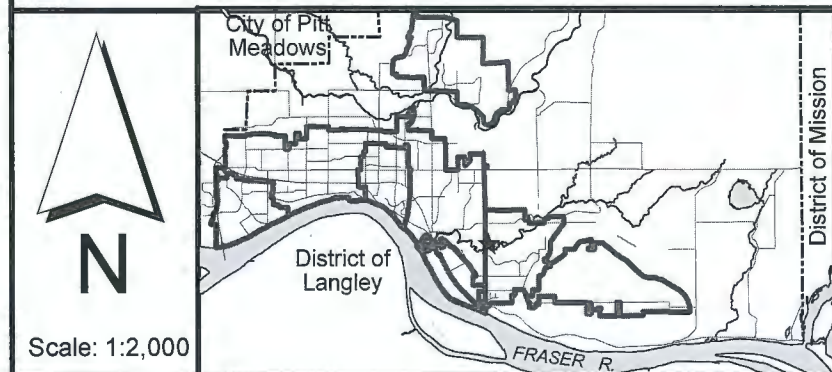
Michael Morden, Mayor
Chair



Al Horsman, 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.



Scale: 1:2,000

24045 109 Ave

ENGINEERING DEPARTMENT



MAPLE RIDGE

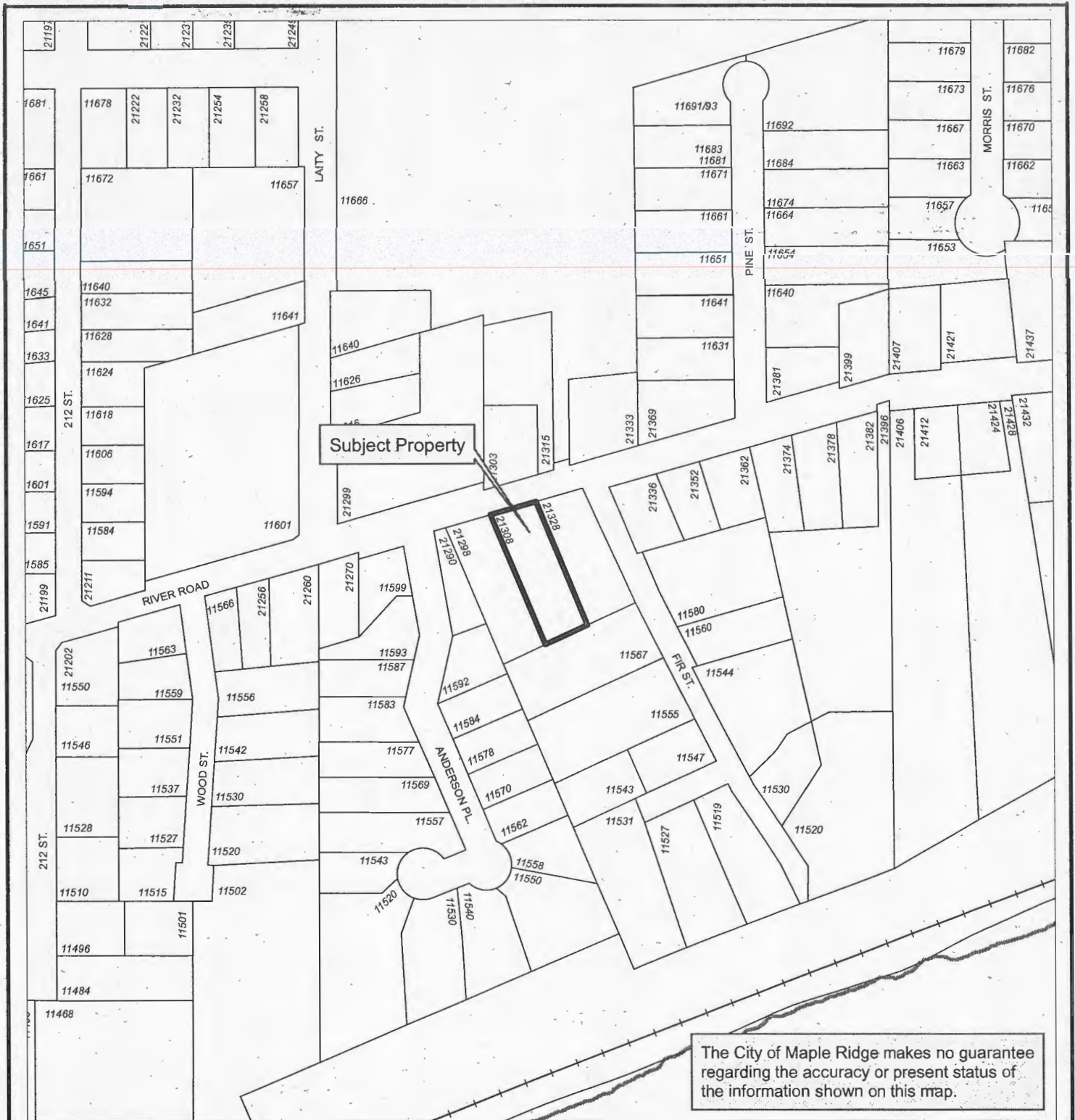
British Columbia

mapleridge.ca

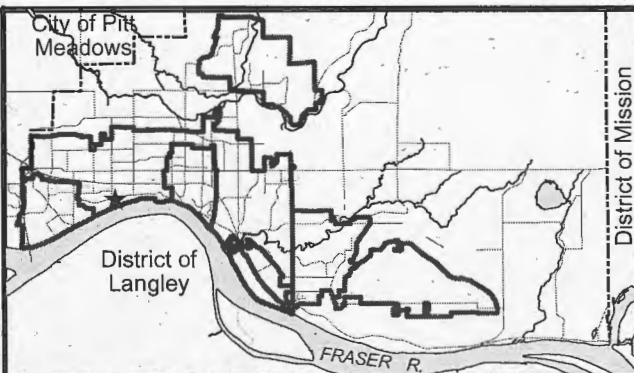
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DATE: Nov 4, 2019

BY: NV

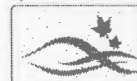


Scale: 1:2,500



21308 River RD

LICENCES, PERMITS & BYLAWS DEPT.



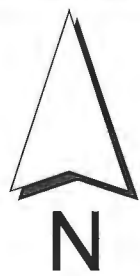
MAPLE RIDGE

British Columbia

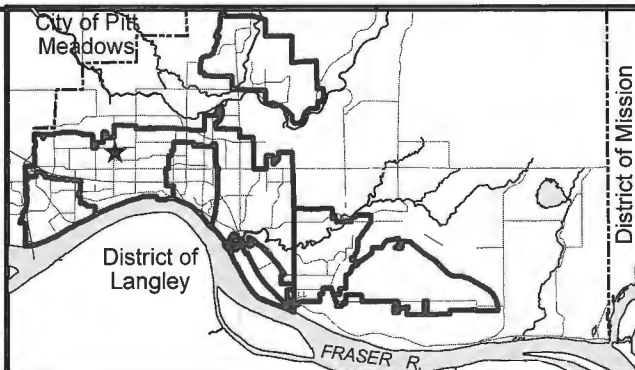
mapleridge.ca

FILE: Untitled
DATE: Nov 1, 2019

BY: AA



Scale: 1:2,000



12260 LAITY STREET

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2017-331-RZ

DATE: Jul 31, 2017

BY: PC

**CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE**

November 13, 2019
Mayor's Office

CIRCULATED TO:

Michael Morden, Mayor
Chair

Al Horsman, Chief Administrative Officer
Member

Catherine Schmidt, Recording Secretary

1. 2017-461-RZ

LEGAL: Lot 1 Section 11 Township 12 New Westminster District Plan EPP72739 Except
Part Phase One Strata Plan EPS4350

PID: 026-721-635

LOCATION: 11641 227 Street

OWNER: Concordia Homes (1997) Ltd.

REQUIRED AGREEMENTS: Rezoning Servicing Agreement
Geotechnical Covenant
Stormwater Management Covenant
Visitor Parking Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING
DOCUMENTS AS THEY RELATE TO 2017-461-RZ.**

CARRIED

2. 19-113958 BG

LEGAL: Lot 8 Section 19 Township 15 New Westminster District Plan EPP22559

PID: 028-979-699

LOCATION: 12230 267 Street

OWNER: 1140416 B.C. Ltd. (Xingli Wang)

REQUIRED AGREEMENTS: Release of Covenant (CA2910768)
Septic Field Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING
DOCUMENTS AS THEY RELATE TO 19-113958 BG.**

CARRIED

3. 18-125975 BG

LEGAL: Lot 28 District Lot 397 Group 1 New Westminster District Plan 17185
PID: 010-288-066
LOCATION: 21948 Acadia Street
OWNER: Aristotel and Eliada Dascal
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 18-125975 BG.

CARRIED

4. 17-125186 BG

LEGAL: Lot 14 East Half Section 28 Township 12 New Westminster District Plan LMP35466
PID: 023-928-417
LOCATION: 13332 237A Street
OWNER: Benjamin and Denise Tinline and Ryan and Melissa Wagner
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 17-125186 BG.

CARRIED

5. 5245-20-B431

LEGAL: Lot B Block 3 District Lot 401 New Westminster District Plan 21553
PID: n/a
LOCATION: 22768 and 22772 119 Avenue
OWNER: Maple Ridge / Pitt Meadows Community Services
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-B431.

CARRIED

6. 5245-20-2013-107

LEGAL: Lots 22 and 23 both of: Section 22 Township 12 New Westminster District Plan 18012;
Lot 26 of Parcel "A" Section 22 Township 12 New Westminster District Plan 18012;
Lot 41 Section 22 Township 12 New Westminster District Plan 39367
Lot 42 Section 22 Township 12 New Westminster District Plan 39367

PID: 003-669-661; 010-345-060; 002-390-876; 002-761-289;
008-637-431

LOCATION: 24013, 24015, 24017, 24025 and 24055 Fern Crescent

OWNER: CIPE Homes Inc. and Kathleen and Stanley Hientz, Patrick Cameron and Sarah Little, John Moore and Rebecca Hindle, Susan Scott, Jean-Pierre Poulin

REQUIRED AGREEMENTS: Sanitary Sewer Servicing Agreement
Restrictive Covenants (5) (Force Main Sewer Connection)

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 5245-20-2013-107.

CARRIED

7. 17-119345 BG

LEGAL: Lot 304 District Lot 277 Group 1 New Westminster District Plan 43797

PID: 007-111-771

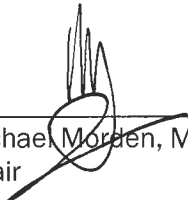
LOCATION: 20804 Stoney Avenue

OWNER: Curtis Bloom and Breanne Davie

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 17-119345 BG.

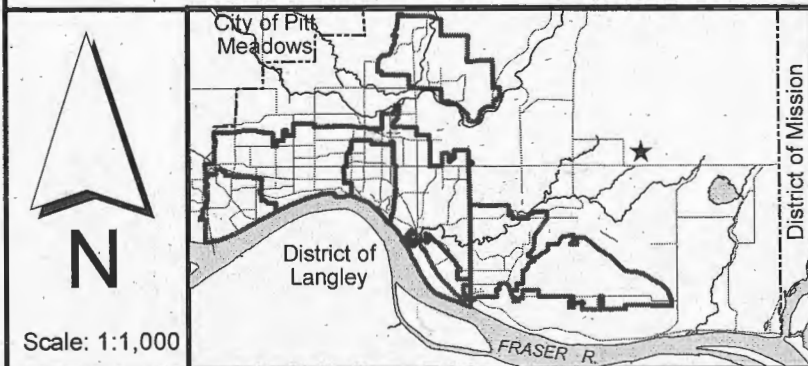
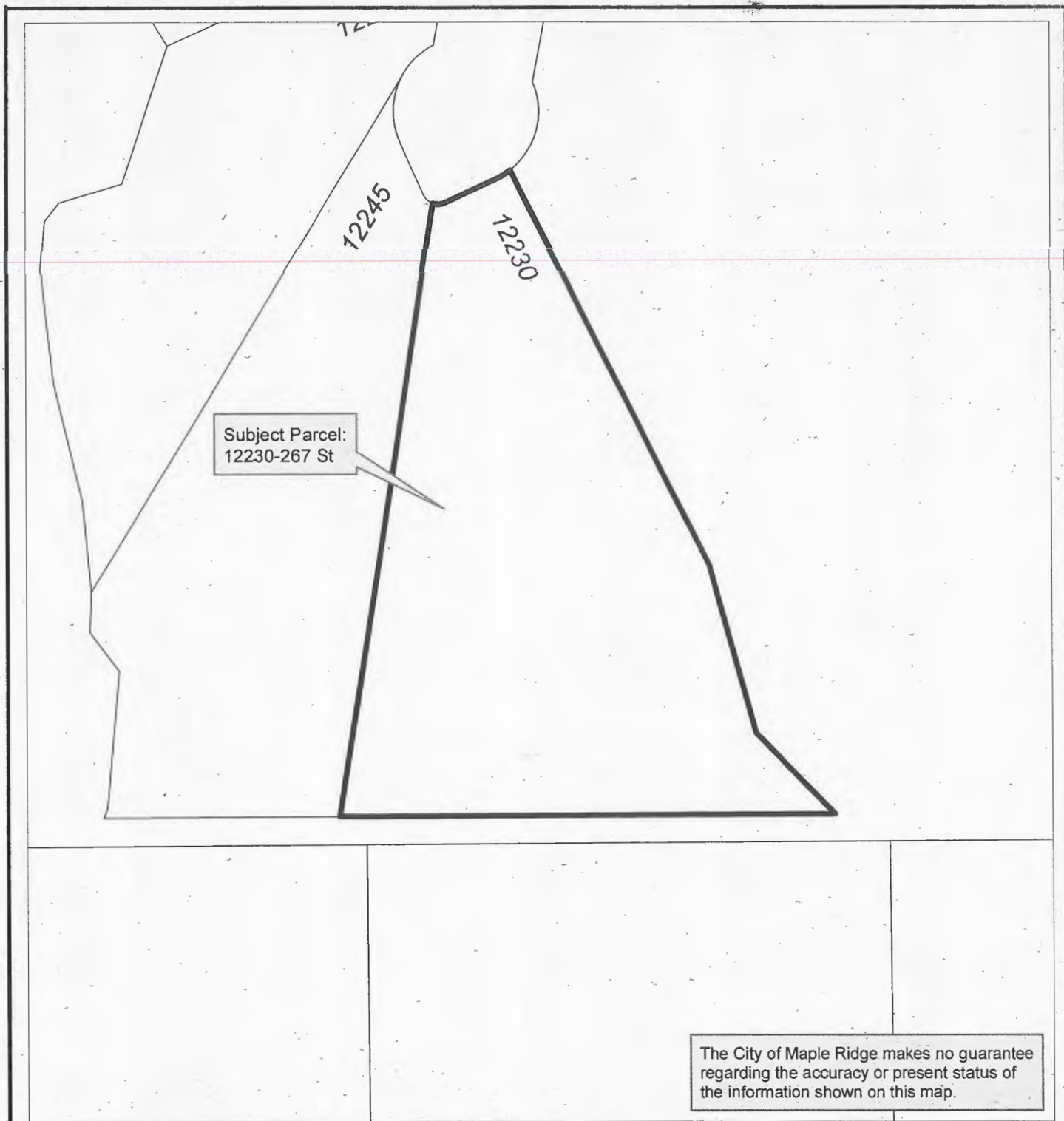
CARRIED



Michael Morhen, Mayor
Chair



Al Horsman, Chief Administrative Officer
Member



SEPTIC COVENANT

LICENCES, PERMITS & BYLAWS DEPT.



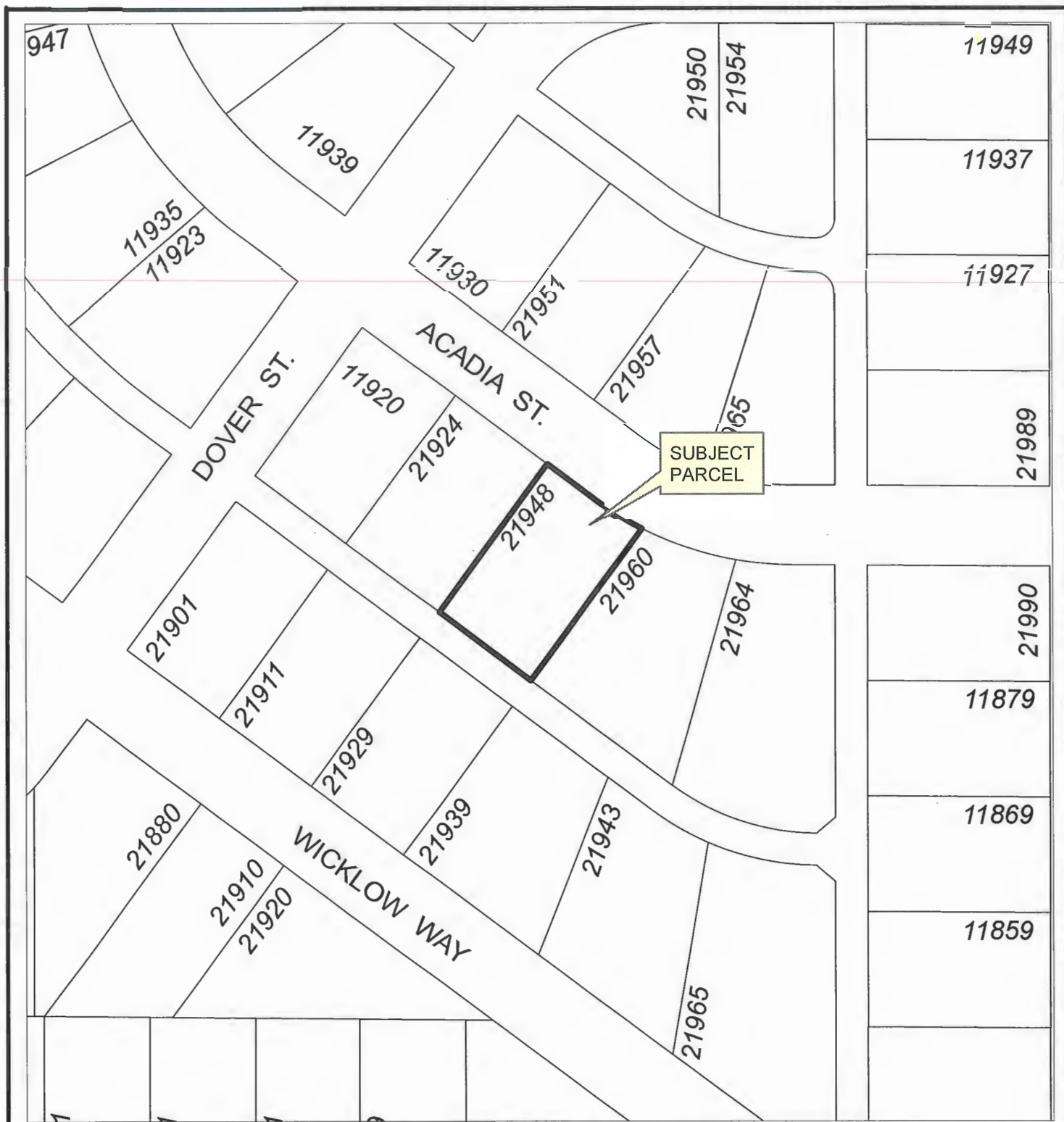
MAPLE RIDGE

British Columbia

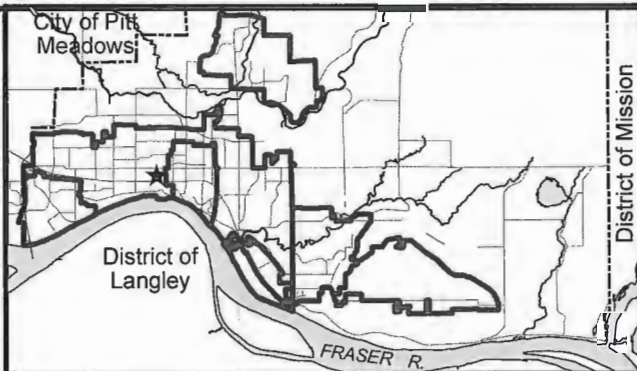
mapleridge.ca

FILE: Untitled
DATE: Nov 7, 2019

BY: TG



Scale: 1:1,000

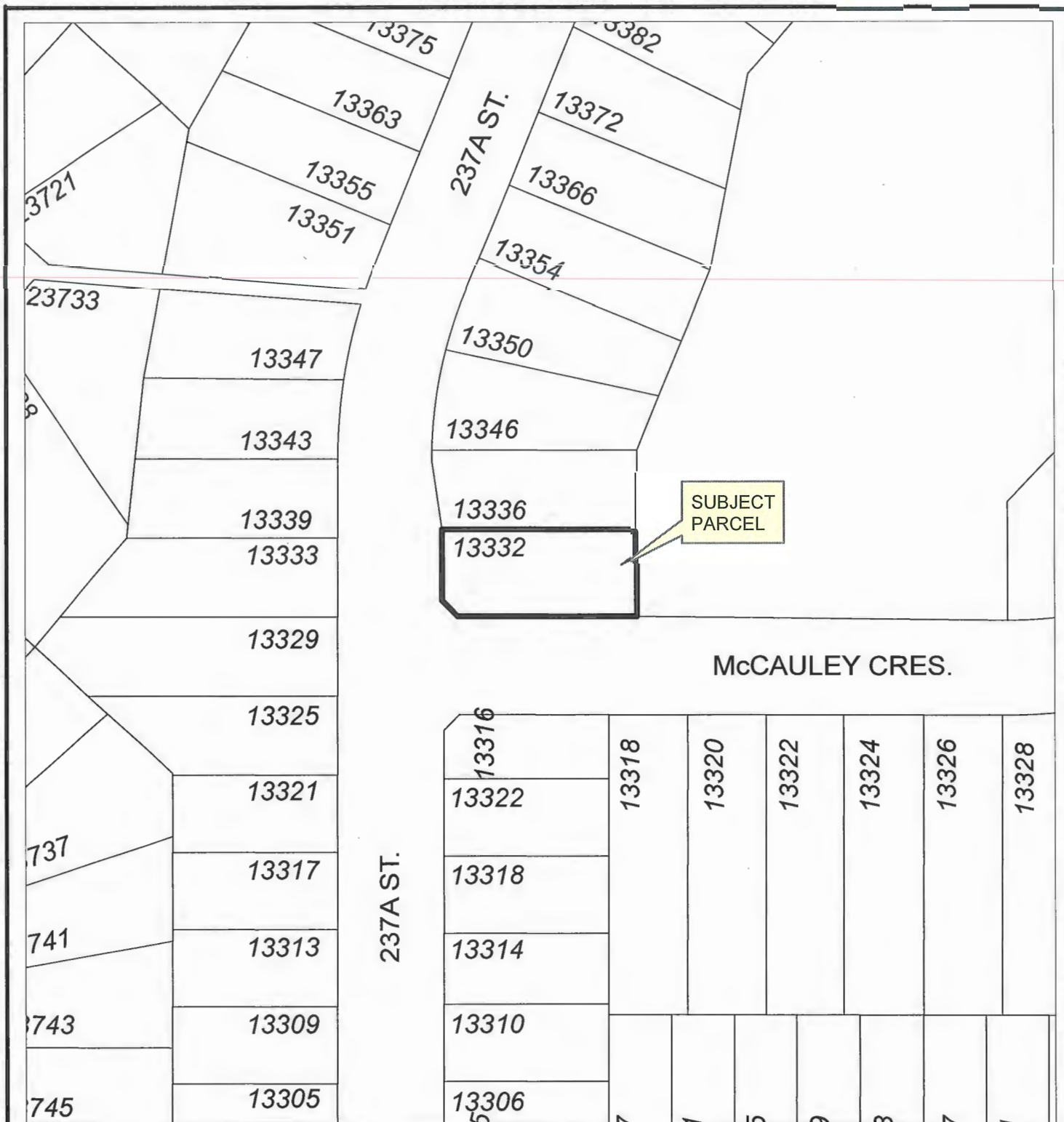


21948 ACADIA ST



FILE: Untitled
DATE: Nov 12, 2019

BY: CR



SUBJECT
PARCEL

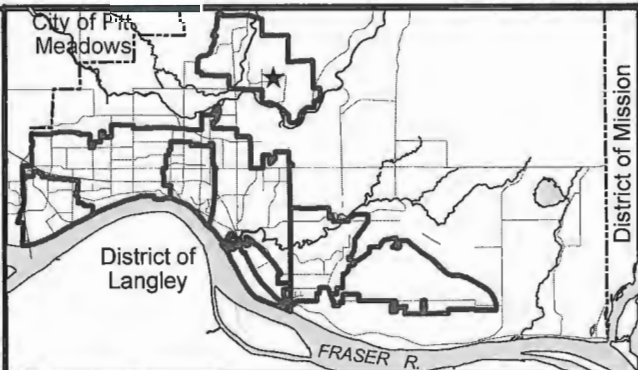
McCAULEY CRES.

237A ST.

13332 237A ST



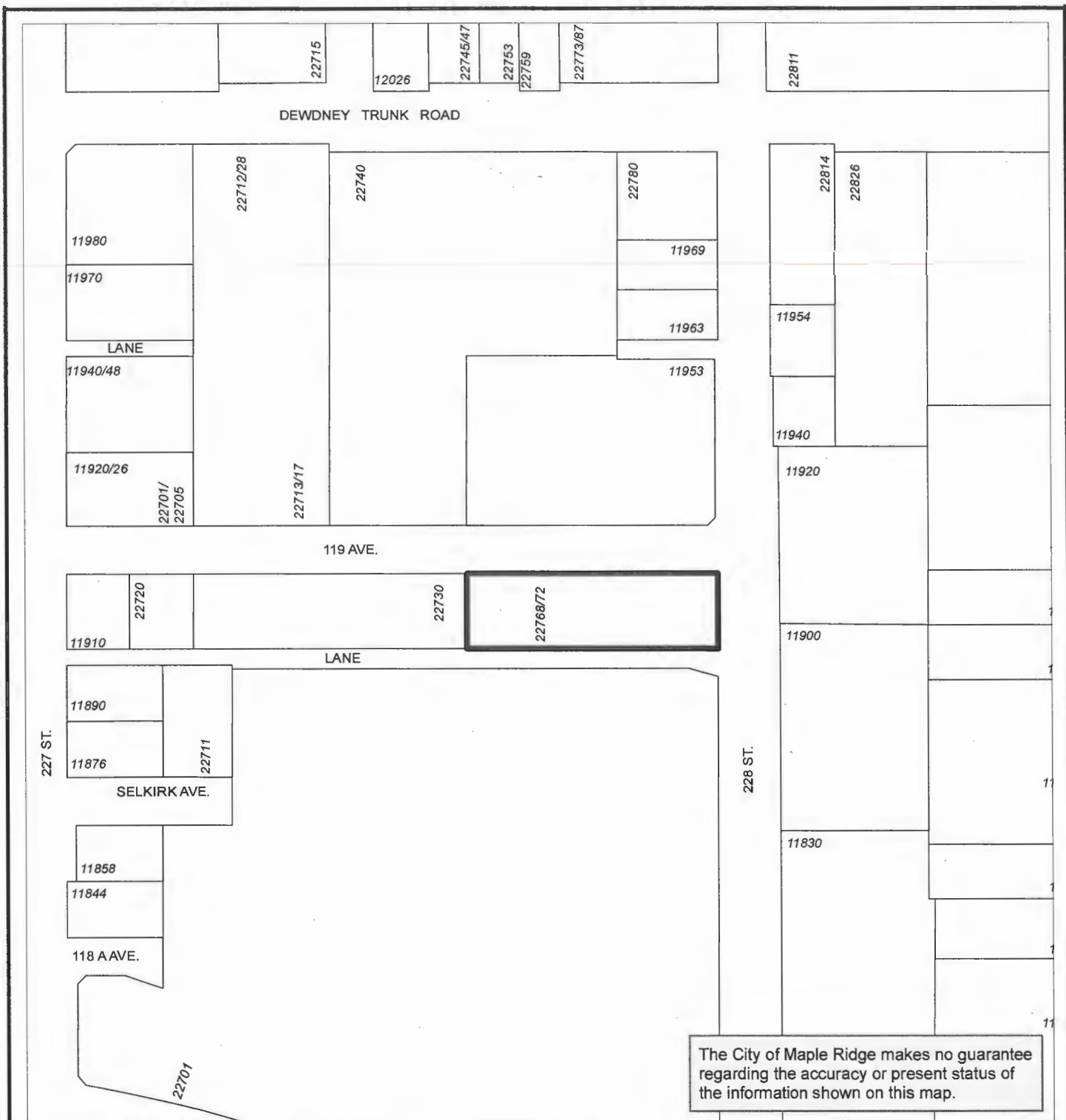
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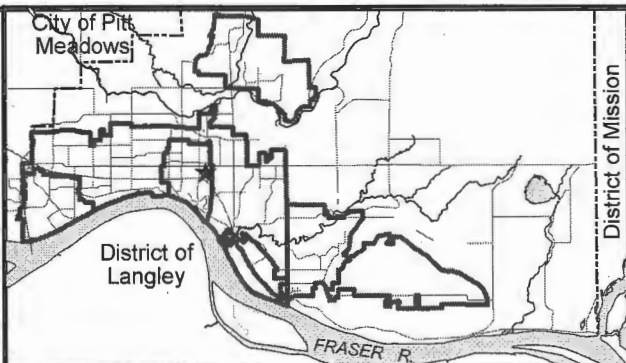
ENGINEERING DEPARTMENT
CITY OF MAPLE RIDGE
British Columbia
mapleridge.ca

FILE: Untitled
DATE: Nov 12, 2019

BY: CR



Scale: 1:2,000



DAC Referral for 22768/22772 119 Avenue

ENGINEERING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 22768 119 Ave map.mxd

DATE: Sep 16, 2019

BY: AK

**CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE**

November 14, 2019
Mayor's Office

CIRCULATED TO:

Michael Morden, Mayor
Chair

Al Horsman, Chief Administrative Officer
Member

Catherine Schmidt, Recording Secretary

1. 2018-137-SD

LEGAL: Lot 1 Section 11 Township 12 New Westminster District Plan EPP72739 Except Part Phase One Strata Plan EPS4350;
Strata Lots 9 to 17, all of: Section 11 Township 12 New Westminster District Strata Plan BCS4350
Strata Lots 12 and 13 both of: Section 11 Township 12 New Westminster District Plan EPS4350
Common Property Strata Plan EPS4350
Strata Lots 1 to 8, all of: Section 11 Township 12 New Westminster District Strata Plan ESP4350

PID: Various

LOCATION: 24891 104 Avenue

OWNER: 0865274 B.C. Ltd. (Sam Sunderji)

REQUIRED AGREEMENTS: Geotechnical Covenant (Lot 1)
Access Easement - Private Storm Connection - (Common Property)
Rock Wall Easement (Strata Lots 1 to 8)
Statutory Right of Way - Drainage for Retaining Wall - (Strata Lots 9 to 17)
Statutory Right of Way (fire hydrant) (Strata Lot 12 and 13)

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2018-137-SD.

CARRIED

2. 19-113090 BG

LEGAL: East 75 Feet Lot "D" District Lot 247 Group 1 New Westminster District Plan 11112 Having a Frontage of 75 Feet on River Road with Uniform Width the Full Depth of Said Lot

PID: 009-455-825


LOCATION: 21673 River Road

OWNER: Fred and Ivana Campbell

REQUIRED AGREEMENTS: Geotechnical Covenant (Replacement Shed)

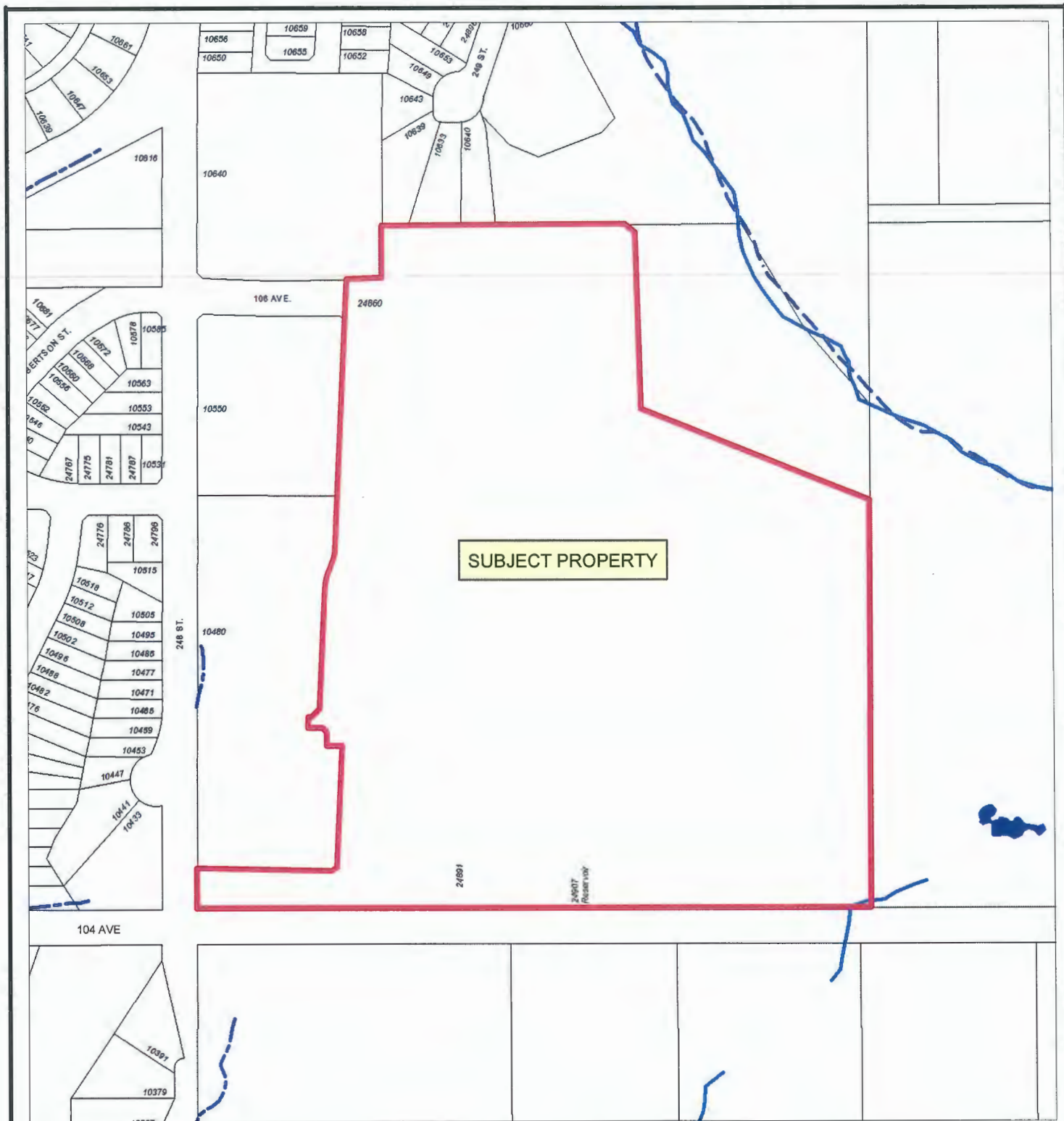
THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 19-113090 BG.

CARRIED



Michael Morden, Mayor
Chair

Al Horsman, Chief Administrative Officer
Member



Legend

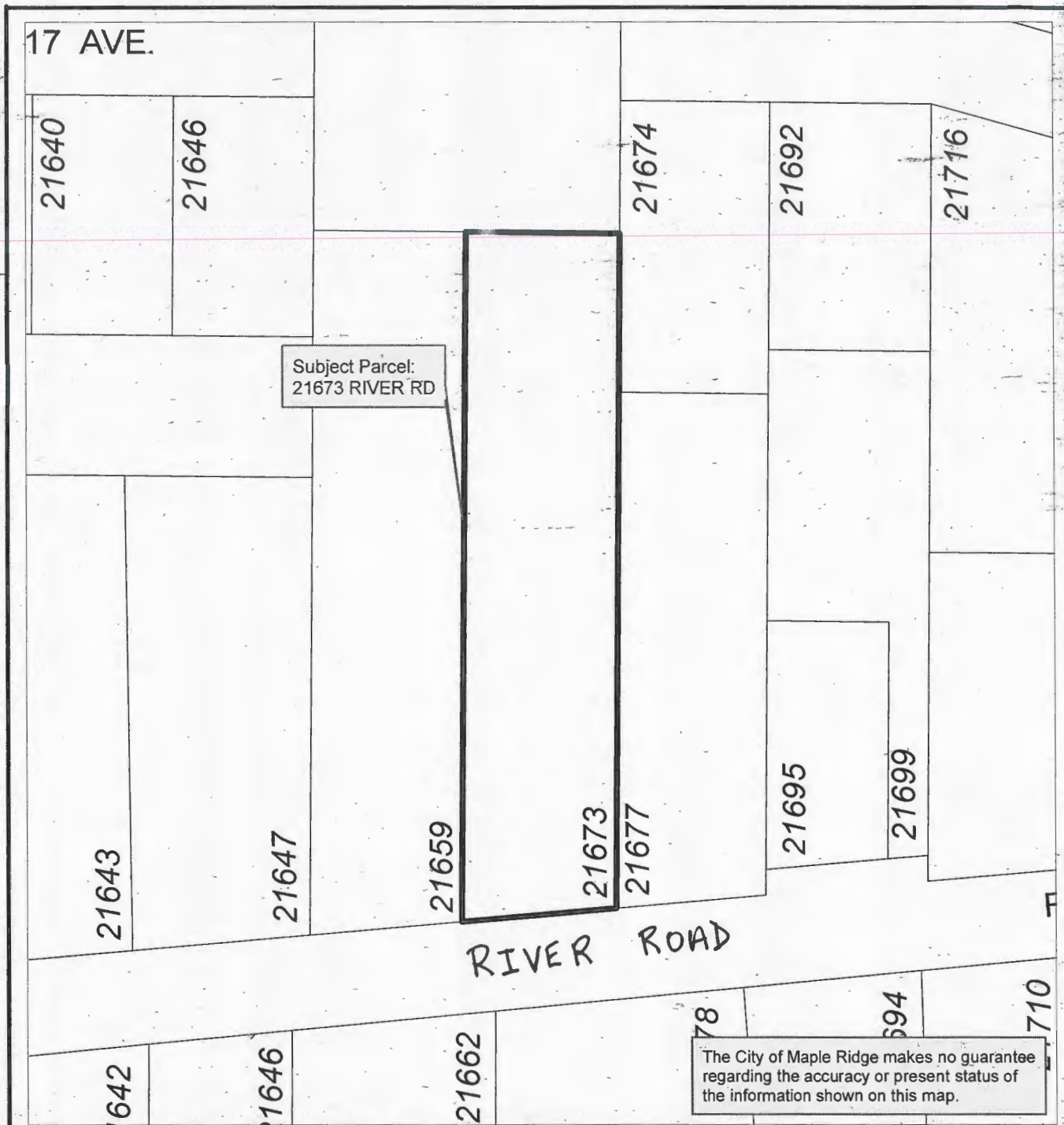
- Stream
- Ditch Centreline
- Indefinite Creek
- Lake or Reservoir

24891 104 AVENUE

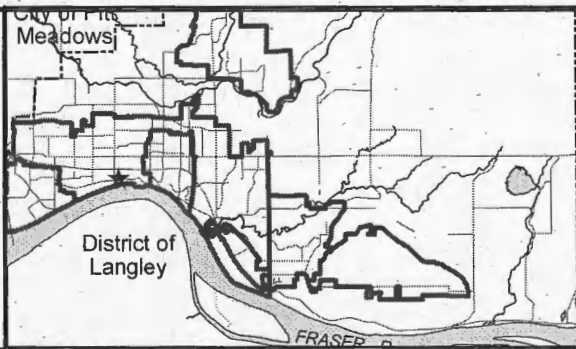


FILE: 2018-137-SD
DATE: Apr 10, 2018

BY: PC



Scale: 1:851



FRASER RIVER ESCARPMENT

LICENCES, PERMITS & BYLAWS DEPT.



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: Untitled

DATE: Nov 13, 2019

BY: TG

701.2 Minutes of Meetings of Committees and Commissions of Council



The Minutes of the Regular Meeting of the Community Heritage Commission,
held in the Blaney Room, Maple Ridge City Hall, 11995 Haney Place, Maple Ridge, British Columbia,
on June 13, 2019 at 7:04 pm.

COMMISSION MEMBERS PRESENT

Councillor Ryan Svendsen	City of Maple Ridge
Shane Gehring, Vice Chair	Member at Large
Julie Koehn	Maple Ridge Historical Society
Eric Phillips	Member at Large
Len Pettit	Member at Large

STAFF PRESENT

Amelia Bowden	Staff Liaison, Planner 1
Joanne Georgelin	Acting Committee Clerk

GUESTS

Beryl Eales	Friends of Jackson Farm
Bryan Fitzpatrick	Friends of Jackson Farm
Bernice Rolls	Friends of Jackson Farm

1. **CALL TO ORDER at 7:10pm**

2. **APPROVAL OF THE AGENDA**

R/2019-019

It was moved and seconded

That the agenda for the June 13, 2019 Community Heritage Commission meeting be amended to add Item 6.5 "Remainder of 2019 Schedule" and that the subsequent items be renumbered accordingly and that the agenda as amended be approved.

CARRIED

3. **ADOPTION OF MINUTES**

R/2019-020

It was moved and seconded

That the minutes of the Maple Ridge Community Heritage Commission meeting dated April 11, 2019 be adopted.

CARRIED

4. **DELEGATIONS**

4.1. Request for Jackson Farm Signage

- Beryl Eales, Friends of Jackson Farm
- Bernice Rolls, Friends of Jackson Farm
- Bryan Fitzpatrick, Friends of Jackson Farm

Ms. Eales gave a verbal presentation on the protection of Jackson Farm and requested of this Committee to consider heritage signage for Jackson Farm.

Ms. Rolls provided pictures of Jackson Farm from a historical point of view before blackberries overgrew on the property.

Mr. Fitzpatrick gave a verbal presentation of the historical fruit trees present on Jackson Farm. Mr. Fitzpatrick further described the type of heritage (interpretive) signage being requested.

The delegation answered questions from the committee.

R/2019-021

It was moved and seconded

That the Community Heritage Commission receive for information the Friends of Jackson Farms information.

CARRIED

5. **QUESTION PERIOD**

Eric Philips asked about the vacancies. The staff liaison said active recruitment would begin.

6. **NEW AND UNFINISHED BUSINESS**

6.1. **Incentives Stakeholder Workshop Recap**

The staff liaison gave an update on the recent Incentives Stakeholder Workshop.

6.2. **Clerk's Department Digitization Project Overview**

The staff liaison provided a memo and update on the Clerk's Department Digitization Project.

6.3. **BC Museums Association Conference Attendance**

The staff liaison provided information on the upcoming BC Museums Association Conference in Prince George, September 30 to October 2, 2019.

6.4. **Financial Update – Draft Budget 2019 and 2020**

The staff liaison provided a 2019 budget for review.

R/2019-022

It was moved and seconded

That the Community Heritage Commission receive the 2019 budget.

CARRIED

6.5 **Remainder of 2019 schedule**

Shane Gehring made a recommendation to reduce the number of Community Heritage Commission meetings this year.

R/2019-023

It was moved and seconded

That the Community Heritage Commission amend the meeting schedule to remove meetings in July 11, October 10 and December 12.

CARRIED

7. **CORRESPONDENCE**

7.1 **Fraser Valley Regional Library**

The council liaison attached a thank you letter to the agenda package.

7.2. **Heritage BC Conference**

The council liaison circulated Russell Irvine's update from the Heritage BC Conference with the agenda package.

7.3. **Heritage Award Signage on Horse Trails**

The council liaison circulated an inquiry received regarding the Heritage Award Signage on Horse Trails with the agenda package.

8. **LIAISON UPDATES**

8.1. **Maple Ridge Historical Society**

Julie Koehn provided a summary of the May 2019 Historical Society Board meeting and recent activities of the Maple Ridge Historical Society.

8.2. **Council Liaison**

Councillor Svendsen gave an update on a Committee review committee recently struck.

9. **ROUNDTABLE**

Members had a discussion on the Recognitions subcommittee.

R/2019-024

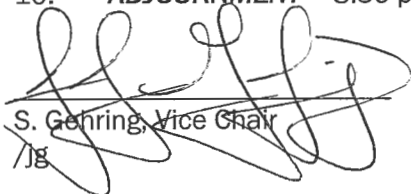
It was moved and seconded

That the Julie Koehn be accepted onto the Community Heritage Commission Recognitions subcommittee.

CARRIED

It was agreed at the next meeting nominations would be taken for Chair.

10. **ADJOURNMENT** – 8:36 pm.


S. Gehring, Vice Chair
/jg



The Minutes of the Regular Meeting of the Community Heritage Commission,
held in the Blaney Room, Maple Ridge City Hall, 11995 Haney Place, Maple Ridge, British Columbia,
on September 12, 2019 at 7:04 pm.

COMMISSION MEMBERS PRESENT

Councillor Ryan Svendsen	City of Maple Ridge
Julie Koehn	Maple Ridge Historical Society
Eric Phillips	Member at Large
Len Pettit	Member at Large

STAFF PRESENT

Amelia Bowden	Staff Liaison / Planner 1
Erin Mark	Acting Committee Clerk

ABSENT

Shane Gehring, Vice Chair	Member at Large
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Note: Councillor Svendsen chaired the meeting as the presiding member until the Chair election.

1. **CALL TO ORDER**
2. **APPROVAL OF THE AGENDA**

R/2019-025

It was moved and seconded

That the agenda for the September 12, 2019 Community Heritage Commission meeting be approved as presented.

CARRIED

3. **ADOPTION OF MINUTES**

R/2019-026

It was moved and seconded

That the minutes of the Maple Ridge Community Heritage Commission meeting dated June 13, 2019 be adopted with the following amendments:

- Add Bernice Rolls and Bryan Fitzpatrick from the Friends of Jackson Farm to the list of Guests present; and
- Section 4.1 - Correct the spelling of Bernice Ross to Bernice Rolls.

CARRIED

4. **DELEGATIONS - Nil**

5. **QUESTION PERIOD – Nil**

6. **NEW AND UNFINISHED BUSINESS**

6.1. **2019 Chair Election**

Councillor Svendsen opened the floor to nominations for Chair of the Community Heritage Commission.

R/2019-027

It was moved and seconded

That Shane Gehring be elected Chair of the Community Heritage Commission for the remainder of 2019 and 2020.

CARRIED

With Mr. Gehring elected as Chair his previous role as Vice Chair became available. Councillor Svendsen opened the floor to nominations for Vice Chair of the Community Heritage Commission.

R/2019-028

It was moved and seconded

That Eric Phillips be elected Vice Chair of the Community Heritage Commission for the remainder of 2019 and 2020.

CARRIED

Note: Eric Phillips began to Chair the meeting as the presiding member.

6.2. **Clerks Department Digitization Project Update**

The staff liaison provided an update on the digitization of tax and collector rolls dating back to late 1800's – early 1900's. Eleven boxes of records were sent to BC Records for scanning and damage assessment. The records will stay at BC Records in a climate controlled environment.

6.3. **Heritage Awards Planning Update**

The members discussed the 2020 Heritage Awards that will be held Thursday February 20th at St. Andrew's Heritage Church Hall.

Nomination cards have been produced and were distributed to members. The nominations for the Heritage Awards will be reviewed at the next CHC meeting on November 14th.

R/2019-029

It was moved and seconded

That \$1,400 from the Community Heritage Commission 2019 Budget be allocated to the Maple Ridge Heritage Awards.

PASSED

6.4. **Library Partnerships – Local Voices Speakers**

The staff liaison shared that the Maple Ridge Library is looking to the CHC for assistance with finding speakers for the Local Voices presentations. Julie Koehn offered to assist with this project.

6.5. **Business Planning and Budget Review**

The staff liaison provided a draft Business Plan 2020-2024 and draft 2020 Budget for discussion.

R/2019-030

It was moved and seconded

That the proposed Community Heritage Commission 2020 budget and 2020-2024 Business Plan be adopted.

PASSED

7. **CORRESPONDENCE - Nil**

8. **LIAISON UPDATES**

8.1. **Maple Ridge Historical Society**

Ms. Koehn provided an update on the Historical Society's activities including the Music on the Wharf Summer Series and upcoming Harvest Time event.

8.2. **Council Liaison**

Councillor Svendsen provided an update on the ongoing Advisory Committee Review and the Mussallem Residence relocation.

9. **ROUNDTABLE**

Members shared their experiences at relevant heritage locations.

10. **ADJOURNMENT – 8:22 pm.**



E. Phillips, Vice Chair

/em

City of Maple Ridge
ENVIRONMENTAL ADVISORY COMMITTEE
MEETING MINUTES

The Minutes of the Regular Meeting of the Environmental Advisory Committee, held in the
Blaney Room at Maple Ridge City Hall, 11995 Haney Place, Maple Ridge, British Columbia,
on September 11, 2019 at 7:07 pm

COMMITTEE MEMBERS PRESENT

Councillor Judy Dueck	Council Liaison
Leanne Koehn, Chair	Ridge Meadows Recycling Society
Jessie Lees, Vice Chair	Member at Large – Youth Representative
David Neufeld	Environmental Professional
Dennis Kinsey	Member at Large
Gerry Pinel	Community Education on Environment and Development Centre (CEED)
Janice Jarvis	Environmental Professional
Ross Davies	Kanaka Education and Environmental Partnership Society (KEEPS)

GUESTS

Councillor Ryan Svendsen	Council Liaison - Alternate
Martin Dmitrieff	CEED - Alternate

STAFF MEMBERS PRESENT

Rodney Stott	Staff Liaison / Environmental Planner
Erin Mark	Acting Committee Clerk

ABSENT

Betty Von Hardenberg	Thornhill Aquifer Protection Study group (TAPS)
Cheryl Ashlie	Alouette River Management Society
Sara Barron	Member at Large

1. **CALL TO ORDER**

2. **APPROVAL OF THE AGENDA**

R/2019-010

It was moved and seconded

That the September 11, 2019 Environmental Advisory Committee agenda be approved as circulated.

CARRIED

3. **ADOPTION OF THE MINUTES**

R/2019-011

It was moved and seconded

That the minutes of the Maple Ridge Environmental Advisory Committee meeting dated June 12, 2019 be adopted.

CARRIED

4. **DELEGATIONS - Nil**

5. **NEW AND UNFINISHED BUSINESS**

5.1. **Municipal Advisory Committee Policy and Bylaw Update & Next Steps**

Councillor Dueck provided an update on the Advisory Committee Review currently underway. The Committee discussed the upcoming changes to the membership structure of the EAC. Councillor Dueck confirmed that the EAC's overarching mandate of implementing the Environmental Management Strategy will remain a priority.

5.2. **Green Infrastructure Scoping Report**

The staff liaison provided a draft copy of the 2019 Green Infrastructure Scoping Report to attendees and delivered a related Green Infrastructure presentation. The Committee provided feedback on the Scoping Report and presentation.

Note: Councillor Svendsen left the meeting at 8:00pm.

6. **STAFF LIAISON UPDATES**

6.1. **An Overview: Environmental Advisory Committee – Action Items 2017-2019**

The staff liaison provided an overview of the ongoing work of the EAC and its subcommittees and the related timelines:

- Municipal Advisory Committee Business Plans and Incremental Packages – Fall of 2019
- Tentative Council Matrix Dates:
 - October 8, 2019 – Tree Bylaw review and questionnaire for Permit Stakeholders
 - November 12, 2019 – Green Infrastructure Scoping Report
 - November 26, 2019 – Aquifer Mapping Update and OCP Amendment
 - First Quarter of 2020 – Communications Strategy Scoping Report
 - Second Quarter of 2020 – Ecological Network Management Strategy Scoping Report

6.2. **A Regional Perspective: Metro Vancouver RPEAC Environment Policy & Strategic Plans**

This item will be moved to a future agenda.

7. **CORRESPONDENCE**

7.1 **Upcoming Events**

September 21, 2019 10:00 am – 2:00 pm	GETI Fest & Maple Ridge Repair Café Memorial Peace Park, Maple Ridge Info: gearsti.org
September 22, 2019 11:00 am – 3:00 pm	World Rivers Day Kanaka Creek Regional Park - Riverfront, Maple Ridge Info: keeps.org
September 22, 2019 11:00 am – 3:00 pm	World Rivers Day Allco Park Info: alouetteriver.org
October 1, 2019 7:00 pm – 9:00 pm	Federal Election – All Candidates Meeting: Environment Issues Ridge Meadows Seniors Society Looking for volunteers, please speak to Leanne Koehn.
October 7 - 11, 2019	Eco-City World Summit Vancouver Convention Centre West Info: ecocity2019.com
October 10, 2019 1:00 pm	Earth Day 2020 Planning Meeting Maple Ridge Library (Alouette Room)
October 21 - 27, 2019	Waste Reduction Week
October 26, 2019 11:00 am – 2:00 pm	Maple Ridge Repair Café Maple Ridge Library, 22470 Dewdney Trunk Rd Info: mrrepaircafe.ca
October 30 - 31, 2019	Metro Vancouver Zero Waste Conference Vancouver Convention Centre East Organizer: Metro Vancouver

8. **ROUNDTABLE**

Members provided updates and reports on environmental activities.

9. **ADJOURNMENT – 8:45pm**


L. Koehn, Chair

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 July 4, 2019 at 4:13 pm.

COMMITTEE MEMBERS PRESENT

Councillor Ryan Svendsen	City of Maple Ridge
Don Miskiman, Vice Chair	Community at Large Member
Barbara Duncan	Arts Council Representative
Donald Luxton	Developer
Leanne Koehn	Community at Large Member
Wan-Yi Lin	Artist

STAFF MEMBERS PRESENT

Yvonne Chui	Manager, Arts and Community Connections / Staff Liaison
Troy Peterson	Program Assistant, Parks, Recreation & Culture
Michael Millward	Facilities Operations Manager
Stephanie Howe	Facilities Project Coordinator

ABSENT

Wayne Bissky, Chair	Architect
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Note: Wayne Bissky was not in attendance and Don Miskiman chaired the meeting as the presiding member.

Note: Councilor Svendsen participated via teleconference.

1. **CALL TO ORDER**
2. **APPROVAL OF THE AGENDA**

R/2019-015

It was moved and seconded

That the July 4, 2019 Public Art Steering Committee agenda be approved as circulated.

CARRIED

3. **ADOPTION OF THE MINUTES**

R/2019-016

It was moved and seconded

That the minutes of the Maple Ridge Public Art Steering Committee meeting dated May 2, 2019 be adopted.

CARRIED

4. **DELEGATIONS**

4.1. **Telosky Stadium Field House**

Michael Millward and Stephanie Howe from the City's Facilities section of Parks, Recreation & Culture presented the design and layout for the fieldhouse at Telosky Stadium. They indicated a potential area for a new public artwork as part of the Telosky Stadium project. The project would be for the new fieldhouse building's exterior surface.

R/2019-017

It was moved and seconded

To designate up to \$30,000 for the Telosky Stadium fieldhouse public art project and provide an Indigenous artist design opportunity.

CARRIED

5. **QUESTION PERIOD – Nil**

6. **NEW AND UNFINISHED BUSINESS**

6.1. **Committee Membership – Vacancies**

The staff liaison shared that Committee Member Wayne Bissky tendered his resignation. Don Miskiman also announced his resignation effective November 2019.

6.2. **Community Public Art Grant Application**

R/2019-018

It was moved and seconded

That the application for Community Public Art for a mural project from No. 294 Cathedral Ventures / dba KSC Properties Ltd. be approved for \$1,000.00

CARRIED

6.3. **Developer Public Art: Polygon Provenance – Representatives for Selection Panel and Timeline**

The staff liaison shared that the Polygon Provenance project has hired a public art consultant and requires representation from the Committee to be a part of the selection panel.

R/2019-019

It was moved and seconded

Polygon Selection Panel

Leanne Koehn and Wan-Yi Lin to represent the Public Art Steering Committee along with the public art consultant on the Polygon Provenance Selection Panel.

CARRIED

6.4. **First Nations Engagement Process for Public Art – Update**

The staff liaison provided an update on the continued work to increase First Nations engagement in the public art process. Kwantlen First Nation supports the proposed engagement process and has confirmed verbally and in writing to staff. There has been no response from Katzie First Nation; the staff liaison will follow-up to get their feedback.

6.5. Albion Community Centre - Next Steps

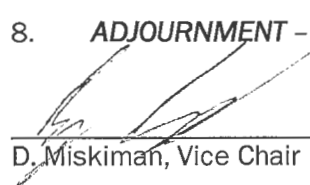
For the Selection Panel of the Albion Community Centre, Barbara Duncan will replace Don Miskiman who has tendered his resignation from the Committee.

6.6. Artists in Residence and Culture Days

The staff liaison provided an update about the new Artists in Residence and their combined involvement with the upcoming Culture Days event on September 27th and 28th.

7. ROUNDTABLE – None

8. ADJOURNMENT – 5:59 pm


D. Miskiman, Vice Chair

Ryan Svernlisen

/yc

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
MEETING DATE: Nov 26, 2019
FILE NO: 2336663
FROM: Chief Administrative Officer
MEETING: Council
SUBJECT: Disbursements for the month ended October 31, 2019

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 the Chief Financial Officer or Corporate Controller. 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 October 31, 2019 be received for information only.

GENERAL	\$ 16,827,764
PAYROLL	\$ 1,878,327
PURCHASE CARD	\$ <u>69,191</u>
	\$ <u>18,775,282</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) Citizen/Customer Implications:

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

• Astroturf West Distributor – Telosky Stadium synthetic turf field	\$	151,431
• BA Blacktop – 2019 pavement rehabilitation	\$	664,629
• BA Blacktop – Downtown enhancement project	\$	434,005
• Chandos Construction Ltd – Maple Ridge Leisure Centre upgrades	\$	448,484
• Ministry of Transportation – Haney Bypass improvements	\$	247,827
• Pedre Contractors Ltd - Watermain replacement (Edge St - 228 St)	\$	251,250
• RCMP - Receiver General - RCMP contract (Apr 1 - Jun 30)	\$	3,939,378
• Ridge Meadows Recycling Society – Monthly contract for recycling	\$	220,672
• Tybo Constructors Ltd - Albion reservoir expansion	\$	270,653
• Yellowridge Construction Ltd - Maple Ridge Fire Hall #4	\$	1,411,214

d) Policy Implications:

Corporate governance practice includes reporting the disbursements to Council monthly.

CONCLUSIONS:

The disbursements for the month ended October 31, 2019 have been reviewed and are in order.



Prepared by: **Trevor Hansvall**
Accounting Clerk 2



Approved by: **Trevor Thompson, BBA, CPA, CGA**
Chief Financial Officer



Concurrence: **Al Horsman**
Chief Administrative Officer

CITY OF MAPLE RIDGE
MONTHLY DISBURSEMENTS - October 2019

<u>VENDOR NAME</u>	<u>DESCRIPTION OF PAYMENT</u>		<u>AMOUNT</u>
0946235 BC Ltd	Roadside mowing		23,520
Andrew Sheret Ltd	Waterworks supplies		23,856
Archstone Projects Ltd	Security refund		67,863
Astroturf West Distributor	Telosky Stadium synthetic turf supply and installation		151,431
ATS Traffic	River Road traffic corridor improvements		42,417
BA Blacktop	2019 pavement rehabilitation	664,629	
	Downtown enhancement project	434,005	
	Firehall#1 Remove/gravel/grade/asphalt	30,778	1,129,413
Badger Daylighting Lp	Hydro-excavation - multiple locations		30,488
BC Hydro	Electricity		141,536
CUPE Local 622	Dues - pay periods 19/20 & 19/21		30,726
Chandos Construction Ltd	Maple Ridge Leisure Centre upgrades		448,484
Cliff Falls Estates	Security refund		34,641
Cobing Building Solutions	Maintenance:		
	Fire Hall #1	1,771	
	Leisure Centre	2,553	
	Municipal Hall	2,068	
	Operations Centre	1,803	
	Public Library	1,370	
	Randy Herman Building	563	
	RCMP	1,434	
	The ACT	4,677	16,238
Dams Ford Lincoln	2019 Ford F550 Regular Cab 4X4		100,464
Drake Excavating (2016) Ltd	Sanitary sewer upgrades (240 St)		144,549
Ecotainer Sales Inc	8000X 83L red recycling boxes/containers		75,563
Falcon Village Joint Venture	Security refund		244,625
Fred Surridge Ltd	Waterworks supplies		16,046
G6 Ventures (Rock Ridge)	Security refund		32,530
Genesis Security BC Group Ltd	Site Security (Sep 6-16)		46,642
Grandview Blacktop Ltd	Holdback release (232 St & Birch Ave)		15,635
Greater Vancouver Water District	Water consumption (Jun 26 - Jul 30)		1,112,235
Greater Vancouver Regional District	MFA debt payments		1,474,966
Guillevin International Inc	Firefighter equipment		72,264
Hallmark Facility Services Inc	Janitorial services & supplies:		
	City Hall	3,773	
	Fire Halls	4,890	
	Library	5,867	
	Operations	4,400	
	RCMP	9,511	
	Whonnock lake	1,260	29,700
Ikonic Enterprises Ltd	Landscaping (232 St)		15,134
Image Painting & Restoration	Cover up graffiti	1,313	
	Prep and paint of poles	6,038	
	Prep and paint - various locations	15,330	22,680
Jewel Homes Ltd	Security refund		28,370
Johnston Davidson	Consulting services - Fire Hall #4		66,767
Lafarge Canada Inc	Roadworks material		22,884

<u>VENDOR NAME</u>	<u>DESCRIPTION OF PAYMENT</u>	<u>AMOUNT</u>
Leaders International Executive	Recruitment fees	37,310
Manulife Financial	Employer/employee remittance	155,916
Maple Ridge & PM Arts Council	Arts Centre contract	56,362
McElhanney Consulting Services	232 St (132 Ave - Silver Valley Rd prelim & design)	46,389
	Abernethy Way extension study	22,660
Medical Services Plan	Employee medical & health premiums	19,988
Ministry of Transportation	Haney Bypass improvements	247,827
Municipal Insurance Association	Insurance deductibles	28,503
Municipal Pension Plan BC	Employer/employee remittance	508,181
Nova Pole International	Locking security covers	56,090
Novax Industries Corp	2X Novax cabinet	31,459
Nustadia Recreation Inc	Subsidized ice purchased by P&LS on behalf of user groups (Sep)	31,156
	Surplus CPM schedule C Ice	4,432
Oaken Developments Inc	Security refund	21,252
Ocean Pipe	Pipes (244 St & 124 Ave)	16,643
	Manhole equipment	2,506
Pacific Flow Control Ltd	Waterworks supplies	19,386
Pedre Contractors Ltd	Watermain replacement (Edge St - 228 St)	251,250
Prime Traffic Solutions Ltd	Traffic control	22,151
Province of BC	Employer health tax	59,699
RCMP - Receiver General	RCMP contract (Apr 1 - Jun 30)	3,939,378
Receiver General For Canada	Employer/employee remittance PP19/19 & PP19/20	627,551
RG Arenas (Maple Ridge) Ltd	Additional ice rental	45,073
	Curling rink operating expenses (Aug)	6,795
	Ice rental (Sep)	65,502
Ricoh Canada Inc	Quarterly copy usage	15,776
Ridge Meadows Recycling Society	Monthly contract for recycling	220,672
	Litter pick up contract	957
	Weekly bin rental	843
Sanscorp Products Ltd	Roadworks material	19,535
School District #42	Security refund	1,384,189
Scottish Line Painting Ltd	Thermoplastic road markings	23,846
Streetwise Traffic Controllers	Traffic control	20,167
Suncor Energy Products	Gasoline & diesel fuel	71,967
The Get Go Inc	Video detection system	67,267
Thunderbird Plastics Ltd	5000X 15L blue recycling boxes/containers	35,784
Tomax Builders Ltd	Security refund	15,000
Total Power Ltd	Generator maintenance	19,046
Tybo Constructors Ltd	Albion reservoir expansion	270,653
Unicorn Products Ltd	Ditch fill in (124 Ave & 244 St)	39,830
Valley Geotechnical	Albion Community Centre - geotechnical report	14,573
	Security refund	1,000
Valley Tinting	Window tint - Maple Ridge Leisure Centre	15,196
Valley Traffic Systems Inc	Crosswalk improvements (228 St)	27,188
Vane Lawn & Garden	Mowing and trimming services (Aug)	15,860
Warrington PCI Management	Tower common costs	42,239
Webbco Industrial Ltd	Holdback release (232 St PRV Station)	39,974

<u>VENDOR NAME</u>	<u>DESCRIPTION OF PAYMENT</u>		<u>AMOUNT</u>
Westridge Security Ltd	Static guard service	42,259	
	Community patrols	<u>1,638</u>	43,897
Workers Compensation Board BC	Employer/Employee remittance (3rd quarter)		118,437
WSP Canada Inc	Albion reservoir expansion	729	
	Bridge services	1,508	
	Maple Ridge Leisure Centre	368	
	McNutt Road PRV chamber replacement	1,182	
	Modelling, analysis, and planning	<u>13,073</u>	16,859
Yellowridge Construction Ltd	Maple Ridge Fire Hall #4		1,411,214
Disbursements In Excess \$15,000			15,937,091
Disbursements Under \$15,000			<u>890,673</u>
Total Payee Disbursements			16,827,764
Payroll	PP19/20 & PP19/21		1,878,327
Purchase Cards - Payment			<u>69,191</u>
Total Disbursements October 2019			<u><u>18,775,282</u></u>

1000 Bylaws

**CITY OF MAPLE RIDGE
BYLAW NO. 7576-2019**

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" 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. 7576-2019."

2. Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan, and Figure3C - River Hamlet,

Parcel "A" (Explanatory Plan 13725) Lot 1 South East Quarter Section 28 Township 12 New Westminster District Plan 2637

and outlined in heavy black line on Map No. 1006, a copy of which is attached hereto and forms part of this bylaw, is hereby designated as shown.

3. Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 4 – Trails / Open Space is/are hereby amended for the parcel or tract of land and premises known and described as:

Parcel "A" (Explanatory Plan 13725) Lot 1 South East Quarter Section 28 Township 12 New Westminster District Plan 2637

and outlined in heavy black line on Map No. 1007, a copy of which is attached hereto and forms part of this bylaw, is hereby designated as shown.

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

READ a first time the 15th day of October, 2019.

READ a second time the 15th day of October, 2019.

PUBLIC HEARING held the 19th day of November, 2019.

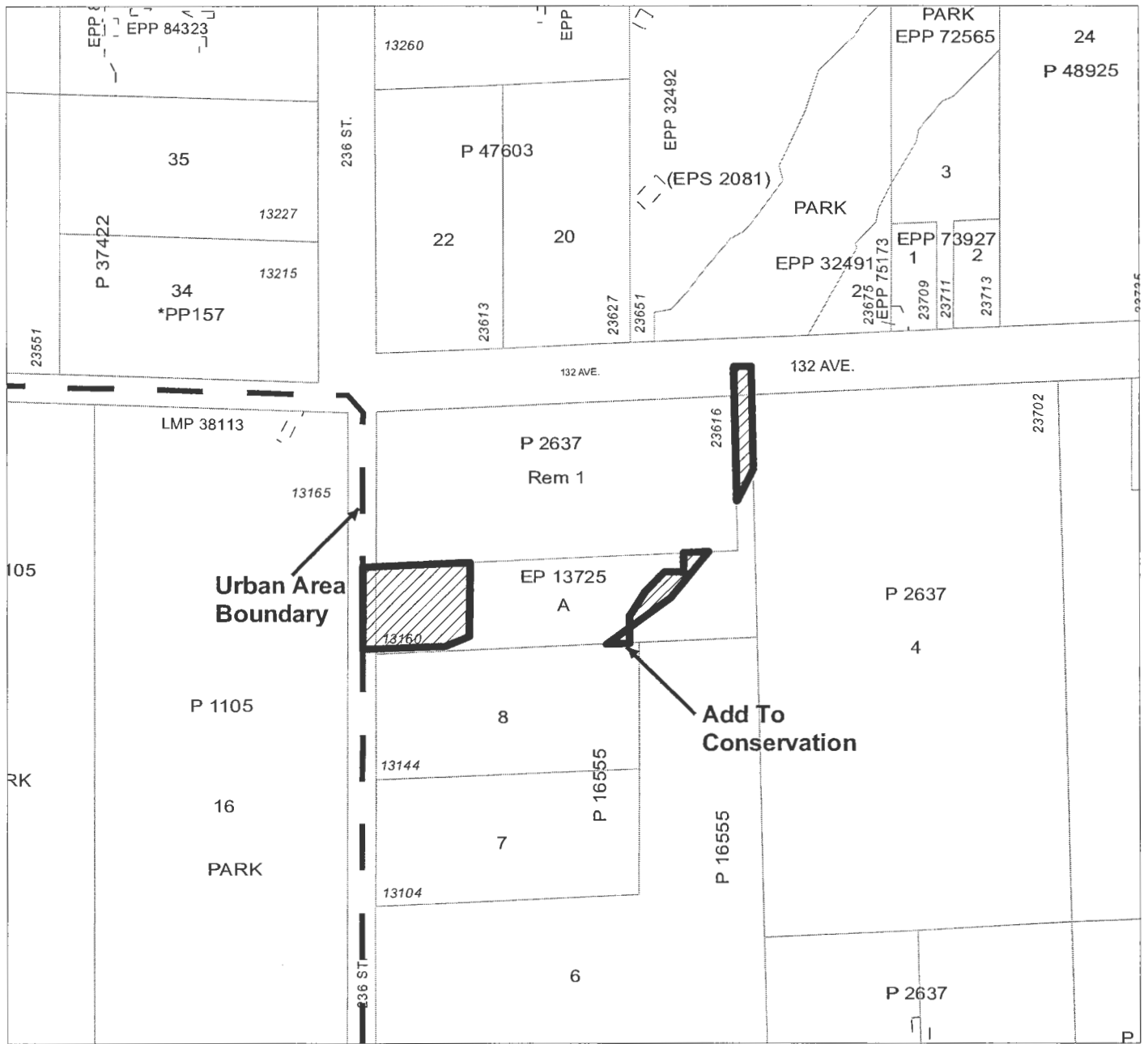
READ a third time the day of , 20

ADOPTED, the day of , 20 .

PRESIDING MEMBER

CORPORATE OFFICER

1001.1



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7576-2019

Map No. 1007

Purpose: To Amend Silver Valley Area Plan Figure 4 As Shown

To Remove From Conservation
 To Add To Conservation



Urban Area Boundary



SCALE 1:2,000

**CITY OF MAPLE RIDGE
BYLAW NO. 7527-2019**

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. 7527-2019."
2. That parcel or tract of land and premises known and described as:

Parcel "A" (Explanatory Plan 13725) Lot 1 South East Quarter Section 28 Township 12
New Westminster District Plan 2637

and outlined in heavy black line on Map No. 1789 a copy of which is attached hereto and forms part of this Bylaw, is/are hereby rezoned to R-1 (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 29th day of January, 2019.

READ AS AMENDED the second time the 15th day of October, 2019.

PUBLIC HEARING held the 19th day of November, 2019.

READ a third time the day of , 20

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER

CITY OF MAPLE RIDGE
BYLAW NO. 7517-2018

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. 7517-2018."
2. That portion of the parcel of land and premises known and described as:

Lot 5 Section 11 Township 12 New Westminster District Plan 37195

and outlined in heavy black line on Map No. 1783 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RS-2 (One Family Suburban Residential) and A-1 (Small Holding Agriculture).
3. Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended and Map "A" attached thereto are hereby amended accordingly.

READ a first time the 12th day of February, 2019.

READ a second time the 15th day of October, 2019.

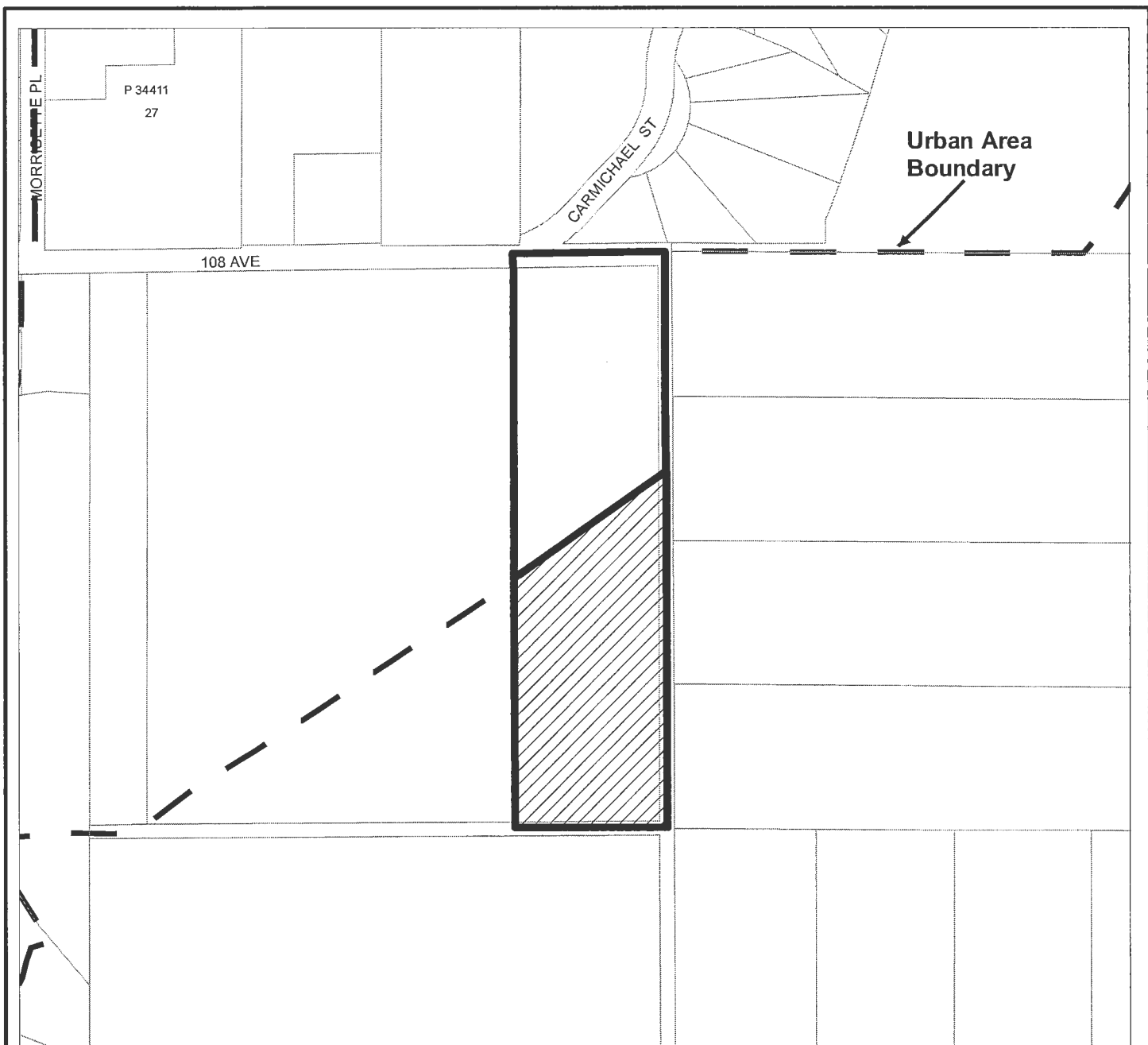
PUBLIC HEARING held the 19th day of November, 2019.

READ a third time the day of , 20

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7517-2018

Map No. 1783

From: A-2 (Upland Agricultural)

RS-3 (One Family Rural Residential)

To:  RS-2 (One Family Suburban Residential)

 A-1 (Small Holding Agricultural)



--- Urban Area Boundary



SCALE 1:4,000

**CITY OF MAPLE RIDGE
BYLAW NO. 7582-2019**

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 Schedules "A" & "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. 7582-2019."
2. Schedule "A", Chapter 10.2 Albion Area Plan, Schedule 1: Albion Area Plan and "Figure 1: Northeast Albion" are hereby amended for that parcel or tract of land and premises known and described as:

Lot 28 Section 10 Township 12 New Westminster District Plan 43223
 Lot 29 Section 10 Township 12 New Westminster District Plan 43223

and outlined in heavy black line on Map No. 1009, a copy of which is attached hereto and forms part of this bylaw, are hereby designated as shown.

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

Lot 28 Section 10 Township 12 New Westminster District Plan 43223
Lot 29 Section 10 Township 12 New Westminster District Plan 43223

and outlined in heavy black line on Map No. 1010, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended by adding Conservation.

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

READ a first time the 29th day of October, 2019.

READ a second time the 29th day of October, 2019.

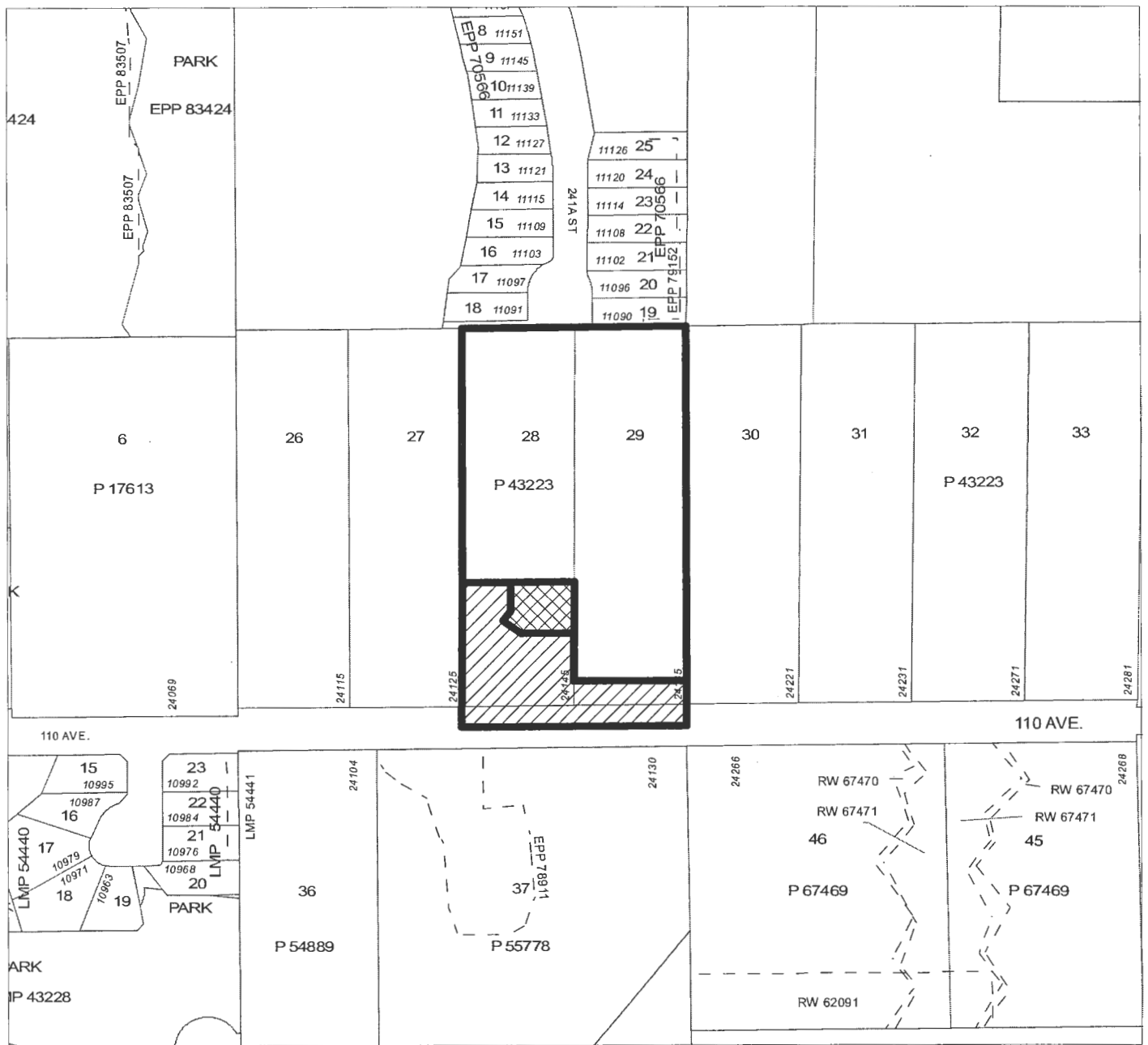
PUBLIC HEARING held the 19th day of November, 2019.

READ a third time the day of _____, 20__.

ADOPTED the day of , 20 .

PRESIDING MEMBER

CORPORATE OFFICER






MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7582-2019

Map No. 1009

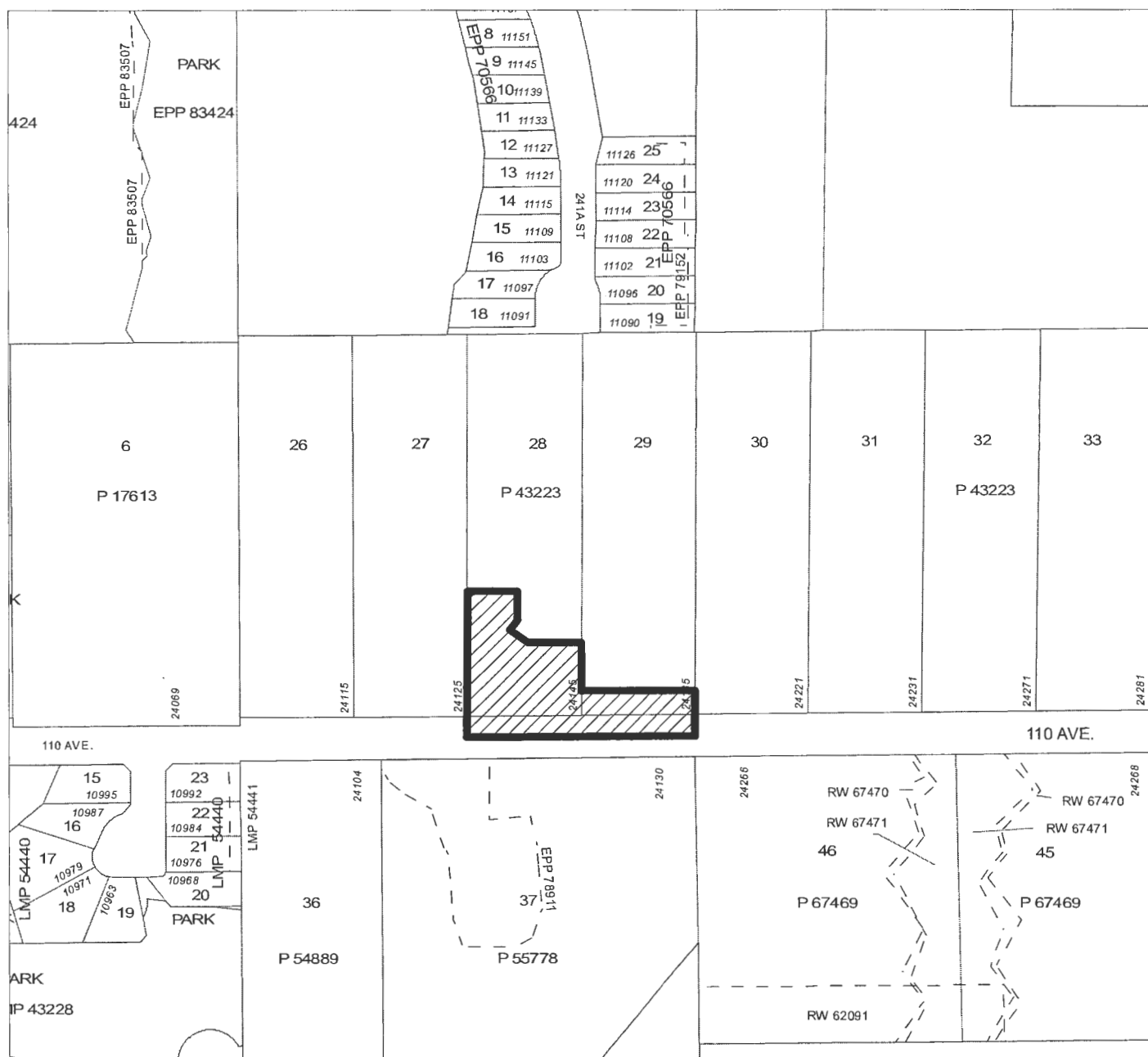
Purpose: To Amend Albion Area Plan Schedule 1

From: Low Density Residential

To:  Low/Medium Density Residential
 Conservation  Park



SCALE 1:2,500



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7582-2019
 Map No. 1010
 Purpose: To Amend Schedule C As Shown

 To Add to Conservation



**CITY OF MAPLE RIDGE
BYLAW NO. 7466-2018**

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. 7466-2018."

2. Those parcel (s) or tract (s) of land and premises known and described as:

Lot 28 Section 10 Township 12 New Westminster District Plan 43223
Lot 29 Section 10 Township 12 New Westminster District Plan 43223

and outlined in heavy black line on Map No. 1764 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to RS-1d (One Family Urban (Half Acre) Residential).

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

READ a first time the 12th day of June, 2018.

READ a second time the 29th day of October, 2019.

PUBLIC HEARING held the 19th day of November, 2019.

READ a third time the day of , 20

ADOPTED, the day of , 20

PRESIDING MEMBER

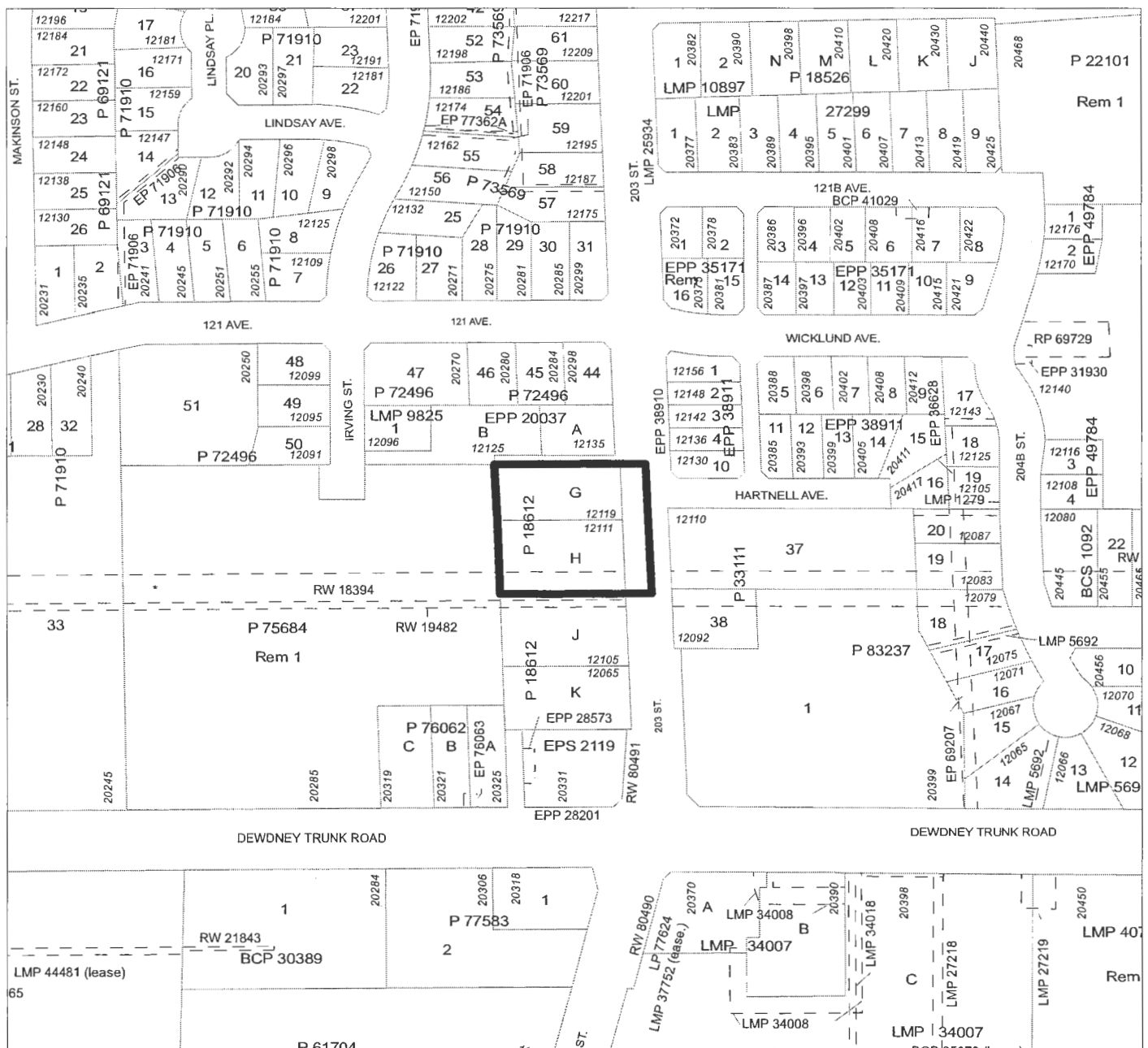
CORPORATE OFFICER

BYLAW NO. 7267-2016

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

ADOPTED, the day of , 20

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7267-2016

Map No. 1688

From: RS-1 (One Family Urban Residential)

To: RM-1 (Townhouse Residential)



**CITY OF MAPLE RIDGE
BYLAW NO. 7569-2019**

A Bylaw to amend the text of Maple Ridge Zoning Bylaw No. 3510-1985 as amended

WHEREAS, it is deemed expedient to amend the 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. 7569-2019”.
2. That PART 6 RESIDENTIAL ZONES, SECTION 602 RM-1 TOWNHOUSE RESIDENTIAL DISTRICT is amended by adding the following after 9.2.:
 3. For lots located within the Town Centre Area, as identified on Schedule “H” (Town Centre Area Plan) of this Bylaw, or as designated as Major Corridor Residential in the Maple Ridge Official Community Plan Bylaw No. 7060-2014 (as identified in Chapter 3 and Figure 4 of the Maple Ridge Official Community Plan Bylaw No. 7060-2014):
 - a) Additional density not to exceed 0.15 times the lot area may be obtained for townhouse residential uses for providing a cash contribution at a rate of \$344.46 per square metre (\$32.00 per square foot).
3. That PART 6 RESIDENTIAL ZONES, SECTION 603 RM-4 MULTIPLE FAMILY RESIDENTIAL DISTRICT is amended by inserting the following after 5. b):
 - b) i) Additional density not to exceed 0.15 times the lot area may be obtained for townhouse residential uses for lots located within the Town Centre Area, as identified on Schedule “H” (Town Centre Area Plan) of this Bylaw, or as designated as Major Corridor Residential in the Maple Ridge Official Community Plan Bylaw No. 7060-2014 (as identified in Chapter 3 and Figure 4 of the Maple Ridge Official Community Plan Bylaw No. 7060-2014) for providing a cash contribution at a rate of \$344.46 per square metre (\$32.00 per square foot).
4. That PART 6 RESIDENTIAL ZONES, SECTION 604 RM-2 MEDIUM DENSITY APARTMENT RESIDENTIAL DISTRICT is amended by inserting the following between 5. e) and 5. f) and re-lettering the remaining bullets accordingly:
 - f) Additional density not to exceed 0.6 times the lot area may be obtained with the following provision:
 - i) for lots located within the Town Centre Area, as identified on Schedule “H” (Town Centre Area Plan) of this Bylaw, or as designated as Major Corridor

Residential in the Maple Ridge Official Community Plan Bylaw No. 7060-2014 (as identified in Chapter 3 and Figure 4 of the Maple Ridge Official Community Plan Bylaw No. 7060-2014) for providing a cash contribution at a rate of \$161.46 per square metre (\$15.00 per square foot).

5. That PART 6 RESIDENTIAL ZONES, SECTION 605 RM-3 HIGH DENSITY APARTMENT RESIDENTIAL DISTRICT is amended by inserting the following after 5. a) and re-lettering the remaining bullets accordingly:
- b) Additional density not to exceed 0.6 times the lot area may be obtained with the following provision:
- i) for lots located within the Town Centre Area, as identified on Schedule "H" (Town Centre Area Plan) of this Bylaw, or as designated as Major Corridor Residential in the Maple Ridge Official Community Plan Bylaw No. 7060-2014 (as identified in Chapter 3 and Figure 4 of the Maple Ridge Official Community Plan Bylaw No. 7060-2014) for providing a cash contribution at a rate of \$161.46 per square metre (\$15.00 per square foot).

6. That PART 6 RESIDENTIAL ZONES, SECTION 606 RM-5 LOW DENSITY APARTMENT RESIDENTIAL DISTRICT (GARDEN APARTMENTS) is amended by deleting 5. DENSITY and replacing with the following:

5. DENSITY

All buildings for apartment and townhouse use shall not exceed a floor space ratio of 0.8 times the lot area:

- a) Additional density not to exceed 0.15 times the lot area may be obtained for townhouse residential uses for lots located within the Town Centre Area, as identified on Schedule "H" (Town Centre Area Plan) of this Bylaw, or as designated as Major Corridor Residential in the Maple Ridge Official Community Plan Bylaw No. 7060-2014 (as identified in Chapter 3 and Figure 4 of the Maple Ridge Official Community Plan Bylaw No. 7060-2014) for providing a cash contribution at a rate of \$344.46 per square metre (\$32.00 per square foot).
- b) The calculations shall not include the following for computing the floor space ratio:
- i) Any portion of a basement or cellar or other common area containing heating, laundry, recreational or storage facilities;
 - ii) Amenity areas, swimming pools and open sun decks;
 - iii) Any portion of a storey used for mechanical or electrical service room;
 - iv) Balconies;
 - v) Common stairwells and common corridors.

7. That PART 6 RESIDENTIAL ZONES, SECTION 607 RM-6 REGIONAL TOWN CENTRE HIGH DENSITY APARTMENT RESIDENTIAL is amended by deleting 5 a) iii. and replacing with the following:

5) a) iii. Additional density not to exceed 0.5 times the lot area may be obtained for lots located within the Town Centre Area, as identified on Schedule "H" (Town Centre Area Plan) of this Bylaw, or as designated as Major Corridor Residential in the Maple Ridge Official Community Plan Bylaw No. 7060-2014 (as identified in Chapter 3 and Figure 4 of the Maple Ridge Official Community Plan Bylaw No. 7060-2014) for providing a cash contribution at a rate of \$161.46 per square metre (\$15.00 per square foot).

8. That PART 7 COMMERCIAL ZONES, SECTION 702 COMMUNITY COMMERCIAL: C-2 is amended by inserting the following after 6) b):

c) A second storey greater than 50% in area of the first storey, not to exceed a height of 10.0 metres, may be obtained for providing a cash contribution at a rate of \$161.46 per square metre (\$15.00 per square foot).

9. That PART 7 COMMERCIAL ZONES, SECTION 703 CENTRE COMMERCIAL: C-3 is amended by inserting the following after 7) b) and re-lettering the remaining bullets accordingly:

c) Additional density not to exceed 0.5 times the lot area may be obtained for providing a cash contribution at a rate of \$161.46 per square metre (\$15.00 per square foot).

10. Maple Ridge Zoning Bylaw No. 3510-1985 as amended is hereby amended accordingly.

READ a first time the 1st day of October, 2019.

READ a second time the 1st day of October, 2019.

PUBLIC HEARING held the 19th day of November, 2019.

READ a third time the day of , 20

ADOPTED the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER

TO:	His Worship Mayor Michael Morden and Members of Council	MEETING DATE:	November 26, 2019
FROM:	Chief Administrative Officer	FILE NO:	2015-347-RZ
		MEETING:	COUNCIL
SUBJECT:	Final Reading Official Community Plan Amending Bylaw No. 7383-2017 Zone Amending Bylaw No. 7193-2015 20621 123 Avenue		

EXECUTIVE SUMMARY:

Official Community Plan Amending Bylaw No. 7383-2017 and Zone Amending Bylaw No. 7193-2015 for the subject property, located at 20621 123 Avenue (see Appendix A), have been considered by Council. Public Hearing was held and subsequently the above mentioned Bylaws were granted third reading. The applicant has requested that final reading be granted.

Council granted first reading for Zone Amending Bylaw No. 7193-2015 on January 12, 2016. Council granted first and second reading for Official Community Plan Amending Bylaw No. 7383-2017 and second reading for Zone Amending Bylaw No. 7193-2015 on October 24, 2017. This application was presented at Public Hearing on November 21, 2017, and Council granted third reading on November 28, 2017 (see Appendices B and C). The Director of Planning granted a six-month extension on May 14, 2019.

The purpose of rezoning to the RS-1b (One Family Urban (Medium Density) Residential) zone is to permit the subdivision into ten single family residential lots not less than 557 m² (5,996 ft²) (see Appendix D).

RECOMMENDATION:

1. That Official Community Plan Amending Bylaw No. 7383-2017 be adopted; and
2. That Zone Amending Bylaw No. 7193-2015 be adopted.

DISCUSSION:

a) Background Context:

Council considered this rezoning application at a Public Hearing held on November 21, 2017. On November 28, 2017 Council granted third reading to Official Community Plan Amending Bylaw No. 7383-2017 and Zone Amending Bylaw No. 7193-2015 with the stipulation that the following conditions be addressed:

- i) Amendment to Official Community Plan Schedules "B" and "C";
Schedules will be amended upon adoption of the relevant bylaws.
- ii) Road dedication as required;
Road dedication on 123 Avenue and the new internal road has been submitted for registration, as per the 'Letter of Undertaking'.
- iii) Park dedication, as required, and removal of all debris and garbage from park land;
Park dedication has been submitted for registration, as per the 'Letter of Undertaking'; and a letter ensuring removal of debris and garbage from the park has been provided.

- iv) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;
A restrictive covenant for the Geotechnical report is not required.
- v) Removal of existing buildings;
Removal of the existing buildings has occurred.
- vi) 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;
A disclosure statement, dated September 14, 2016, indicates that no underground fuel storage tanks exist on the subject property; and
- vii) That a voluntary contribution, in the amount of \$51,000.00 be provided in keeping with the Council Policy with regard to Community Amenity Contributions.
A voluntary contribution in the amount of \$51,000.00 has been provided in keeping with Council Policy 6.31.

CONCLUSION:

As the applicant has met Council's conditions, it is recommended that final reading be given to Official Community Plan Amending Bylaw No. 7383-2017 and Zone Amending Bylaw No. 7193-2015.

"Original signed by Adan Rieu"

Prepared by: **Adam Rieu**
Senior Planning Technician

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

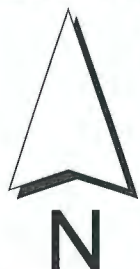
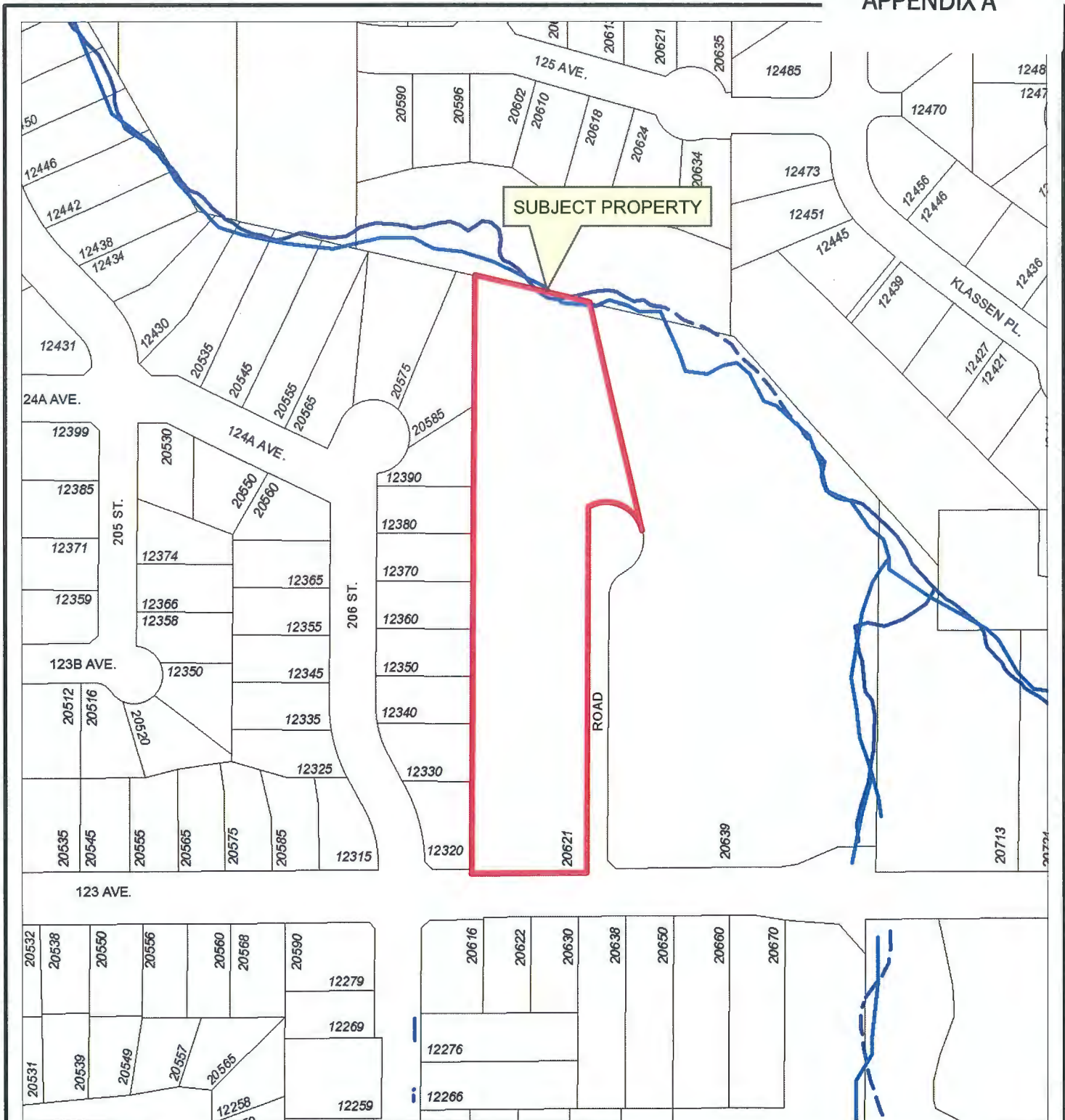
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

"Original signed by Al Horsman"

Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Official Community Plan Bylaw No.7383-2017
- Appendix C – Zone Amending Bylaw No. 7193-2015
- Appendix D – Subdivision Plan



Scale: 1:2,000

Legend

- Stream
- Ditch Centreline
- Indefinite Creek
- River Centreline

20621 123 AVENUE

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2015-347-RZ
DATE: Nov 17, 2015

BY: PC

**CITY OF MAPLE RIDGE
BYLAW NO. 7383-2017**

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 Schedules "B" & "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. 7383-2017"

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

Lot 1 District Lot 276 Group 1 New Westminster District Plan 80156

and outlined in heavy black line on Map No. 955, a copy of which is attached hereto and forms part of this Bylaw, is hereby designated/amended as shown.

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

Lot 1 District Lot 276 Group 1 New Westminster District Plan 80156

and outlined in heavy black line on Map No. 1011, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended by adding Conservation.

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

READ a first time the 24th day of October, 2017.

READ a second time the 24th day of October, 2017.

PUBLIC HEARING held the 21st day of November, 2017.

READ a third time the 28th day of November, 2017.

ADOPTED the day of , 20 .

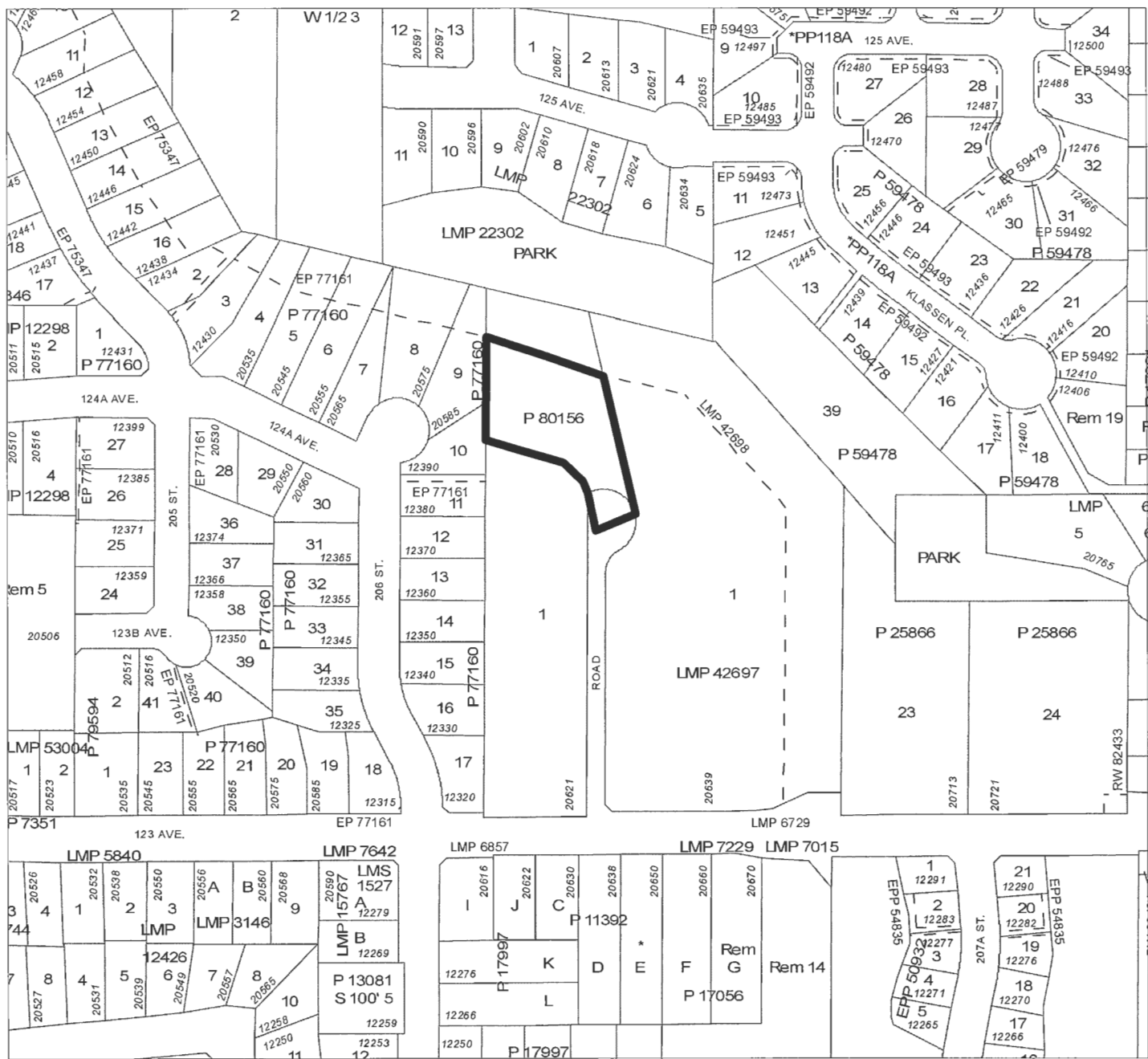


MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7383-2017
 Map No. 955
 From: Urban Residential
 To: Conservation



SCALE 1:2,500



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7383-2017

Map No. 1011

Purpose: To Amend Schedule C as shown

 Add to Conservation



SCALE 1:2,500

CITY OF MAPLE RIDGE

BYLAW NO. 7193-2015

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. 7193-2015."

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

Lot 1 District Lot 276 Group 1 New Westminster District Plan 80156

and outlined in heavy black line on Map No. 1651 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RS-1b (One Family Urban (Medium Density) Residential).

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

READ a first time the 12th day of January, 2016.

READ a second time the 24th day of October, 2017.

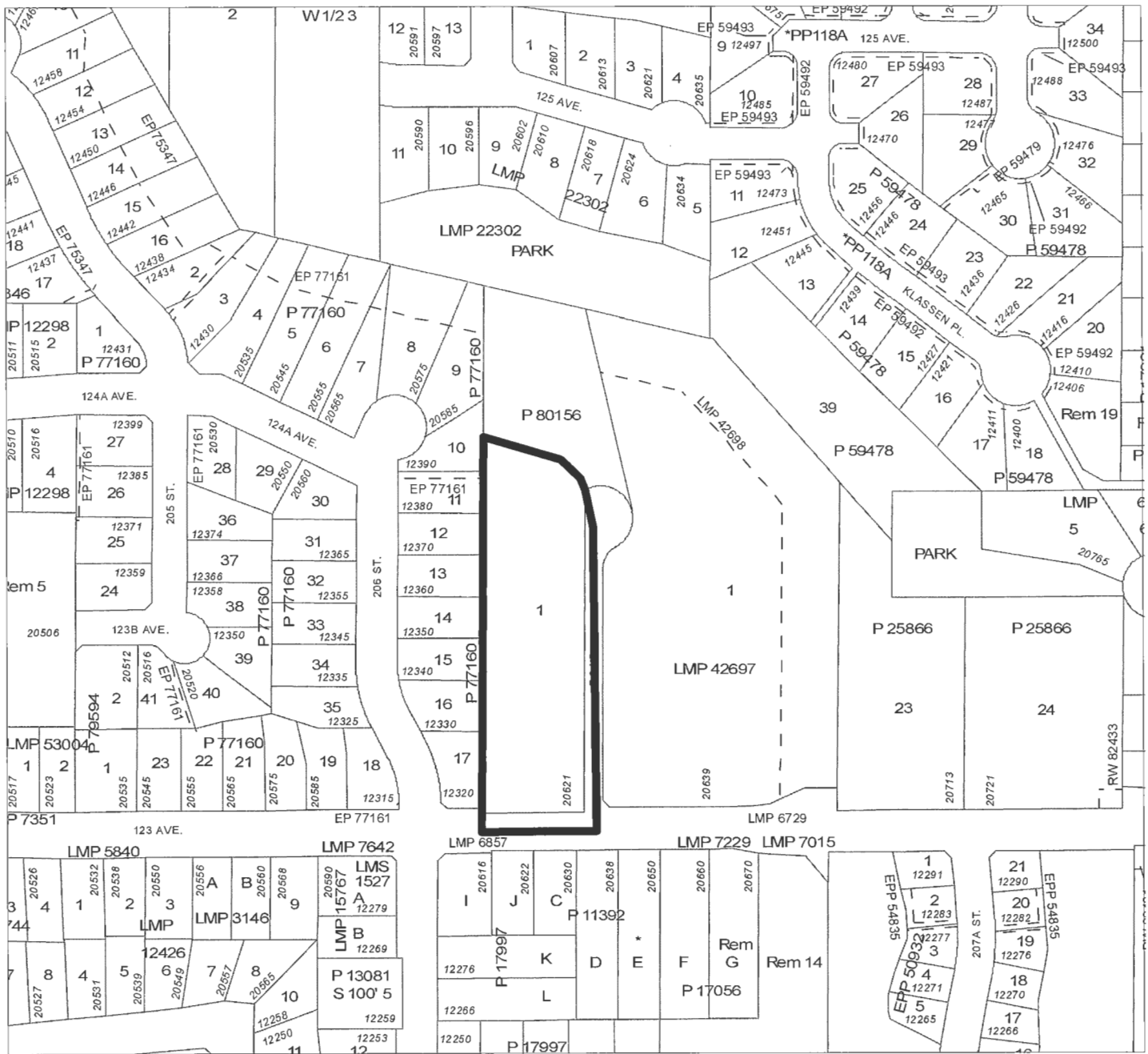
PUBLIC HEARING held the 21st day of November, 2017.

READ a third time the 28th day of November, 2017.

ADOPTED the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7193-2015

Map No. 1651

From: RS-3 (One Family Rural Residential)

To: RS-1b (One Family Urban (Medium Density) Residential)



SCALE 1:2,500

SUBDIVISION PLAN OF LOT 1 DISTRICT LOT 276
GROUP 1 NEW WESTMINSTER DISTRICT PLAN 80156
EXCEPT PLAN EPP96756

APPENDIX D

BCGS 926.027

The intended plot size of this plan is 500 mm in width by 804 mm in height
(D 927) when plotted at a scale of 1:500

Integrated Survey Area No. 36, Maple Ridge, NAD83 (CSRS), 4.0.0.BC.1.GVR0

Grid bearings are derived from observations between
geostatic control monuments 5310134 and 8419950 and
are referred to the central meridian of UTM Zone 10N.

The UTM coordinates and estimated absolute accuracy achieved
are derived from the NAD83/CSRS published coordinates and standard deviations
for geostatic control monuments 5310134 and 8419950.

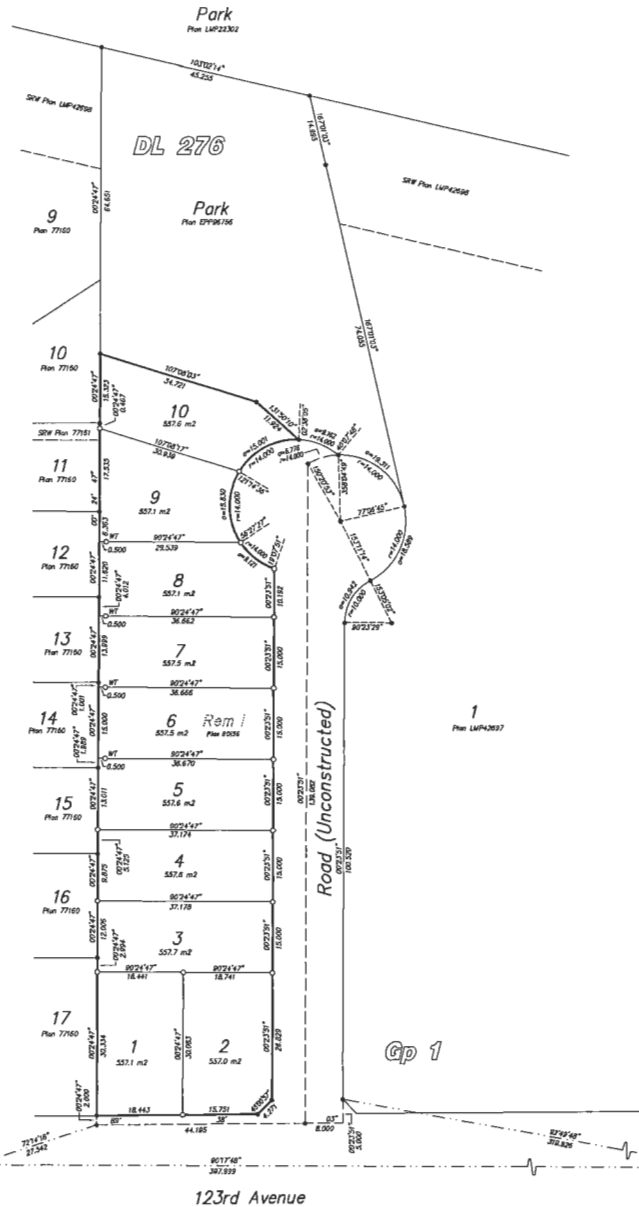
This plan shows horizontal ground-level distances unless otherwise specified.
To compute grid distances, multiply ground-level distances by the average
combined factor of 0.9999588 which has been derived from geostatic control
monument 5310134.

LEGEND:

All Distances Are in Metres And Decimals Thereof

- ⊙ Control Monument Found
- Standard Iron Post Found
- Standard Iron Post Set

Note: This plan shows one or more witness points which
are not set on the true corner(s)



Datum: NAD83 (CSRS) 4.0.0.BC.1.GVR0, UTM Zone 10
UTM Northing: 5452070.306
UTM Easting: 555456.798
Point combined factor: 0.9999588
Estimated absolute accuracy: ±0.015 m

Datum: NAD83 (CSRS) 4.0.0.BC.1.GVR0, UTM Zone 10
UTM Northing: 5452070.306
UTM Easting: 555456.798
Point combined factor: 0.9999588
Estimated absolute accuracy: ±0.014 m

This plan lies within the jurisdiction of the
Approving Officer for Maple Ridge

This plan lies within the
Metro Vancouver Regional District

The field survey represented by this plan was
completed on the 24th day of September, 2019
Mike Bernemann, BCLS 793

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Final Reading:
Official Community Plan Amending Bylaw No. 7525-2018
Zone Amending Bylaw No. 7401-2017
11641 227 Street

MEETING DATE: November 26, 2019
FILE NO: 2017-461-RZ
MEETING: COUNCIL

EXECUTIVE SUMMARY:

Bylaws 7525-2018 and 7401-2017 have been considered by Council; Public Hearing was held and subsequently were granted Third Reading. The applicant has requested that Final Reading be granted. The purpose of the rezoning is to permit the future construction of two residential apartment buildings with approximately 153 residential units with a density of 2.0 FSR. In order to achieve the additional density to 2.0 FSR the applicant has voluntarily provided a cash in-lieu amenity contribution as accepted by Council on February 26, 2019 in the amount of \$256,000.00. In addition, the applicant has paid a voluntary Community Amenity Contribution per Council Policy in the amount of \$474,000.00.

Council granted first reading for Zone Amending Bylaw No. 7401-2017 (Appendix B) on January 16, 2018. Council granted first and second reading for Official Community Plan Amending Bylaw No. 7525-2018 (Appendix C) on February 26, 2019, and second reading for Zone Amending Bylaw No. 7401-2017 on February 26, 2019. This application was presented at Public Hearing on March 19, 2019, and Council granted third reading on April 9, 2019.

RECOMMENDATION:

That Official Community Plan Amending Bylaw No. 7525-2018 be adopted; and

That Zone Amending Bylaw No. 7401-2017 be adopted.

DISCUSSION:

a) Background Context:

Council considered this rezoning application at a Public Hearing held on March 19, 2019. On April 9, 2019 Council granted Third Reading to Official Community Plan Amending Bylaw No. 7525-2018 and Zone Amending Bylaw No. 7401-2017 with the stipulation that the following conditions be addressed:

- i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;

The Rezoning Servicing Agreement has been signed and the applicant's lawyer has provided a Letter of Undertaking to register the agreement.

- ii) Approval from the Ministry of Transportation and Infrastructure;
The Ministry has approved Zone Amending Bylaw No. 7401-2017.
- iii) Road dedication as required;
Road dedication was not required.
- iv) Subdivision of the subject property into two lots;
The applicant's lawyer has provided a Letter of Undertaking to register the subdivision plan.
- v) Amendment to Official Community Plan Schedule "A", Chapter 10.4 Town Centre Area Plan, Schedule 1 – Town Centre Area Land-Use Designation Map and Schedule "C";
By adoption of Official Community Plan Amending Bylaw No. 7525-2018.
- vi) Registration of a Restrictive Covenant based on the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;
The Restrictive Covenant has been signed and the applicant's lawyer has provided a Letter of Undertaking to register the agreement.
- vii) Registration of a Restrictive Covenant for the protection of the Environmentally Sensitive areas (wetlands) on the subject property;
Not required.
- viii) Registration of a Restrictive Covenant for Stormwater Management;
The Restrictive Covenant has been signed and the applicant's lawyer has provided a Letter of Undertaking to register the agreement.
- ix) Registration of a Statutory Right-of-Way plan and agreement for a trail;
Not required as the applicant is contributing to the improvement of the trail system in the City park to the west of the subject property.
- x) The posting of necessary securities or construction of the trail on the subject property and on the City land to the west;
Security collected.

- xi) Registration of a Restrictive Covenant for protecting the Visitor Parking;

The Restrictive Covenant has been signed and the applicant's lawyer has provided a Letter of Undertaking to register the agreement.

- xii) Registration of a Restrictive Covenant tying any tandem parking stall to one unit;

The Restrictive Covenant has been signed and the applicant's lawyer has provided a Letter of Undertaking to register the agreement.

- xiii) 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;

Applicant's engineer provided a statement that there is no evidence of underground fuel storage tanks on the site.

- xiv) A Traffic Impact Assessment prepared at the sole cost of the proponent to the satisfaction of the City. The findings in the assessment may require the proponent to upgrade infrastructure at their sole cost;

The report was submitted and accepted by the City.

- xv) That a voluntary contribution in the amount of \$256,000.00 be provided in exchange for the bonus density requested; and

The voluntary contribution was provided in exchange for the bonus density requested.

- xvi) That a voluntary contribution, in the amount of \$474,300 (\$3,100 unit X 153 units) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

The voluntary Community Amenity Contribution was provided.

CONCLUSION:

As the applicant has met Council's conditions, it is recommended that Final Reading be given to Official Community Plan Amending Bylaw No. 7525-2018 and Zone Amending Bylaw No. 7401-2017. A development permit will be required for the proposed development on the site and any variances required which will come forward to Council under a separate report.

"Original signed by Wendy Cooper"

Prepared by: **Wendy Cooper, MCIP, RPP
Planner**

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

Approved by: **Christine Carter, M.PL, MCIP, RPP
GM Planning & Development Services**

"Original signed by Al Horsman"

Concurrence: **Al Horsman
Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – OCP Amending Bylaw No. 7525-2018
Appendix C – Zone Amending Bylaw No. 7401-2017
Appendix D – Subdivision Plan

APPENDIX A



Scale: 1:2,500

Legend

- Stream
- Ditch Centreline
- Indefinite Creek

11641 227 STREET

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2017-461-RZ
DATE: Oct 13, 2017

BY: LP

**CITY OF MAPLE RIDGE
BYLAW NO. 7525-2018**

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 Schedules "A" & "C" to the Official Community Plan;

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

1. Schedule "A", Chapter 10.4 Town Centre Area Plan, Schedule 1: Town Centre Area Land-Use Designation Map is hereby amended for a portion of land described as:

Lot 1 District Lot 401 Group 1 New Westminster District Plan BCP24521

and outlined in heavy black line on Map No. 989, a copy of which is attached hereto and forms part of this Bylaw, is hereby designated as shown from conservation to Low-Rise Apartment.

2. Schedule "C" is hereby amended for a portion of land and premises known and described as:

Lot 1 District Lot 401 Group 1 New Westminster District Plan BCP24521

and outlined in heavy black line on Map No. 990, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended by removing Conservation.

3. Schedule "A" Chapter 10.4 Town Centre Area Plan, Section 3.3 Land Use Designations, Subsection 3-22 Low- Rise Apartment is amended by adding:

- a) Notwithstanding the above, a Low-Rise Apartment development be of a minimum of three (3) storeys and a maximum of six (6) storeys is only permitted for property located at Lot 1 District Lot 401 Group 1 New Westminster District Plan BCP24521.

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

READ a first time the 26th day of February, 2019.

READ a second time the 26th day of February, 2019.

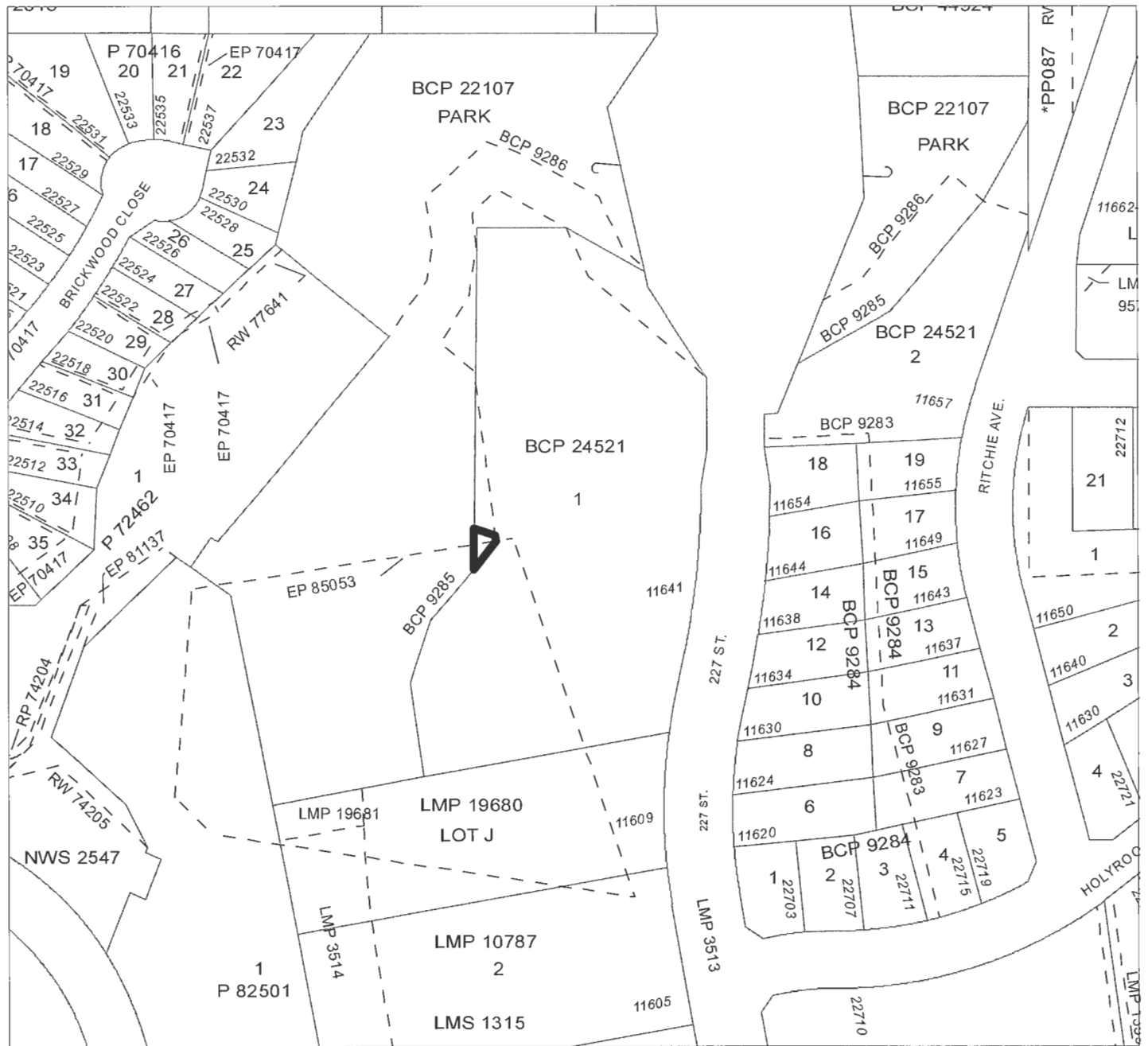
PUBLIC HEARING held the 19th day of March, 2019.

READ a third time the 9th day of April, 2019.

ADOPTED the day of , 20 .

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7525-2018

Map No. 989

Purpose: To Amend Town Centre Area Plan Schedule 1

From: Conservation

To: Low-Rise Apartment



SCALE 1:2,000

SCALE 1:2,000

**CITY OF MAPLE RIDGE
BYLAW NO. 7401-2017**

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. 7401-2017."
2. That Part 6, Section 604, Medium Density Apartment Residential District (RM-2) be amended by inserting into Subsection 5 Density, after clause (f) the following new clause:
 - g) "The maximum floor space ratio shall be 1.8 times the lot area with the following exception: Lot 1, District Lot 401, Group 1, New Westminster District, Plan BCP24521:
 - i. An amount equal to 0.2 times the lot area may be added, not to exceed a maximum floor space ratio of 2.0 times the lot area.
3. That Part 6, Section 604, Subsection 7 Size of Buildings and Structures, be deleted in its entirety and replaced with the following:
 - "a) All apartment buildings shall not exceed 15 metres nor 4 storeys in height;
 - b) A Maximum height of 22.0 metres nor 6 storeys shall be permitted at 11641 – 227 Street (Phase One). Lot 1, District Lot 401, Group 1, New Westminster District, Plan BCP24521".
4. That parcel or tract of land and premises known and described as:

Lot 1 District Lot 401 Group 1 New Westminster District Plan BCP24521

and outlined in heavy black line on Map No. 1738 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RM-2 (Medium Density Apartment Residential).
5. Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended and Map "A" attached thereto are hereby amended accordingly.

READ a first time the 16th day of January, 2018.

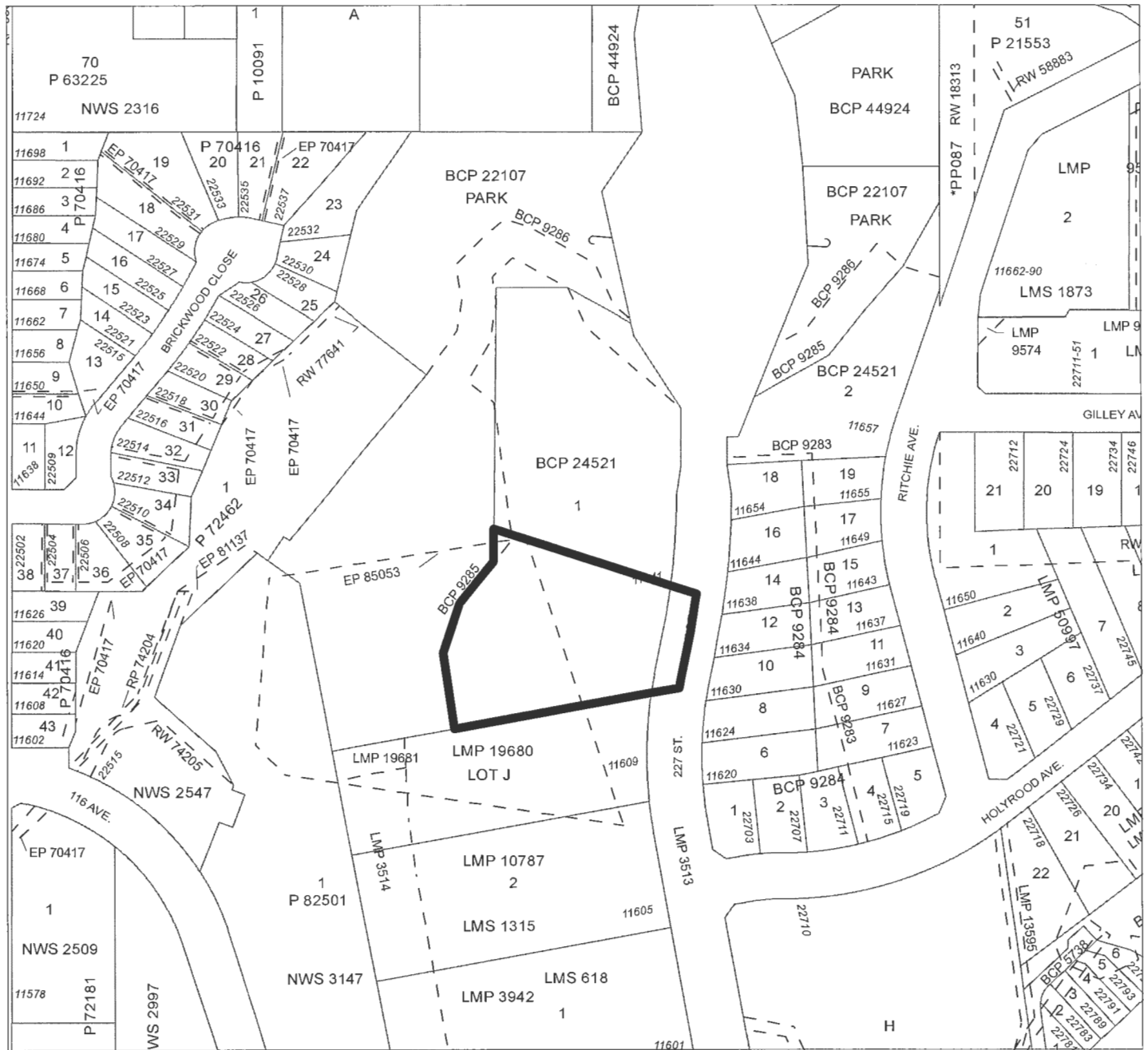
READ a second time the 26th day of February, 2019.

PUBLIC HEARING held the 19th day of March, 2019.

READ a third time the 9th day of April, 2019.

APPROVED by the Ministry of Transportation and Infrastructure this 4th day of September, 2019

ADOPTED, the day of , 20



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7401-2017

Map No. 1738

From: RS-1 (One Family Urban Residential)

To: RM-2 (Medium Density Apartment Residential)

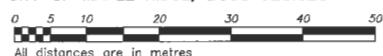


SCALE 1:2,500

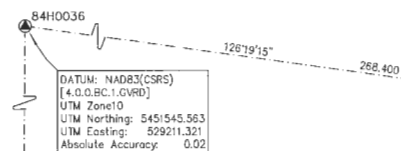
PLAN EPP94580

PURSUANT TO SECTION 67 OF THE LAND TITLE ACT.
CITY OF MAPLE RIDGE, BCGS 92G.028

APPENDIX D



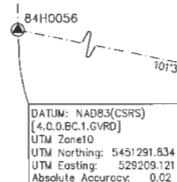
The intended plot size of this plan is 432mm in width by 560mm in height (C Size) when plotted at a scale of 1:500



Legend:

- Legend
- ▲ Denotes Control Monument found.
 - Denotes Standard Iron Post found.
 - Denotes Standard Iron Post set.
 - Denotes Lead Plug found.
 - ⊞ Denotes Standard Rock Post found.
 - NF Denotes nothing found.

This plan shows one or more witness posts which are not set on the true corner(s). Witness posts are set along the production of a boundary unless otherwise noted.



Integrated Survey Area No. 36
City of Maple Ridge, NAD83 (CSRS) 4.0.0.BC.1.GVRD

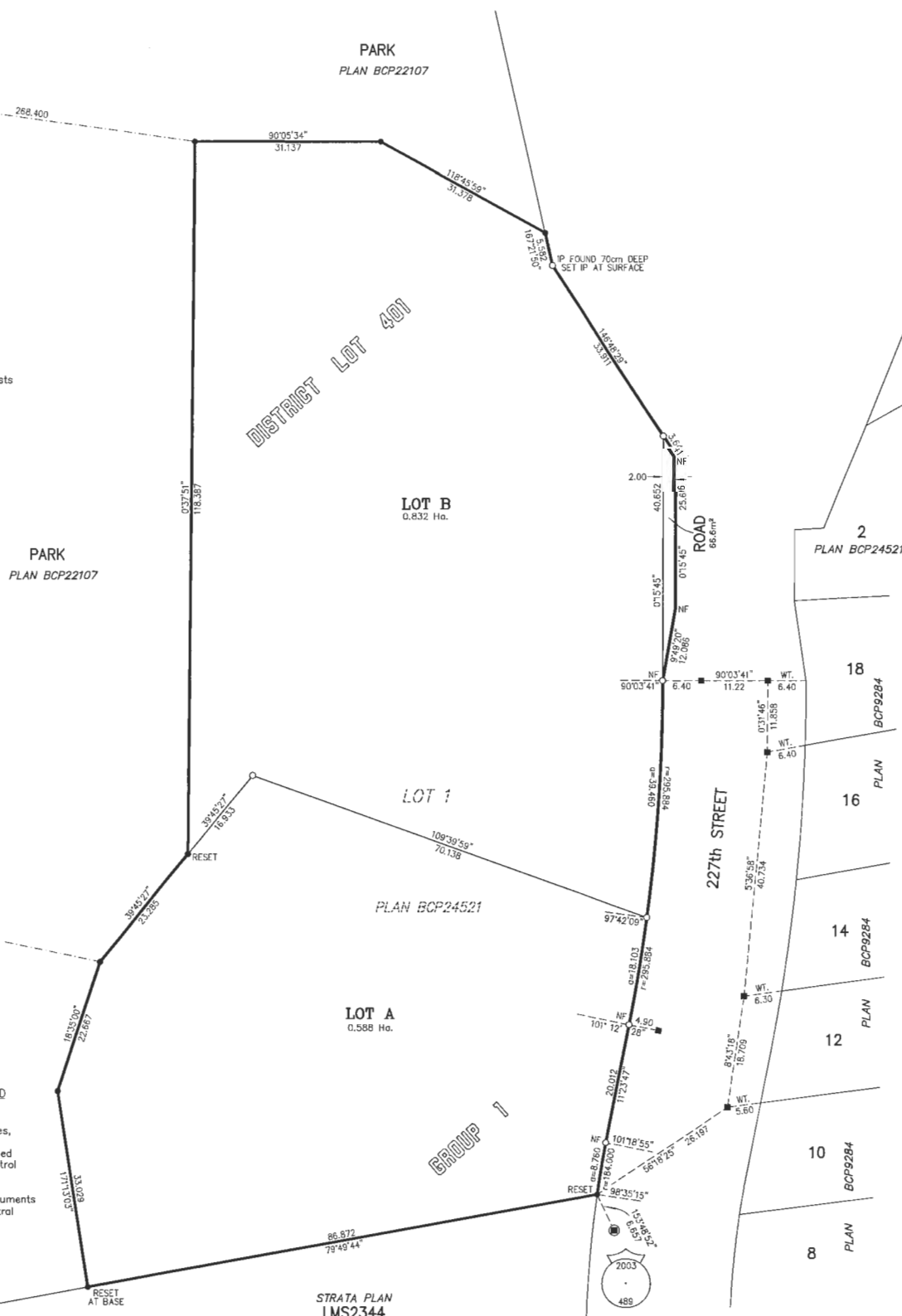
This plan shows horizontal ground level distances, unless otherwise specified. To compute grid distances, multiply ground level distances by the average combined factor of 0.9996088. The average combined factor has been determined based on Geodetic Control Monuments 84H0036 and 84H0056.

Grid Bearings are derived from Geodetic Control Monuments 84H0036 and 84H0056 and are referred to the central meridian of UTM zone 10.

The UTM coordinates and estimated absolute accuracy achieved have been derived from MASQOT published coordinates and standard deviations of geodetic control monuments 84H0036 and 84H0056.

RidgeWater Land Surveying Ltd.
B.C. Land Surveyors
#300-22420 Dewdney Trunk Road.
Maple Ridge, B.C. V2X 3J5
File: M19-003-S1
Maple Ridge file: 2017-461-RZ

This plan lies within the
Metro Vancouver Regional District



This plan lies within the jurisdiction of the
Approving Officer for the City of Maple Ridge.

The field survey represented by this plan was completed on the 15th day of July, 2019.
John P. Onderwater, BCIS #708.

THE CITY OF MAPLE RIDGE

BYLAW NO. 7588-2019

A Bylaw to establish a Community Heritage Commission Bylaw No. 7588-2019

WHEREAS it is expedient to repeal Maple Ridge Community Heritage Commission Bylaw 5908-2000 in its entirety and all subsequent amendments;

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

1. **Title**
This Bylaw shall be cited for all purposes as “Maple Ridge Community Heritage Commission Bylaw No. 7588-2019”;
2. **Repeal**
“Maple Ridge Community Heritage Commission Bylaw No. 5908 – 2000” in its entirety and all subsequent amendments are hereby repealed;
3. **Terms of Reference**
The Community Heritage Commission will operate in compliance with the Community Heritage Commission Terms of Reference, as attached as Schedule A and forming a part of this Bylaw.
4. **Operations**
Where not covered in this Bylaw, the Community Heritage Commission will follow Committees of Council Policy 3.11 as amended from time to time.

READ a first time the 12th day of November, 2019.

READ a second time the 12th day of November, 2019.

READ a third time the 12th day of November, 2019.

ADOPTED the day of , 2019.

PRESIDING MEMBER

CORPORATE OFFICER

Community Heritage Commission Terms of Reference

Mandate

To advise Council in respect of heritage conservation matters and to undertake and provide support for activities that benefit and provide for the advancement of heritage conservation in the City.

The Commission may:

1. develop and implement educational and public awareness programs related to heritage conservation in the District;
2. support and raise funds for projects of local heritage significance;
3. make recommendations on heritage policy and advise Council on policy issues related to heritage property and neighbourhoods;
4. provide information and advice to an individual or community group regarding heritage conservation and policy, upon receipt of a request from the individual or community group;
5. establish and administer a grants application process for organizations, institutions, or other groups requiring financial assistance to engage in activities:
 - a. to conserve or relating to the conservation of heritage property or heritage resources;
 - b. to gain knowledge about the community's history and heritage;
 - c. to increase public awareness, understanding and appreciation of the community's history and heritage; and
 - d. necessary or desirable with respect to conservation of heritage property or heritage resources.

And to evaluate such applications and recommend to Council grants and financial assistance that the Commission considers ought to be given.

Membership Composition

The Committee will be comprised of the following 7 voting members:

- One Council liaison (or alternate)
- Two members nominated by the Maple Ridge Historical Society (or alternate)
- Four Members at Large appointed by Council, with interest and/or expertise in heritage matters and a goal of representation from the youth, senior and business communities

Quorum

- Majority of voting members (4)

Meetings

- Meetings are typically the second Thursday of each month at 7:00 pm in the Blaney Room at City Hall, 11995 Haney Place, Maple Ridge
- Meetings are typically held from January to June and September to November

Subcommittees

- N/A

THE CITY OF MAPLE RIDGE

BYLAW NO. 7590-2019

A Bylaw of the City of Maple Ridge to Repeal Certain Bylaws

WHEREAS it is deemed advisable for the Council of the City of Maple Ridge to repeal certain bylaws that have no further need, action or consequence and thus are redundant;

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

1. This Bylaw may be cited as Maple Ridge Repealing Bylaw No. 7590-2019.
2. That the following Bylaws be repealed:
 - Maple Ridge Community Heritage Commission Bylaw No. 5908-2000
 - Maple Ridge Agricultural Advisory Committee Bylaw No. 6471-2007
 - Maple Ridge Public Art Steering Committee Bylaw No. 6659-2009
 - Maple Ridge Active Transportation Advisory Committee Bylaw No. 7201-2016
 - Maple Ridge Environmental Advisory Committee Bylaw No. 7202-2016
 - Maple Ridge Social Policy Advisory Committee Bylaw No. 7203-2016
 - Maple Ridge Economic Development Committee Bylaw No. 7204-2016
 - Maple Ridge and Pitt Meadows Municipal Advisory Committee on Accessibility and Inclusiveness, Bylaw No. 7344-2017

READ a first time the 12th day of November, 2019.

READ a second time the 12th day of November, 2019.

READ a third time the 12th day of November, 2019.

ADOPTED the day of , 2019.

PRESIDING MEMBER

CORPORATE OFFICER

1100 *Committee Reports and Recommendations*

Items in Section 1100 *Committee Reports and Recommendations* that refer to a staff report earlier than this agenda date were presented at a Committee of the Whole Meeting typically a week prior, on the date of the staff report, to provide Council with an opportunity to ask staff detailed questions. The items are now before regular Council Meeting for debate and vote. Both meetings are open to the public. The reports are not reprinted again in hard copy; however they can be found in the electronic agenda or in the Committee of the Whole agenda package dated accordingly.



mapleridge.ca

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Temporary Commercial Use Permit Renewal
23227 Dogwood Avenue

MEETING DATE: November 19, 2019
FILE NO: 2015-275-CU/RZ
MEETING: C o W

EXECUTIVE SUMMARY:

Official Community Plan Amending Bylaw No. 7176-2015 was adopted on July 12, 2016, which permitted the temporary off-street parking as a principal use on the subject property, located at 23227 Dogwood Avenue (see Appendices A and B). A Temporary Commercial Use Permit was authorized on July 12, 2016 and expired on July 12, 2019. The owner would like to renew the Temporary Commercial Use Permit for an additional three years. A Temporary Commercial Use Permit may only be renewed once, therefore, this will be the final Temporary Commercial Use Permit that can be issued for the subject property.

RECOMMENDATION:

That Temporary Commercial Use Permit 2015-275-CU, respecting property located at 23227 Dogwood Avenue, be renewed and re-issued for an additional three years and that the Corporate Officer be authorized to sign and seal the renewed permit.

DISCUSSION:

a) Background Context:

Applicant: B. Wong

Owner: Beta Enterprises Ltd.

Legal Description: Lot 1, Section 28, Township 12, New Westminster District Plan LMP46534, Except: Plan BCP39158

OCP:

Existing:	Commercial
Proposed:	Commercial, Temporary Off-Street Parking Use

Zoning:

Existing:	C-1 (Neighbourhood Commercial)
Proposed:	C-1 (Neighbourhood Commercial)

Surrounding Uses:

North:	Use:	Residential
	Zone:	RS-2 (One Family Suburban Residential)
	Designation:	Estate Suburban Residential
South:	Use:	Pub and Liquor Store
	Zone:	CS-1 (Service Commercial)
	Designation:	Commercial and Estate Suburban Residential
East:	Use:	Residential
	Zone:	RS-2 (One Family Suburban Residential)
	Designation:	Estate Suburban Residential
West:	Use:	Residential (Strata)
	Zone:	RG-2 (Residential Strata) and RS-2 (One Family Suburban Residential)
	Designation:	Estate Suburban Residential
Existing Use of Property:		Temporary Off-Street Parking Use
Proposed Use of Property:		Temporary Off-Street Parking Use
Access:		Dogwood Avenue
Site Area:		1758 m ² (0.43 acres)
Servicing:		Urban

b) Project Description:

Official Community Plan Amending Bylaw No. 7176-2015 amended Appendix D - Temporary Use Permits of the Official Community Plan (OCP) to allow the temporary off-street parking as a principal use on the subject property. A parking lot currently occupies the subject property under the previously approved Temporary Commercial Use Permit (see Appendix C) and the owner wishes to renew the Temporary Commercial Use Permit for an additional three years.

The subject property was rezoned to C-1 (Neighbourhood Commercial) in 2012, with an accompanying Development Permit for a single-storey commercial development with three retail commercial units. That Development Permit expired, and a subsequent Development Permit for a two-storey mixed-use development, with five ground-floor commercial retail units and five rental units above, was approved in 2014. That Development Permit also expired, and the applicant applied for the Temporary Commercial Use Permit to allow the parking for the Black Sheep Pub, which was approved in 2016. This is the only extension permitted for this temporary parking lot use.

CONCLUSION:

It is recommended that Temporary Commercial Use Permit, 2015-275-CU, respecting property located at 23227 Dogwood Avenue, be renewed and re-issued for an additional three years and that the Corporate Officer be authorized to sign and seal the renewed permit.

"Original signed by Michelle Baski"

Prepared by: **Michelle Baski, ASCT, MA**
Planner

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

"Original signed by Al Horsman"

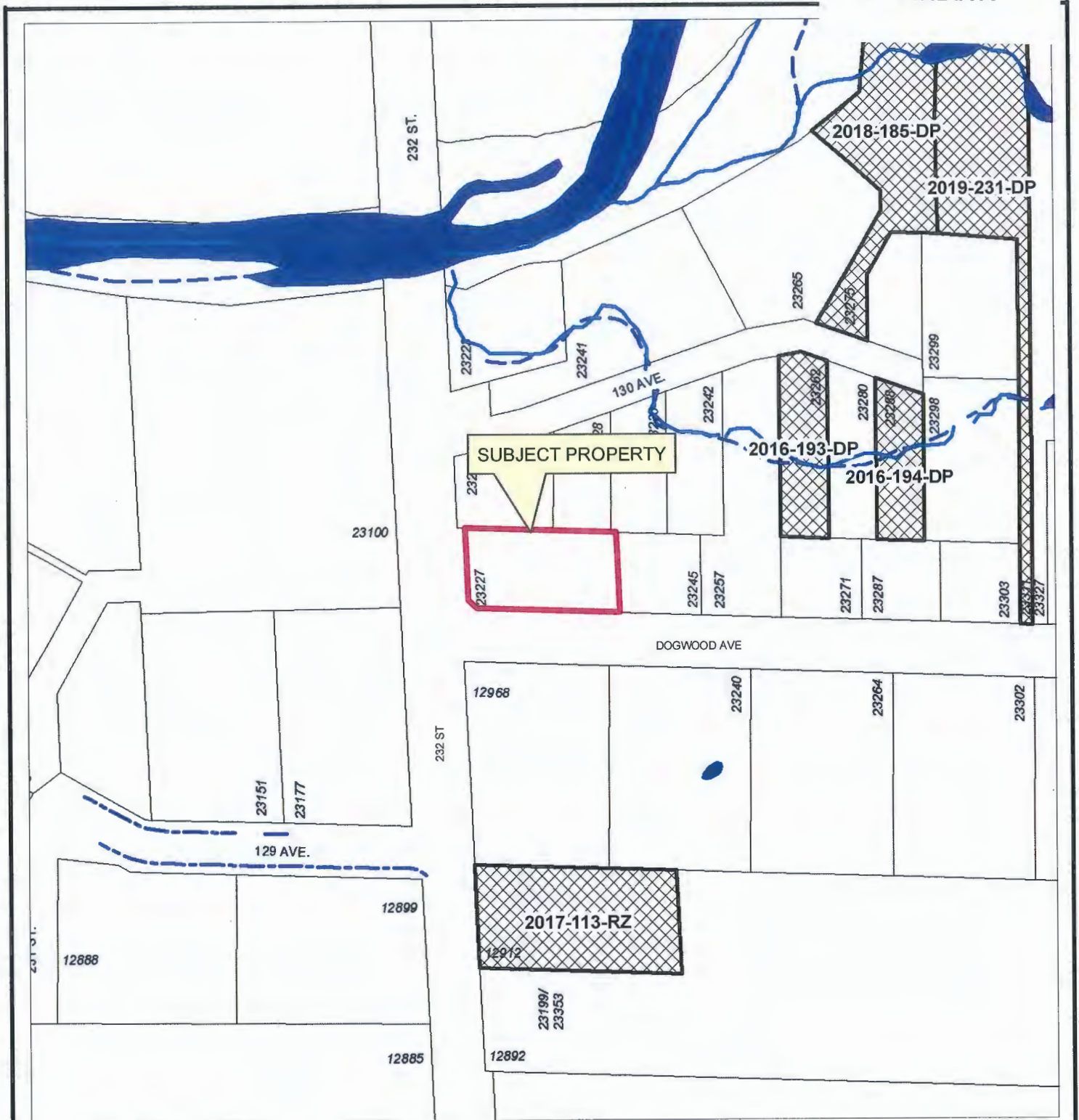
Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Temporary Commercial Use Permit Report dated July 12, 2016



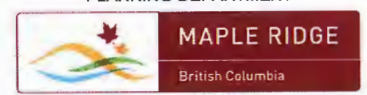
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Legend

- Stream
- Ditch Centreline
- Edge of River
- Indefinite Creek
- Lake or Reservoir
- River
- Major Rivers & Lakes
- Active Applications (RZ/SD/DP/VP)

23227 DOGWOOD AVENUE
PID: 024-815-756

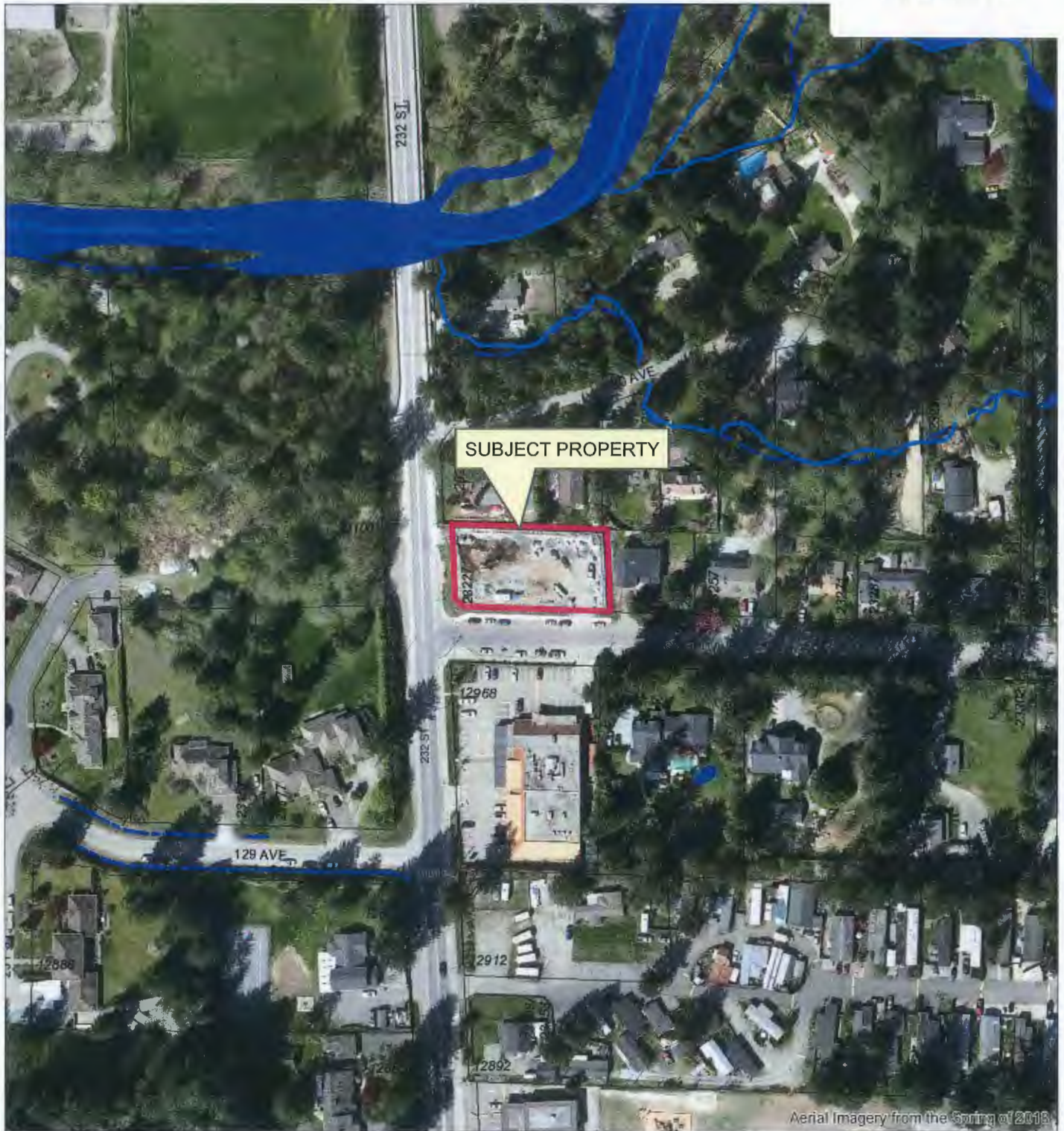
PLANNING DEPARTMENT



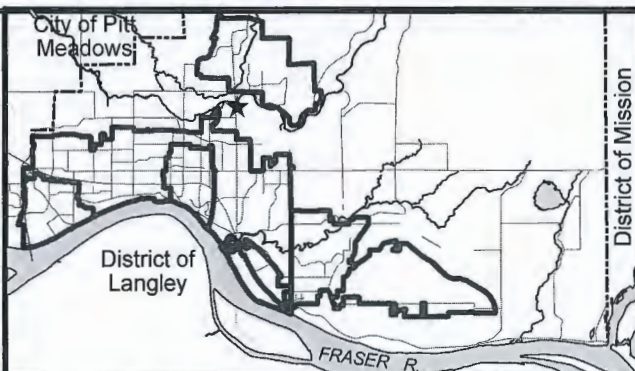
mapleridge.ca

FILE: 2015-275-CU
 DATE: Oct 31, 2019

BY: PC



Scale: 1:2,000



23227 DOGWOOD AVENUE
PID: 024-815-756

PLANNING DEPARTMENT



mapleridge.ca

FILE: 2015-275-CU
DATE: Oct 31, 2019

BY: PC



City of Maple Ridge

TO:	Her Worship Mayor Nicole Read and Members of Council	MEETING DATE:	July 12, 2016
FROM:	Chief Administrative Officer	FILE NO:	2015-275-CU
SUBJECT:	Final Reading Official Community Plan Amending Bylaw No. 7176-2015 23227 Dogwood Avenue		

EXECUTIVE SUMMARY:

Official Community Plan Amending Bylaw No. 7176-2015 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 Temporary Use Permit is to allow for off-street parking on the subject property, located at 23227 Dogwood Avenue. This will provide 58 parking spaces for the Black Sheep Pub, located at 12968 232 Street, for three years from the date of Council approval, or until such a time that the owner decides to redevelop the subject property. A one-time extension for an additional three years may be granted by Council, should the applicant choose to apply for an extension.

Council granted first reading for the Official Community Plan Amending Bylaw No. 7176-2015 on October 27, 2015, and second reading on May 10, 2016. This application was presented at Public Hearing on June 21, 2016, and Council granted third reading on June 28, 2016.

RECOMMENDATION:

That Official Community Plan Amending Bylaw No. 7176-2015 be adopted; and

That the Corporate Officer be authorized to sign and seal 2015-275-CU respecting property located at 23227 Dogwood Avenue.

DISCUSSION:

a) Background Context:

The purpose of the Temporary Use Permit is to allow for off-street parking on the subject property, located at 23227 Dogwood Avenue (see Appendix A). This will provide 58 parking spaces for the Black Sheep Pub, located at 12968 232 Street, for up to six years, or until such a time that the owner decides to redevelop the subject property (see Appendix B).

Council considered this rezoning application at a Public Hearing held on June 21, 2016. On June 28, 2016, Council granted third reading to Official Community Plan Amending Bylaw No. 7176-2015 (see Appendix C) with the stipulation that the following conditions be addressed:

- i) Amendment to Official Community Plan Appendix D – Temporary Use Permits, to add the subject property to the list of properties; and

- ii) A refundable security equivalent to 100% of the estimated landscape cost will be provided to ensure satisfactory provision of landscaping and retaining wall with acoustical barrier, in accordance with the terms and conditions of the Temporary Use Permit.

The following applies to the above:

- i) Official Community Plan Appendix D – Temporary Use Permits will be amended with the adoption of Official Community Plan Amending Bylaw No. 7176-2015; and
- ii) A refundable security equivalent to 100% of the estimated landscape and retaining wall with acoustical barrier cost has been provided in the amount of \$78,400.00.

CONCLUSION:

As the applicant has met Council's conditions, it is recommended that final reading be given to Official Community Plan Amending Bylaw No. 7176-2015.

"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"

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 – Site Plan

Appendix C – Official Community Plan Amending Bylaw No. 7176-2015

✓ 2015-8/5-107

CITY OF MAPLE RIDGE

BYLAW NO. 7176-2015

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

WHEREAS Section 882 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" 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. 7176-2015."
2. ✓ Appendix D. TEMPORARY USE PERMITS, Section TEMPORARY USE PERMITS is amended as follows:
 - i. Subsection 1. is amended by replacing the word "District" with the word "City"
 - ii. Subsection 5. is amended by adding item c) in correct numerical order:
 - c) other temporary uses
 - iii. Subsection 6. is amended by replacing "Section 920.2" with "Section 492"
 - iv. Subsection 7. Is deleted in its entirety and replaced with the following:
 7. The following section lists areas designated for Temporary Uses and describes the purpose of the use. The described purpose and the specified general conditions for issuing a Permit for the declared areas are described as part of the Temporary Use Permit.
3. ✓ Appendix D. TEMPORARY USE PERMITS, Section TEMPORARY USE PERMIT AREA is amended by the addition of the following, in sequential numeric order:

Temporary Commercial Use Permit Area Location No.4

Purpose:

To permit temporary off-street parking use with 58 parking spaces for the Black Sheep Pub, located at 12968 232 Street.

Location:

Those parcels or tracts of land shown on Temporary Commercial Use Permit Area No. 4 map, and known and described as:

"Lot 1 Section 28 Township 12 New Westminster District Plan LMP46534
EXCEPT: Plan BCP39158"

is hereby designated to permit a temporary commercial use for off-street parking, for a three-year period, effective upon adoption of this bylaw.

4. ✓ Appendix D. TEMPORARY USE PERMITS, Section TEMPORARY USE PERMIT AREA is amended by the addition of the attached Temporary Commercial Use Permit Area Location No. 4 map, in sequential numeric order.
5. Maple Ridge Official Community Plan Bylaw No. 7060-2014, as amended, is hereby amended accordingly.

READ A FIRST TIME the 27th day of October, 2015.

READ A SECOND TIME the 10th day of May, 2016.

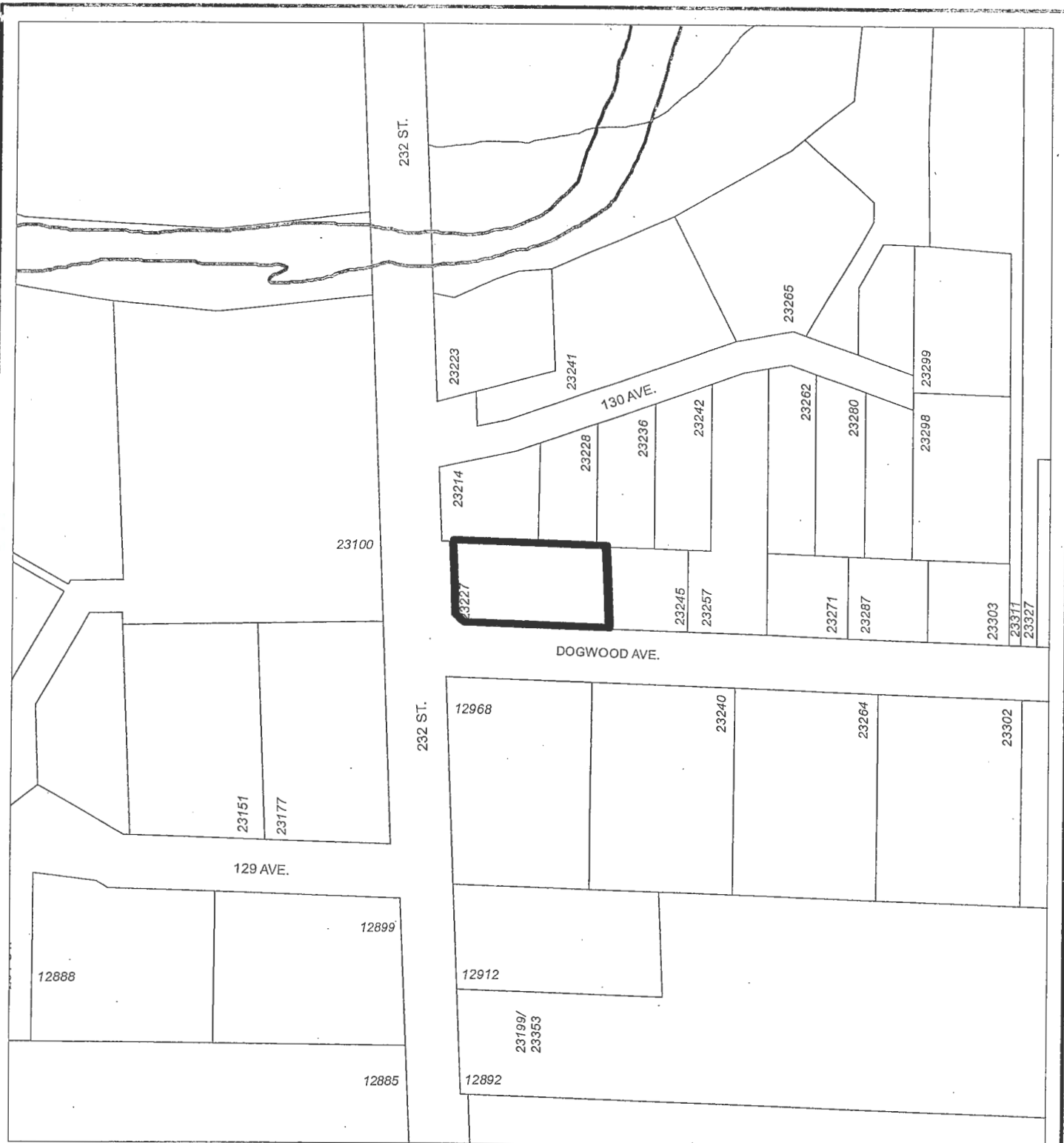
PUBLIC HEARING HELD the 21st day of June, 2016.

READ A THIRD TIME the 28th day of June, 2016.

ADOPTED the 12th day of July, 2016.

Nicole Read
PRESIDING MEMBER

Civ Mauro
CORPORATE OFFICER



Scale: 1:2,000

TEMPORARY COMMERCIAL USE PERMIT AREA Location No. 4



CITY OF MAPLE RIDGE
PLANNING DEPARTMENT

DATE: Jul 4, 2016

BY: DT

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First Reading
Zone Amending Bylaw No. 7586-2019
25597 130 Avenue

MEETING DATE: November 19, 2019
FILE NO: 2019-331-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 25597 130 Avenue, from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential), to permit a future subdivision into two lots.

The proposed RS-2 (One Family Suburban Residential) zoning complies with the policies of the Official Community Plan and with the Suburban Residential designation, but has been discussed extensively by Council. On September 5, 2017, Council reviewed and reaffirmed the Suburban Residential designation with the following resolution:

That no changes be made to the current policies in the Official Community Plan for Estate Suburban Residential and Suburban Residential Land Use Designations, as discussed in the Council report dated September 5, 2017.

On this basis, this proposal remains consistent with the Official Community Plan. To proceed further with this application, additional information is required as outlined below.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution (CAC) Program, and will be requested to pay \$5,100.00 for the additional lot, as the original lot is exempt when a subdivision is proposing fewer than three lots.

RECOMMENDATIONS:

1. That Zone Amending Bylaw No. 7586-2019 be given first reading; and
2. That the applicant provide further information as described on Schedules B and F of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

DISCUSSION:

a) Background Context:

Applicant: Silver Valley Homes Ltd.

Legal Description: East Half Lot 20 Section 26 Township 12 New Westminster
District Plan 7639

OCP:	Existing:	Suburban Residential
	Proposed:	Suburban Residential
Zoning:	Existing:	RS-3 (One Family Rural Residential)
	Proposed:	RS-2 (One Family Suburban Residential)
Surrounding Uses:		
North:	Use:	Single Family Residential
	Zone:	RS-2 (One Family Suburban Residential)
	Designation:	Suburban Residential
South:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Agricultural
East:	Use:	Single Family Residential
	Zone:	A-1 (Small Holding Agricultural)
	Designation:	Industrial Reserve
West:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Suburban Residential
Existing Use of Property:		Single Family Residential
Proposed Use of Property:		Single Family Residential
Site Area:		1.0 ha (2.5 acres)
Access:		256 Street and 130 Avenue
Servicing requirement:		Rural Standard

b) Site Characteristics:

The subject property, located at 25597 130 Avenue, is located outside of the Urban Area Boundary, on the northwest corner of the intersection of 130 Avenue and 256 Street (see Appendices A and B). There is a watercourse, Webster's Creek, located just west of the subject property, which will require a Watercourse Protection Development Permit. There are some grade changes located near the watercourse; however, the remainder of the subject property is relatively flat. There are trees located along the west, south, and east property lines.

c) Project Description:

The current application proposes to rezone the subject property from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential), to permit future subdivision into two lots, not less than 1 acre (0.4 ha) in area. The existing house, located on the southern portion of the property, will remain. Access for the existing house will continue to be located from 130 Avenue and access for the new proposed lot will be located from 256 Street.

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 further reports 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 subject property is designated *Suburban Residential* in the Official Community Plan, which permits a single detached housing form located outside of the Urban Area Boundary. The RS-2 (One Family Suburban Residential) zone is in compliance with this designation, and requires city water and private sewage disposal system.

The *Suburban Residential* designation has been the subject of Council discussion for a few years. On September 5, 2017 Council reaffirmed the *Suburban Residential* designation. The resolution is as follows:

That no changes be made to the current policies in the Official Community Plan for Estate Suburban Residential and Suburban Residential Land Use Designations, as discussed in the Council report dated September 5, 2017.

With the September 5, 2017 reaffirmation of this land use designation, it is clear that this proposal for rezoning to RS-2 (One Family Suburban Residential) is consistent with the stated direction of both Council and the Official Community Plan.

Zoning Bylaw:

The current application proposes to rezone the subject property from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) (see Appendix C) to permit future subdivision into two lots (see Appendix D). The minimum lot size for the current RS-3 (One Family Rural Residential) zone is 2 acres (0.8 ha), and the minimum lot size for the proposed RS-2 (One Family Suburban Residential) zone is 1 acre (0.4 ha). The new lots are proposed to be 0.5 ha in area. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

Development Permits:

Pursuant to Section 8.9 of the OCP, a Watercourse Protection Development Permit application is required for all developments and building permits within 50 metres of the top of bank of all watercourses and wetlands. The purpose of the Watercourse Protection Development Permit is to ensure the preservation, protection, restoration and enhancement of watercourse and riparian areas.

Advisory Design Panel:

This application does not need to be reviewed by the Advisory Design Panel because a Form and Character Development Permit is not required.

Development Information Meeting:

A Development Information Meeting is not required for this application, as there are fewer than five dwelling units being proposed.

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;
- e) Parks Department;

- f) School District; and
- g) Canada Post.

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 and site access requirements have 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);
2. A Watercourse Protection Development Permit Application (Schedule F); and
3. A Subdivision Application.

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.

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 Approving Officer.

"Original signed by Adam Rieu"

Prepared by: **Adam Rieu**
Senior Planning Technician

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

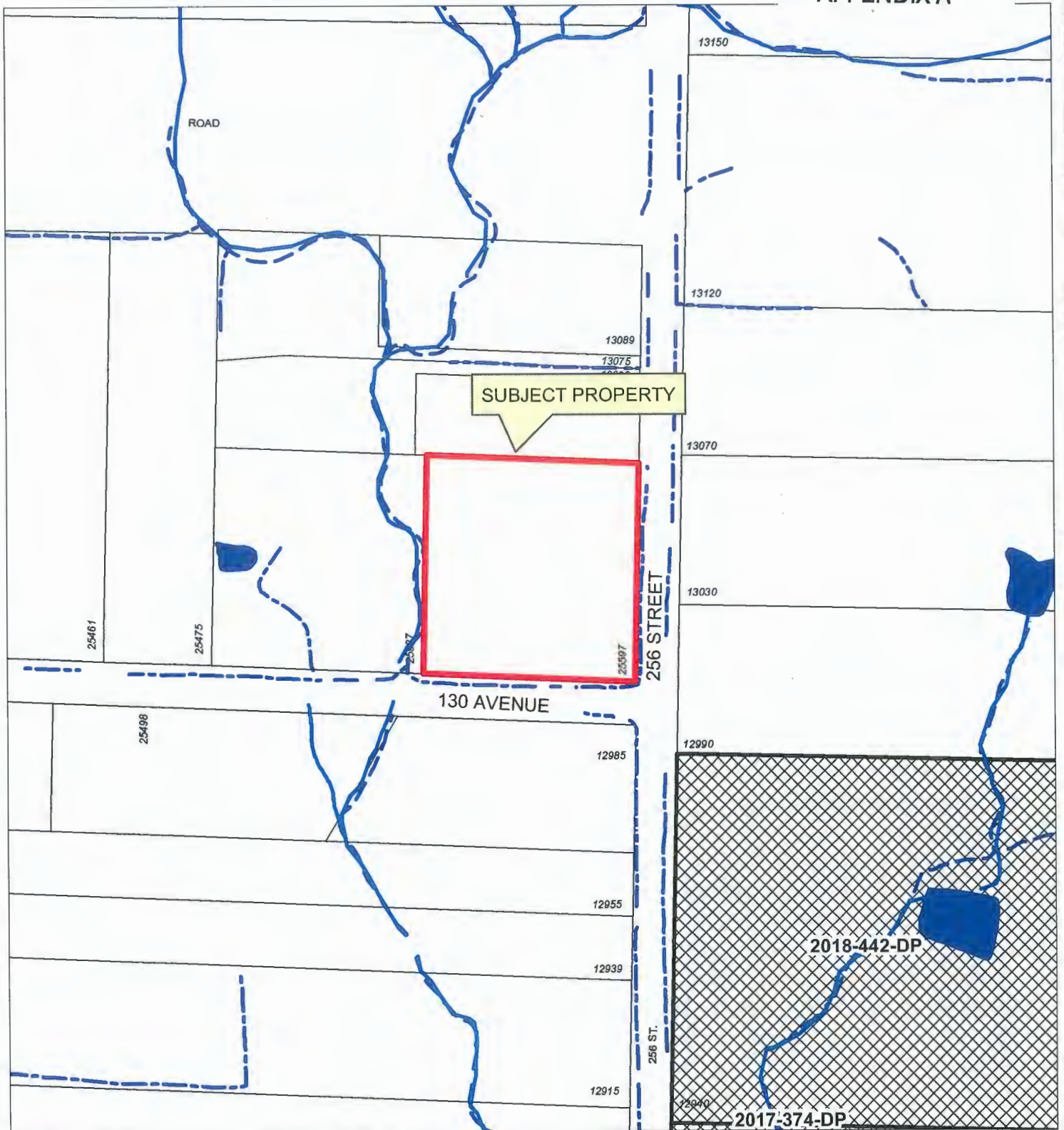
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

"Original signed by Al Horsman"

Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7586-2019
- Appendix D – Proposed Subdivision Plan



Scale: 1:2,500

Legend

- Stream
- Ditch Centreline
- Indefinite Creek
- Lake or Reservoir
- Active Applications (RZ/SD/DP/VP)

25597 130 AVENUE
P.I.D: 011-213-442

PLANNING DEPARTMENT

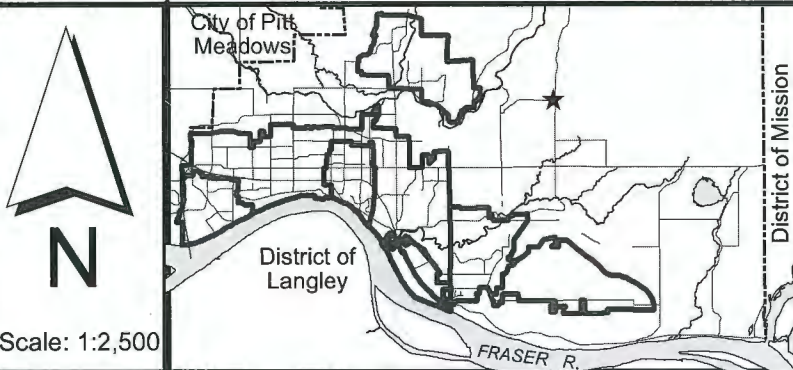
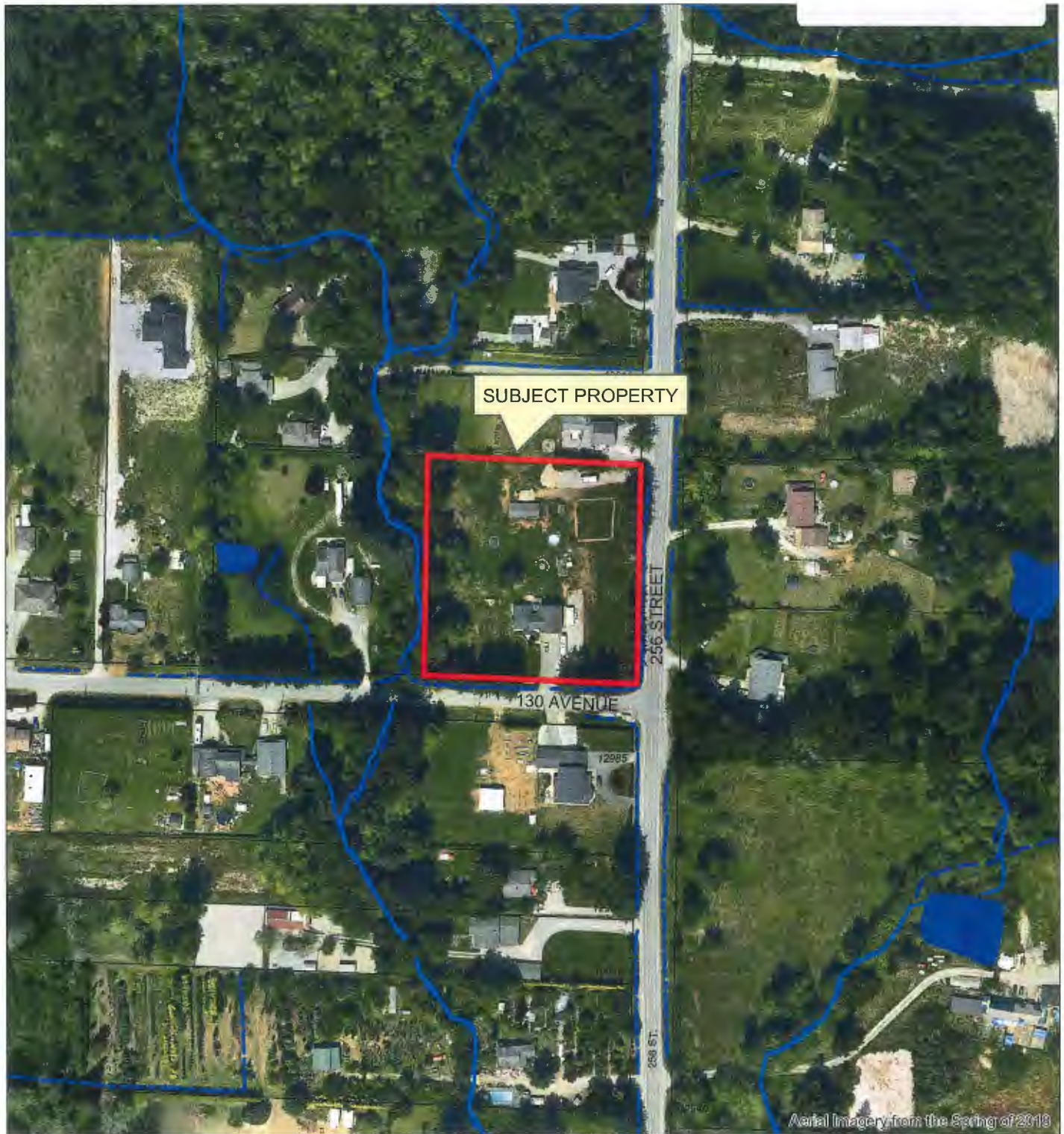


MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2019-331-RZ
DATE: Sep 20, 2019

BY: AA



25597 130 AVENUE
P.I.D: 011-213-442

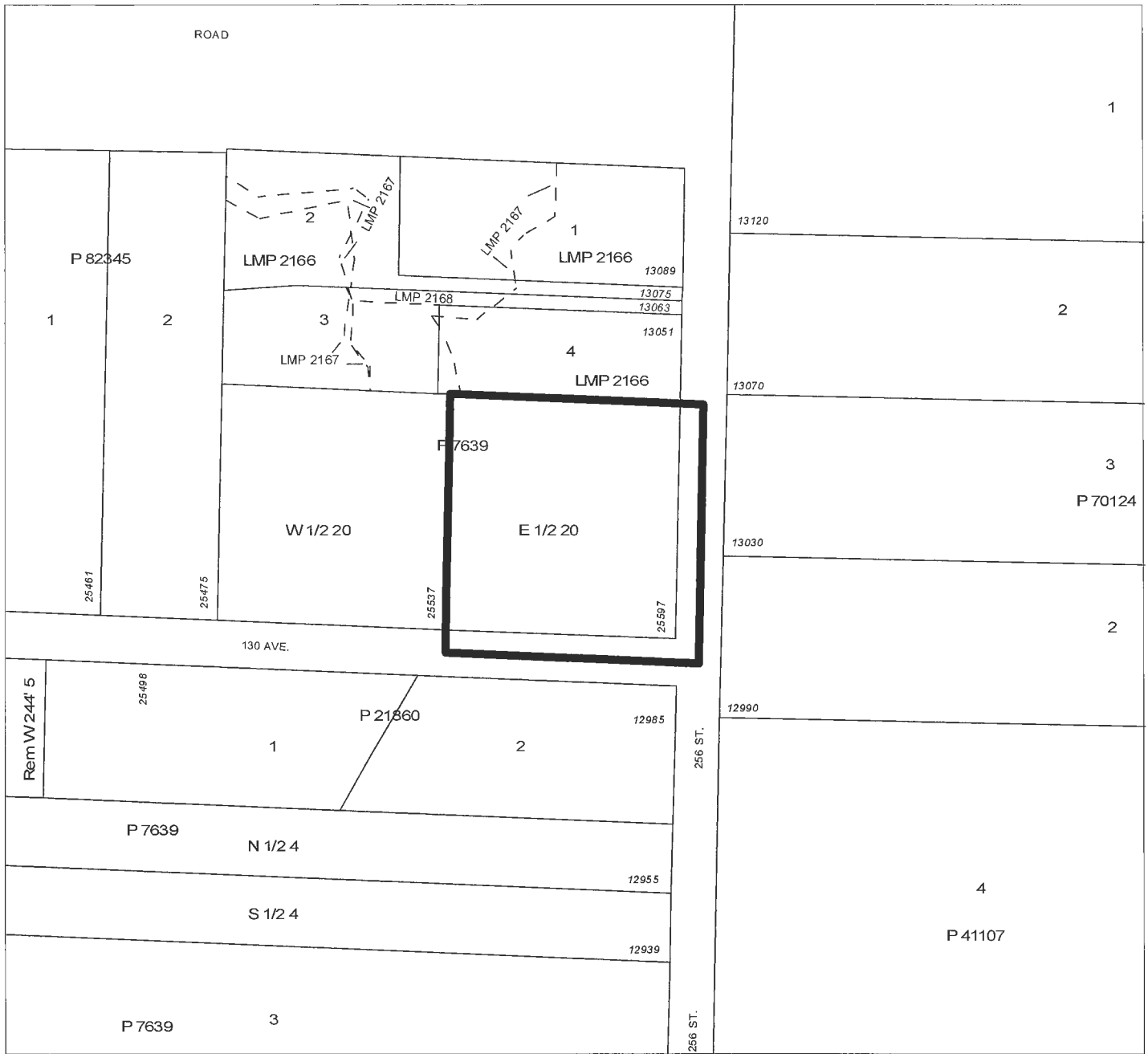
PLANNING DEPARTMENT



mapleridge.ca

FILE: 2019-331-RZ
DATE: Sep 20, 2019

BY: AA



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7586-2019

Map No. 1813

From: RS-3 (One Family Rural Residential)

To: RS-2 (One Family Suburban Residential)



SCALE 1:2,500

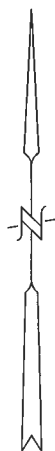
PROPOSED SUBDIVISION OF EAST HALF
LOT 20 SEC.26 TP.12
N.W.D. PLAN 7639

B.C.G.S. 926.028

This plan lies within the
Greater Vancouver Regional District
City of Maple Ridge

Scale 1:500

All distances are in metres except where otherwise noted

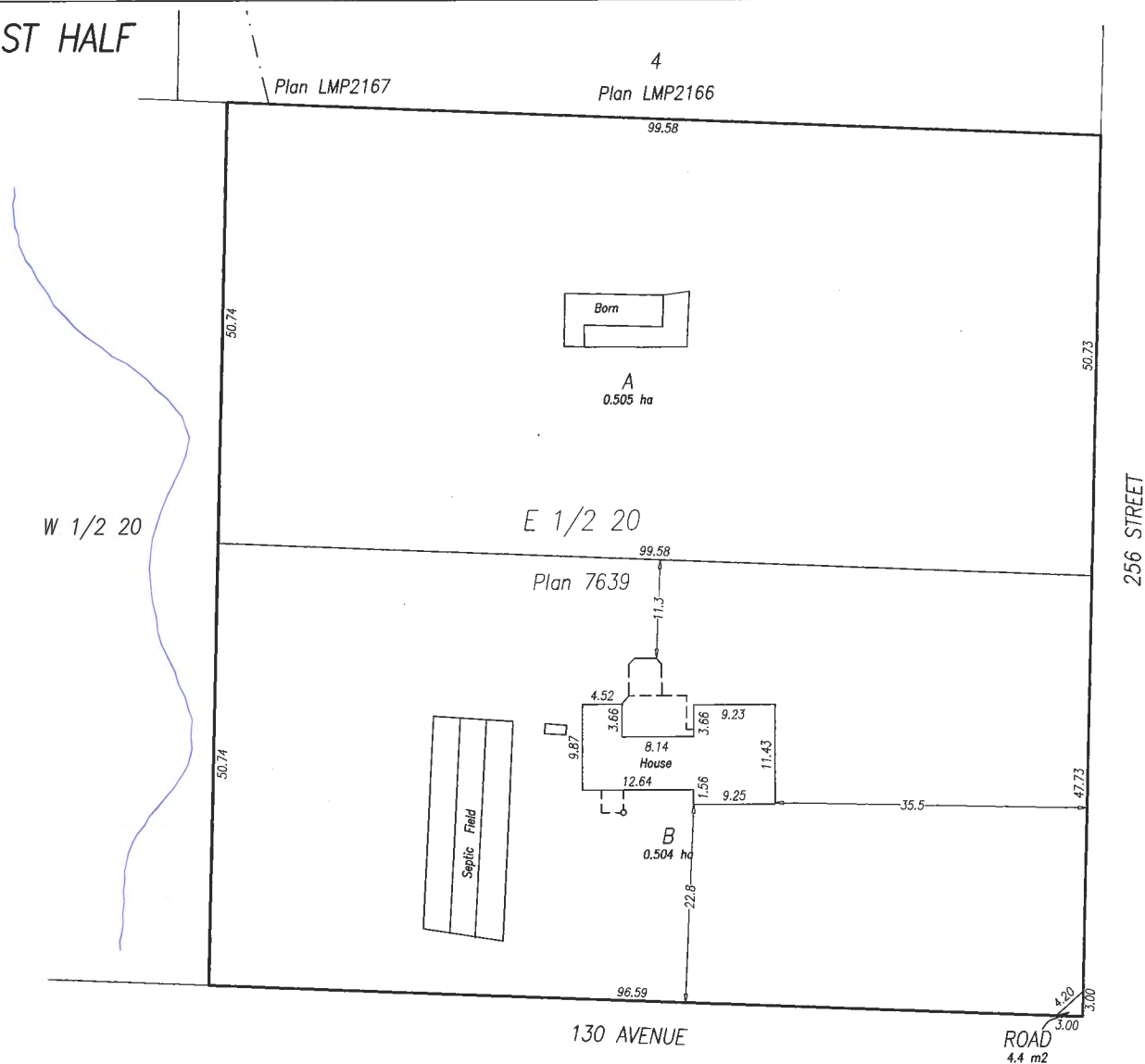


Stanley Wade

S.P. Wade, B.C.L.S.

April 6, 2016.

Wade & Associates Land Surveying Ltd.
B.C. Land Surveyors
Maple Ridge and Mission
File: H3034-01 Phone 604-463-4753





mapleridge.ca

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First Reading
Zone Amending Bylaw No. 7583-2019
22058 119 Avenue

MEETING DATE: November 19, 2019
FILE NO: 2019-353-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 22058 119 Avenue, from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill), to permit the future development of a triplex residential building. To proceed further with this application, additional information is required, as outlined below.

Pursuant to Council Policy 6.31, this application is subject to the Community Amenity Contribution at a rate of \$4,100.00 per attached ground-oriented dwelling unit (first unit is exempt), for an estimated amount of \$8,200.00.

RECOMMENDATIONS:

1. That Zone Amending Bylaw No. 7583-2019 be given first reading; and
2. That the applicant provide further information as described on Schedules C and D of the Development Procedures Bylaw No. 5879-1999.

DISCUSSION:

a) Background Context:

Applicant:	G. Yu
Legal Description:	Lot 54 District Lot 397 Group 1 New Westminster District Plan 14049
OCP:	
Existing:	Urban Residential
Proposed:	Urban Residential
Zoning:	
Existing:	RS-1 (One Family Urban Residential)
Proposed:	RT-2 (Ground-Oriented Residential Infill)
Surrounding Uses:	
North:	Use: Single Family Residential
	Zone: RS-1 (One Family Urban Residential)
	Designation: Urban Residential

South:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
East:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
West:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
Existing Use of Property:		
Proposed Use of Property:		Single Family Residential
Site Area:		Ground-Oriented Residential Infill (Triplex)
Access:		901 m ² (9,699 ft ²)
Servicing requirement:		119 Avenue and lane behind property
		Urban Standard

b) Site Characteristics:

The subject property, located at 22058 119 Avenue, is a rectangular shaped lot that is 901 m² in area. The subject property and surrounding lots are characterized by low (i.e. single-storey with basement) single family dwellings. There is a lane behind (south) of the subject property. The subject property is relatively flat with a few trees located throughout the site (see Appendices A and B).

c) Project Description:

The current application proposes to rezone the subject property from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill), to permit the development of a triplex.

The new RT-2 zone provides for the infill of ground-oriented residential buildings within established residential neighbourhoods in a form that will be incremental and sensitive to the existing and emerging context. This new zone allows for dwelling units to be in one building with shared party walls to create triplexes, as is the case for the current application, or fourplexes, which will be supported along Major Corridors. These forms will resemble a single family dwelling in order to fit seamlessly into existing neighbourhoods.

There is a recently approved triplex application (2017-221-RZ) located two lots to the west of the subject property. Council approved this adjacent triplex application on January 29, 2019.

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 further reports 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 subject property is located just to the west of the Town Centre. It is currently designated *Urban Residential*, and the OCP's neighbourhood residential infill policies apply to the subject application. Under the infill policies, unit types such as duplexes and triplexes are permitted, with an emphasis on street-oriented buildings (Policy 3-19, b). These policies also require proposed developments to respect and reinforce the physical patterns and characteristics of established neighbourhoods, with particular attention paid to site design, setbacks, and lot configuration of the existing pattern of development, as well as compatibility between building massing and the types of dwelling units (Policy 3-21).

It is noted that one of the underlying principles in the OCP is to encourage growth within the Urban Area Boundary (UAB), and to accommodate that growth through infill by promoting a mix of housing types and tenures (Policy 3-1).

The proposed rezoning of the subject property to RT-2 (Ground-Oriented Residential Infill) to support the development of a triplex aligns with the intent of these OCP and neighbourhood residential infill policies.

Zoning Bylaw:

The current application proposes to rezone the subject property from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill) to permit the development of a triplex residential building (see Appendix C). The subject property is 901 m² (9,699 ft²), which is larger than the 800 m² (8,611 ft²) minimum lot size required for a triplex development.

The triplex residential development is supported on this property because it will be similar in scale with the surrounding established single family neighbourhood. The maximum height requirement for triplex residential developments is 9.5 m (31 ft.), which is slightly less than the current permitted single family residential lots, at 11 m (36 ft.). The RT-2 zone (triplex, fourplex and courtyard) is intended to resemble a single family home and integrate with the existing neighbourhood. Each dwelling unit is provided with greenspace, while access to off-street parking areas can be accessed from the lane behind the subject property (see Appendices D and E).

At this time, there are no known variances being requested to the requirements of the proposed RT-2 zone. Any variances arising from subsequent design work will require a Development Variance Permit application.

Development Permits:

Pursuant to Section 8.7 of the OCP, a Multi-Family Development Permit application is required to ensure the current proposal enhances existing neighbourhoods with compatible housing styles that meet diverse needs, and minimize potential conflicts with neighbouring land uses. The Proposed Triplex, Fourplex and Courtyard Housing Forms Overview report from April 18, 2016 stated that applications for triplex, fourplex and courtyard housing would use the Multi-Family Development Permit guidelines, until such time that specific guidelines are developed for the ground-oriented residential infill forms, which are anticipated in 2020. Applications will also be forwarded to the Advisory Design Panel (ADP) for review.

Advisory Design Panel:

A 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 not required for this application because there is no OCP amendment and the proposal is less than five dwelling units.

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;
- e) Parks Department;
- f) School District;
- g) Ministry of Transportation and Infrastructure; and
- h) Canada Post.

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 and site access requirements have 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 C); and
2. A Multi-Family Residential Development Permit Application (Schedule D);

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.

"Original signed by Adam Rieu"

Prepared by: **Adam Rieu**
Senior Planning Technician

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

"Original signed by Al Horsman"

Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Zone Amending Bylaw No. 7583-2019

Appendix D – Proposed Site Plan

Appendix E – Preliminary Rendering



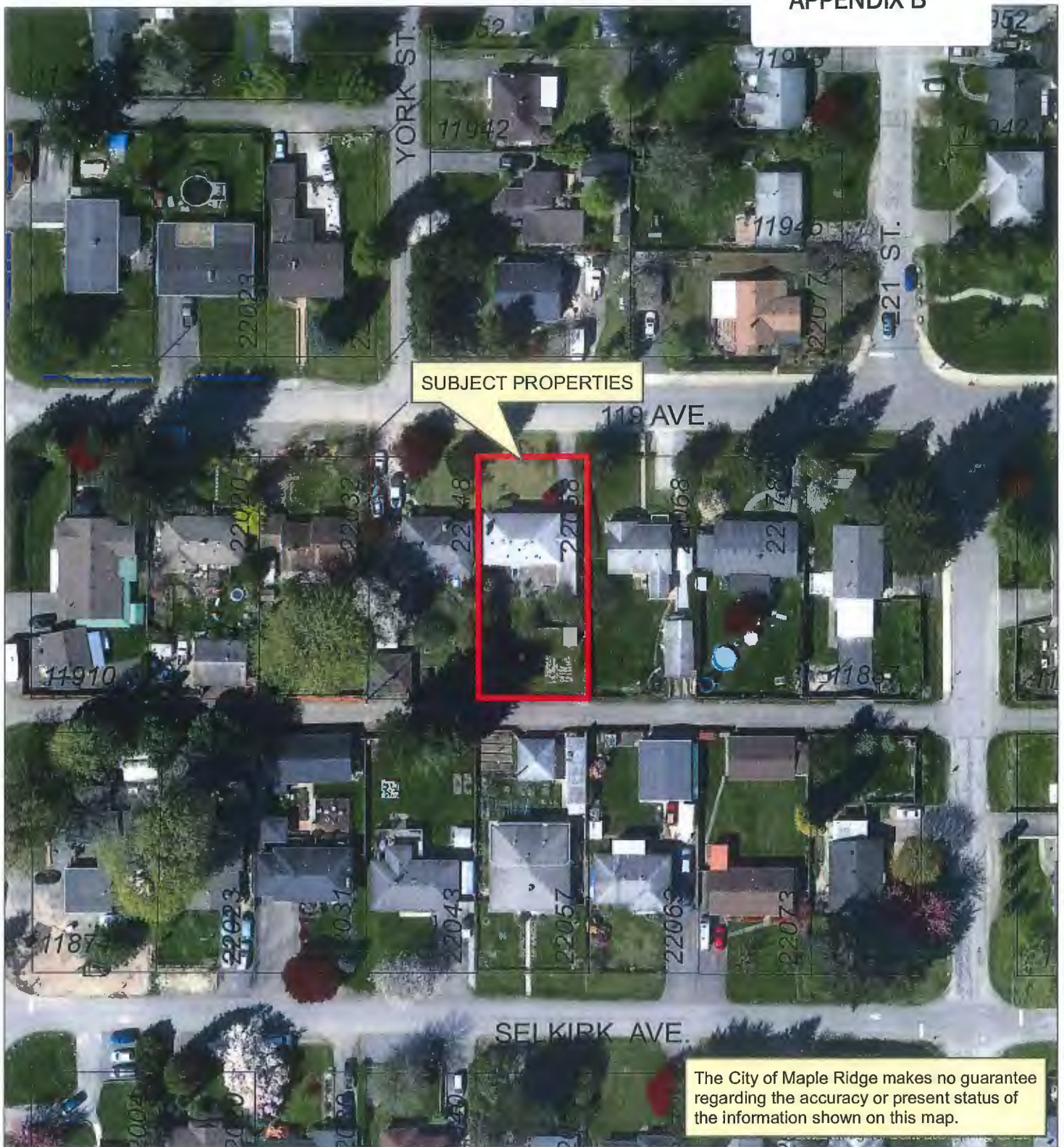
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Legend

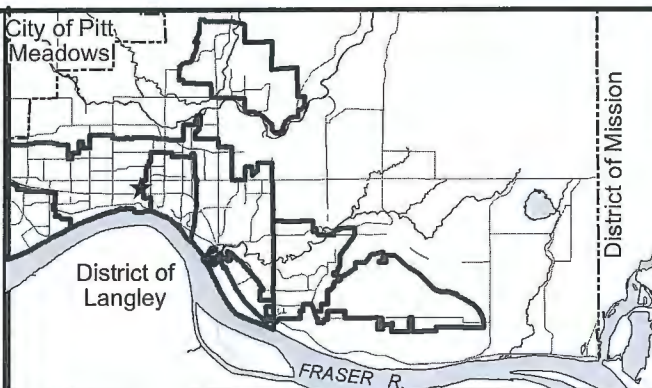
--- Ditch Centreline

22058 119 AVENUE
PID: 009-916-261FILE: 2019-353-RZ
DATE: Oct 3, 2019

BY: AC



Scale: 1:1,000



22058 119 AVENUE
PID: 009-916-261

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2019-353-RZ
DATE: Oct 3, 2019

BY: AC

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7583-2019

Map No. 1811

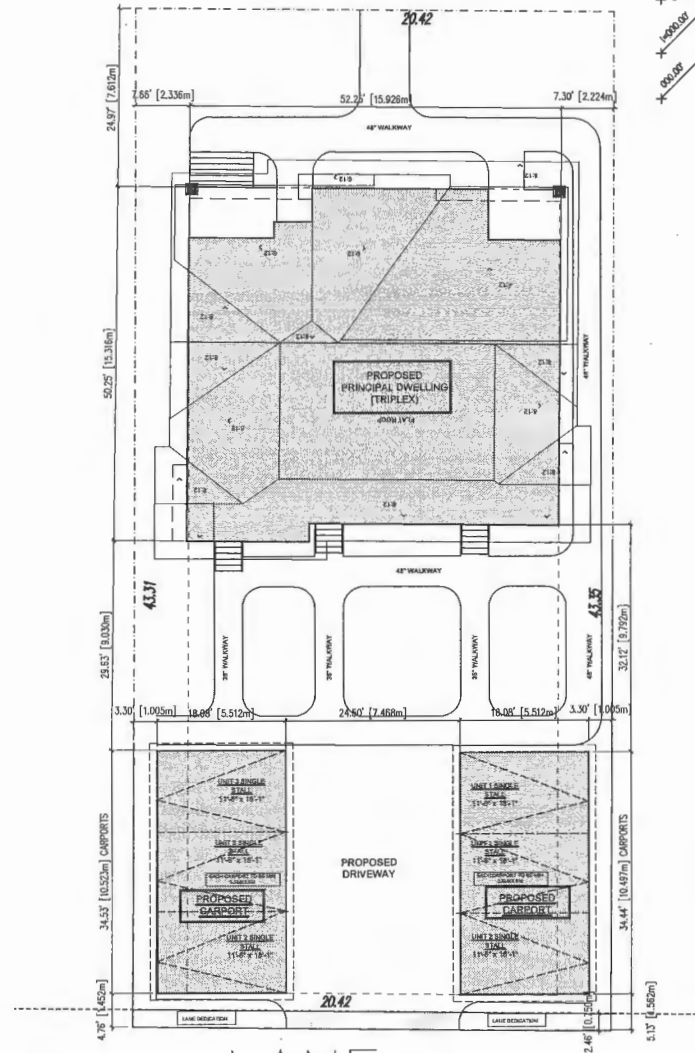
From: RS-1 (One Family Urban Residential)

To: RT-2 (Ground-Oriented Residential Infill)



SCALE 1:2,000

119 AVE



LANE

1 SITE PLAN
SCALE: 1/8"=1'-0"

GRADING LEGEND:

- EXISTING GRADE FROM SURVEY PLAN
- INTERPOLATED EXISTING GRADE
- FINISHED GRADE

ZONING SYNOPSIS

LEGAL DESCRIPTION:

TO BE DETERMINED

ZONE:

EXIST. RS-1 PROPOSED REZONE TO RT-2

SITE:

AREA: 9,883.28 SQ. FT. (900.02 SQ. M.)
LESS LANE DEDICATION: 185.45 (15.36 SQ. M.)
NET TOTAL: 9,627.78 (884.66 SQ. M.)

FAR:

PERMITTED: 0.75 = 7,145.84 SF. (663.50 SQ. M.)
PROVIDED: 000 SQ. FT. (0000 SQ. M.)

SITE COVERAGE PROVIDED:

PERMITTED: 45%
9,627.78 SQ. FT. X 45% = 4,287.50 SQ. FT. (398.08 SQ. M.)
PROPOSED: 00.00%

PRINCIPAL DWELLING: 00.00 sq.m.
DETACHED GARAGES: 00.00 sq.m.
TOTAL BUILDINGS: 00.00
(WINDOW WELLS OCCUPY AN ADDITIONAL 0.00 sq.m.)

BUILDING HEIGHT:

PRINCIPAL DWELLING
MAXIMUM BUILDING HEIGHT PERMITTED 31.16 FT. (9.5M)
MAXIMUM BUILDING HEIGHT PROVIDED 00.00 FT. (0.0M)
ACCESSORY BUILDING (DETACHED GARAGES)
MAXIMUM BUILDING HEIGHT PERMITTED 14.78 FT. (4.5M)
PROPOSED BUILDING HEIGHT PROVIDED 00.00 FT. (0.0M) - CARPORT

SET BACKS:

PRINCIPAL DWELLING
PERMITTED: 25.0 FT. (7.5 M.) FRONT & REAR
7.38 FT. (2.35 M.) INTERIOR
14.78 FT. (4.5M.) EXTERIOR

PROPOSED: SOUTH - 25.0 FT. (7.5 M.) TO POST
EAST - 0.00 FT. (0.0M)
NORTH - 00.00 FT. (00.00M)
WEST - 0.00 FT. (0.00)

ACCESSORY BUILDING (DETACHED CARPORT)
PERMITTED: 10.0 FT. (3.0 M.) FRONT & EXTERIOR
5.0 FT. (1.5 M.) REAR & INTERIOR
5.0 FT. (1.5 M.) FROM A PRINCIPAL USE

DETACHED CARPORT
PROPOSED: NORTH - 0.00 FT. (0.00M)
EAST - 0.00 FT. (0.00M)
SOUTH - 0.00 FT. (0.00M)
WEST - 0.00 FT. (0.00M)

USABLE OPEN SPACE:

PERMITTED: 45.0 SQ. M. PER 3 BEDROOM UNITS
30.0 SQ. M. PER 2 BEDROOM UNITS OR LESS

PROPOSED: SEE LANDSCAPE DRAWINGS

PARKING:

REQUIRED:
RESIDENTS 3 UNITS X 1.5 = 4.5
VISITORS 3 UNITS X 0.2 = 0.6
TOTAL 5.1
PROVIDED:
RESIDENTS = 5
VISITORS = 1
TOTAL 6 CARS



t | y
designs

tel. 604.446.0004
43-2359 119 Ave
Maple Ridge, B.C. V2W 1C4

REVISIONS:	DATE:	BY:	FOR:
1	10.01.2019		ISSUED FOR REZONING AND DVP

3 UNIT
TRIPLEX 2 DEVELOPMENT
22058 119 AVENUE, MAPLE RIDGE B.C.
MAPLE RIDGE, B.C.

SITE PLAN

A1

APPENDIX D

THESE DRAWINGS COMPLY TO THE BRITISH COLUMBIA LAND USE ACT AND REGULATIONS

ENR 1000 10/1/2019



RENDERING OF PROPOSED TRIPLEX
SITE: 22058 119 AVENUE, MAPLE RIDGE
DATE OF SUBMISSION: OCTOBER 1, 2019

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer

MEETING DATE: November 19, 2019
FILE NO: 2019-262-DVP
MEETING: C o W

SUBJECT: Development Variance Permit
8 - 23527 Larch Avenue

EXECUTIVE SUMMARY:

Development Variance Permit application (2019-262-VP) has been received, in line with the original bare land strata subdivision 2015-370-SD, approved in September 2017. The requested variance is to:

1. To reduce a portion of the front lot line setback on corner strata lot 8, from 5.5 metres (18 ft), to 3.30 metres (10 ft).

The variance request is supportable, as an attached double garage will be constructed as part of the residential building, and ample room is left for driveway and additional parking on the lot.

It is recommended that Development Variance Permit 2019-262-DVP be approved.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2019-262-DVP respecting property located at 8 - 23527 Larch Avenue.

DISCUSSION:

a) Background Context

Applicant:	Landmark Enterprises Ltd
Legal Description:	Strata Lot 8, Section 28, Township 12, New Westminster District Plan EPS3889
OCP : Zoning:	Medium/High Density Residential R-1 (Residential District)
Surrounding Uses:	
North:	Use: Strata road, and common area Zone: R-1 (Residential District) Designation: Medium/High Density Residential
South:	Use: Single Family Residential strata lot 7 Zone: R-1 (Residential District) Designation: Medium/High Density Residential

East:	Use:	Single Family Residential
	Zone:	R-1 (Residential District)
	Designation:	Medium/High Density Residential
West:	Use:	Single Family Residential
	Zone:	RS-1b (One Family Urban (Medium Density) Residential
	Designation:	Medium/High Density Residential
Existing Use of Property:		
Proposed Use of Property:		Bare Land Strata lot
Access:		Bare Land Strata lot
Servicing:		Strata Road (off of Larch Avenue)
Lot Size:		Urban
Previous Applications:		373 m ² (4,015 ft ²)
		2015-370-SD

b) Project Description:

The subject property is located in the Silver Valley area, and forms part of a recently approved bare land strata subdivision consisting of eight lots, approved in September 2017. The subject strata lot 8 is the northern-most lot within the strata development, and is located where the strata road angles slightly east. This directional change in the road impacts the ability for lot 8 to achieve the minimum front lot line setback for a portion of the lot (see Appendix C). At this location, the requested variance from 5.5 metres to 3.3 metres is only required within the north-west portion of the lot; whereas the southwest portion of the lot exceeds the minimum front lot line setback at 6.06 metres (20 ft). The reduction in the front lot line will still allow the minimum building envelope to be achieved, as well, will still allow a useable rear yard for future homeowners.

The developer has informed staff that a double garage is to be constructed within the residential building, and the area of 6.06 metres to the front property line is proposed to be used as driveway and/or additional parking spot.

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 variances and rationale for support are described below (see Appendices B and C):

1. *Maple Ridge Zoning Bylaw No 3510 -1985, Part 6, Section 601, C, 11, c, i* : To partially reduce the minimum front lot line setback, from 5.5 metres (18 ft) to 3.3 metres (10 ft)

The partial variance can be supported as the subject strata lot has an angled front property line, where a double garage will be constructed within the residential building. Sufficient room is left on the southern portion of the front yard, to allow for parking on the driveway. Furthermore the side yard could be used for additional parking on the lot.

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:

As two parking stalls are provided within the attached garage, and sufficient additional parking is available on the subject strata lot, it is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2019-262-DVP.

"Original signed by Therese Melser"

Prepared by: **Therese Melser**
Planning Technician

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

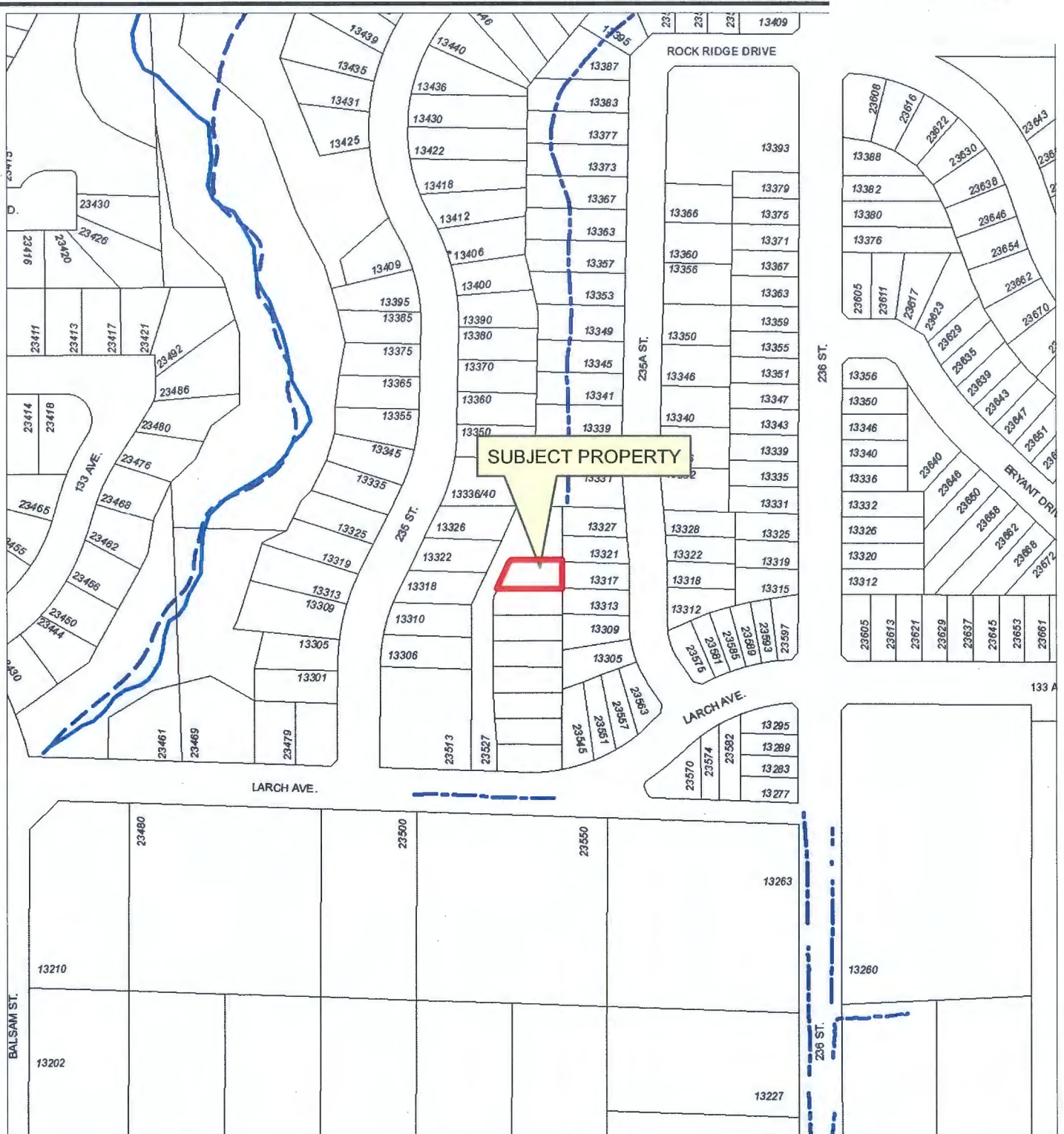
"Original signed by Al Horsman"

Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Variance request

APPENDIX A



Scale: 1:2,500

Legend

- Stream
- Ditch Centreline
- Indefinite Creek

8 - 23527 Larch Ave
PID 030-185-629

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

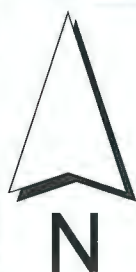
mapleridge.ca

FILE: 2019-262-VP
DATE: Jul 24, 2019

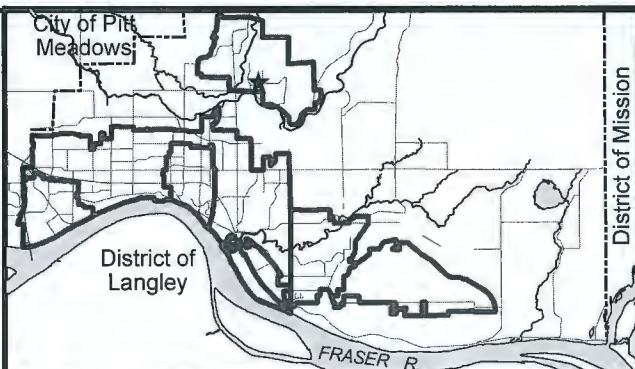
BY: MC



Aerial Imagery from the Spring of 2018



Scale: 1:2,500



8 - 23527 Larch Ave
PID 030-185-629

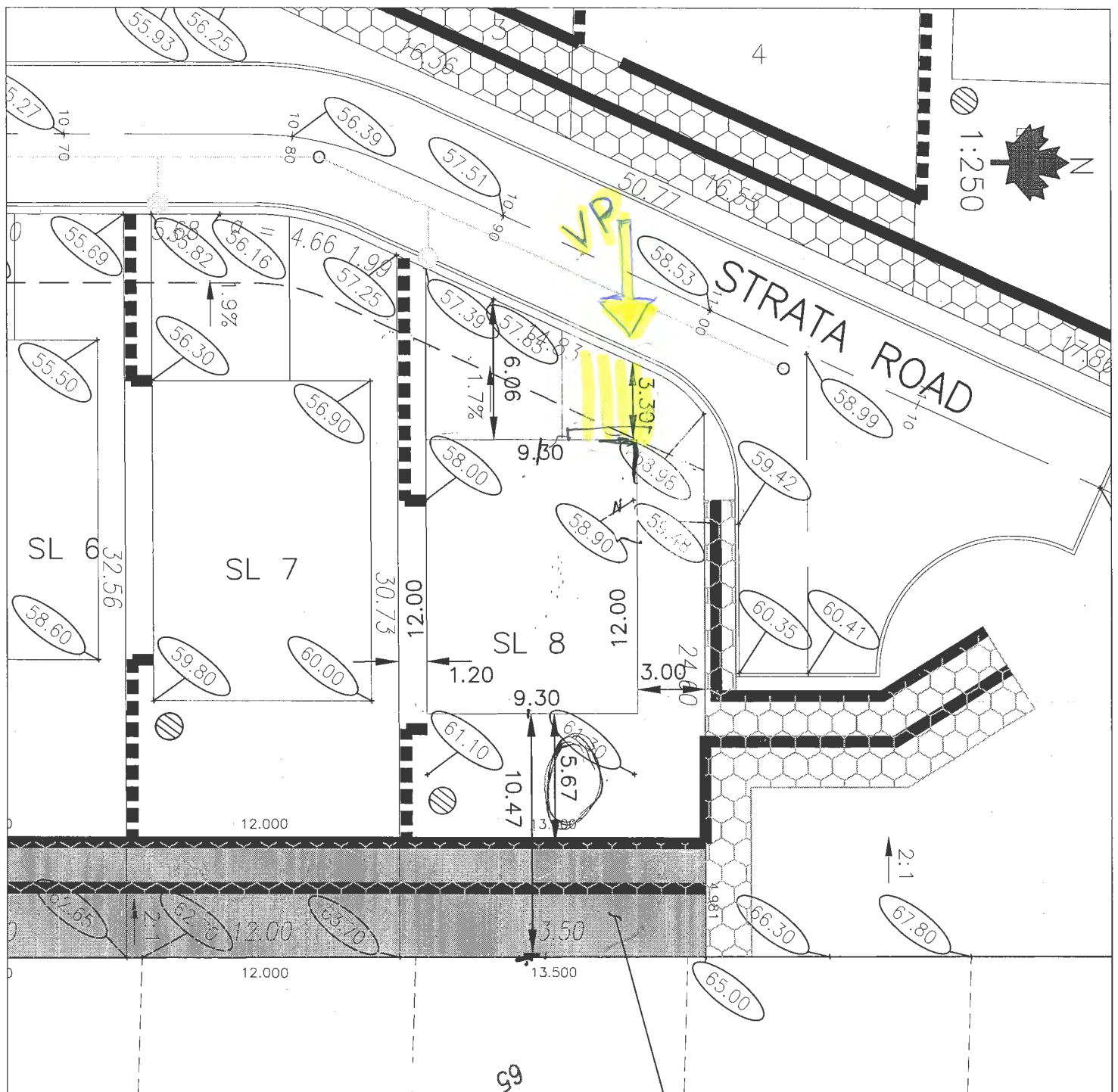
PLANNING DEPARTMENT




mapleridge.ca

FILE: 2019-262-VP
DATE: Jul 24, 2019

BY: MC



COMMON AREA COVENANT NO
BUILD/ NO DISTURB
EASEMENT TO COVER WALL
AND DRAINAGE

	DRAWN AJD DESIGNED DKB CHECKED DKB APPROVED FIELD BOOK SCALES HORZ. 1:250 VERT. 1:250	SEAL 	CITY OF MAPLE RIDGE ENGINEERING DEPARTMENT DVP APPLICATION LOT 8, LARCH AVE BARE LAND STRATA	Date JULY 2019 SHEET 1 OF 1 Dwg. No. U
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TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer

MEETING DATE: November 19, 2019
FILE NO: 2019-261-DVP
MEETING: CoW

SUBJECT: Addendum report Development Variance Permit
12244 228 Street

Executive Summary:

The subject Development Variance Permit application (2019-261-DVP) was discussed at the CoW meeting of October 8th, and subsequent Council meeting of October 15th (see Appendix A). Staff recommended that the application not be supported. After some discussion, Council decided to send the application back to staff to see if another solution was possible.

In accordance with Council's direction, staff reviewed the original rezoning and subdivision applications. While no new solution was discovered to permit a double garage, the option of a single car garage with a parking pad, as suggested to the applicant under the original applications, remains feasible. The applicant accepts this compromise, and therefore submitted a revised plan on October 22, 2019.

RECOMMENDATION:

Given the revised site plan of one parking pad and one enclosed garage parking stall, it is recommended that the original staff recommendation of denial be replaced with the following:

That the Corporate Officer be authorized to sign and seal the revised 2019-261-DVP respecting the property located at 12244 228 Street.

Revised plan and revised variance request:

The submitted revised plan shows a single car garage with a parking pad to the side, and a driveway width of 6m to provide access to both the garage and the parking pad. (See Appendix B)

The revised plan affects the original variances requested. To accommodate the revised site plan, the new requested variances are described below:

1. *Maple Ridge Zoning Bylaw No 3510 -1985, Part 4, Section 401, (3), (c)* prohibits a use providing an access or egress driveway that is within the 7.5 metres of the point of intersection of an exterior side lot line with a rear lot line: To reduce from 7.5 metres to 2.70 metres, and
2. *Maple Ridge Subdivision and Development Servicing Amending Bylaw No 7093-2014, Part IV, Section D, Schedule ii) Design Criteria Manual, R13.3 a):* To waive the requirement for driveway width to not exceed 50% of the frontage width.

As a condition of supporting these variances, a 219 Restrictive Covenant will need to be registered on the subject property, to ensure the parking pad remains and is not enclosed in the future. Both the Planning and Engineering Departments can support the revised site plan subject to the

registration of the restrictive covenant. A Letter of Undertaking from the applicant's legal counsel was received on October 28, 2019 to register this covenant.

Citizen Implications:

In accordance with the *Development Procedures Bylaw No. 5879-1999*, notice of Council consideration of a resolution to issue a Development Variance Permit is required to be 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. Legal advice confirmed that public notification needed to re-occur, as the nature of the variance request changed. In order for staff to meet requirements for this second mail-out, the soonest this application could return to a Committee of the Whole meeting was November 19, 2019.

CONCLUSION:

Given the revised site plan of one parking pad and one enclosed garage parking stall, it is recommended that the original staff recommendation of denial be replaced with the following:

That the Corporate Officer be authorized to sign and seal the revised 2019-261-DVP respecting the property located at 12244 228 Street.

"Original signed by Therese Melser"

Prepared by: **Therese Melser**
Planning Technician

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

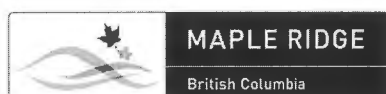
"Original signed by Al Horsman"

Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Original report

Appendix B – New proposal


mapleridge.ca
City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	MEETING DATE:	October 8, 2019
FROM:	Chief Administrative Officer	FILE NO:	2019-261-DVP
SUBJECT:	Development Variance Permit 12244 228 Street	MEETING:	C o W

EXECUTIVE SUMMARY:

Development Variance Permit application (2019-261-DVP) has been received in order to be able to construct a double car garage on the subject corner lot, located at 12244 228 Street. (See Appendix A and B.) The requested variances are to:

1. Relax the required location of a use providing access or egress driveway, from 7.5 metres of the point of intersection of an exterior side lot line with the rear lot line to 2.62 metres, and
2. Relax the required visual clearance at intersections, from 6 metres of the intersection of lot lines at a lane corner to 2.62 metres.

Due to these regulations being safety regulations, and based on engineering industry standards, the Planning Department and the Engineering Department cannot support the variance request. It is therefore recommended that Development Variance Permit 2019-261-DVP be denied.

RECOMMENDATION:

That Development Variance Permit application 2019-261-DVP, respecting the property located at 12244 228 Street, be denied.

DISCUSSION:
a) Background Context

Applicant:	JEWEL HOMES LTD, Mangal Sindhar		
Legal Description:	Lot 3, Section 20, Township 12, New Westminster District Plan EPP60004		
OCP :	Existing:	SF (Single-Family Residential)	
	Proposed:	SF (Single-Family Residential)	
Zoning:	Existing:	R-3 (Special Amenity Residential District)	
	Proposed:	R-3 (Special Amenity Residential District)	
Surrounding Uses:			
	North:	Use:	Single Family Residential
		Zone:	R-3 (Special Amenity Residential District)
		Designation	Single Family Residential

South:	Use:	Single Family Residential
	Zone:	R-3 (Special Amenity Residential District)
	Designation:	Single Family Residential
East:	Use:	Single Family Residential
	Zone:	R-3 (Special Amenity Residential District)
	Designation:	Single Family Residential
West:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Ground Oriented Multi-Family
Existing Use of Property:		Single Family Residential
Site Area:		298.4m ²
Access:		lane access
Servicing:		urban standard
Previous Applications:		2011-130-RZ/SD/DP/VP, 2015-343-SD and 2018-267-DP

b) Project Description:

The subject property is approximately 298.4m² in area and flat. The subject property is bound by similar R-3 Intensive Residential lots to the north, east and south, and an RS-1 (One Family Urban Residential) lot to the west. The applicant subdivided this lot in 2016, as a project together with two lots to the north, the lane, and one lot to the east. The applicant was given a variance to reduce the lane-width from 7.5m width to 6.75m. The Intensive Residential Development Permit was approved in 2016 with the applicant fully aware that no garage was permitted on lot 3, and a two car parking pad was required to meet the subject sight line safety regulations. The applicant is currently seeking a relaxation to these Zoning Bylaw regulations, with the rationale that the current real estate market is requiring new build homes with double garages.

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 variances are described below:

1. *Maple Ridge Zoning Bylaw No 3510 -1985*, Part 4, Section 401, (3), (c) prohibits a use providing an access or egress driveway that is within the 7.5 metres of the point of intersection of an exterior side lot line with a rear lot line: To reduce from 7.5 metres to 2.62 metres, and
2. *Maple Ridge Zoning Bylaw No 3510 -1985*, Part 4, Section 403, (7) visual clearance regulation prohibits any fence, wall or structure, hedge, bush, shrub, tree or other growth to grow to a height greater than 1 metre, in the area bounded by the intersection of lot lines at a lane, 6 metres from their point of intersection: To reduce from 6 metres to 2.62 metres.

Both these regulations in our Zoning Bylaw are considered safety regulations, and established to ensure there is sufficient clear sightline, and subsequently safe stopping distance provided for a motorized vehicle entering the lane if a car is exiting the subject property.

Of concern is the magnitude of the requested variances, and consequent precedent to safety regulations in the Zoning Bylaw.

It should be noted that during the original process of subdivision, the applicant submitted a plan with a double garage on the subject corner lot, and a 6m wide lane. During the application process the requirements for lane width were amended from 6m to 7.5m, and a variance was granted for this applicant to construct a 6.75m wide lane. The relaxation permitted a 4 lot subdivision, but lots 1, 2 and 3 were not as long as desired, and a double garage on the corner lot was no longer feasible. An alternative option for a single garage and a parking pad was presented to the applicant, however, not pursued and therefore not proven out. The applicant changed the corner lot design to reflect a concrete pad for two open car parking spaces, which plan was approved and attached to the registered Development Permit 2011-130-DP. If the applicant settled for only two lots facing 228 Street, rather than three lots, a garage could have been utilized. Instead, a 4 lot subdivision was applied for and approved.

In addition, sightline requirements are outlined in the Transportation Association of Canada (TAC) Geometric Design Guide for Canadian Roads, which is the engineering industry standard. These requirements are detailed in TAC section 9.9.2.3 – CASE A – Intersections with No Control (Table 9.9.1) and are found to exceed our Zoning Bylaw requirements.

Before applying for the subject Variance Permit, the applicant met multiple times with Planning and Engineering staff to discuss the submitted, and the applicant is aware that staff cannot support this request as it relates to public safety. Through email communication the applicant confirmed that he is aware staff cannot support the variance request, and is aware the application fee is non-refundable, but wishes to proceed to bring the matter before Council. The rationale to submit the application, is that the subject property is under construction, and the applicant is not able to sell the property without a garage.

d) Citizen/Customer Implications:

The safety of property owners, their children, and visitors, using the subject back lane, will be impacted by a decision to grant the variance for the subject corner lot.

It should be noted that the subject regulations are in place specifically for corner lots. Should Council decide to grant the requested variance, a city-wide precedent will be created to reduce safety regulations.

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.

e) Alternative:

Should Council consider the requested variances to be supportable, Council could authorize the Corporate Officer to sign and seal 2019-261-DVP respecting property located at 12244 228 Street

CONCLUSION:

The proposed variance is not supported, as both regulations in our Zoning Bylaw that need relaxation are considered safety regulations, established to ensure there is sufficient clear sightline, and subsequently safe stopping distance provided for a motorized vehicle entering the lane if a car is exiting the subject property. Since safety of the public is a primary key in governing a municipality, it is recommended that Development Variance Permit 2019-261-DVP be denied.

"Original signed by Therese Melser"

Prepared by: **Therese Melser**
Planning Technician

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

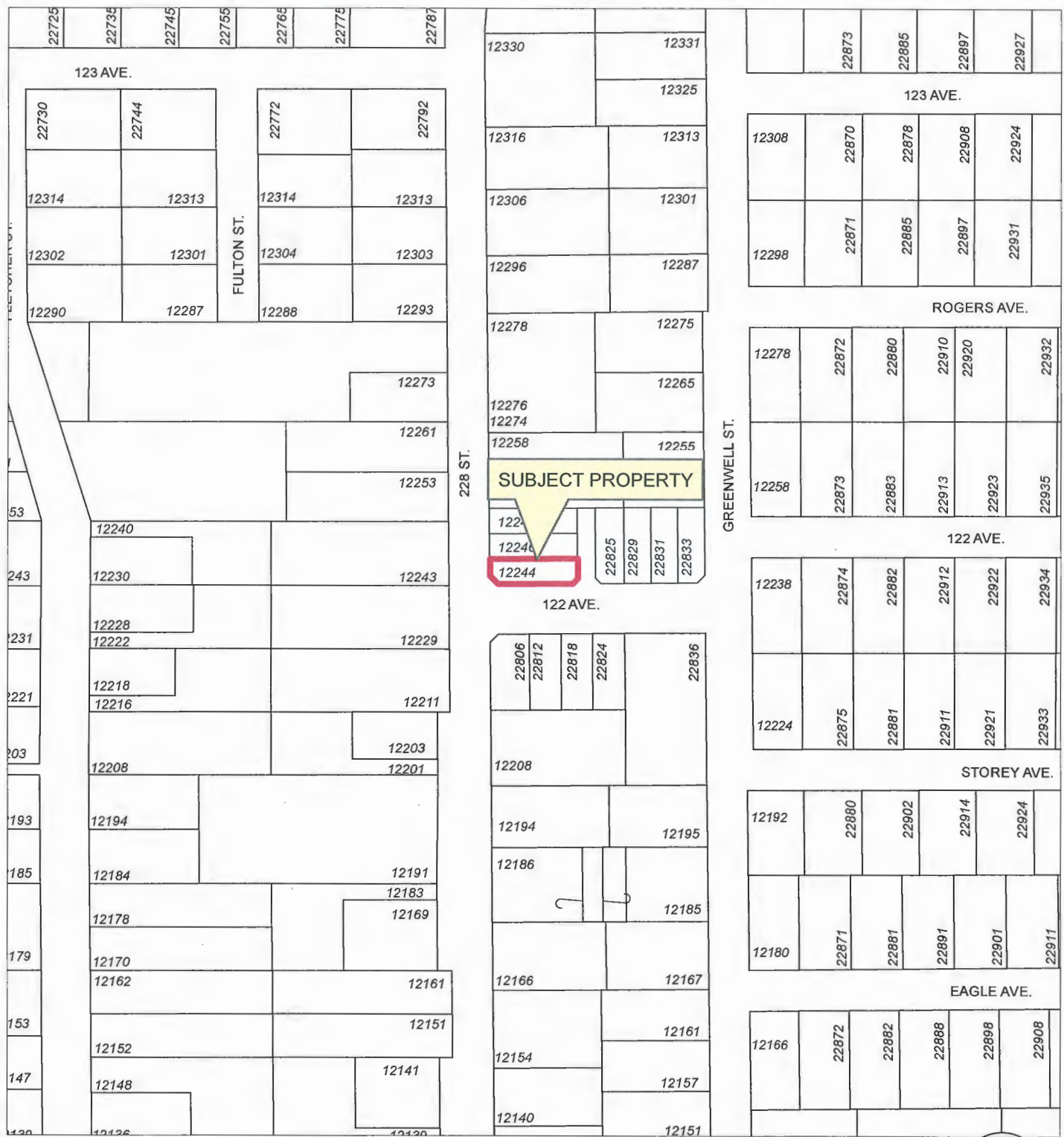
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

"Original signed by Kelly Swift"

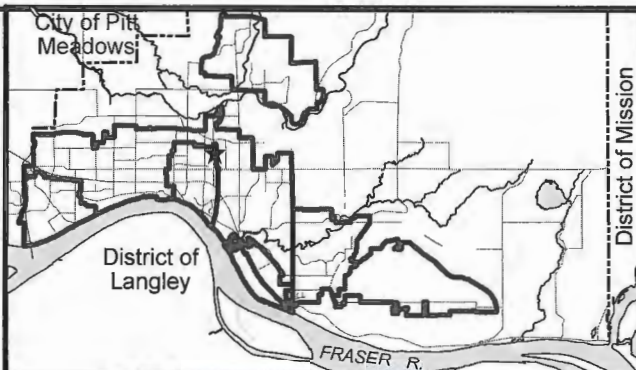
Concurrence: **Kelly Swift, MBA**
Acting Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Approved DP 2011-130-DP
Appendix D – Proposed plan



Scale: 1:2,000



12244 228 STREET
PID: 029-902-681

PLANNING DEPARTMENT



British Columbia

mapleridge.ca

FILE: 2019-261-VP
DATE: Jul 24, 2019

BY: PC

SITE PLAN

CIVIC ADDRESS
12244 228 STREET MAPLE RIDGE B.C.

LOT AREA = 298.12 M SQ
LOT COVERAGE @ 50 % = 149.06 M SQ = 1606.86 SQ FT
PROPOSED LOT COVERAGE @ 44.31 % = 1424.00 SQ FT

SET BACKS	ACTUAL	ALLOWED
PRINCIPAL BUILDING		
FRONT	3.00 M	3.00 M
REAR	12.91 M	11.00 M
LEFT INTERIOR	1.20 M	1.20 M
RIGHT EXTERIOR	2.07 M	2.00 M

DETACHED GARAGE

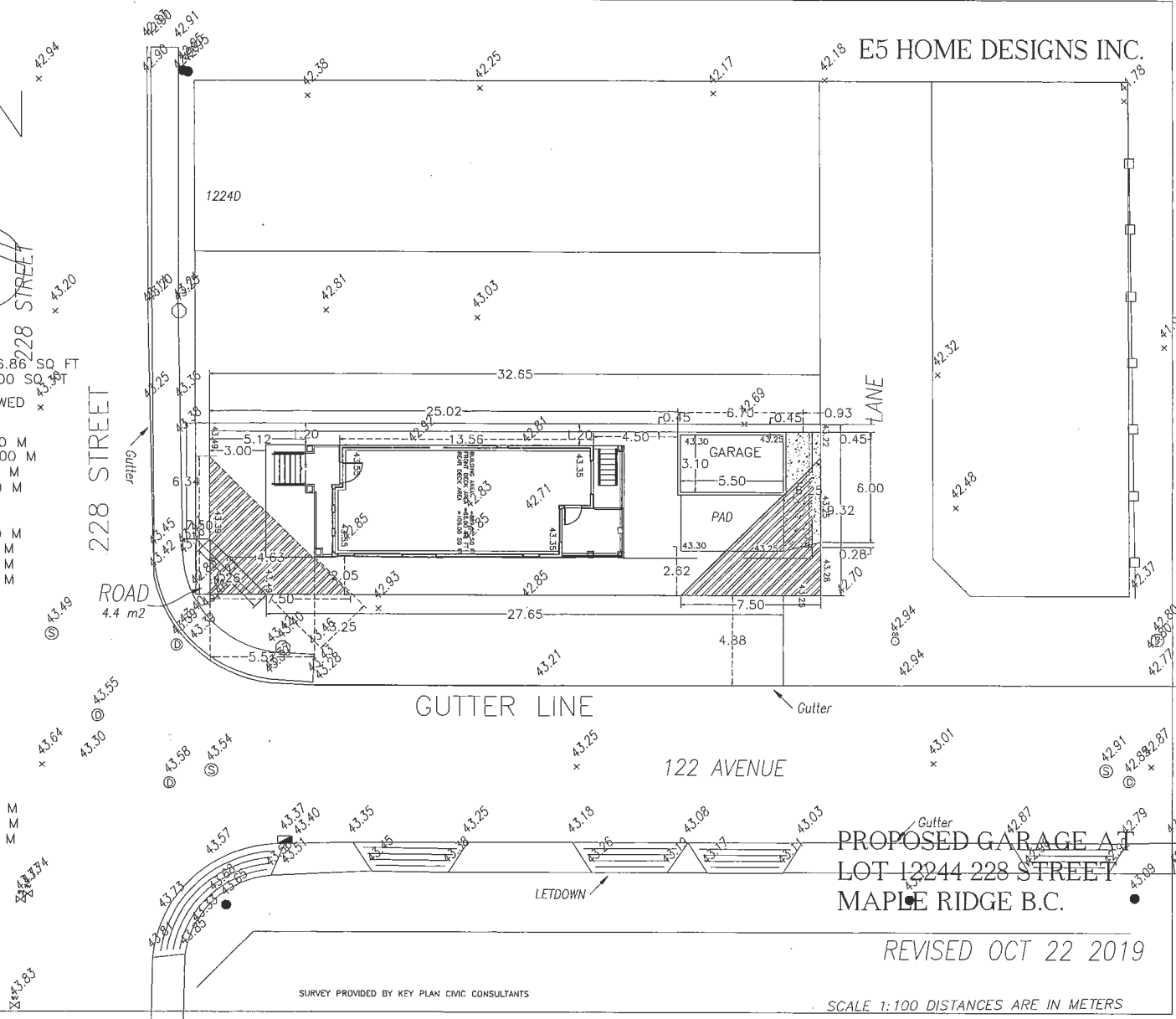
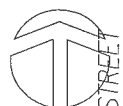
FRONT	25.02 M	11.00 M
REAR	0.93 M	0.45 M
RIGHT	0.45 M	0.45 M
LEFT	5.37 M	2.00 M

PROPOSED ELEVATIONS

ROOF RIDGE	52.17 M
ROOF PLATE	50.64 M
TOP FLOOR	48.20 M
MAIN FLOOR	45.15 M
BASEMENT	42.10 M
GARAGE	43.23 M

MBE	42.10 M
-----	---------

AFDDP	43.55 M
ARDDP	43.35 M
MAX. HEIGHT	8.57 M



E5 HOME DESIGNS INC.

PROPOSED GARAGE AT
LOT 12244 228 STREET
MAPLE RIDGE B.C.

REVISED OCT 22 2019

SURVEY PROVIDED BY KEY PLAN CIVIC CONSULTANTS

SCALE 1:100 DISTANCES ARE IN METERS

TO:	His Worship Mayor Michael Morden and Members of Council	MEETING DATE:	November 19, 2019
FROM:	Chief Administrative Officer	FILE NO:	11-5255-70-116
SUBJECT:	Award of Contract RFP-EN19-21: Engineering Design Services for 236 Street Water Pump Station Replacement		

EXECUTIVE SUMMARY:

The existing 236 Street water pump station was built in 1996 to service the Silver Valley community and the need for replacement was determined by the long-term Capital Works program. This need comes as a result of the existing pump station and all its pertinent equipment reaching the end of their design life coupled with high maintenance costs and the need to meet future demands of the developing Silver Valley area. The existing pump station site, located at the northeast corner of 13165 236 Street, is constrained and cannot accommodate many of the necessary upgrades that will be required.

A Request for Proposal (RFP) for Engineering Services was issued on September 12, 2019 and closed on October 10, 2019. The RFP was for the preliminary and detailed design of a new 236 Street water pump station at 13215 236 Street, which is the property just north of the existing pump station site. This location change will require some rerouting of existing watermain to accommodate the future pump station on the new site. Furthermore, as part of neighborhood urbanization, the design will include a concrete sidewalk with curb and gutter along the new water pump station's east property line, including a grass boulevard, street lighting and street trees.

Following a detailed analysis and evaluation of the proposals received, this report recommends that a Client/Consultant Agreement be executed with Stantec Consulting Ltd. (Stantec) for the amount of \$263,898.00 excluding taxes. This report also recommends that a \$50,000 contingency be established for unanticipated additional works. The project is largely funded through Development Cost Charges and Water Utility Capital funding.

An Invitation to Tender for construction of the 236 Street water pump station will be issued in summer 2020 which will allow for construction to commence in fall of 2020. This schedule is in accordance with the City's approved Financial Plan.

Council approval is required to award the contract to Stantec Consulting Ltd.

RECOMMENDATION:

That Contract RFP-EN19-21, Engineering Design Services for 236 Street Water Pump Station Replacement, be awarded to Stantec Consulting Ltd. in the amount of \$263,898.00 excluding taxes; and

That a contingency of \$50,000 for unanticipated additional works be approved; and further

That the Corporate Officer be authorized to execute the Contract.

DISCUSSION:

a) Background Context:

The existing 236 Street water pump station was built in 1996 to service the Silver Valley community and the need for replacement was determined by the long-term Capital Works program. This need comes as a result of the existing pump station and all its pertinent equipment reaching the end of their design life coupled with high maintenance costs and the need to meet future demands of the developing Silver valley area. The existing pump station site, located at the northeast corner of 13165 236 Street, is constrained and cannot accommodate many of the necessary upgrades that will be required.

A Request for Proposal (RFP) for Engineering Services was issued on September 12, 2019 and closed on October 10, 2019. The RFP was for the preliminary and detailed design of a new 236 Street water pump station at 13215 236 Street, which is the property just north of the existing pump station site. This location change will require some rerouting of existing watermain to accommodate the future pump station on the new site. Furthermore, as part of neighborhood urbanization, the design will include a concrete curb and gutter sidewalk along the new water pump station's east property line, including a grass boulevard for street lighting and street trees.

The scope of services includes civil, mechanical, structural, electrical, architectural, geotechnical, environmental, archaeological and construction support services. The construction inspection and contract administration services were optional items in the RFP and will be reviewed, if required, prior to the award of the Invitation to Tender.

An Invitation to Tender for construction of the 236 Street water pump station will be issued in summer 2020 which will allow for construction to commence in fall of 2020. This schedule is in accordance with the City's approved Financial Plan.

RFP Process and Evaluation

The RFP was posted on the City of Maple Ridge, Civic Info and BC Bid websites on September 12, 2019 with a closing date of October 10, 2019. Seven proposals were received before the closing date.

All proposals were evaluated in accordance with evaluation criteria provided to the proponents. After detailed analysis, the evaluation team concluded that Stantec submitted the highest rated and most technically sound proposal. When all factors are accounted for, Stantec's proposal provides the best value to the City. The average of the seven fee proposals submitted was \$328,664.00 and the highest fee proposal received was \$593,172.00.

b) Desired Outcome:

The desired outcome of this report is to obtain Council approval to proceed with the award of the contract to Stantec for the engineering services and establish funding for project contingencies.

c) Strategic Alignment:

Council's Strategic Plan provides direction to manage municipal infrastructure under various initiatives such as the Water Master Plan Update, the Development Cost Charge (DCC) Bylaw and Smart Managed Growth. Replacing the pump station with a new one and increasing its capacity is in line with the Council's Strategic Plan.

d) **Citizen/Customer Implications:**

The design process will include a public consultation process to obtain feedback from all stakeholders and to mitigate concerns, although impacts on the surrounding properties are expected to be minimal.

e) **Interdepartmental Implications:**


Operations and Parks staff will be consulted during the detailed design process to provide input for the design and constructability.

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

There is sufficient funds in LTC017086 for the design of the 236 Street water pump station.

CONCLUSIONS:

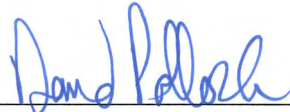
Stantec Consulting Ltd. has submitted the highest rated proposal for the Engineering Design Services for 236 Street water pump station replacement that provides the best value to the City. This report recommends Council approval to award the design assignment to Stantec Consulting Ltd. In addition, it is recommended that a contingency be established for unanticipated additional works.



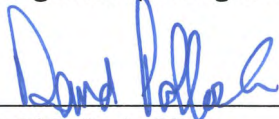
Prepared by: Maria Guerra, PEng., PMP
Acting Manager of Design & Construction




Financial: Trevor Thompson, BBA, CPA, CGA
Concurrence: Chief Financial Officer



Reviewed by: Joe Dingwall, PEng.
Acting Municipal Engineer



Approved by: David Pollock, PEng.
General Manager Engineering Services



Concurrence: Al Horsman
Chief Administrative Officer

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Municipal Equipment Purchase, one Single Axle Dump Truck with Underbody Plow and Sander

MEETING DATE: November 19, 2019
FILE NO: RFP OP19-19
MEETING: C o W

EXECUTIVE SUMMARY:

The approved Financial Plan includes funding for the purchase of one (1) single axle dump truck with underbody plow and sander. A public request for proposals to supply the single axle dump truck resulted in eleven (11) submissions being received. Following a detailed evaluation of the proposals, it is recommended that the contract to supply the single axle dump truck with underbody plow and sander be awarded to Harbour International Trucks Ltd.

RECOMMENDATION:

That the contract for the purchase of one (1) single axle dump truck with underbody plow and sander be awarded to Harbour International Trucks Ltd. in the amount of \$166,579.00 plus applicable taxes of approximately \$19,989.48 and furthermore,

That the Corporate Officer be authorized to execute the contract.

DISCUSSION:**a) Background Context:**

A Request for Proposal (RFP-OP19-19) for the supply of one (1) single axle dump truck with underbody plow and sander was publicly advertised on July 2, 2019 and closed July 29, 2019. Eleven (11) proposals were received and evaluated. The results of the evaluations recommend award of a 2020 International HV607 SBA 6X4 with Commercial Equipment to Harbour International Trucks Ltd.

b) Financial Implications:


The cost of the truck is within the approved budget under the equipment replacement reserve fund. Total purchase price for the unit is \$166,579.00 plus applicable taxes of approximately \$19,989.48. The existing truck will go to auction and the recovered funds will be allocated to the fleet replacement reserve fund.

CONCLUSION:

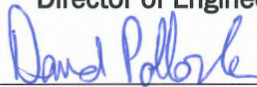
Following a public request for proposals, and analysis of the received submissions, it is recommended that the contract to supply one (1) single axle dump truck with underbody plow and sander should be awarded to Harbour International Trucks Ltd. and furthermore, that the Corporate Officer be authorized to execute the contract.



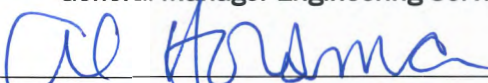
Prepared by: **Walter Oleschak**
Superintendent of Roads and Fleet

 FOR

Reviewed by: **James Storey**
Director of Engineering Operations



Approved by: **David Pollock PEng.**
General Manager Engineering Services



Concurrence: **Al Horsman**
Chief Administrative Officer

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Municipal Equipment Purchase, one Front End Loader with Articulating Tool Carrier

MEETING DATE: November 19, 2019
FILE NO: RFP OP19-64
MEETING: C o W

EXECUTIVE SUMMARY:

The approved Financial Plan includes funding for the purchase of one (1) front end loader with articulating carrier. A public request for proposals to supply the front end loader resulted in six (6) compliant submissions being received. Following a detailed evaluation of the proposals, it is recommended that the contract to supply the front end loader with articulating tool carrier be awarded to Inland Kenworth Ltd.

RECOMMENDATION:

That the contract for the purchase of one (1) front end loader with articulating tool carrier be awarded to Inland Kenworth Ltd. in the amount of \$197,500.00 plus applicable taxes of approximately \$23,700.00 and furthermore,

That the Corporate Officer be authorized to execute the contract.

DISCUSSION:**a) Background Context:**

A Request for Proposal (RFP-OP19-64) for the supply of one (1) front end loader with articulating tool carrier was publicly advertised on September 4, 2019 and closed September 24, 2019. Six (6) compliant proposals were received and reviewed by an evaluation team. The results of the evaluations recommend award of a 2020 Case 621G Front End Loader with Articulating Tool Carrier to Inland Kenworth Ltd.

b) Financial Implications:


The recommended front end loader is funded under the equipment replacement reserve fund and within the budget. Total purchase price for the unit is \$197,500.00 plus applicable taxes of approximately \$23,700.00. The existing loader will serve as the backup machine for snow and ice operations.

CONCLUSION:

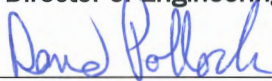
Following a public request for proposals, and analysis of the received submissions, it is recommended that the contract to supply one (1) front end loader with articulating tool carrier should be awarded to Inland Kenworth Ltd. and furthermore, that the Corporate Officer be authorized to execute the contract.



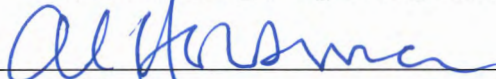
Prepared by: **Walter Oleschak**
Superintendent of Roads and Fleet

 FOR

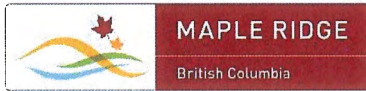
Reviewed by: **James Storey**
Director of Engineering Operations



Approved by: **David Pollock PEng.**
General Manager Engineering Services



Concurrence: **Al Horsman**
Chief Administrative Officer



City of Maple Ridge

TO: His Worship Mayor Mike Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: 2019/2020 Storm and Sanitary Sewer CCTV Program

MEETING DATE: November 19, 2019
FILE NO:
MEETING: Committee of the Whole

EXECUTIVE SUMMARY:

The City of Maple Ridge performs an ongoing Closed Circuit Television (CCTV) Inspection and sewer cleaning program. The resulting CCTV data is used to identify and prioritize critical maintenance, replacement and rehabilitation of the existing storm and sanitary sewer systems. In addition, the pre-cleaning works provide essential maintenance required for proper operation of the sewer systems.

As part of the provincially legislated Integrated Liquid Waste and Resource Management Plan municipalities are required to:

- Continually assess the performance and condition of municipal sewerage systems;
- Inspect (CCTV) municipal sanitary sewers on a twenty year cycle; and
- Maintain current maps of sewerage inspection, condition and repairs.

RECOMMENDATION(S):

That Contract ITT-OP19-42, 2019/2020 Storm and Sanitary Sewer CCTV Program, be awarded to C3 Mainline Inspections Inc. in the amount of \$349,437.26, excluding taxes; and

That the Corporate Officer be authorized to execute the contract.

DISCUSSION:

a) Background Context:

The City of Maple Ridge issued a formal Invitation to Tender (ITT) for CCTV pipeline inspection services for the 2019/2020 Storm and Sanitary Sewer CCTV Program. The work consists of the following:

Storm Sewer Pre-Cleaning and CCTV Inspection:

Pre-cleaning and CCTV inspection of approximately 45,350 lineal metre of storm sewers ranging in diameter from 150mm to 1500mm, representing approximately 13% of the entire storm system.

Sanitary Sewer CCTV Inspection:

CCTV inspection of approximately 41,000 lineal metres of sanitary sewers ranging in diameter from 150mm to 1800mm, representing approximately 13% of the entire sanitary sewer. Pre-cleaning of sanitary sewers have already been completed by City of Maple Ridge crews and is not included in this contract.

Note, a 2020/2021 Storm and Sanitary CCTV Program will be tendered in 2020.

An invitation to tender was posted to BC Bid, with four (4) compliant bids received prior to the October 31, 2019 closing:

	<u>Tender Price</u> <u>(excluding taxes)</u>
C3 Mainline Inspections Inc.	\$349,437.26
A&A Testing Ltd.	\$535,537.77
ABC Pipe Cleaning Services Ltd.	\$558,076.30
Dougness Holdings Ltd.	\$585,823.32

A detailed review of the tenders was completed and the lowest compliant bid was submitted by C3 Mainline Inspections Inc. in the amount of \$349,437.26, excluding taxes.

C3 Mainline Inspections Inc. has completed a number of projects with similar scope as the 2019/2020 Storm and Sanitary Sewer CCTV Program and is qualified to complete the works. C3 Mainline Inspections Inc. successfully completed the City of Maple Ridge's 2018 Storm and Sanitary Sewer CCTV Program and is suitably capable of completing the project successfully.

b) Desired Outcome(s):

The desired outcome of the project is to complete essential sewer maintenance tasks and gather data to assist in the identification of necessary maintenance, replacement and rehabilitation of the existing storm and sanitary sewer systems.

Furthermore, Engineering and Operations will use the data collected to assist with the development of Inflow and Infiltration (I&I) strategies and meet municipal requirements identified in Metro Vancouver's Liquid Waste and Resource Management Plan including:

- Continually assess the performance and condition of municipal sewerage systems;
- Inspect (CCTV) municipal sanitary sewers on a twenty year cycle; and
- Maintain current maps of sewerage inspection, condition and repairs.


c) Financial Implications:


The funding for this work is approved within the financial plan and is within budget. The project funding sources are as follows:


Account Number	Account Description	Funds Available (as of November 12, 2019)
1-99-09510-150	Video & Spot Repairs Sewer	\$186,306.00
1-99-09510-507	Sanitary CCTV Program	\$102,533.05
1-99-09520-200	Video & Spot Repairs Storm Sewer	\$299,547.05
Total Funds Available		\$588,386.10

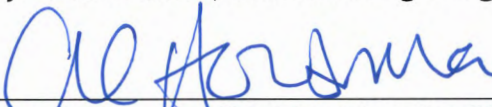
CONCLUSIONS:

The recommended contract award continues the City's commitment to infrastructure maintenance, renewal and replacement. Award of the contract would see the work completed December 2019 to April 2020.


Prepared by: Brent Messam, Engineering Technologist - Operations


Approved by: James Storey, Director of Engineering Operations


Approved by: David Pollock, General Manager Engineering Services


Concurrence: Al Horsman, Chief Administrative Officer

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Microsoft Enterprise Agreement

MEETING DATE: November 19, 2019
FILE NO:
MEETING: Committee of the Whole

EXECUTIVE SUMMARY:

The City of Maple Ridge relies on Microsoft software for its operating system, productivity application, email and database software. This software is critical in supporting staff in day-to-day operations and in providing services to our citizens. In order to keep the City's software up to date and secure, the City utilizes the Microsoft Enterprise Agreement (EA). The EA delivers software assurance for the City's licenced Microsoft on-premise products and cloud-based services, within a fixed price structure for a three-year term. Software assurance provides the upgrades and security patches for all software contained within the EA. The additional benefits of the EA are access to trial software at no cost, educational vouchers and consulting services to support the implementation of new and enhanced computing services.

The renewal cost for the EA is \$168,879.72 per year, for a three-year term.

RECOMMENDATION:

That staff enter into a three-year Microsoft Enterprise Agreement (EA) for an annual purchase price of \$168,879.72; and That the Corporate Officer be authorized to execute the Agreement.

DISCUSSION:**a) Background Context**

For approximately 20 years, the City of Maple Ridge has leveraged the benefits of the Microsoft EA to purchase, maintain and update the software required to support the client and server computing infrastructure used by City staff and for online services delivered to citizens. This software includes Microsoft Office, email and web services, desktop and server operating systems and databases. The City also utilizes the additional benefits of the EA which includes training for IT Staff and consulting services for large scale system deployments.

A critical element of the EA is Software Assurance which provides upgrades and patches for all software contained within the agreement. These upgrades and patches provide the City with the most up to date versions of software as well as all patches and upgrades available for known security flaws. In addition, the EA also maintains the cost structure of that software for the three-year period. All new licenses purchased within the three-year term of the EA are guaranteed to be at the prices set out in the agreement.

In November of 2016, the City entered into a three-year EA at a cost of approximately \$110,000 per year. The cost to renew the EA in November 2019 will be \$168,879.72.

There are several reasons for the increase in costs for the renewal of the EA as listed below.

1. Software vendors are changing the way they licence their software. Many vendors, including Microsoft are moving from a "purchase" model to a "software subscription" model. The "software subscription" model is more expensive and is another contributing factor in the increase cost of the EA.
2. Until recently the City used both Microsoft SQL and Oracle for its database services. The decision was made to eliminate the use of Oracle and consolidate all databases onto a single platform, Microsoft SQL. The move to Microsoft SQL has increased the licencing costs of database software. Although the transition is not yet complete, we have realized an initial decrease in Oracle licencing costs of approximately \$10,000. An additional reduction of approximately \$20,000 in Oracle will be achieved when the transition is complete.
3. The organization has grown over the past three years. This growth has provided new services to staff and citizens and has resulted in additional licence costs for both desktop and server related software.
4. We also see increased costs as a result of inflation.

b) Desired Outcome:

That Council endorse the staff recommendation to enter into a three-year Microsoft Enterprise Agreement with Microsoft for an annual purchase price of \$168,879.72.

c) Strategic Alignment:

The EA is closely aligned to the IT Strategic Plan that allows the City to keep software current, protected from known security flaws and allows access to and testing of new technologies as available to increase productivity and support new service delivery.

d) Citizen/Customer Implications:

The EA provides staff with access to all current and new versions of Microsoft software contained within the EA. The EA also provides all updates and patches for known security flaws.

e) Business Plan/Financial Implications:

The significant increase in costs of the EA has financial implications. Staff have mitigated this increase by carefully reviewing the licence requirements of each business unit and by reaching out to department heads through the IT Steering Committee to address licence issues. Staff are aware of the pending increase in licencing costs due to the aforementioned factors, and funding has been allocated in the proposed 2020 Budget to accommodate this increase.

f) Alternatives:

The City could choose to reduce the software contained within the EA. For example, Microsoft Office 365 could be eliminated at a savings of approximately \$20,000. However, this approach is not recommended as Microsoft Office 365 is the latest version of the productivity suite, containing several innovative and collaboration utilities that will drive efficiencies and increase collaboration across the organization. In addition, Microsoft Office 365 will be the only option when the City renews its EA in three years and so the cost savings will only be temporary. Another significant benefit to purchasing Office 365 is that it is a cloud-based service which reduces IT staff resources required to manage a local mail store.

CONCLUSION:

The City of Maple Ridge relies on Microsoft software for its operating system, productivity application, email and database software. This software is critical in supporting staff in day-to-day operations and in providing services to our citizens. In order to keep the City's software up to date and secure, the City utilizes the EA. The EA delivers software assurance for the City's licenced Microsoft on-premise products and cloud-based services, within a fixed price structure for a three-year term. Software assurance provides the upgrades and security patches for all software contained within the EA. The additional benefits of the EA are access to trial software at no cost, educational vouchers and consulting services to support the implementation of new and enhanced computing services.

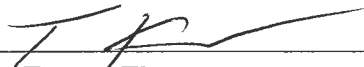
The renewal cost for the EA is \$168,879.72 per year, for a three-year term which is significantly higher than in 2016. The increased costs are due to several factors, including inflation, software subscription model, migration to Microsoft SQL and growth in internal and external services.

Staff are requesting that Council endorse the recommendation to enter into a Three-year Microsoft Enterprise Agreement for an annual purchase price of \$168,879.72.



Prepared

& Approved by: **Christina Crabtree**
Chief Information Officer



Reviewed by: **Trevor Thompson**
Chief Information Officer



Concurrence: **Al Horsman**
Chief Administrative Officer



TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: **2020 Acting Mayor Appointments and Government Agencies,
Committees & Commissions and Community Groups and Organization
Appointments**

MEETING DATE: November 19, 2019
FILE NO: 01-0530-01
MEETING: CoW

EXECUTIVE SUMMARY:

The attached list of appointments is presented to Council for consideration. The appointments for 2020 serve to extend the 2019 appointments for a further year.


RECOMMENDATION:

That the Acting Mayor schedule and appointments for December 2019 to November 2020 as attached to the staff report dated November 19, 2019 be approved; and further

That the appointments to Government Agencies, Advisory and/or Legislated Committees, Special Committees, Community Groups and Organizations and Standing Committees for December 2019 to December 2020 as attached to the staff report dated November 19, 2019 be approved.

DISCUSSION:

Council is required, under its Procedure Bylaw, to appoint from amongst its members, for defined periods of the year, members to serve on a rotating basis as the Acting Mayor. In addition, appointments to government agencies, committees and commissions and community groups and organizations are recommended. The attached lists provide the proposed appointments for the remainder of 2019 and for 2020. The appointments for 2020 serve to extend the 2019 appointments for a further year.


Prepared by: **Laura Benson, CPA, CMA**
Director of Corporate Administration


Approved by: **Al Horsman**
Chief Administration Officer

Attachments: A) Acting Mayor Appointments for 2019 to 2020
B) Government Agencies, Committees and Commissions and Community Groups and Organizations Appointments – 2020



2020 ACTING MAYOR

December 2019/January 2020	Councillor C. Meadus
February/March 2020	Councillor G. Robson
April/May 2020	Councillor J. Dueck
June/July 2020	Councillor R. Svendsen
August/September 2020	Councillor A. Yousef
October/November 2020	Councillor K. Duncan

City of Maple Ridge
Appointments to Government Agencies, Advisory and/or Legislated Committees and
Commissions, Special and/or Standing Committees and
Community Groups and Organizations
2020 REVISED (November 18, 2019)

Government Agencies	2019 Appointments	2020 Appointments
Fraser Basin Council	Councillor Meadus Alternate: Councillor Duncan	Councillor Meadus Alternate: Councillor Robson
Fraser Valley Regional Library	Councillor Svendsen Alternate: Councillor Yousef	Councillor Svendsen Alternate: Councillor Yousef
Metro Vancouver Regional District Board of Directors	Mayor Morden Alternate: Councillor Dueck	Mayor Morden Alternate: Councillor Dueck
Mayors' Council on Regional Transportation	Mayor Morden Alternate: Councillor Dueck	Mayor Morden Alternate: Councillor Dueck
Metro Vancouver Mayors' Committee	Mayor Morden	Mayor Morden
Advisory and/or Legislated Committees	2019 Appointments	2020 Appointments
Agricultural Advisory Committee	Councillor Robson Councillor Svendsen	Councillor Robson Alternate: Councillor Svendsen
Community Heritage Commission	Councillor Svendsen Alternate: Councillor Duncan	Councillor Svendsen Alternate: Councillor Robson
Economic Development Committee	Councillor Yousef Alternate: Councillor Meadus	Councillor Yousef Alternate: Councillor Meadus
Environmental Advisory Committee	Councillor Dueck Alternate: Councillor Svendsen	Councillor Dueck Alternate: Councillor Svendsen
Municipal Advisory Committee on Accessibility and Inclusiveness	Councillor Duncan/ Councillor Meadus Alternate: Councillor Svendsen	Councillor Meadus Alternate: Councillor Svendsen
Public Art Steering Committee	Councillor Svendsen Alternate: Councillor Duncan/ Councillor Meadus	Councillor Svendsen Alternate: Councillor Meadus
Social Policy Advisory Committee	Councillor Dueck Alternate: Councillor Meadus	Councillor Dueck Alternate: Councillor Meadus
Transportation Advisory Committee	Councillor Yousef Alternate: Councillor Meadus	Councillor Yousef Alternate: Councillor Meadus
Special Committees	2019 Appointments	2020 Appointments
Parcel Tax Review Panel (formerly Court of Revision or Frontage Tax)	Mayor Councillor Yousef	Mayor Councillor Yousef
Pitt Meadows Airport Society	Mayor Morden Councillor Robson Chief Administrative Officer	Mayor Morden Councillor Robson Chief Administrative Officer
Maple Ridge & Pitt Meadows Policing Task Force	Mayor Morden Councillor Robson	Mayor Morden Councillor Robson

Appointments to Government Agencies, Advisory and/or Legislated Committees and Commissions, Special and/or Standing Committees and Community Groups and Organizations – 2020

Page 2

Standing Committees	2019 Appointments	2020 Appointments
Audit & Finance Committee	All Members of Council	N/A
Community Groups & Organizations/Liaisons	2019 Appointments	*2020 Appointments
Alouette River Management Society	Councillor Meadus Alternate: Councillor Robson	Councillor Meadus Alternate: Councillor Robson
Business Improvement Association	Councillor Robson Alternate: Councillor Yousef	Councillor Robson Alternate: Councillor Yousef
Chamber of Commerce	Councillor Dueck Alternate: Councillor Meadus	Councillor Dueck Alternate: Councillor Meadus
Fraser Health Authority	Mayor Morden Alternate: Councillor Dueck	Mayor Morden Alternate: Councillor Dueck
Fraser Regional Correctional Centre	Councillor Robson Alternate: Councillor Yousef	Councillor Robson Alternate: Councillor Yousef
Ridge Meadows Seniors Society	Councillor Yousef Alternate: Councillor Duncan	Councillor Yousef Alternate: Councillor Duncan
Malcolm Knapp Research Forest Community Advisory Board	Councillor Duncan	Councillor Duncan
Maple Ridge Pitt Meadows Arts Council	Councillor Duncan Alternate: Councillor Svendsen	Councillor Meadus Alternate: Councillor Svendsen
Ridge Meadows Recycling Society	Councillor Meadus Alternate: Councillor Robson	Councillor Meadus Alternate: Councillor Robson
Ridge Meadows Youth Justice Advocacy Association	Mayor Morden Alternate: Councillor Dueck	Mayor Morden Alternate: Councillor Dueck
		* Under Review



TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Policy - Petitions to Council

MEETING DATE: November 19, 2019
FILE NO: 01-0340-50
MEETING: Committee of the Whole

EXECUTIVE SUMMARY:

There are numerous ways in which the public may engage with City Council and express their views. One method is by formal petition, which allows a petitioner to gather any number of signatories to add strength to their viewpoint. Clear format requirements and a consistent process for handling petitions will enhance transparency and ensure procedural fairness. In April 2019, Council approved a Council Workplan Matrix which included direction to establish procedures governing the handling of petitions. Attachment A to this report is a proposed policy for Council consideration.

RECOMMENDATION:

That the Petitions to Council Policy attached to the staff report dated November 19, 2019 be approved.

DISCUSSION:

a) **Background Context:**

Section 82 of the *Community Charter* states that:

- 1) A petition to a council is deemed to be presented to council when it is filed with the corporate officer.
- 2) A petition to a council must include the full name and residential address of each petitioner.

A policy providing clear requirements of petitioners and establishing procedures for handling petitions is required to ensure transparency and fairness. The attached Petitions to Council policy was drafted following the review of best practices employed by other municipalities. Furthermore, it goes one step further in allowing for online web-based petitions to provide broader access to potential supporters by petitioners. However, this also has the potential to attract signatories from outside Maple Ridge and further abroad. In order to ensure the petition can be considered in totality as well as from a local perspective, the policy proposes that non-local petition signatories without local property or business interests be counted separately.

b) **Desired Outcome:**

The attached policy will provide the public and Council with clear requirements for submitting petitions and procedures outlining how petitions will be handled once received.

c) **Strategic Alignment:**

The new policy is in alignment with Council Strategic Plan "Community Pride and Spirit" and allows citizens, property owners and business owners to join together and engage with Council by voicing their support or opposition through formal petition.

d) **Citizen/Customer Implications:**

The policy will be posted on the City's website and open government portal.

e) **Financial Implications:**

The policy states, under "Responsibilities," that Council must pass a resolution if verification of signatories is required. This could be a time-consuming process for lengthy petitions, and Council would need to weigh the potential credibility the petition may gain through a verification process with the cost.

CONCLUSION:

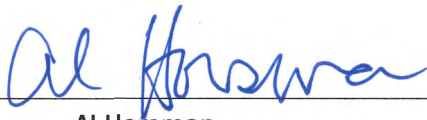
A proposed Petitions to Council Policy outlines requirements and a process for handling petitions. The policy will provide the public with a clear and transparent method for engaging with City Council, while strengthening their views with supporting signatories. Clear format requirements and a consistent process for handling petitions will enhance transparency and ensure procedural fairness.



Prepared by: Stephanie Nichols
Deputy Corporate Officer



Reviewed by: Laura Benson, CPA, CMA
Director of Corporate Support



Concurrence: Al Horsman
Chief Administrative Officer

Attachments:

(A) Proposed Petitions to Council Policy



POLICY MANUAL

Title: Petitions to Council	Policy No : Supersedes: n/a
Authority: <input checked="" type="checkbox"/> Legislative <input type="checkbox"/> Operational Approval: <input checked="" type="checkbox"/> Council <input type="checkbox"/> CMT <input type="checkbox"/> General Manager	Effective Date: November 12, 2019 Review Date: Nov 2020
Policy Statement: The City of Maple Ridge is committed to engagement and supports petitions as a tool for citizens to have input into Council's decision-making process.	
Purpose: This policy outlines the process for receipt and forwarding of public petitions to Council, and their placement on the Regular Council agenda. This policy does not apply to petitions relating to Local Service Taxes or petitions regulated by a City bylaw or senior government regulations.	
Definitions: <u>Petition</u> – a formal written or electronic request addressed to Council signed by multiple individuals. A petition is used to draw attention to an issue of public interest or concern, to provide support or opposition to a matter currently under debate by Council, or to ask Council to take some action. In addition to paper format, a petition can also take the following forms: <ul style="list-style-type: none"> • <u>Electronic Petition</u> – a PDF file created by scanning a paper petition, or • <u>Online Petition</u> – a form of petition whereby signatories agree electronically to the petition text, usually by adding their name and email address on a web page or online form. <u>Petitioner</u> – a person preparing and submitting a request described above. This individual is the person leading the petition process. <u>Signatories</u> are individuals who choose to make public their agreement with the text of the petition by signing or electronically agreeing to it and providing personal information for public scrutiny. Petitioners are required to provide the total numbers of: <ul style="list-style-type: none"> • <u>Local Signatories</u> – residents of Maple Ridge who have provided their Maple Ridge address on the petition, and property and/or business owners who have provided their Maple Ridge property and/or business address in addition to their residential address within or outside of Maple Ridge; and • <u>Non-local Signatories</u> – signatories not meeting the definition of local signatories. 	

Requirements:

For the purposes of public transparency, credibility and compliance with information and privacy legislation, petitions must be submitted to the Corporate Officer. Petitioners shall not directly present a petition to any member of Council.

1. All petitions, whether on paper or online format must:
 - 1.1. be addressed to City of Maple Ridge Council, to the attention of the Corporate Officer;
 - 1.2. request a particular action within the authority of Council;
 - 1.3. identify the name, phone number and email address of the primary petitioner
 - 1.4. number each page and indicate the total number of pages on the first page;
 - 1.5. indicate the total number of local signatories and total number of non-local signatories;
 - 1.6. be appropriate and respectful and must not contain improper or offensive language.
2. In addition to items 1.1 through 1.6, Paper Petitions must:
 - 2.1. be submitted by mail or in person to the attention of the Corporate Officer;
 - 2.2. clearly disclose on the top of all pages that it will be considered a public document at the City of Maple Ridge and that information contained in it may be subject to the scrutiny of City Officials and/or staff and members of the general public (see appendices for sample wording);
 - 2.3. be legible, typewritten or printed in ink (no pencil);
 - 2.4. list the request of the petition at the top of each page, for multiple-page petitions; and,
 - 2.5. Include an original signature for each signatory along with their name and full address.
3. In addition to items 1.1 through 1.6, Online Petitions must:
 - 3.1. be submitted to the Corporate Officer by emailing a PDF attachment to clerks@mapleridge.ca or printed and submitted by mail or in person to the attention of the Corporate Officer;
 - 3.2. clearly disclose that the petition will be considered a public document and that information contained in it may be subject to the scrutiny of City Officials, staff and members of the public (see appendices for sample wording);
 - 3.3. include a name, full address and valid email address for each signatory; and
 - 3.4. list the text of the petition at the top of each page, for multiple-page petitions.

It is strongly recommended that petitioners using an online platform check with the City prior to beginning, to ensure the format will meet City requirements.

Appendix A illustrates a template of a petition

Appendix B illustrates a sample petition

Key Areas of Responsibility	
Action to Take	Responsibility
<ul style="list-style-type: none">Receiving petitions and providing petitioner with confirmation of receiptDetermining whether petitions meet the requirements of this PolicyAdvising Council and staff, and placing petitions on Council agendasDetermining whether petitions satisfy the provisions of the <i>Freedom of Information and Protection of Privacy Act</i>, and if not, how this will be resolved (e.g. redaction by City staff; redacted version resubmitted by primary petitioner)Retaining valid petitions and making them available for public viewing upon request	Corporate Officer
Where Council requires a verification process of petition signatories, a resolution is required along with a funding allocation.	Council

Appendix A

Sample Petition Template

PETITION TITLE

To: Mayor and Council of the City of Maple Ridge
c/o Corporate Officer
11995 Haney Place
Maple Ridge BC V2X 6A9

☐ via email: clerks@mapleridge.ca

We the undersigned, petition Mayor and Council of the City of Maple Ridge as follows:

INSERT REQUEST OF PETITION HERE

By signing this petition, I hereby acknowledge that this petition will become a public document at the City of Maple Ridge and that all information contained in it will be made available for public scrutiny and will be retained by the City according to the City's Records Management Program. Questions about the collection and disclosure of personal information contained in this petition should be directed to foi@mapleridge.ca or by phone at 604-467-7482.

[illegible]

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Appendix B

Sample Petition

REQUEST FOR MORE ICE TIME

To: Mayor and Council of the City of Maple Ridge ☐ via email: clerks@mapleridge.ca
 c/o Corporate Officer
 11995 Haney Place
 Maple Ridge, BC V2X 6A9

We the undersigned, petition Mayor and Council of the City of Maple Ridge as follows:

AS PARENTS OF YOUNG HOCKEY AND RINGETTE PLAYERS, WE WOULD LIKE MORE PRACTICE TIME ON HOME ICE. WE REQUEST THAT COUNCIL CONSIDERS OUR REQUEST AT THE NEXT AVAILABLE OPPORTUNITY, AND THAT THE PETITIONER IS ADVISED OF WHEN THIS PUBLIC MEETING WILL BE HELD.

By signing this petition, I hereby acknowledge that this petition will become a public document at the City of Maple Ridge and that all information contained in it will be made available for public scrutiny and will be retained by the City according to the City's Records Management Program. Questions about the collection and disclosure of personal information contained in this petition should be directed to foi@mapleridge.ca or by phone at 604-467-7482.

Name	Full Residential Address	Signature	
John Doe	5432 Main Street, Maple Ridge, BC V2X 6A9	<i>JDoe</i>	} Two local
Donald Duck	1234 Central Ave, Maple Ridge, BC V2X 4R3	<i>Don Duck</i>	
Mort Parker	321 First Avenue, Moose Jaw, SK R7V 3N0	<i>M Parker</i>	} One local
- property owned at	12898 H Street, Maple Ridge, BC V2X 6A9		
Abe Lincoln	113 Main Street, Cold River, AB T2J 7N4	<i>Abe Lincoln</i>	} One non-local
TOTALS:	3 local signatories		
	1 non-local signatory		
	Petitioner John Doe, address above		
	Email: jdoe@gmail.com Phone: 123-456-7890		