City of Maple Ridge

COUNCIL MEETING AGENDA
March 28, 2017
7:00 p.m.
Council Chamber

MEETING DECORUM

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

Note: This Agenda is also posted on the City's Web Site at www.mapleridge.ca

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

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100 *CALL TO ORDER*

200 *AMENDMENTS TO THE AGENDA*

300 *APPROVAL OF THE AGENDA*

400 *ADOPTION AND RECEIPT OF MINUTES*

401 Minutes of the Special Council Meeting of March 7, 2017 and the Regular Council Meeting of March 14, 2017

402 Minutes to the Public Hearing of March 21, 2017

500 *PRESENTATIONS AT THE REQUEST OF COUNCIL*

600 *DELEGATIONS*

601 **Maple Ridge Community Heritage Commission Update**

- Brenda Smith, Chair

602 **Family History Group – Evolution of a Citizen**

- Edmund Pope

700 *ITEMS ON CONSENT*

701 *Minutes*

701.1 Minutes of the Development Agreements Committee Meetings of March 8, 14 and 20, 2017

701.2 Minutes of Meetings of Committees and Commissions of Council

- Advisory Design Panel – February 14, 2017
- Advisory Design Panel – February 15, 2017
- Environmental Advisory Committee – January 11, 2017

701.3 Minutes of the Committee of the Whole of March 6, 2017

702 *Reports*

702.1 **Disbursements for the month ended February 28, 2017**

Staff report dated March 20, 2017 recommending that the disbursements for the month ended February 28, 2017 be received for information.

702.2 **2017 Council Expenses**

Staff report dated March 20, 2017 providing an update on Council expenses to the end of January and February 2017.

703 *Correspondence*

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

From the March 14, 2017 Closed Council Meeting

Item 04.01 Agricultural Advisory Committee Membership – 2017-2018 Member Appointment of Braden Hansen
Item 04.02 License to Occupy for Temporary Sales Office at 22633 Selkirk Avenue for Falcon Village Development Ltd.

800 *UNFINISHED BUSINESS*

Note: Item 801 was deferred at the March 14, 2017 Council Meeting

801 **Ripe TX – Taxi License Application**

Staff report dated February 20, 2017 recommending that a letter be submitted to the Passenger Transportation Board summarizing comments in the staff report and indicating that the City of Maple Ridge does not support the application by Ripe TX for new taxi licenses to operate in the Greater Vancouver Regional District.

900 *CORRESPONDENCE*

1000 *BYLAWS*

Note: Items 1001 to 1004 are from the March 21, 2017 Public Hearing

Bylaws for Third Reading

1001 **2016-175-RZ, 23711 132 Avenue**

1001.1 **Maple Ridge Official Community Bylaw No. 7305-2016**
To designate from Conservation to Low Density Urban
Third reading

1001.2 **Maple Ride Zone Amending Bylaw No. 7258-2016**
To rezone from RS-2 (One Family Suburban Residential) and RS-3 (One Family Rural Residential) to RS-1b (One Family [Medium Density] Urban Residential) to permit future subdivision into three single family lots and one remainder lot
Third reading

1002 **2016-034-RZ, 12358 216 Avenue**
Maple Ridge Zone Amending Bylaw No. 7247-2016
To rezone from RS-1 (One Family Urban Residential) to RS-1b (One Family [Medium Density] Urban Residential) to permit a future subdivision of approximately two lots
Third reading

1003 **2015-345-RZ, 12106 230 Street**
Maple Ridge Zone Amending Bylaw No. 7205-2016
To rezone from RS-1 (One Family Urban Residential) and RS-3 (One Family Rural Residential) to R-1 (Residential District) to permit a future subdivision of approximately two lots
Third reading

1004 **2016-009-RZ, 23729 Dewdney Trunk Road**
Maple Ridge Zone Amending Bylaw No. 7220-2016
To rezone from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential) to permit future construction of a 41 unit multi-family development
Third reading

Note: Item 1005 was given third reading and adopted at the February 28, 2017 Council Meeting. Only third reading was required. The motion for third reading and adoption should therefore be repealed and the bylaw be given third reading only.

1005 **2016-039-RZ, 11941 240 Street**
Maple Ridge Zone Amending Bylaw No. 7229-2016
To rezone from CS-1 (Service Commercial) to C-2 (Community Commercial) to permit the future construction of a Tim Hortons restaurant and drive-through)
Repeal of third reading and adoption
Third reading

<u>Bylaws for Adoption</u>

1006 **2012-013-RZ, 24152 112 Avenue**
Staff report dated March 28, 2017 recommending adoption

1006.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7040-2013**
To designate from Institutional and Low Density Residential to Low/Medium Density Residential, Conservation and Park
Adoption

1006.2 **Maple Ridge Zone Amending Bylaw No. 7041-2013**
To rezone from RS-3 (One Family Rural Residential) to RS-1b (One Family Urban [Medium Density] Residential) and P-1 (Park and School) to permit a future subdivision of approximately 25 lots and a neighbourhood park
Adoption

1007 **Robinson Eco Cluster Local Area Service Bylaw No. 7277-2016**
To authorize a municipal service to maintain enhanced landscape areas
Adoption

1008 **East Hampstead Local Area Service Bylaw No. 7278-2016**
To authorize a municipal service to maintain enhanced landscape areas
Adoption

COMMITTEE REPORTS AND RECOMMENDATIONS

1100 *COMMITTEE OF THE WHOLE*

The following issues were presented at an earlier Committee of the Whole meeting with the recommendations being brought to this meeting for City Council consideration and final approval. The Committee of the Whole meeting is open to the public and is held in the Council Chamber at 1:00 p.m. on the Monday the week prior to this meeting.

Public Works and Development Services

1101 **2016-209-RZ, 20421 123 Avenue, RS-1 to RS-1b**

Staff report dated March 20, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7264-2016 to rezone from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban [Medium Density] Residential) to permit a 2 lot subdivision be given second reading and be forwarded to Public Hearing.

1102 **2012-013-DVP, 24152 112 Avenue**

Staff report dated March 20, 2017 recommending that the Corporate Officer be authorized to sign and seal 2012-013-DVP to reduce the required width of the constructed road on 242 Street from an urban collector width to an urban local width across the frontage of the park.

1103 **2017-050-DVP, 12260 250 Street**

Staff report dated March 20, 2017 recommending that the Corporate Officer be authorized to sign and seal 2017-050-DVP to vary the requirement to construct 250 Street to the north edge of the property line and to vary the requirement for full urban upgrades.

1104 **Award of Contract, Municipal Equipment Purchase, Two Tandem Axle Dump Trucks with Underbody Plow and Sander – Revised Report**

Staff report dated March 28, 2017 recommending that the contract for the purchase of two tandem axle dump trucks be awarded to Harbour International Trucks Ltd. and that the Corporate Officer be authorized to execute the contract.

Financial and Corporate Services (including Fire and Police)

Note: **Items 1131 and 1132 have been added to the "Items on Consent" agenda**

1131 **Disbursements for the month ended February 28, 2017**

1132 **2017 Council Expenses**

Parks, Recreation & Culture

1151

Administration

1171 **Partnering Agreement – Employment Land Investment Incentive Program**

Staff report dated March 20, 2017 recommending that the Corporate Officer be authorized to execute Partnering Agreements with 874668 BC Ltd. under building permits 16-112807, 16-112814 and 16-116919.

Other Committee Issues

1191

1200 *STAFF REPORTS*

1201 2016-325-CU, 22606 Dewdney Trunk Road

Staff report dated February 28, 2017 recommending that the Corporate Officer by authorized to sign and seal 2016-325-CU for a taxi dispatch office and taxi parking.

1300 *OTHER MATTERS DEEMED EXPEDIENT*

1400 *NOTICES OF MOTION AND MATTERS FOR FUTURE MEETING*

1500 *QUESTIONS FROM THE PUBLIC*

1600 *ADJOURNMENT*

QUESTION PERIOD

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

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

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

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

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

For more information on these opportunities contact:

Clerk's Department at 604-463-5221 or clerks@mapleridge.ca.
Mayor and Council at mayorandcouncil@mapleridge.ca.

*Checked by:*_____
Date: _____

401 Minutes of the Regular Council Meetings

City of Maple Ridge

SPECIAL COUNCIL MEETING MINUTES

March 7, 2017

The Minutes of the Special City Council Meeting held on March 7, 2017 at 4:30 p.m. in the Blaney Room of City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

PRESENT

Elected Officials	*Appointed Staff*
Mayor N. Read	E.C. Swabey, Chief Administrative Officer
Councillor G. Robson	D. Cramb, Acting General Manager of Parks, Recreation & Culture
Councillor T. Shymkiw	
Councillor C. Speirs	C. Nolan, Acting General Manager Corporate and Financial Services
ABSENT	D. Pollock, Acting General Manager Public Works and Development Services
Councillor C. Bell	
Councillor K. Duncan	L. Darcus, Manager of Legislative Services
Councillor B. Masse	*Other staff as required*
	R. MacNair, Manager of Bylaws and Licenses
	F. Armstrong, Manager of Communications
	V. Richmond, Manager of Parks Planning and Operations

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

1.0 *CALL TO ORDER*

2.0 *APPROVAL OF THE AGENDA*

R/2017-113
It was moved and seconded
That the agenda be approved as circulated.

CARRIED

3.0 *NOTICE OF CLOSED COUNCIL MEETING*

R/2017-114
It was moved and seconded

That the Council meeting immediately following this meeting be closed to the public pursuant to Section 90(1) of the Community Charter as the subject matter being considered relates to the following:

1. Section 90(1)(g) Litigation or potential litigation affecting the municipality.

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

CARRIED

1600 *ADJOURNMENT* – 4:34 p.m.

N. Read, Mayor

Certified Correct

L. Darcus, Corporate Officer

City of Maple Ridge

COUNCIL MEETING MINUTES

March 14, 2017

The Minutes of the City Council Meeting held on March 14, 2017 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

Elected Officials	*Appointed Staff*
Mayor N. Read	E.C. Swabey, Chief Administrative Officer
Councillor K. Duncan	D. Boag, Acting General Manager of Parks, Recreation & Culture
Councillor B. Masse	P. Gill, General Manager Corporate and Financial Services
Councillor G. Robson	F. Quinn, General Manager Public Works and Development Services
Councillor T. Shymkiw	C. Goddard, Acting Director of Planning
Councillor C. Speirs	L. Darcus, Manager of Legislative Services
Absent	A. Gaunt, Confidential Secretary
Councillor C. Bell	*Other staff as required*
	R. MacNair, Manager of Bylaws and Licenses

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

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

100 *CALL TO ORDER*

200 *AMENDMENTS TO THE AGENDA*

Item 1151 will be dealt with following Item 600 Delegations

300 *APPROVAL OF THE AGENDA*

The agenda was approved as amended.

400 *ADOPTION AND RECEIPT OF MINUTES*

401 Minutes of the Regular Council Meeting of February 28, 2017

R/2017-115
It was moved and seconded

That the minutes of the Regular Council Meeting of February 28, 2017 be adopted as circulated.

CARRIED

500 *PRESENTATIONS AT THE REQUEST OF COUNCIL* – Nil

600 *DELEGATIONS*

601 **Ridge Meadows Minor Hockey Association ("RMMHA")**

- **Derek Gullmes, Vice President of Administration/ VP C Hockey**

Mr. Gullmes gave a PowerPoint presentation providing a background on the Ridge Meadows Minor Hockey Association, how the organization is run, and community involvement in the Association and registration information. He outlined the concerns of the Association pertaining to the provision of ice time, costs and lack of facilities. Mr. Gullmes put forward a suggestion on the use of a temporary floor in the Cam Neely arena.

R/2017-116
It was moved and seconded

That a staff report be provided on subsidized ice time and the impact on hours of use based on the availability of a temporary dry floor for use at the Cam Neely arena.

CARRIED

602 **Ridge Meadows Minor Lacrosse Association**

- **Kelli Semple Borkowsky, Facilities Allocator**

Ms. Semple Borkowsky advised on issues encountered by the Ridge Meadows Minor Lacrosse Association including lack of facility time, increasing expenses and concerns over turf. She expressed concern that facilities in Maple Ridge are not keeping up with the growth of participation in lacrosse and explained differences between lacrosse for boys and lacrosse for girls which creates an impact on field time. Ms. Semple Borkowsky referred to a list of immediate needs of the Lacrosse Association.

R/2017-117
It was moved and seconded

That staff obtain a list of immediate needs of the Ridge Meadows Minor Lacrosse Association and provide a report outlining items which can be dealt with on an immediate basis.

CARRIED

603 **Concerned Citizens over the Proposed 250 Street Commercial Chicken Farm**

- **Wanda Merriman**

Ms. Merriman acknowledged that the commercial chicken farm proposed for 250 Street would currently not go ahead. She expressed that it was important to the neighbouring residents that ongoing concerns be expressed and outlined concerns with the proposed facility and the negative impact of a commercial chicken farm on a neighbourhood. She submitted a petition against the proposed 250 Street commercial chicken farm which was distributed to Council.

(Link to petition. A hard copy can be provided by the Clerk's Department upon request)

The Mayor responded that municipal councils have little authority over agricultural lands as those are regulated under provincial legislation. One small way municipalities can have an impact is through setbacks, however a municipality cannot ban a farm use on land within the Agricultural Land Reserve.

700 ***ITEMS ON CONSENT***

701 ***Minutes***

701.1 Minutes of the Development Agreements Committee of February 27 and 28(2), 2017 and March 1, 2017

701.2 Minutes of Meetings of Committees and Commissions of Council

- Active Transportation Advisory Committee – January 25, 2017
- Agricultural Advisory Committee – November 24, 2016
- Community Heritage Commission – January 3, 2017
- Community Heritage Commission – February 7, 2017
- Public Art Steering Committee – January 24, 2017
- Social Policy Advisory Committee – January 4, 2017

702 ***Reports*** – Nil

703 ***Correspondence*** – Nil

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

From the March 7, 2017 Special Closed Council Meeting

Item 02.01 Naming Opportunity - to name the all-weather field at "Merkley Park the Karina LeBlanc Field at Merkley Park"
Item 02.02 Wharf Street Truck Traffic – denial of business licence for owners and trucking operation at 19966 Wharf Street

R/2017-118
It was moved and seconded
That Items 701.1, 701.2 and 703 on the "Items on Consent" agenda be received.

CARRIED

Note: Item 1151 was dealt with prior to Section 800 Unfinished Business

800 *UNFINISHED BUSINESS*

801 **Potential Change to Format of Council Meeting Schedule**

Staff report dated March 14, 2017 providing information on potential changes to the format of the Council Meeting schedule.

The Manager of Legislative Services reviewed the staff report.

802 **Motion by Councillor Shymkiw**

Motion resolving to change the current format of the Council Meeting Schedule

Councillor Shymkiw advised on the reasons for his motion. He indicated that he is interested in the change to the current meeting format on a trial basis

R/2017-119
It was moved and seconded
Whereas the Maple Ridge Council Procedure Bylaw No. 6472-2007 and amendments thereto allows for Council to create Council Workshop meetings to conduct Workshop business;

And whereas there is no requirement to have such meeting under this bylaw;

Therefore be it resolved that,

Beginning April 1, 2017 meetings of Council Workshop schedule three Monday mornings each month cease for a five month trial period, and all business normally conducted at Council Workshop be transferred to a Committee of the Whole meeting where reports and other city business will be considered and discussed but no resolutions or motions leading to decisions will be made except to forward agenda items to Council or refer back to staff/committees; and

Two Committee of the Whole meetings (including workshop type sessions) be scheduled each month on Tuesday evenings alternating with Regular Council meetings also scheduled for two Tuesday evenings each month, and that Public Hearings be scheduled prior to the third Tuesday Committee of the Whole Meeting; and

The applicable advertisements to the change in the Council Meeting Schedule be advertised as required.

R/2017-120
It was moved and seconded

That the motion resolving to change the current format of the Council Meeting Schedule be deferred to the next available Workshop.

CARRIED

Note: Item 803 was deferred at the February 28, 2017 Council Meeting

803 Ripe TX – Taxi License Application

Staff report dated February 20, 2017 recommending that a letter be submitted to the Passenger Transportation Board summarizing comments in the staff report and indicating that the City of Maple Ridge does not support the application by Ripe TX for new taxi licenses to operate in the Greater Vancouver Regional District.

The Manager of Bylaws and Licences advised on follow up done with Ripe TX. She also advised that questions put forward to the company by the Bylaws Department had not as of March 14, 2017 been answered by the company.

R/2017-121
It was moved and seconded

That staff be directed to submit a letter to the Passenger Transportation Board summarizing the comments in the report titled "Ripe TX – Taxi License Application" dated February 20, 2017 indicating that the City does not support the application by Ripe TX for 150 new taxi licenses to operate in the Greater Vancouver Regional District.

It was moved and seconded

That the motion be amended to remove the text "not"

Note: The proposed amendment to the main motion was withdrawn, and the main motion was withdrawn.

R/2017-122
It was moved and seconded

That a request for an extension of two weeks for provision of comments pertaining to a taxi license application by Ripe TX be forwarded to the Passenger Transportation Board, that Ripe TX be requested to provide a response to questions put forward by the Manager of Bylaws and Licences within a two week time period, and further that Item 803 Ripe TX – Taxi License Application be deferred to the March 28, 2017 Council Meeting, but if no extension is granted by the Passenger Transportation Board then the original motion for not supporting the application be submitted.

CARRIED

Councillor Duncan - OPPOSED

900 *CORRESPONDENCE* – Nil

1000 *BYLAWS*

<u>Bylaws for Adoption</u>

1001 **2013-029-RZ, 22305 and 22315 122 Avenue**
Maple Ridge Zone Amending Bylaw No. 6987-2013
Staff report dated March 14, 2017 recommending adoption
To rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to permit the construction of a 69 unit, 5 storey apartment building
Adoption

R/2017-123
It was moved and seconded
That Bylaw No. 6987-2013 be adopted.

CARRIED

1002 **2014-091-RZ, 12420 Ansell Street**
Maple Ridge Zone Amending Bylaw No. 7115-2014
Staff report dated March 14, 2017 recommending adoption
To rezone from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) to permit subdivision into two lots
Adoption

R/2017-124
It was moved and seconded
That Bylaw No. 7115-2014 be adopted.

CARRIED

Councillor Speirs - OPPOSED

1003 **2016-129-RZ, 11225 240 Street**
Maple Ridge Zone Amending Bylaw No. 7303-2016
Staff report dated March 14, 2017 recommending adoption
To permit a site specific text amendment to a C-1 (Neighbourhood Commercial) zone to add additional permitted uses for a proposed mixed use commercial and rental apartment project
Adoption

R/2017-125
It was moved and seconded
That Bylaw No. 7303-2016 be adopted.

CARRIED

1004 **Maple Ridge Committee Appointments – Alternates Amending Bylaw No. 7311-2017**
To allow flexibility in the appointment of alternates to Council advisory and steering committees
Adoption

R/2017-126
It was moved and seconded
That Bylaw No. 7311-2017 be adopted.

CARRIED

COMMITTEE REPORTS AND RECOMMENDATIONS

1100 *COMMITTEE OF THE WHOLE*

Public Works and Development Services

1101 **2013-085-SD, 23154 136 Avenue, Local Area Service**

Staff report dated March 6, 2017 recommending that a Local Area Service Bylaw be authorized for enhanced landscape maintenance costs for property located at 23154 136 Avenue referred to as "Robinson Eco Cluster"and that Robinson Eco Cluster Local Area Service Bylaw No. 7277-2016 be given first, second and third readings.

R/2017-127
It was moved and seconded

1. **That a Local Area Service Bylaw, as formally petitioned by the developer of the lands referred to as 'Robinson Eco Cluster', and per the *Community Charter, Part 7, Division 5, 211(1)(a),* be authorized for the enhanced landscape maintenance costs to be levied on the benefitting properties to be created by subdivision of the land; and further**

2. **That Local Area Service Bylaw No. 7277-2016 be given first, second and third readings.**

CARRIED

1102 **2012-004-DVP, 23791 112 Avenue**

Staff report dated March 6, 2017 recommending that the Corporate Officer be authorized to sign and seal 2012-004-DVP to vary a requirement to construct an urban road on 112 Avenue and to vary the front yard setback.

R/2017-128
It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2012-004-DVP respecting property located at 23791 112 Avenue.

CARRIED

1103 **2017-018-DVP, 2013-029-DP, 22305 and 22315 122 Avenue**

Staff report dated March 6, 2017 recommending that the Corporate Officer be authorized to sign and seal 2017-018-DVP for variances to increase maximum building height from 4 to 5 storeys, to increase the height of the underground parking structure, to reduce the underground parking structure setback and to reduce the number of short term bicycle parking stalls and that the Corporate Officer be authorized to sign and seal 2013-029-DP to permit a five storey apartment building with underground parking under the RM-2 (Medium Density Apartment Residential) zone.

R/2017-129
It was moved and seconded

1. **That the Corporate Officer be authorized to sign and seal 2017-018-DVP respecting property located at 22305 and 22315 122 Avenue; and further**
2. **That the Corporate Officer be authorized to sign and seal 2013-029-DP respecting property located at 22305 and 22315 122 Avenue.**

CARRIED

1104 **2014-091-DVP, 12420 Ansell Street**

Staff report dated March 6, 2017 recommending that the Corporate Officer be authorized to sign and seal 2014-091-DVP for variances to reduce the carriageway widths on Ansell Street and 124 Avenue and to reduce the road right-of-way on 124 Avenue.

The Manager of Legislative Services advised that correspondence related to ditches and concerns of citizens was received from Anthony Kapusta.

R/2017-130
It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2014-091-DVP respecting property located at 12420 Ansell Street.

CARRIED

Financial and Corporate Services (including Fire and Police)

1131 **Strategic Wildfire Prevention Initiative – UBCM Grant Funding**

Staff report dated March 6, 2017 recommending that staff make application for grant funding to the Union of British Columbia Municipalities (UBCM) Strategic Wildfire Prevention Initiative for FireSmart Planning and that the City provide overall grant management for the FireSmart funding.

R/2017-131
It was moved and seconded

1. **That City staff make application for grant funding to the Union of British Columbia Municipalities Strategic Wildfire Prevention Initiative for FireSmart Planning; and**

2. **That the City will provide overall grant management for the FireSmart funding.**

CARRIED

Note: Item 1151 was dealt with following Section 600 Delegations

Community Development and Recreation Services

1151 **Award of Contract RFP-PL17-13: Consulting Services for Synthetic Sports Field Design (Albion Sports Complex and Merkley Park)**

Staff report dated March 6, 2017 recommending that Contract RFP-PL17-13: Consulting Services for Synthetic Sports Field Design (Albion Sports Complex and Merkley Park) be awarded to R.F. Binnie and Associates, that a contingency be established for the project and further that the Corporate Officer be authorized to execute the contract.

The Director of Parks and Facilities reviewed the staff report. He outlined the need for synthetic sports fields and advised on the grant received to contribute to the design of the Albion Sports Complex.

Note: The staff recommendation as follows was discussed but not moved or seconded.

That Contract RFP-PL17-13: Consulting Services for Synthetic Sports Field Design (Albion Sports Complex and Merkley Park) be awarded to R.F. Binnie and Associates Ltd. In the amount of $189,632.72 plus taxes; and

That a contingency of $30,000 be established for this project; and

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

That staff report back to Council with parking solutions within one month and prior to issuing any Tenders or Request for Proposals for the construction of the fields.

R/2017-132
It was moved and seconded

That Item 1151 Award of Contract RFP-PL17-13: Consulting Services for Synthetic Sports Field Design (Albion Sports Complex and Merkley Park) be deferred until a parking solution is identified.

CARRIED

Councillor Robson - OPPOSED

Administration – Nil

Other Committee Issues – Nil

1200 *STAFF REPORTS* – Nil

1300 *OTHER MATTERS DEEMED EXPEDIENT* – Nil

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

1500 *QUESTIONS FROM THE PUBLIC* – Nil

1600 *ADJOURNMENT* – 9:33 p.m.

N. Read, Mayor

Certified Correct

L. Darcus, Corporate Officer

City of Maple Ridge

PUBLIC HEARING

March 21, 2017

The Minutes of the Public Hearing held in the Council Chamber of City Hall, 11995 Haney Place, Maple Ridge, British Columbia on March 21, 2017 at 7:00 p.m.

PRESENT

Elected Officials	*Appointed Staff*
Mayor N. Read	F. Quinn, General Manager Public Works and Development Services
Councillor K. Duncan	C. Carter, Director of Planning
Councillor B. Masse	C. Goddard, Manager of Development and Environmental Services
Councillor G. Robson	A. Gaunt, Confidential Secretary
Councillor T. Shymkiw	
Councillor C. Speirs	

ABSENT
Councillor C. Bell

Mayor Read called the meeting to order. The Manager of Legislative Services 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 March 28, 2017.

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

1a) 2016-175-RZ
Maple Ridge Official Community Plan Amending Bylaw No. 7305-2016

Legal:	Lot 23, Section 28, Township 12, New Westminster District, Plan 48925
Location:	23711 132 Avenue
Purpose:	Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan, and Figure 3C - River Hamlet, are hereby amended as shown on Map No.937
From:	Conservation
To:	Low Density Urban

And: Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 4 – Trails/Open Space is hereby amended as shown on Map No. 938 to remove from conservation.

1b) 2016-175–RZ
Maple Ridge Zone Amending Bylaw No. 7258-2016

Legal: Lot 23, Section 28, Township 12, New Westminster District, Plan 48925

Location: 23711 132 Avenue

From: RS-2 (One Family Suburban Residential) and RS-3 (One Family Rural Residential)

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

Purpose: To rezone to RS-1b, as above. The current application is to permit future subdivision into three single family residential lots, and one remainder lot.

The Manager of Legislative Services advised that correspondence was received from Iain Kirk requesting that it be ensured that trees on the property remain viable and maintained and from Sheila Renaud/Serginson expressing opposition to the application due to the proposed removal of conservation area.

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

- Application Information
- Subject Map
- Official Community Plan Context
- Neighbourhood Plan Context
- Site Characteristics
- Development Proposal
- Proposed Site Plan
- Proposed Townhouse location (under separate application)
- Terms and Conditions

The Mayor called for speakers three times.

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

2) 2016-034-RZ
Maple Ridge Zone Amending Bylaw No. 7247-2016

Legal:	Lot "B", District Lot 245, Group 1, New Westminster District, Plan 74894
Location:	12358 216 Street
From:	RS-1 (One Family urban Residential)
To:	RS-1b (One Family (Medium Density) Urban Residential)
Purpose:	To Rezone to RS-1b, as above. The current application is to permit a future subdivision of approximately two lots.

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

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

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

Mayor Read called for speakers for the first time.

<u>Kristin Krimmel</u>
Ms. Krimmel is not opposed to the application. She expressed concern that heritage homes such as the existing house on the property are being destroyed and suggested that the City of Maple Ridge endeavour to preserve and protect such buildings by perhaps moving them to a designated single location and allowing them to be used for other purposes such as arts and culture. She urged Council to require that the house on the property be moved and preserved as a heritage building.

The Mayor called for speakers for the second and third time.

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

3) 2015-345–RZ
Maple Ridge Zone Amending Bylaw No. 7205-2016

Legal:	Lot 32, Section 20, Township 12, New Westminster District, Plan 24720
Location:	12106 230 Street
From:	RS-1 (One Family Urban Residential) & RS-3 (One Family Rural Residential)
To:	R-1 (Residential District)
Purpose:	To Rezone to R-1, as above. The current application is to permit a future subdivision of approximately 2 lots.

The Manager of Legislative Services advised that correspondence was received from Jessie and Allen Lees expressing concern with tree removal on the property.

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

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

The Mayor called for speakers three times.

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

4) 2016-009–RZ
Maple Ridge Zone Amending Bylaw No. 7220-2016

Legal:	Parcel "2", (J43410E) of Parcel "A" (Explanatory Plan 1734) of the South East Quarter, Section 21, Township 12, Except Firstly: Parcel "One" (Explanatory Plan 17000); Secondly: Part Subdivided by Plan LMP36965; New Westminster District
Location:	23729 Dewdney Trunk Road
From:	RS-3 (One Family Rural Residential)
To:	RM-1 (Townhouse Residential)
Purpose:	To Rezone to RM-1, as above. The current application is to permit the future construction of a 41 unit multi-family development.

The Manager of Legislative Services advised that correspondence expressing concerns with the application was received from Jody and Cale Nairn and from Ana and Jose Faria.

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

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

The Mayor called for speakers for the first time.

<u>Jose Faria</u>
Mr. Faria identified himself as a resident of 120B Avenue. He expressed concern with the impact of the proposed development on the surrounding neighbourhood particularly on parking on the street and an increase in traffic. He stated that parking is already negatively impacted by other townhouse complexes in the area and that traffic, particularly from the private school, uses 120B Avenue as a shortcut thus creating safety issues. He requested clarification on the parking proposed for the development.

The Manager of Development and Environmental Services provided further information on the amount of parking proposed within the development.

The Mayor called for speakers for the second and third time.

There being no further 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 terminated the Public Hearing at 7:27 p.m.

_____
N. Read, Mayor

Certified Correct

_____
L. Darcus, Corporate Officer

700

701.1 Development Agreements Committee

CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE

March 8, 2017
Mayor's Office

CIRCULATED TO:

Nicole Read, Mayor
Chair

Ted Swabey, Chief Administrative Officer
Member

Catherine Schmidt, Recording Secretary

---

1. **16-111288 BG**

LEGAL:	Lot 5, Section 19, Township 15, New Westminster District, Plan EPP22559
LOCATION:	12295 267 Street
OWNER:	Shawn, Mary and Dylan O'Shea
REQUIRED AGREEMENTS:	Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 16-111288.

CARRIED

2. **2007-108197 BG**

LEGAL:	Lot 18, Section 28, Township 12, New Westminster District, Plan BCP17359
LOCATION:	13317 239B Street
OWNER:	Cody Rae and Jaclyn Duda
REQUIRED AGREEMENTS:	Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2007-108197.

CARRIED

3. **16-110614 BG**

LEGAL:	Lot 4, District Lot 242, New Westminster District, Plan 49759
LOCATION:	12281 210 Street
OWNER:	Denis Marsten and Tammy Maley
REQUIRED AGREEMENTS:	Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 16-110614.

CARRIED

4. **2016-193-DP**

LEGAL:	Lot I, Section 28, Township 12, New Westminster District, Plan 15594
LOCATION:	23262 130 Avenue
OWNER:	Kevin and Michelle Nesbitt
REQUIRED AGREEMENTS:	Enhancement and Maintenance Agreement

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2016-193-DP.

CARRIED

5. **16-132375 BG**

LEGAL:	Lot 739, District Lots 278 and 279, Group 1, New Westminster District, Plan 2180
LOCATION:	20531 113 Avenue
OWNER:	Lewis Puls and Mia Stratas
REQUIRED AGREEMENTS:	Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 16-132375.

CARRIED

6. 16-124983 BG

LEGAL:	Lot 7, Section 32, Township 12, New Westminster District, Plan EPP49138
LOCATION:	22813 Gilbert Drive
OWNER:	Robert and Michelle Marciniak
REQUIRED AGREEMENTS:	Secondary Suite Covenant

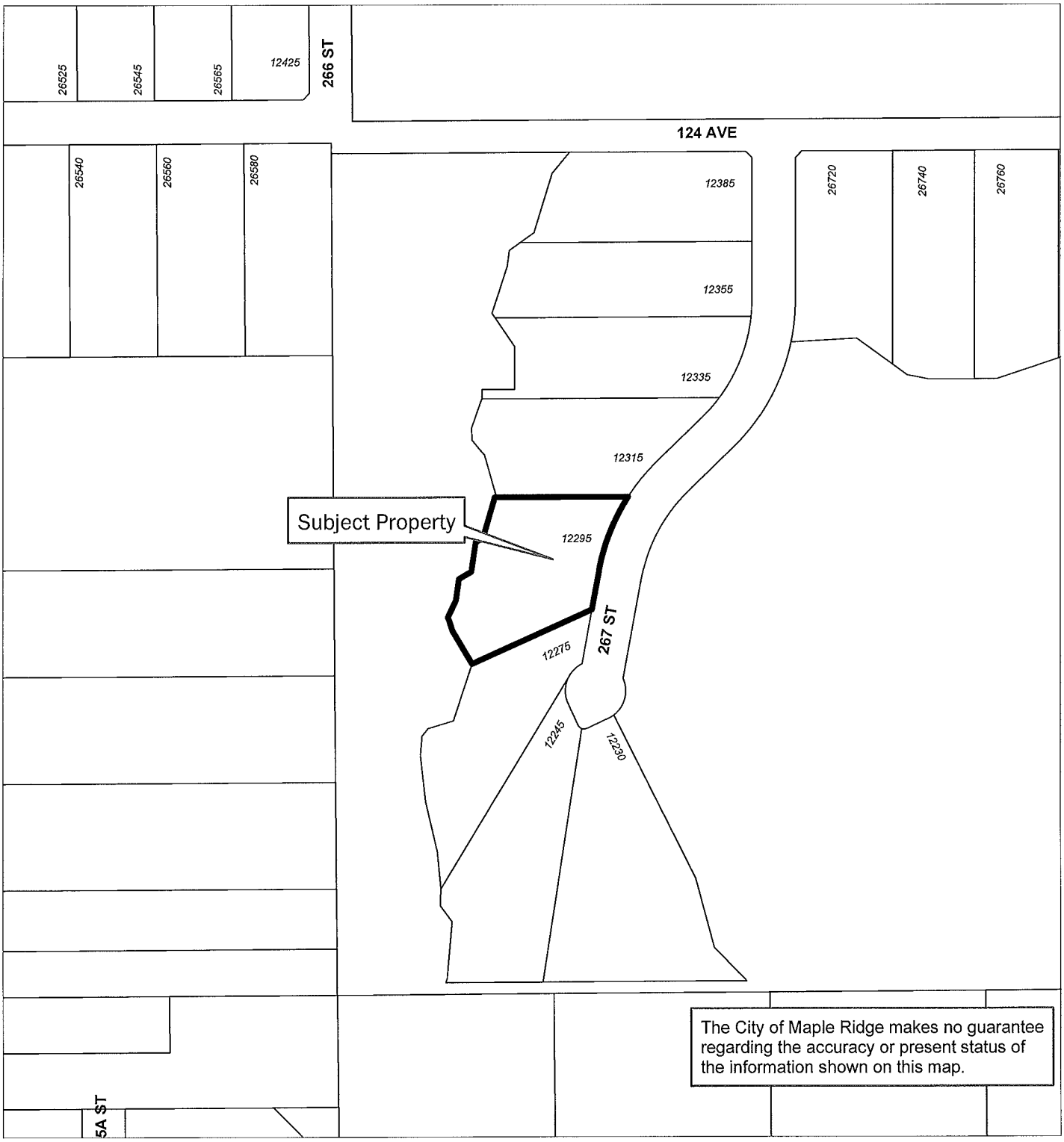
THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 16-124983.

CARRIED

Nicole Read

Nicole Read, Mayor
Chair

Ted Swabey, 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.

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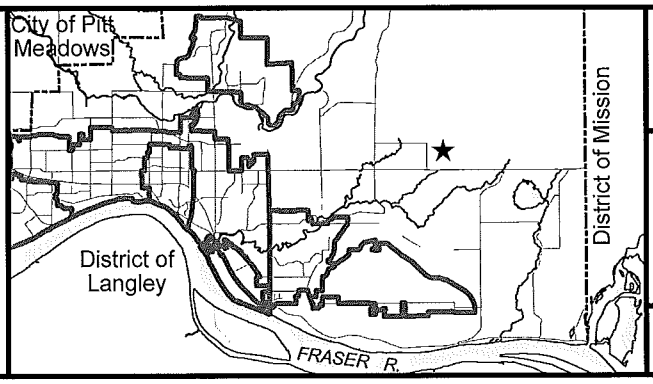

12295 267 St

ENGINEERING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: Untitled
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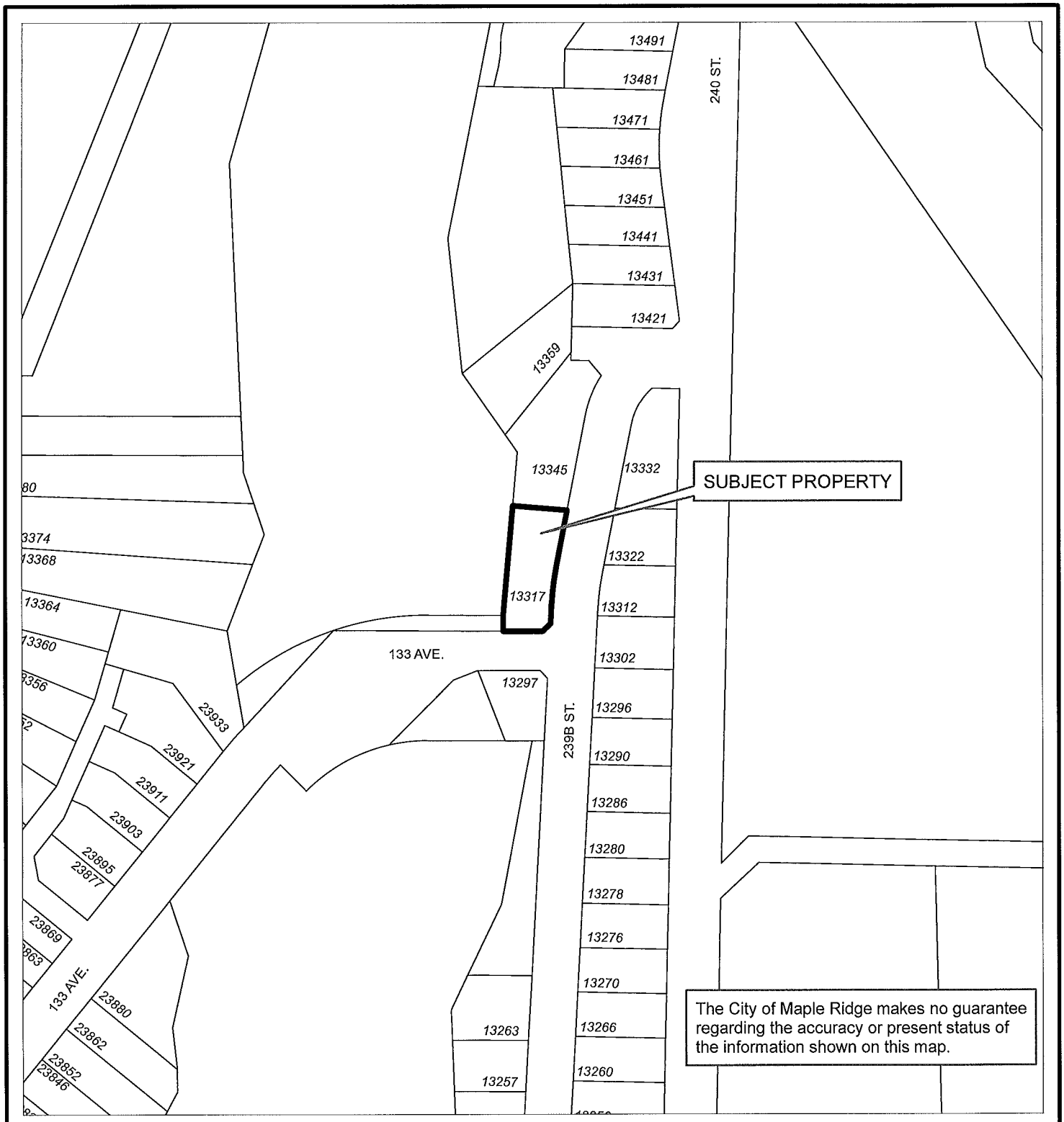
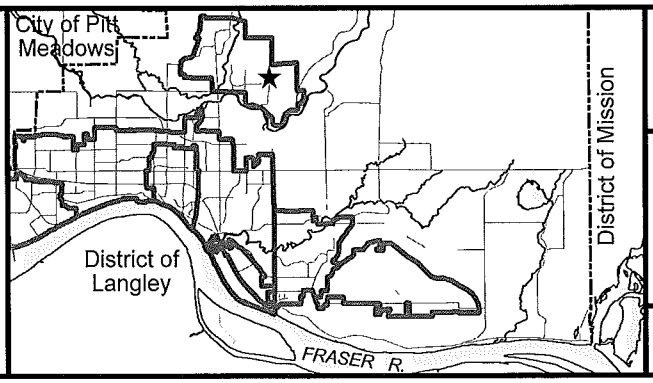
BY: MC





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13317 239B St

ENGINEERING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

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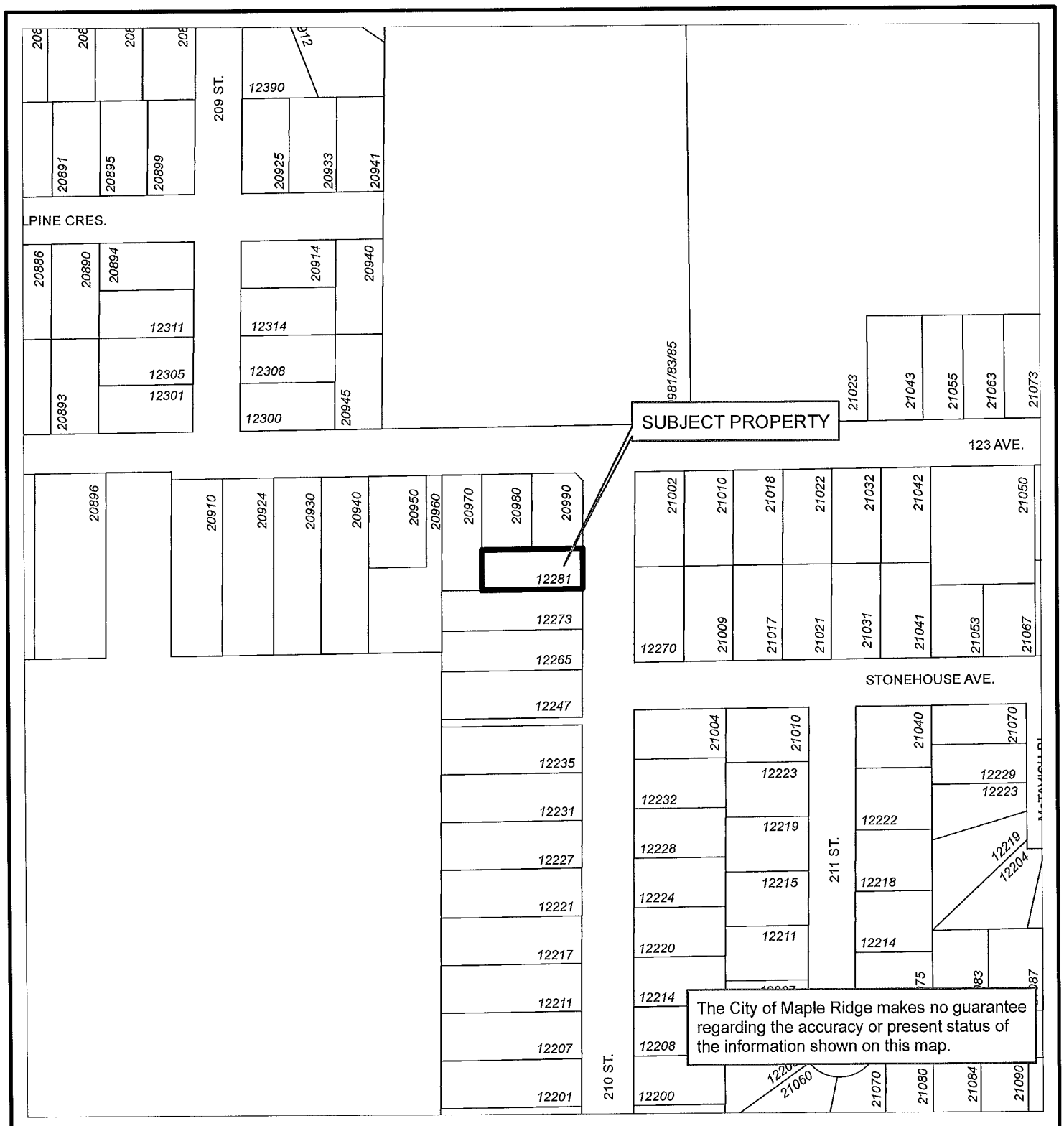
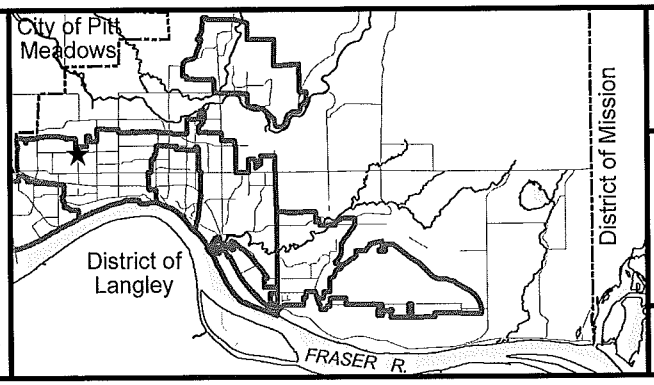
BY: NV





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12281 210 Street

ENGINEERING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: Untitled
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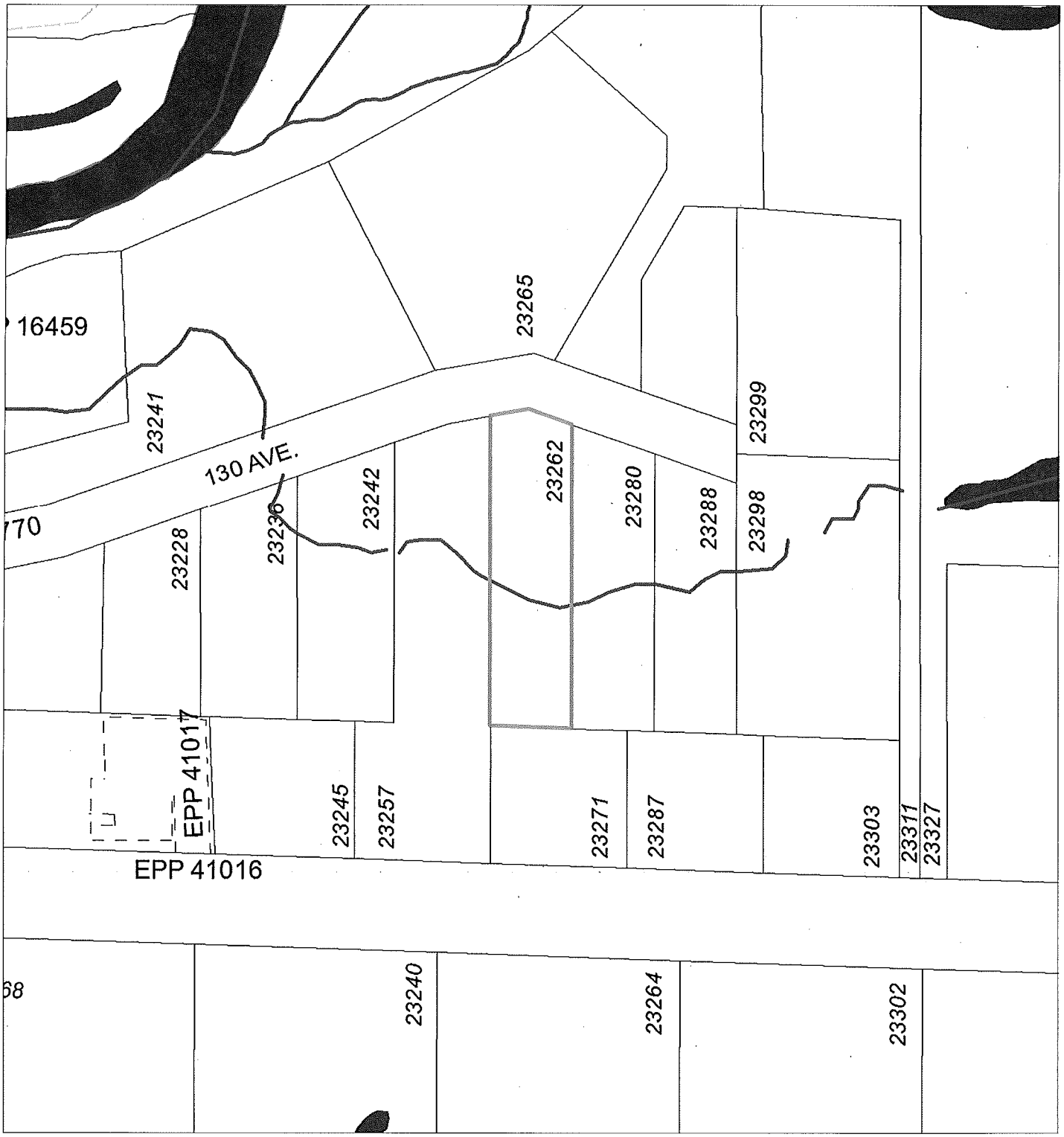
BY: NV



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Scale: 1:1,200

23262 130 Avenue

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

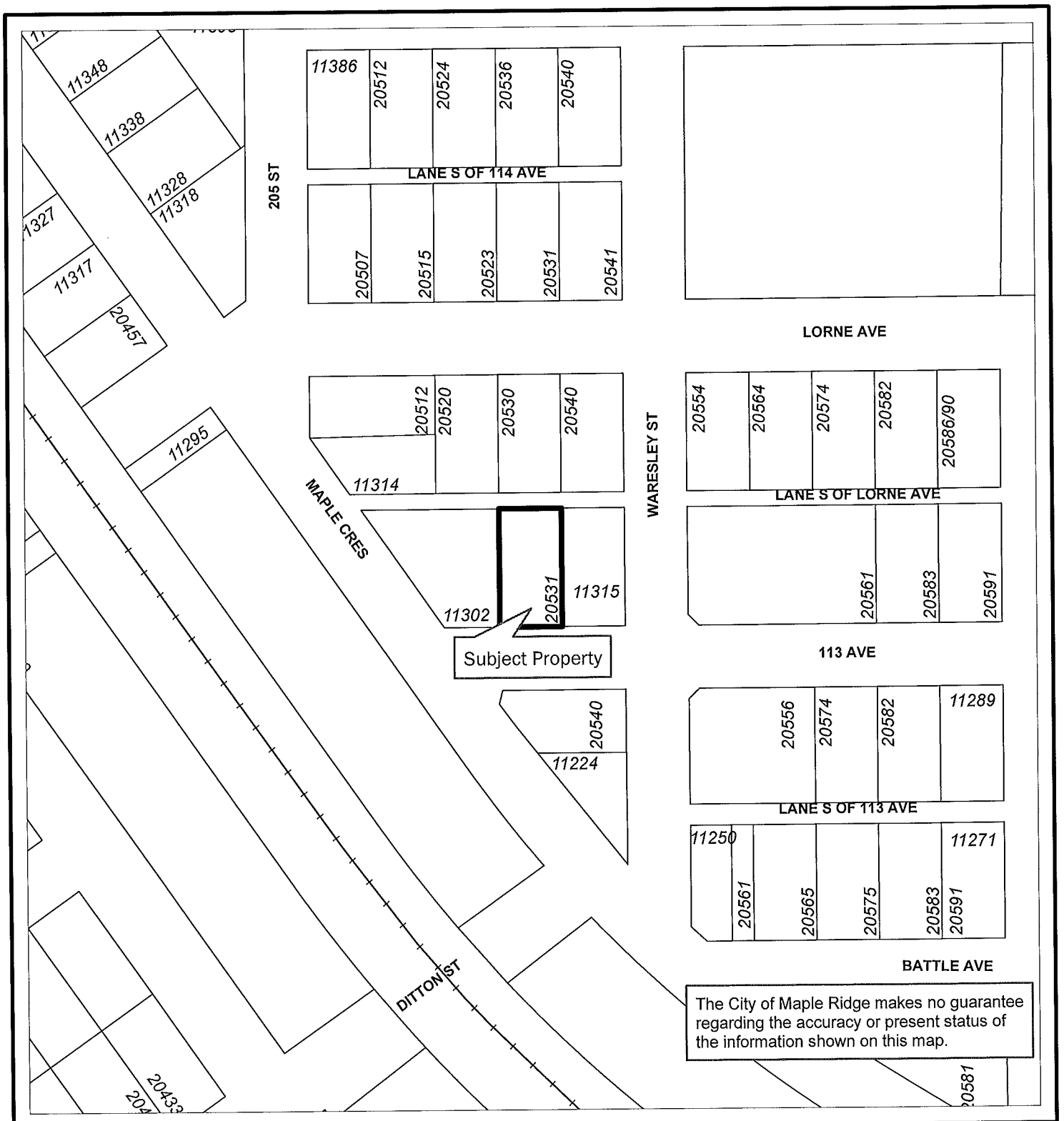
PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2016-193-DP
DATE: Mar 1, 2017

BY: GS



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

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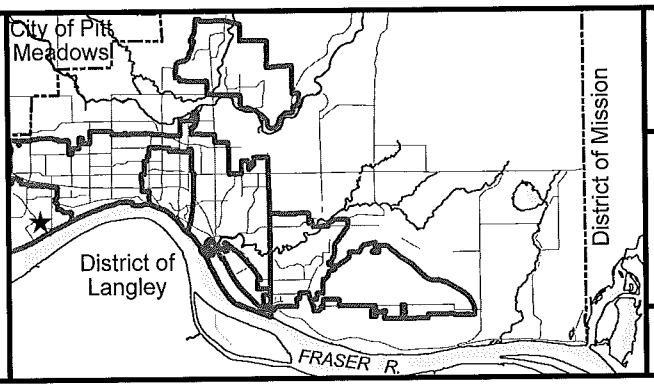

20531 113 Ave

ENGINEERING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

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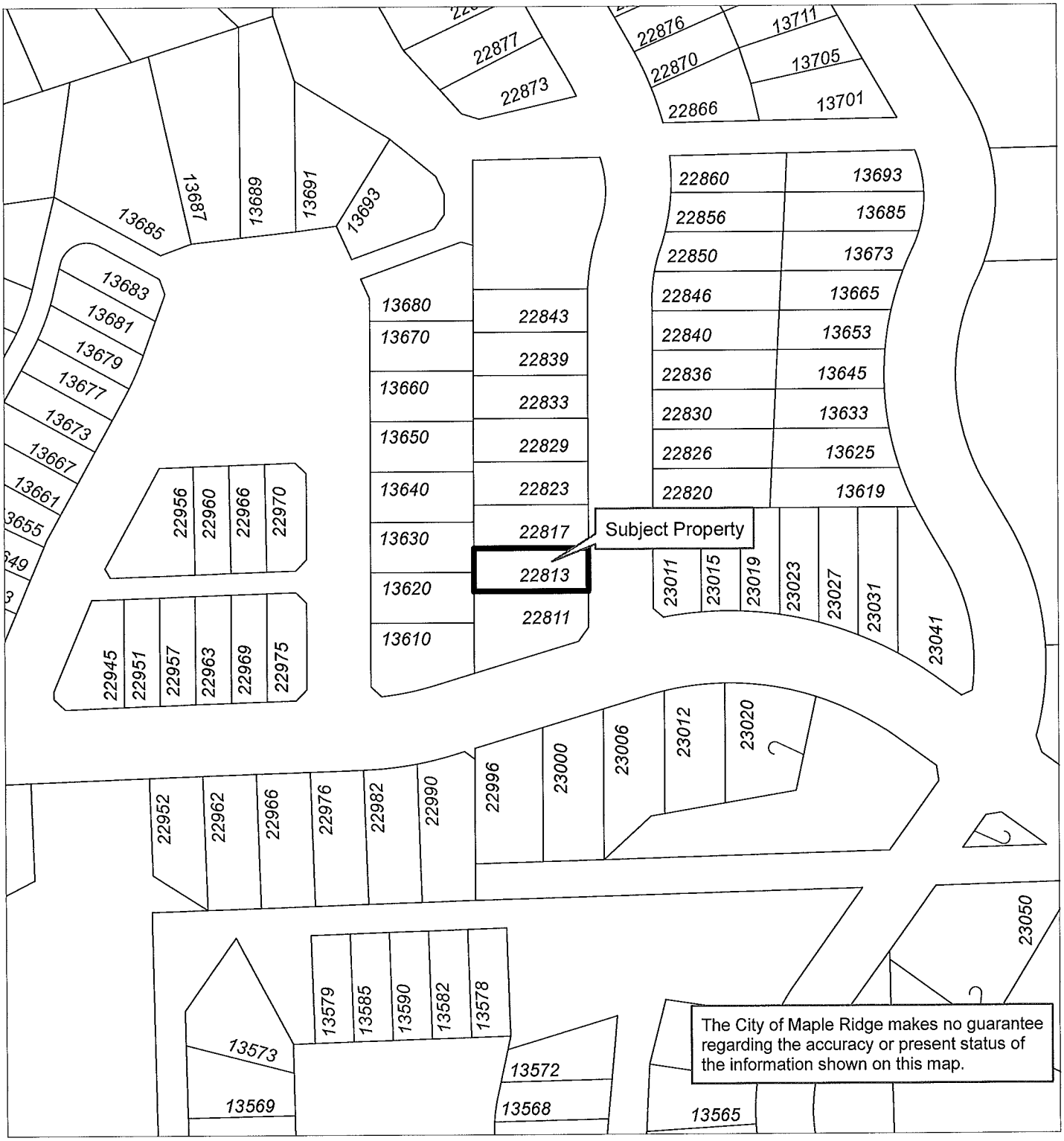

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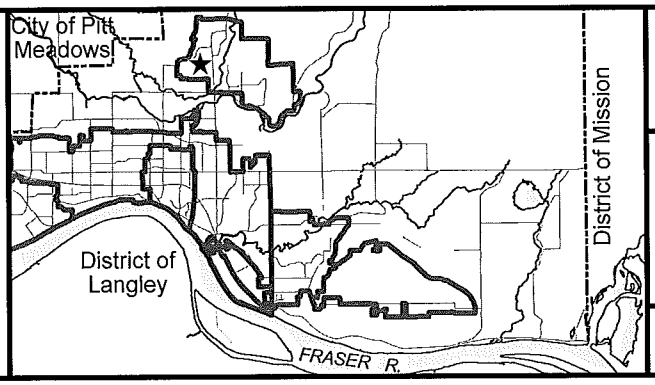


22813 Gilbert Dr

ENGINEERING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: Untitled
DATE: Mar 6, 2017
BY: MC

CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE

March 14, 2017
Mayor's Office

CIRCULATED TO:

Nicole Read, Mayor
Chair

Ted Swabey, Chief Administrative Officer
Member

Catherine Schmidt, Recording Secretary

---

1. 2014-024-SD

LEGAL:	Lot 5, Section 11, Township 12, New Westminster District, Plan EPP60956
LOCATION:	24981 109 Avenue
OWNER:	Jagmeet Sran
REQUIRED AGREEMENTS:	Release of Covenant (CA5369177)

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2014-024-SD.

CARRIED

2. 2015-2~~35~~53-RZ

LEGAL:	Lot 19, Except Part Subdivided by Plan 39988, Section 16, Township 12, New Westminster District, Plan 35398
LOCATION:	23539 Gilker Hill Road
OWNER:	Quarry Rock Developments Inc. – Michael Oord
REQUIRED AGREEMENTS:	Release of Covenants (BG317251 and BG331497)

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2015-2~~35~~53-RZ.

CARRIED

3. 16-112950 BG

LEGAL: Lot 2, District Lot 242, Group 1, New Westminster District, Plan EPP49759

LOCATION: 20980 123 Avenue

OWNER: 0755996 B.C. Ltd. – Ajitpal Bhuller

REQUIRED AGREEMENTS: Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 16-112950.

CARRIED

4. 16-132843 BG

LEGAL: Lot 4, District Lot 276, New Westminster District, Plan LMP6140

LOCATION: 20406 Powell Avenue

OWNER: Harjinder and Satbinder Litt

REQUIRED AGREEMENTS: Storm Water Management Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 16-132843.

CARRIED

5. 16-131133 BG

LEGAL:	Lot 473, District Lot 249, Group 1, New Westminster District, Plan 62556
LOCATION:	21068 Barker Avenue
OWNER:	Colin and Marilyn Patterson
REQUIRED AGREEMENTS:	Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 16-131133.

CARRIED

6. 2016-382-SD

LEGAL:	Lots 1-8, all of Section 3, Township 12, New Westminster District, Plan EPP68470
LOCATION:	10102 247 Street and 10178 Jackson Road
OWNER:	Seyem' Qwantlen Land Development Ltd.
REQUIRED AGREEMENTS:	Release of Covenants (BB790849, BB1927731, CA2821007)

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2016-382-SD.

CARRIED

7. 2012-013-RZ

LEGAL:	Lot 1, Section 10, Township 12, New Westminster District, Plan EPP70379
LOCATION:	24152 112 Avenue
OWNER:	0780659 B.C. Ltd. – Baljit Johal
REQUIRED AGREEMENTS:	Subdivision Servicing Agreement Rezoning Service Agreement Geotechnical Covenant Stormwater Management Covenant

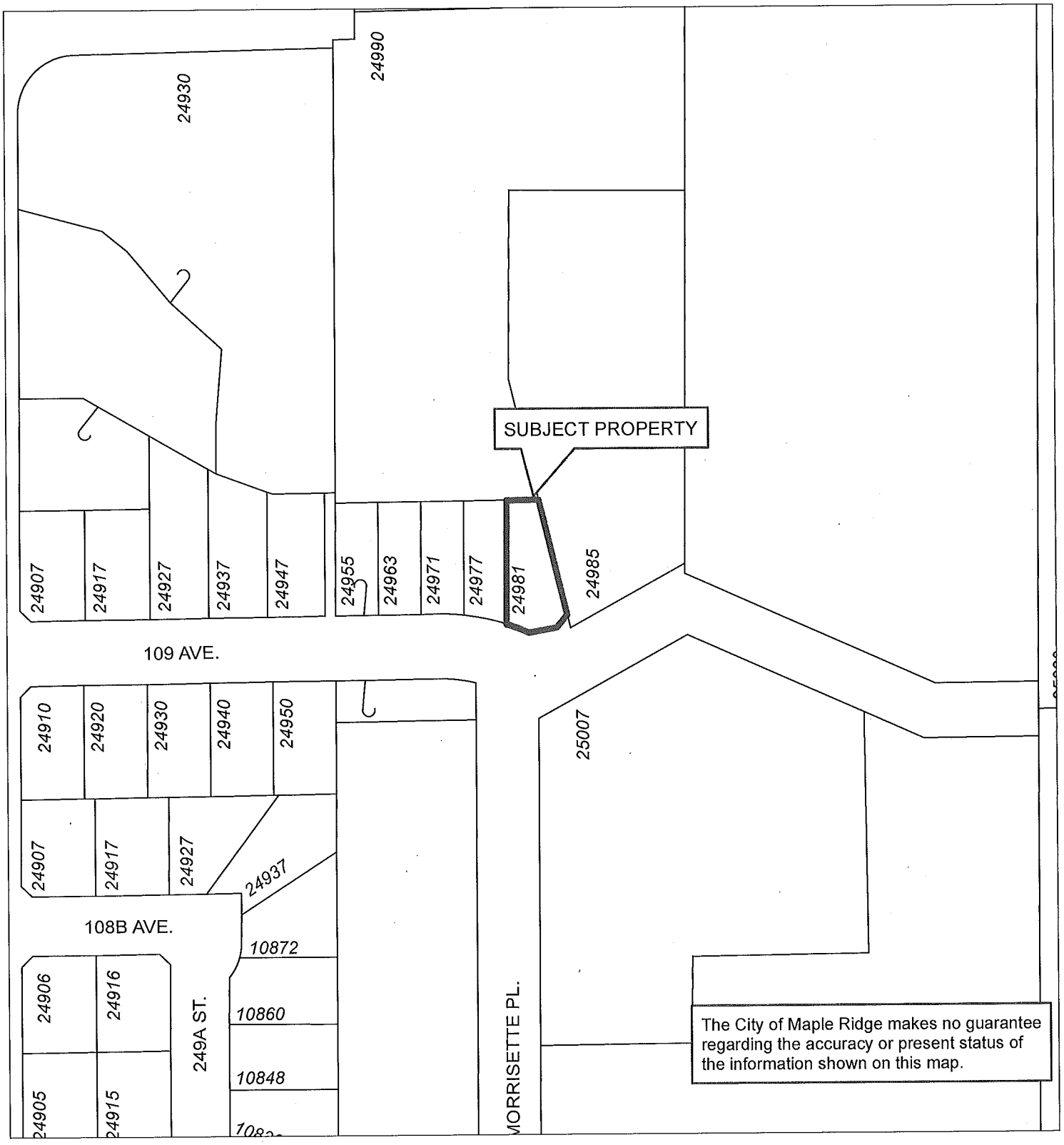
THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2012-013-RZ.

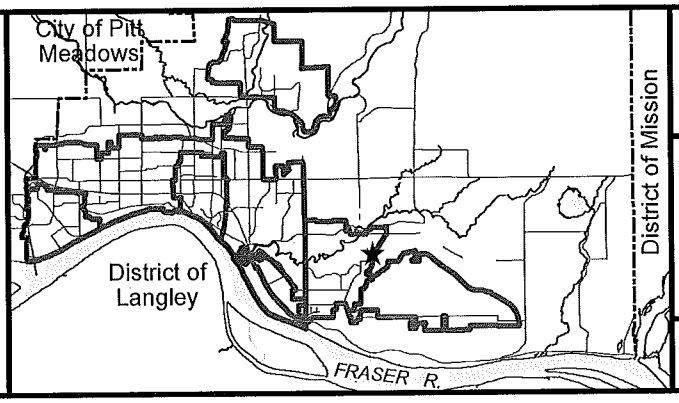
CARRIED

Nicole Read

Nicole Read, Mayor
Chair

Ted Swabey, Chief Administrative Officer
Member





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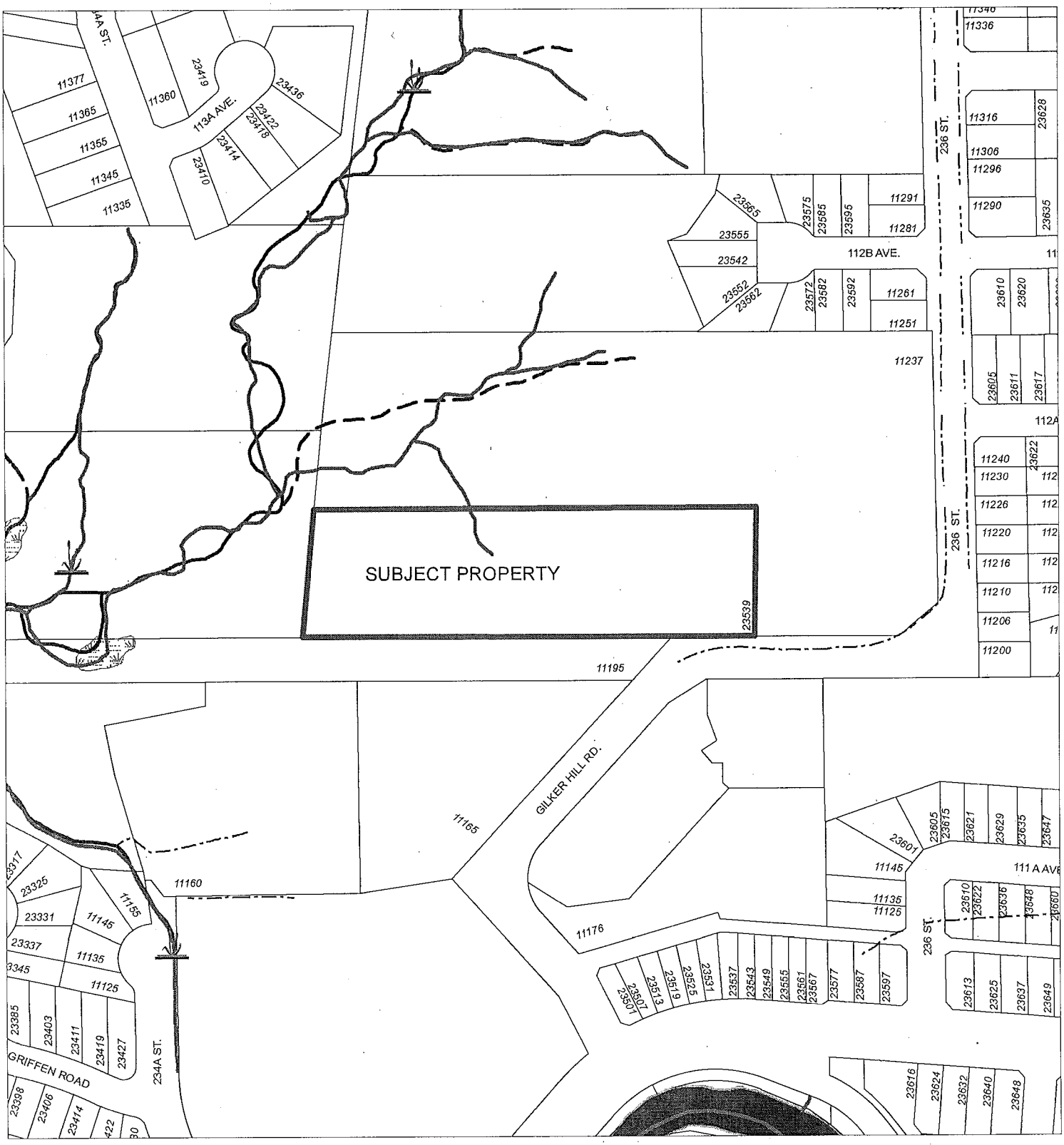
Scale: 1:1,500

24981 109 AVENUE

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

FILE: Untitled
DATE: Mar 9, 2017
BY: PC



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Scale: 1:2,500

Legend

Ponds

Wetlands

GPS Creek Centrelines

Streams & Rivers (Topographic)

Feature Type

Indefinite Creek Centreline

Ditch Centreline

River Centreline

Rivers & Lakes (Topographic)

Feature Type

Canal

Flooded Land

Lake/Reservoir

Marsh

River

23539 Gilker Hill Rd

PLANNING DEPARTMENT

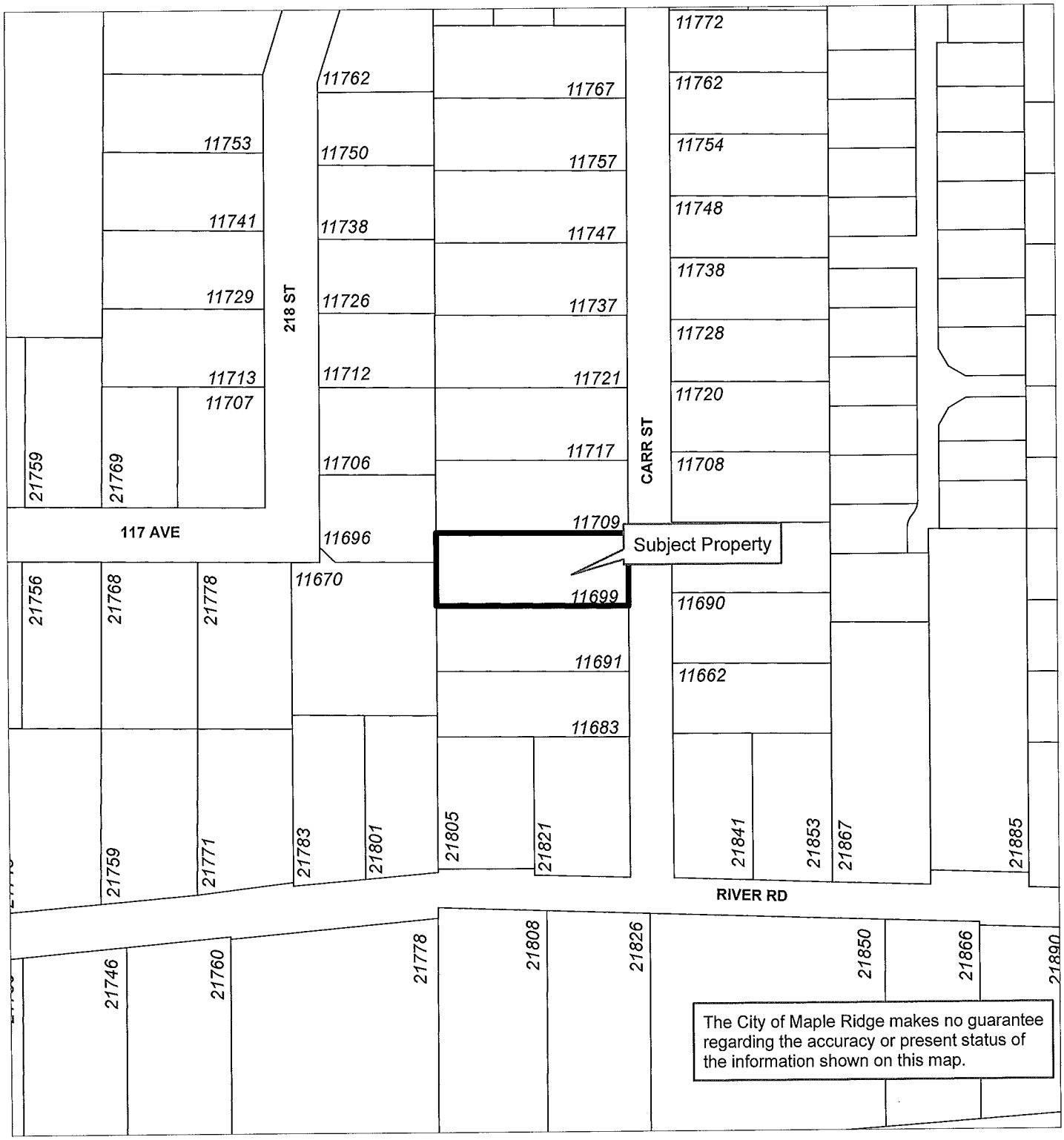
MAPLE RIDGE
British Columbia

mapleridge.ca

2015-253-RZ

DATE: Aug 21, 2015

BY: JV



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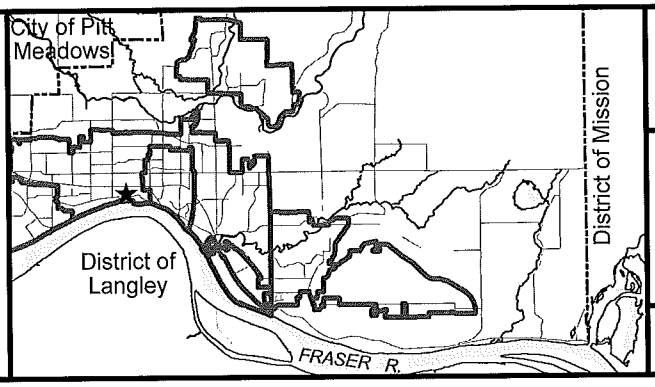


20980 123 Ave

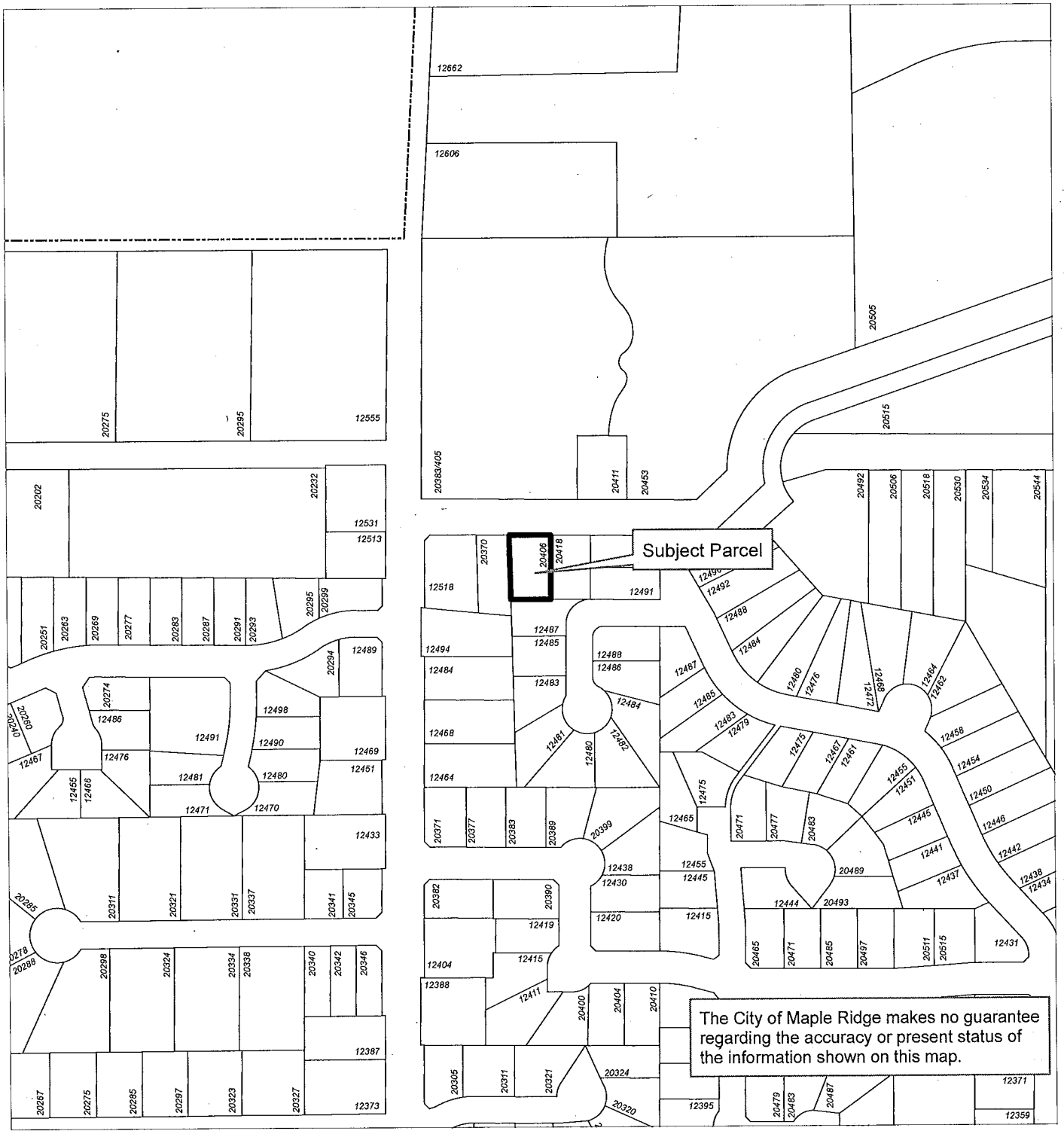
ENGINEERING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: Untitled
DATE: Mar 8, 2017

BY: MC



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

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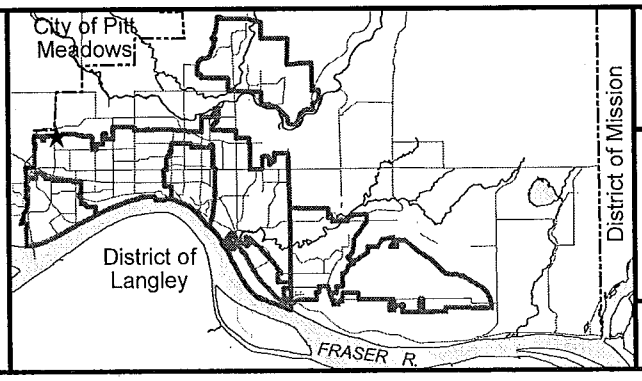


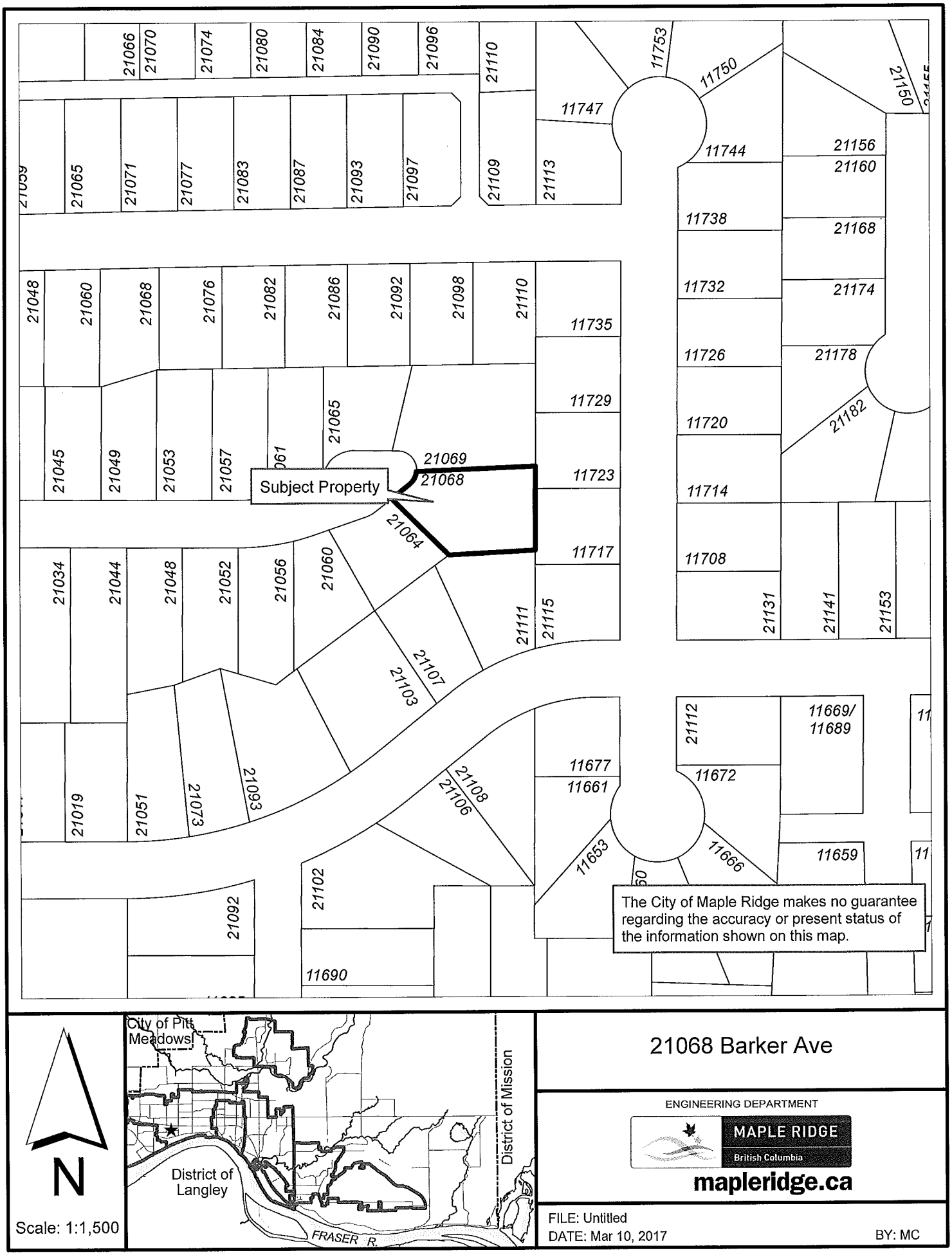
20406 Powell Ave.
Section 219 SWM Covenant

LICENCES, PERMITS & BYLAWS DEPT.

MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: Untitled
DATE: Mar 9, 2017
BY: ML



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Scale: 1:1,500

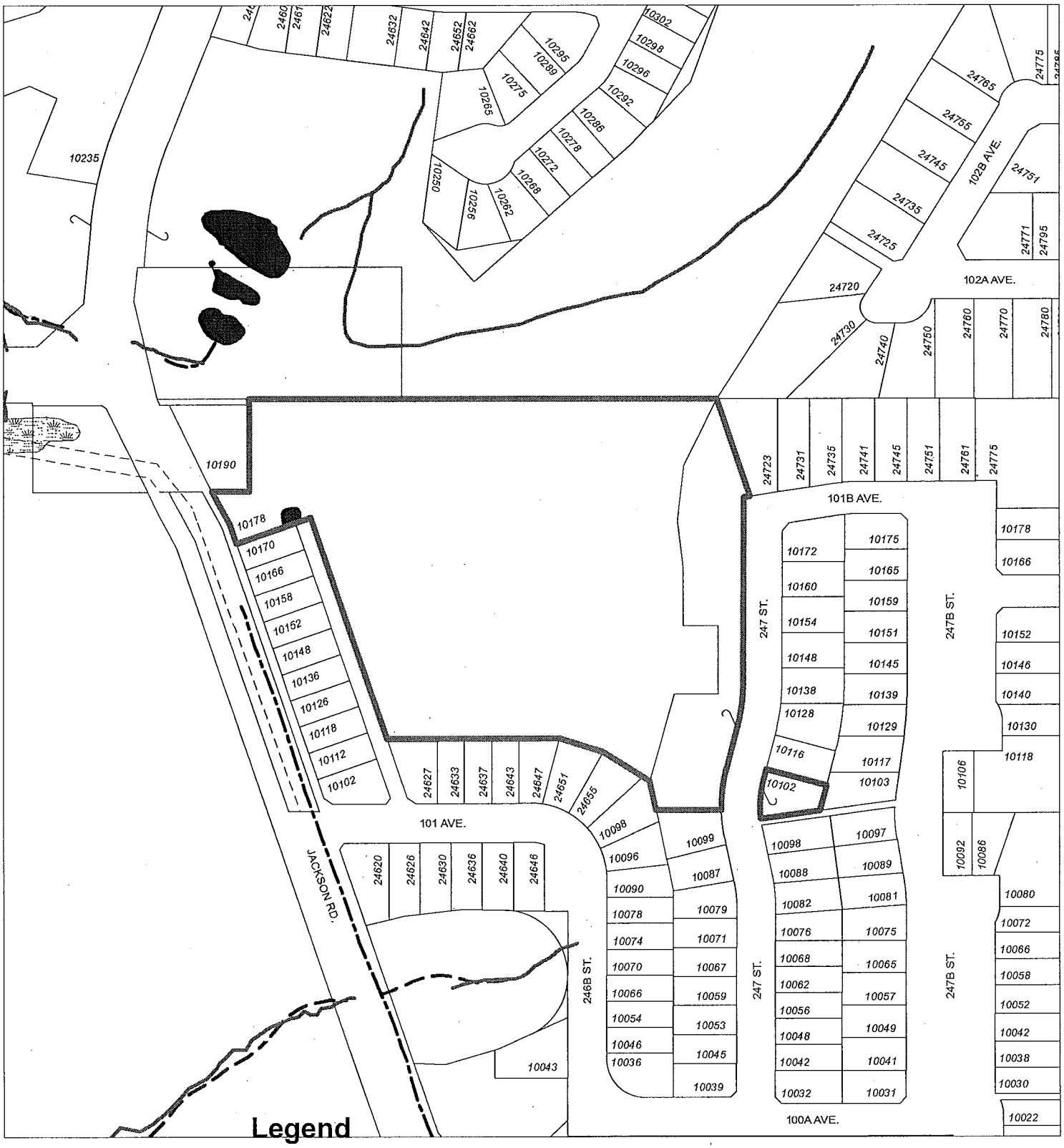
21068 Barker Ave

ENGINEERING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: Untitled
DATE: Mar 10, 2017
BY: MC



Legend

- Stream
- Ditch Centreline
- Edge of Marsh
- Indefinite Creek
- Lake or Reservoir
- Marsh

N

Scale: 1:2,500

10102 247 STREET & 10178 JACKSON ROAD

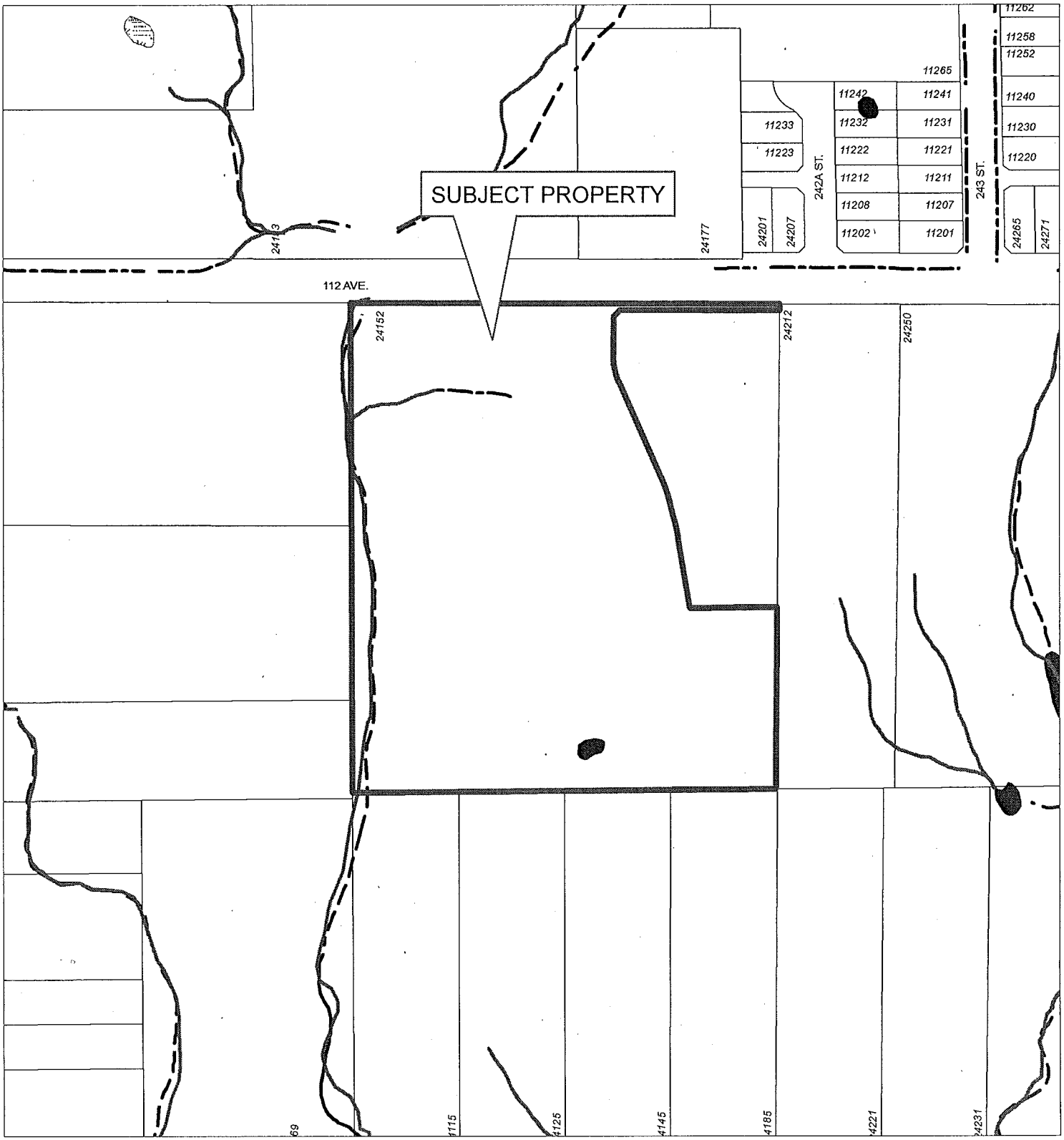
PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2016-382-SD
DATE: Mar 13, 2017

BY: PC



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Scale: 1:2,500

Legend

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

24152 112 AVENUE

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

2012-013-SD

DATE: Mar 9, 2017 BY: JV

CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE

March 20, 2017
Mayor's Office

CIRCULATED TO:

Nicole Read, Mayor
Chair

Ted Swabey, Chief Administrative Officer
Member

Catherine Schmidt, Recording Secretary

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1. **17-108995 BG**

LEGAL:	Parcel "A", (Reference Plan 16582), Lot 1, District Lot 262, Section 25, Township 9, New Westminster District, Plan 3512
LOCATION:	13055 210 Street
OWNER:	Karamjeet and Manpreet Gill
REQUIRED AGREEMENTS:	Flood Protection Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 17-108995.

CARRIED

2. **15-108037 BG**

LEGAL:	Lot 66, Section 22, Township 12, New Westminster District, Plan 43885
LOCATION:	12581 243 Street
OWNER:	Hugh Burke and Eva Boyd
REQUIRED AGREEMENTS:	Sanitary Sewer Pump Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 15-108037.

CARRIED

3. **2006-107903 BG**

LEGAL: Lot 49, Section 16, Township 12, New Westminster District, Plan LMP50083

LOCATION: 23711 114A Avenue

OWNER: Andrew Graham and Aida Rodriguez

REQUIRED AGREEMENTS: Temporary Residential Use Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2006-107903.

CARRIED

4. **16-119143 BG**

LEGAL: Lot D, District Lot 277, Group 2, New Westminster District, Plan LMP5112

LOCATION: 20780 River Road

OWNER: Paul Vandenbrink

REQUIRED AGREEMENTS: Geotechnical Covenant (Fraser River Escarpment)

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 16-119143.

CARRIED

5. 14-123463

LEGAL:	Lot 32, Section 6, Township 15, New Westminster District, Plan 66643
LOCATION:	#1 – 27010 100 Avenue
OWNER:	Dana Landry and Megan Duke
REQUIRED AGREEMENTS:	Detached Garden Suite Covenant and Detached Garden Suite Parking Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 14-123463.

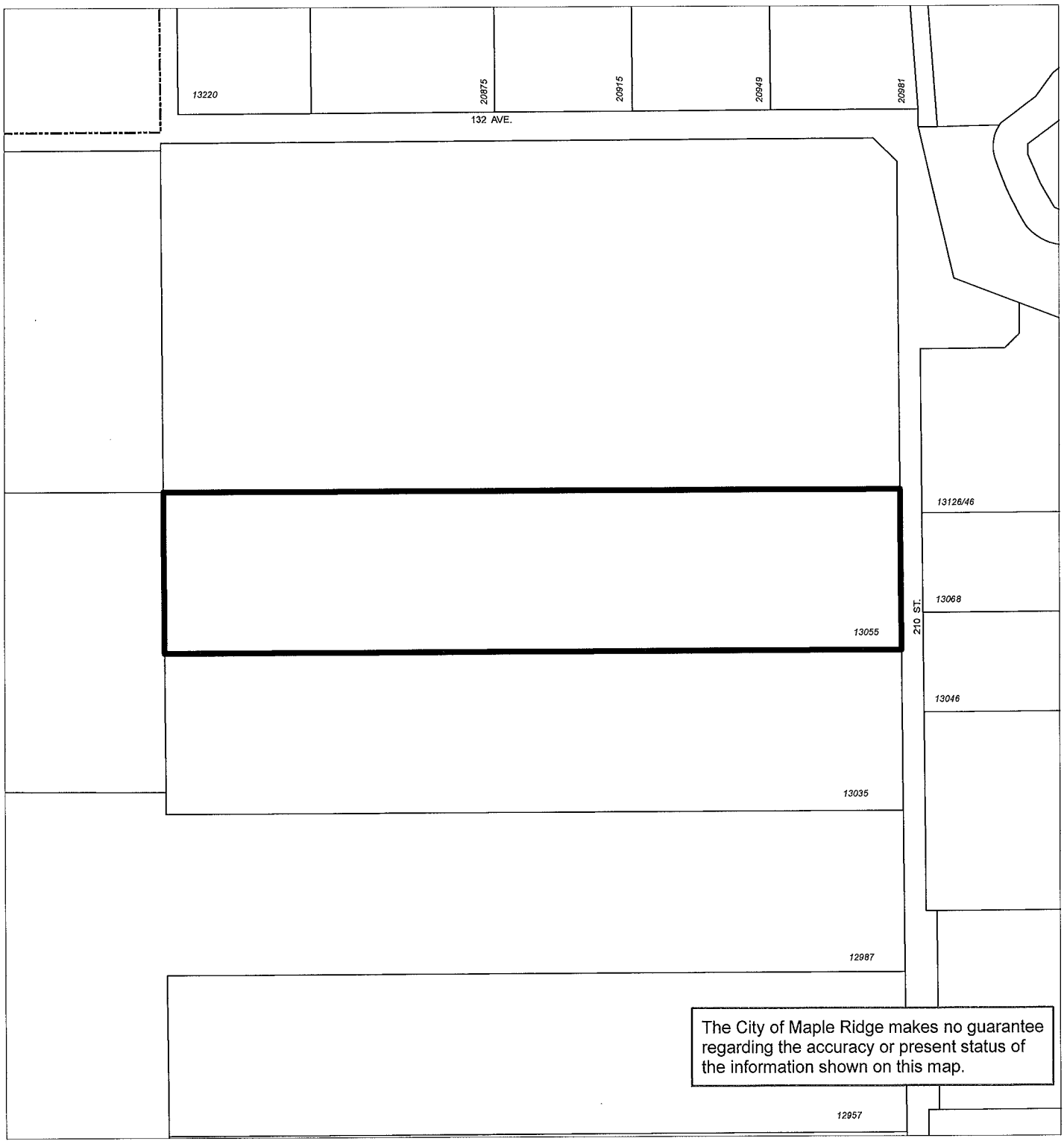
CARRIED

Nicole Read

Nicole Read, Mayor
Chair

for

Ted Swabey, 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.

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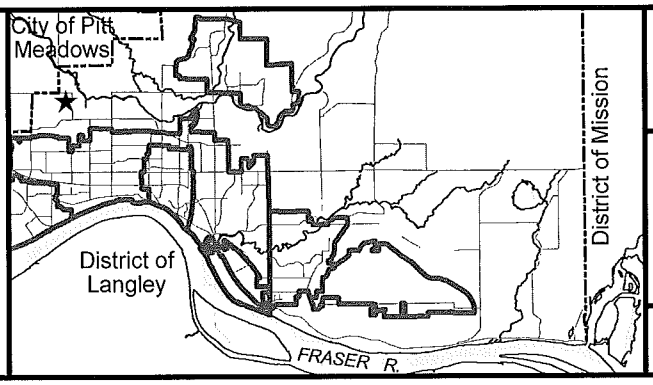
Scale: 1:3,000



13055 210 St

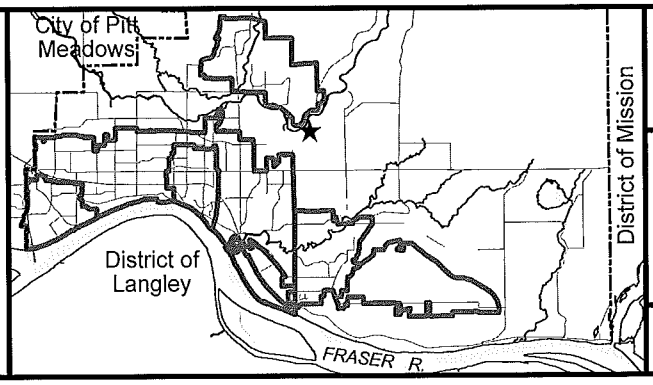
ENGINEERING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: Untitled
DATE: Nov 22, 2016

BY: MC



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Scale: 1:2,500

12581 243 STREET

PLANNING DEPARTMENT

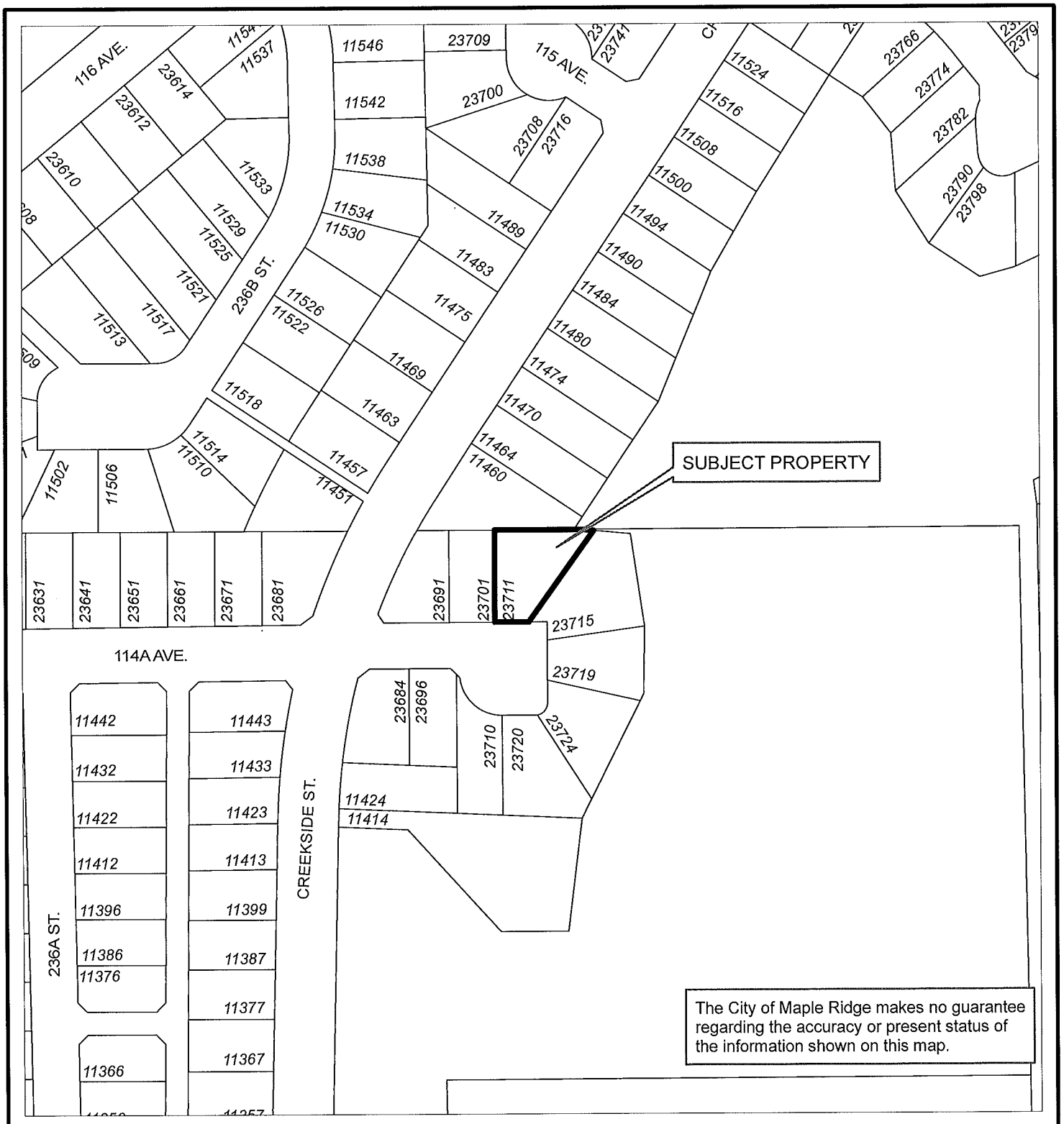
MAPLE RIDGE
British Columbia

mapleridge.ca

SANITARY SUMP COVENANT

DATE: Mar 15, 2017

BY: PC



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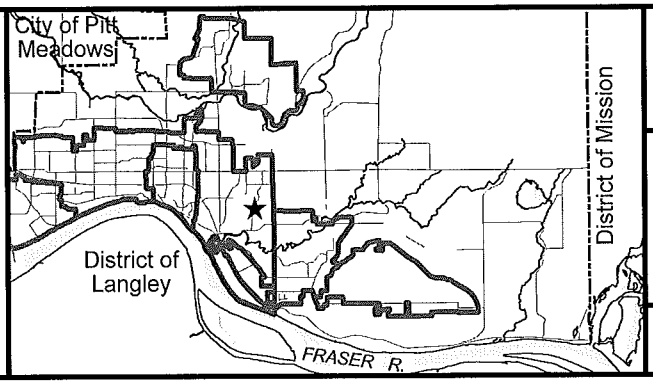


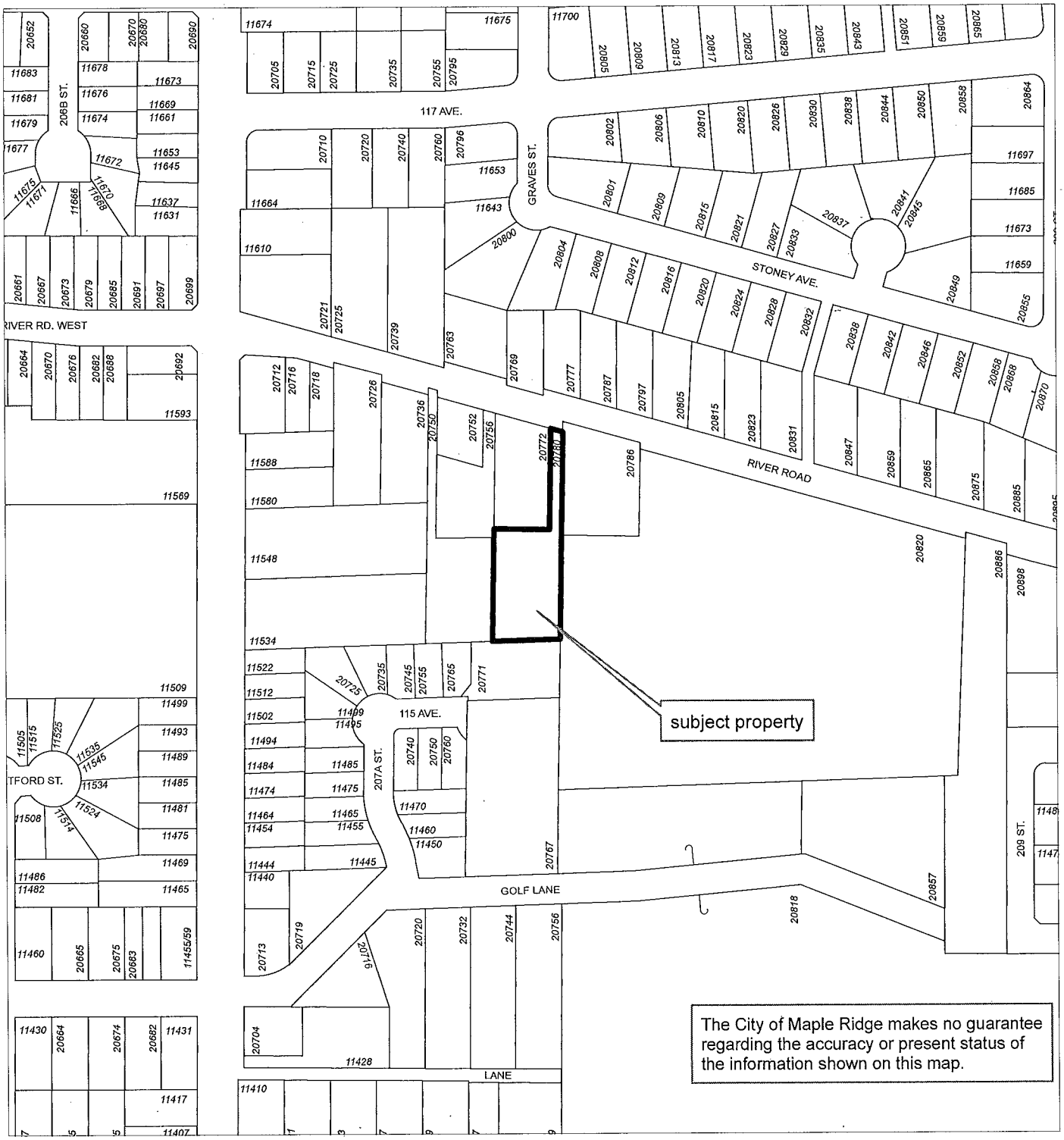
23711 114A Ave

ENGINEERING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: Untitled
DATE: Mar 15, 2017
BY: NV



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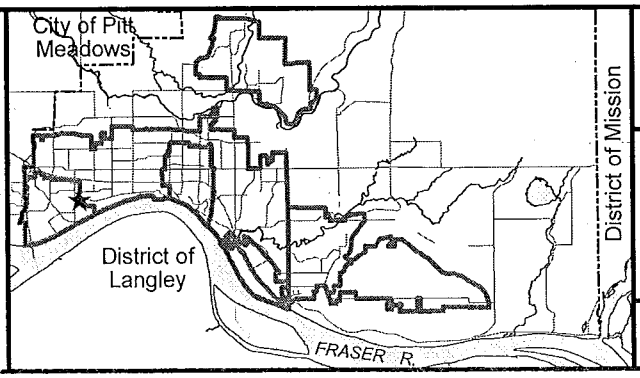


20780 River Road - Pool

LICENCES, PERMITS & BYLAWS DEPT.

MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: Untitled
DATE: Mar 16, 2017

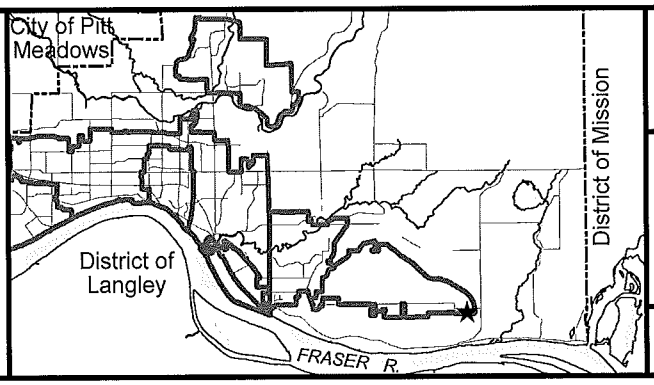
BY: CB

100 AVE
ROLLEY CRES
272 ST
Subject Property
100 AVE
BELL
268 ST
98 AVE
9786

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

N

Scale: 1:4,500



27010 100 Ave

ENGINEERING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

FILE: Untitled
DATE: Mar 17, 2017
BY: MC

701.2 Minutes of Meetings of Committees and Commissions of Council

City of Maple Ridge
ADVISORY DESIGN PANEL

The Minutes of the Regular Meeting of the Maple Ridge Advisory Design Panel held in the Blaney Room at Maple Ridge Municipal Hall, 11995 Haney Place, Maple Ridge, British Columbia, on Tuesday, February 14, 2017 at 4:00 pm.

COMMITTEE MEMBERS PRESENT

Craig Mitchell	Architect
Kyoung Bae Park, Vice-Chair	Landscape Architect
Roger Amenyogbe, Chair	Architect

STAFF MEMBERS PRESENT

Sunny Schiller	Committee Clerk
Adrian Kopystynski	Staff Liaison

REGRETS

Andrew Igel	Architect
Shan Tennyson	Landscape Architect

---

1. CALL TO ORDER

The Chair began the meeting at 4:10 pm. Quorum was not achieved at this time.

4. PROJECTS

4.1

Development Permit No:	**2016-240-DP**
Applicant:	Falcon Homes Joint Venture
Project Architect:	Points West Architecture
Project Landscape Architect:	M2 Landscape Architects
Owners:	City of Maple Ridge
Proposal:	C-3 rezoning and mixed use development (3 buildings both 6 storeys)
Location:	22626, 22634, 22640, 22648 119 Ave 22615, 22625, 22633, 22639, 22647 Selkirk Ave
File Manager:	Amelia Bowden

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

Note: Craig Mitchell entered the meeting at 6:40 pm. Quorum was achieved at this time.

2. AGENDA ADOPTION

R/17-006

It was moved and seconded

That the agenda dated February 14, 2017 be adopted.

CARRIED

4.2

Development Permit No:	**2016-455-DP**
Applicant:	Bissky Architecture and Urban Design Inc.
Project Architect:	Bissky Architecture and Urban Design Inc.
Project Landscape Architect:	Greenway
Owners:	Medkinetic Health and Medical Supplies Limited
Proposal:	867 square metres 3 storey commercial /medical building
Location:	11770 Fraser Street
File Manager:	Diana Hall

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

Motions relating to DP 2016-240-DP and DP 2016-455-DP were passed at the February 15, 2017 Advisory Design Panel meeting.

5. CORRESPONDENCE - Nil

6. ADJOURNMENT

It was moved and seconded

That the meeting be adjourned at 7:10 p.m.

_____

Chair

/ss

City of Maple Ridge
ADVISORY DESIGN PANEL

The Minutes of the Regular Meeting of the Maple Ridge Advisory Design Panel held in the Blaney Room at Maple Ridge Municipal Hall, 11995 Haney Place, Maple Ridge, British Columbia, on Wednesday, February 15, 2017 at 4:00 pm.

COMMITTEE MEMBERS PRESENT

Andrew Igel	Architect
Craig Mitchell	Architect
Kyoung Bae Park, Vice-Chair	Landscape Architect
Shan Tennyson	Landscape Architect

STAFF MEMBERS PRESENT

Sunny Schiller	Committee Clerk
Adrian Kopystynski	Staff Liaison

REGRETS

Roger Amenyogbe, Chair	Architect

---

1. CALL TO ORDER

The Vice-Chair called the meeting to order at 4:07 pm.

2. AGENDA ADOPTION

R/17-007

It was moved and seconded

That the agenda dated February 15, 2017 be amended to add Minutes Approval from the January 10, 2017 meeting and Resolutions from the February 14, 2017 meeting.

CARRIED

3. MINUTE APPROVAL

Resolution 2017-005 passed at the January ADP meeting respecting finishing materials for DP # 2016-008-RZ was reviewed by the Panel confirming use of hardie board in place of vinyl.

R/17-008

It was moved and seconded

That the minutes dated January 10, 2017 be approved.

CARRIED

4. NEW AND UNFINISHED BUSINESS

4.1 Resolutions from February 14, 2017 ADP Meeting

DP 2016-240-DP and DP 2016-455-DP were reviewed at the February 14, 2017 Advisory Design Panel meeting.

Development Permit No:	**2016-240-DP**
Applicant:	Falcon Homes Joint Venture
Project Architect:	Points West Architecture
Project Landscape Architect:	M2 Landscape Architects
Owners:	City of Maple Ridge
Proposal:	C-3 rezoning and mixed use development (3 buildings both 6 storeys)
Location:	22626, 22634, 22640, 22648 119 Ave 22615, 22625, 22633, 22639, 22647 Selkirk Ave
File Manager:	Amelia Bowden

R/17-009

It was moved and seconded

That the following concerns be addressed and digital versions of revised drawings & memo be submitted to Planning staff; and further that Planning staff forward this on to the Advisory Design Panel for information.

1. **Use different colours of pavers.**
2. **Consider using the same material to connect from 119th to Selkirk.**
3. **Provide a landscape design in the detention ponds to accommodate programs for all seasons.**
4. **Consider having amphitheater style seating into the detention ponds.**
5. **Consider an active water feature for summer use.**
6. **Eliminate bollards and introduce pedestrian scale decorative light columns.**
7. **Coordinate with the City for the public art installation.**
8. **Consider minimum 2 inches of pour in place rubber for and use a variety of colours for daycare play area.**
9. **Improve accessibility to and circulation within patios where possible.**
10. **Provide different laundry room layout.**
11. **Accentuate each residential entrance with its distinct canopy or port cochere.**
12. **Provide gateway or way finding at entrance to the courtyard.**
13. **Consider varying silhouette at the roofline.**
14. **Provide variation of hardie and brick colour to achieve a rhythm at the elevations.**
15. **Provide indoor amenity area / multi-purpose space where possible, such as in the vicinity of the residential lobbies.**
16. **Consider further details in regards to the operative details of windows and the partition between patios.**
17. **Provide a side light to all elevator lobbies.**
18. **Explore additional requirements for adaptive units to comply with SaferHOME Standards and Section 3.8.5 of BC Building Code (adaptable dwelling units).**

CARRIED

Development Permit No:	**2016-455-DP**
Applicant:	Bissky Architecture and Urban Design Inc.
Project Architect:	Bissky Architecture and Urban Design Inc.
Project Landscape Architect:	Greenway
Owners:	Medkinetic Health and Medical Supplies Limited
Proposal:	867 square metres 3 storey commercial /medical building
Location:	11770 Fraser Street
File Manager:	Diana Hall

R/17-010

It was moved and seconded

That the proposal be re-submitted and presented at a future Advisory Design Panel meeting with the following concerns addressed:

1. **Consider reducing the length of stalls 6 and 7 to allow for a tree between both stalls. Architect to consult with City for variance.**
2. **Provide interlocking pavers at all parking stalls. To a minimum from stalls 1 to 5 and access route to entrance.**
3. **Provide pavers at Main and South - West Entrances.**
4. **Consider deleting the "eyebrow" extension of roofline over stone at East Elevation.**
5. **Provide a variation of brick pattern and color at the exterior face of the south firewall.**
6. **Exit door at NW entrance appears to be in conflict with double door from main floor. Architect to consider repositioning exit door or resize double doors to single door 3'-6" to main floor.**
7. **Excessive heat gain from the East and West sides of the building. Architect to investigate interior louvre systems to mitigate the issue.**
8. **Consider operable windows at locations within the glazing system.**
9. **Consider making exterior floor extensions on second and third floors accessible from inside. Railings to be frameless glass to maintain the architectural expression of the building.**
10. **Secondary entrance to the main floor from the corridor in SW corner does not comply with H.C. requirements**

CARRIED

4.2 ArtWorks for Developers Update

Deferred to next meeting.

4.3 Submissions from Designers

After discussion the Panel agreed submissions would be accepted from designers provided an engineer would attend to assist with project presentation.

5. PROJECTS

5.1

Development Permit No:	**2015-297-DP**
Applicant:	Polygon Development 309 Ltd,
Project Architect:	Ciccozzi Architecture
Project Landscape Architect:	TBD
Owners:	BC Transportation Financing Authority
Proposal:	107 Townhouse Units
Location:	Portion of various parcels (See subject map)
File Manager:	Adrian Kopystynski

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

R/17-011

It was moved and seconded

Given that the presentation materials differ from the submission made for ADP review, that the proposal be re-submitted and presented at a future Advisory Design Panel meeting with the following concerns addressed:

1. **Provide dimensional material in lieu of vinyl.**
2. **Provide further articulation on the rear elevation.**
3. **Consider more uniform composition of glazing.**
4. **Show more details and locations how the building responds to grade change.**
5. **Provide details and sections of tiered retaining wall including landscape treatment.**
6. **Provide details for acoustic and landscape treatment along Lougheed Highway. Consider acoustic fence.**
7. **Provide landscape treatments and planting in detail.**
8. **Provide legend or schedule of hard scape treatment.**
9. **Use native trees and plants near the conservation area and forest edge.**
10. **Show the overall layout of the park in relation to the building layout adjacent to Lot D.**
11. **Provide more details regarding public art and place making.**

CARRIED

5.2

Development Permit No:	2016-320-DP
Applicant:	Ifran Sonawala
Project Architect:	John E. Kristianson, AIBC, AAA, SAA
Project Landscape Architect:	Jonathan Losee BCSLA
Owners:	Mayfair Properties and Chelsea Properties
Proposal:	To Build a 3 Storey Min-Warehouse
Location:	11295 and 11307 Maple Crescent
File Manager:	Wendy Cooper, MCIP RPP

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

R/17-012

It was moved and seconded

That the following concerns be addressed and digital versions of revised drawings and memos be submitted to Planning staff; and further that Planning staff forward this on to the Advisory Design Panel for comment and review.

1. Provide pedestrian crossing using a coloured and textured material across the driving entrance.
2. Provide a pedestrian connection between the two building entrances, with relocation of water feature if needed.
3. Provide details of the security fence and trellis.
4. Consider eliminating landscape islands under the building overhang and use or define parking spaces with different hardscape treatments.
5. Use three metre high conifer trees and use eight centimeter caliper oak trees.
6. Provide a landscape buffer to back of building in the form of trellis, lattice or green wall panel.
7. Clarify travel distance.
8. Vary parapet heights in combination with articulation of south west façade.
9. Provide details of architectural treatments for the back of the building.
10. A second presentation may be required depending on the review of the recirculated submission.

CARRIED

6. CORRESPONDENCE

7. ADJOURNMENT

It was moved and seconded

That the meeting be adjourned at 6:36 p.m.

_____

Chair

/ss

City of Maple Ridge
ENVIRONMENTAL ADVISORY COMMITTEE
MEETING MINUTES

The Minutes of the Regular Meeting of the Environmental Advisory Committee, held in the Council Chambers, at Maple Ridge City Hall, 11995 Haney Place, Maple Ridge, British Columbia, on Wednesday, January 11, 2017 at 7:00 pm

---

COMMITTEE MEMBERS PRESENT

VOTING MEMBERS

Betty von Hardenberg	TAPS Rep
Cheryl Ashlie	ARMS Rep - Alternate
Councillor Masse	Council Liaison
David Neufeld	Environmental Professional
Dennis Kinsey, Vice-Chair	Member at Large
Gerry Pinel	CEED Centre Rep
Jackie Campbell	KEEPS Rep - Alternate
Janice Jarvis	Environmental Professional
Ken Williams	KEEPS Rep – Alternate
Kim Day	Ridge Meadows Recycling Society - Alternate
Leanne Koehn, Chair	Ridge Meadows Recycling Society
Ross Davies	KEEPS Rep
Terryl Plotnikoff	Member at Large

NON-VOTING MEMBERS

Pam McCotter	Katzie First Nation

STAFF MEMBERS PRESENT

Rodney Stott	Staff Liaison / Environmental Planner
Sunny Schiller	Committee Clerk

REGRETS/ABSENTS

VOTING MEMBERS

Ken Stewart	ARMS Rep
Klaus von Hardenberg	TAPS Rep - Alternate
Lukasz Szlachta	Member at Large – Youth Rep

NON-VOTING MEMBERS

Ashley Doyle	Kwantlen First Nation
MLA Dr. Doug Bing	Member of the Legislative Assembly of British Columbia
MLA Marc Dalton	Member of the Legislative Assembly of British Columbia
MP Dan Ruimy	Member of Parliament

---

1. CALL TO ORDER AND INTRODUCTIONS

There being a quorum present, the Chair called the meeting to order at 7:03 pm and introductions were made.

2. AGENDA ADOPTION

R17-001
It was moved and seconded

That the agenda dated January 11, 2017 be adopted as amended.

CARRIED

3. MINUTE APPROVAL

R17-002
It was moved and seconded

That the minutes dated November 10, 2016 be approved.

CARRIED

4. NEW & UNFINISHED BUSINESS

4.1 Overview of mandate, structures, and information sharing opportunities for EAC

The Chair reviewed the EAC mandate and shared plans to advance the work of the Committee. It was suggested that members could share their knowledge and experience during the Roundtable portion of the meetings (two or three members per meetings).

4.2 Update on remaining EMS Short Term Priority Implementation Strategy due for 2017

The Staff Liaison reported on short term priorities previously endorsed by Council. The Staff Liaison outlined potential short term items for action by the Committee for 2017, including review of Communications pieces.

Note: Betty van Hardenberg left the meeting at 8:10 pm.

4.3 Determining future EMS Short, Medium, Long Term High Priority Items

The development of the Environmental Management System was reviewed and feedback from the public and from Council regarding the EMS was shared. Potential subcommittee projects were discussed. It was suggested that a glossary of terms be developed.

R17-003
It was moved and seconded

That the Staff Liaison provide a list of twelve potential projects to the Committee for review.

CARRIED

R17-004
It was moved and seconded

That the Staff Liaison arrange for a facilitator to attend the February meeting to review potential projects.

CARRIED

5. CORRESPONDENCE

Ross Davies reported on a recent meeting with MP Dan Ruimy to discuss changes to the Fisheries Act.

6. ROUNDTABLE

Councillor Masse will attend a Metro Climate Action Committee meeting soon. Councillor Masse believes there is an opportunity for the Maple Ridge EAC to provide information to Metro.

Rodney Stott provided information on different groups where he represents Maple Ridge and can share the work of the EAC.

Jackie Campbell shared that she feels Maple Ridge has done a lot of good work in terms of environmental management.

Ken Williams shared his thoughts on the term sustainable growth and his ideas about present and future development in Maple Ridge.

Kim Day is looking forward to reviewing the twelve potential projects.

Dennis Kinsey shared some of his thoughts on the views of the business community in regards to the environment.

Teryl Plotnikoff shared that her business recently won a Best Green Company award at the Annual Hats Off to Excellence awards sponsored by the Delta Chamber of Commerce.

Pam McCotter looks forward to more information on the twelve potential projects and learning more details.

Cheryl Ashlie reported ARMS has a strategic plan in place for the new year. Ms. Ashlie thanked Rodney Stott for his recent quick work in compiling input regarding Fisheries Act changes.

Janice Jarvis provided a suggestion for the creation of the list of twelve potential projects. Ms. Jarvis shared her thoughts on how detailed plans and big picture ideas can work together. Ms. Jarvis is interested in mapping and inventory projects.

Ross Davies thanked the group for their work on clarifying short term goals. Mr. Davies reported the Kanaka Creek Watershed Stewardship Centre will open soon.

David Neufeld shared his thoughts on gathering diverse stakeholders together to develop plan areas. Mr. Neufeld feels the development of a communications strategy is a priority.

Gerry Pinel reported that the Golden Ears Transition Initiative is holding their AGM February 7th.

Leanne Koehn reported that Earth Day lead-up events to promote getting people outdoors are planned for March and April with groups like ARMS and KEEPS. Ms. Koehn would like the City/EAC to have a presence at Earth Day.

7. QUESTION PERIOD - Nil

8. ADJOURNMENT

It was moved and seconded that the meeting be adjourned at 9:07 pm.

_____

Chair

/ss

701.3 Minutes of Committee of the Whole

City of Maple Ridge

COMMITTEE OF THE WHOLE MEETING

MINUTES

March 6, 2017
1:15 p.m.
Council Chamber

PRESENT

Elected Officials	*Appointed Staff*
Mayor N. Read	E.C. Swabey, Chief Administrative Officer
Councillor K. Duncan	D. Cramb, Acting General Manager of Parks, Recreation & Culture
Councillor B. Masse	C. Nolan, General Manager Corporate and Financial Services
Councillor G. Robson	D. Pollock, Acting General Manager Public Works and Development Services
Councillor T. Shymkiw	C. Carter, Director of Planning
Councillor C. Speirs	L. Darcus, Manager of Legislative Services
ABSENT	A. Gaunt, Confidential Secretary
Councillor C. Bell	*Other Staff as Required*
	C. Goddard, Manager of Development and Environmental Services
	R. MacNair, Manager of Bylaws and Licences
	M. Van Dop, Deputy Fire Chief
	H. Exner, Fire Chief
	V. Richmond, Manager of Parks Planning and Operations

Note: Councillor Robson was not in attendance at the start of the meeting.

1. *DELEGATIONS/STAFF PRESENTATIONS*

1.1 Proposed Civic Facilities

- Linda Meyer, A.A.B.A.P.B.D

Ms. Meyer read from a prepared script and outlined her concerns with the financial component of the proposed recreational and cultural projects to be built by the City of Maple Ridge. She advised on which projects she felt the City should move forward with and which should not be built and outlined her reasons behind those choices.

Note: Councillor Robson joined the meeting at 1:36 p.m.

1.2 **Ripe Rides**

- **Nitesh Mistry, Director of Business Operations**
- **Tiffany Rennick, Marketing Coordinator**

Mr. Mistry gave a Power Point presentation providing background information on Ripe Rides and outlining how the company intends to conduct business in the Maple Ridge Area. He responded to questions from Council.

2. *PUBLIC WORKS AND DEVELOPMENT SERVICES*

Note: The following items have been numbered to correspond with the Council Agenda:

1101 **2013-085-SD, 23154 136 Avenue, Local Area Service**

Staff report dated March 6, 2017 recommending that a Local Area Service Bylaw be authorized for enhanced landscape maintenance costs for property located at 23154 136 Avenue referred to as "Robinson Eco Cluster"and that Robinson Eco Cluster Local Area Service Bylaw No. 7277-2016 be given first, second and third readings.

The Manager of Development and Environmental Services gave a Power Point presentation providing the following information:

- Application Information
- Subject Map
- Official Community Plan Context
- Neighbourhood Context
- Development Proposal
- Subdivision Plan
- Local Area Service Agreement
- Areas for Local Area Service

Note: Councillor Shymkiw left the meeting at 2:00 p.m.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of March 14, 2017.

1102 **2012-004-DVP, 23791 112 Avenue**

Staff report dated March 6, 2017 recommending that the Corporate Officer be authorized to sign and seal 2012-004-DVP to vary a requirement to construct an urban road on 112 Avenue and to vary the front yard setback.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of March 14, 2017.

Note: Councillor Shymkiw returned to the meeting at 2:09 p.m.

1103 **2017-018-DVP, 2013-029-DP, 22305 and 22315 122 Avenue**

Staff report dated March 6, 2017 recommending that the Corporate Officer be authorized to sign and seal 2017-018-DVP for variances to increase maximum building height from 4 to 5 storeys, to increase the height of the underground parking structure, to reduce the underground parking structure setback and to reduce the number of short term bicycle parking stalls and that the Corporate Officer be authorized to sign and seal 2013-029-DP to permit a five storey apartment building with underground parking under the RM-2 (Medium Density Apartment Residential) zone.

The Manager of Development and Environmental Services gave a Power Point presentation providing the following information:

- Application Information
- Subject Map
- Official Community Plan Context
- Neighbourhood Plan Context
- Site Characteristics
- Development Proposal
- Site Plan
- Underground Parking Setback and Height Variance
- Building Elevations Showing Height Variance
- Proposed Setback Variance

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of March 14, 2017.

1104 **2014-091-DVP, 12420 Ansell Street**

Staff report dated March 6, 2017 recommending that the Corporate Officer be authorized to sign and seal 2014-091-DVP for variances to reduce the carriageway widths on Ansell Street and 124 Avenue and to reduce the road right-of-way on 124 Avenue.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of March 14, 2017.

3. *FINANCIAL AND CORPORATE SERVICES (including Fire and Police)*

1131 **Strategic Wildfire Prevention Initiative – UBCM Grant Funding**

Staff report dated March 6, 2017 recommending that staff make application for grant funding to the Union of British Columbia Municipalities (UBCM) Strategic Wildfire Prevention Initiative for FireSmart Planning and that the City provide overall grant management for the FireSmart funding.

The Deputy Fire Chief reviewed the staff report.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of March 14, 2017.

4. *PARKS, RECREATION & CULTURE*

1151 **Award of Contract RFP-PL17-13: Consulting Services for Synthetic Sports Field Design (Albion Sports Complex and Merkley Park)**

Staff report dated March 6, 2017 recommending that Contract RFP-PL17-13: Consulting Services for Synthetic Sports Field Design (Albion Sports Complex and Merkley Park) be awarded to R.F. Binnie and Associates, that a contingency be established for the project and further that the Corporate Officer be authorized to execute the contract.

The Manager of Parks Planning and Operations reviewed the staff report.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of March 14, 2017.

5. *CORRESPONDENCE* – Nil

6. *OTHER ISSUES* – Nil

7. *ADJOURNMENT* – 2:35 p.m.

8. *COMMUNITY FORUM* – Nil

_____

K. Duncan, Acting Mayor
Presiding Member of the Committee

City of Maple Ridge

TO:	Her Worship Mayor Nicole Read and Members of Council	**MEETING DATE:**	March 20, 2017
FROM:	Chief Administrative Officer	**MEETING:**	Committee of the Whole
SUBJECT:	Disbursements for the month ended February 28, 2017		

EXECUTIVE SUMMARY:

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

RECOMMENDATION:

That the disbursements as listed below for the month ended February 28, 2017 be received for information only.

GENERAL	$ 9,290,585
PAYROLL	$ 1,698,172
PURCHASE CARD	$ 91,628
	$11,080,385

DISCUSSION:

a) **Background Context:**

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

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

b) **Community Communications:**

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

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

Highlights of larger items included in Financial Plan or Council Resolution

• BC Hydro – electricity	$	151,046
• G.V. Water District – water consumption Nov 2 to Nov 29/16	$	431,946
• Guild Yule & Company In Trust – settlement of claim	$	230,000
• NWallace & Company – storage building & shed construction	$	225,076
• RCMP Receiver General – contract Oct 1 – Dec 31/16	$	4,452,128
• Ridge Meadows Recycling Society – monthly contract for recycling	$	203,709
• Timbro Contracting – Silver Valley reservoir–Rock Ridge reservoir	$	279,819

d) **Policy Implications:**

Corporate governance practice includes reporting the disbursements to Council monthly.

CONCLUSIONS:

The disbursements for the month ended February 28, 2017 have been reviewed and are in order.

Original signed by G'Ann Rygg

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

Original signed by Trevor Thompson

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

Original signed by Paul Gill

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

Original signed by E.C. Swabey

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

CITY OF MAPLE RIDGE

MONTHLY DISBURSEMENTS - FEBRUARY 2017

VENDOR NAME	DESCRIPTION OF PAYMENT		AMOUNT
Associated Fire Safety	Firefighter training equipment	23,082	
	Firefighters' protective wear	141	23,223
B & B Contracting Ltd	128 Avenue road & drainage improvements (216 St to 224 St)		57,136
BC Hydro	Electricity		151,046
BC SPCA	Contract payment - Jan		29,190
Boileau Electric & Pole Ltd	Maintenance: Albion Sports Park	20,114	
	Albion pump station	2,112	
	Christmas decorations	4,734	
	IT training room	634	
	Laity Street crosswalk lighting	3,994	
	Street lights	1,428	33,016
CUPE Local 622	Dues - pay periods 17/03 & 17/04		25,015
CBI Health Centre Golden Ears	Contracted service provider - fitness classes & programs		18,094
Chevron Canada Ltd	Gasoline & diesel fuel		87,188
Citrix Systems Inc.	Citrix XenDesktop subscription		32,047
City Of Pitt Meadows	Share of 2016 Pitt Meadows Community Police office expenses		30,040
Cobing Building Solutions	Electrical/Mechanical Maintenance:		
	City Hall	3,025	
	Library	2,473	
	Maple Ridge Museum	173	
	Operations	2,664	
	Randy Herman Building	12,163	
	The Act	5,587	
	Whonnock Lake Community Centre	246	26,331
FortisBC - Natural Gas	Natural gas		26,113
Gotraffic Management Inc	Traffic control		19,495
Greater Vanc Water District	Water consumption Nov 2/16 to Nov 29/16		431,946
Guild Yule & Company In Trust	Settlement of claim		230,000
Guillevin International Inc	Firefighter equipment	746	
	Firefighter protective wear	20,061	
	Fire Department storage cabinet	1,118	
	Operations electrical supplies	909	
	Street light fixtures	101,547	
	Works yard inventory supplies	1,395	125,776
Hallmark Facility Services Inc	Janitorial services & supplies:		
	City Hall	3,427	
	Firehalls	4,552	
	Library	9,849	
	Operations	4,306	
	Randy Herman Building	4,766	
	RCMP	4,070	
	Whonnock Lake Community Centre	1,654	32,624
Image Painting & Restoration	Painting & restoration services:		
	225 Street pump station	5,775	
	City Hall	2,043	
	Leisure Centre	9,555	
	Randy Herman Building	2,730	20,103
Industra Construction Corp	McNutt Road reservoir expansion		99,326
Interprovincial Traffic Serv	Traffic signal LED replacement lamps		32,931
Kerr Wood Leidal Associates	Integrated stormwater management planning & stream monitoring		32,456
Mainroad Maintenance Products	Road salt		70,682
Manulife Financial	Employer/employee remittance		145,125
Maple Ridge & PM Arts Council	Arts Centre contract payment	54,167	
	Theatre rental supplies	46	54,213
Maple Ridge Carpet One	Flooring & installation:		
	Caretaker house - 221 Street	1,178	

VENDOR NAME	DESCRIPTION OF PAYMENT		AMOUNT
	City Hall	8,310	
	Library	7,177	
	Randy Herman Building	2,064	
	RCMP	7,177	25,906
Medical Services Plan	Employee medical & health premiums		40,135
Medisys Health Group Inc	Fire Department medical exams & vaccines		19,457
Mica Properties Ltd	Security refund		25,000
Morningstar Homes Ltd	Security refund		57,000
Municipal Pension Plan BC	Employer/employee remittance		452,084
North Of 49 Enterprises Ltd	Contracted service provider - skating lesson programs		17,839
Nova Pole Int'L Inc	Street light pole replacement		15,849
NWallace & Company Ltd.	Operations storage building & shed construction		225,076
RCMP -Receiver General For Cda	RCMP contract Oct 1 - Dec 31/16		4,452,128
Receiver General For Canada	Employer/Employee remittance PP17/03 & PP17/04		853,290
Ridge Meadows Recycling Society	Monthly contract for recycling	203,709	
	Weekly recycling	417	
	Litter pickup contract	627	
	Recycling station pickup	330	
	Roadside waste disposal	53	
	Toilet rebate program	148	
	Two used recycling trucks	11,200	216,484
Sanscorp Products Ltd	Roadworks material		18,427
School District #42	Field lighting costs 2016		21,706
Simon Fraser University	Community capital framework		15,000
Stantec Consulting Ltd	225 St pump station & River Road forcemain capacity study		18,473
Talentmap	Employee survey program license fee		15,834
Timbro Contracting	Silver Valley reservoir - Rock Ridge reservoir - tank 2		279,819
Triahn Enterprises Ltd	108 Ave watermain & PRV chamber		16,519
Warrington PCI Management	Advance for Tower common costs plus expenses		69,929
Disbursements In Excess $15,000			8,689,073
Disbursements Under $15,000			601,512
Total Payee Disbursements			9,290,585
Payroll	PP17/03 & PP17/04		1,698,172
Purchase Cards - Payment			91,628
Total Disbursements February 2017			11,080,385

City of Maple Ridge

TO:	Her Worship Mayor Nicole Read and Members of Council	**MEETING DATE:**	March 20, 2017
		FILE NO:	
FROM:	Chief Administrative Officer	**MEETING:**	**C.O.W.**
SUBJECT:	2017 Council Expenses		

EXECUTIVE SUMMARY

In keeping with Council's commitment to transparency in local government, the attached Schedule lists Council expenses to the end of January and February 2017. The expenses included on the schedule are those required to be reported in the annual Statement of Financial Information and are available on our website.

RECOMMENDATION:

Receive for information

Discussion

The expenses included in the attached schedule are those reported in the annual Statement of Financial Information (SOFI), including those incurred under Policy 3.07 "Council Training, Conferences and Association Building". The budget for Council includes the provision noted in Policy 3.07 as well as a separate budget for cell phone and iPad usage. The amounts on the attached Schedule are those recorded prior to the preparation of this report and are subject to change.

"original signed by Paula Melvin"

Prepared by: Paula Melvin
Executive Assistant, Corporate Administration

"original signed by Paul Gill"

Approved by: Paul Gill, CPA, CGA
GM, Corporate and Financial Services

"original signed by Ted Swabey"

Concurrence: E.C. Swabey
Chief Administrative Officer

702.2

Month of Event	Reason for expense	Conferences & Seminars	Community Events	Mileage / Parking	Cell Phones / iPads	Totals
Bell, Corisa						
January	iPad charges				4.28	
February						
March						
April						
May						
June						
July						
August						
September						
October						
November						
December						
		-	-	-	4.28	4.28
Duncan, Kiersten						
January	Cell phone charges				42.80	
	iPad charges				4.28	
February	Cell phone charges				42.80	
	South Asian Cultural Society Gala		110.00			
March						
April						
May						
June						
July						
August						
September						
October						
November						
December						
		-	110.00	-	89.88	199.88

Month of Event	Reason for expense	Conferences & Seminars	Community Events	Mileage / Parking	Cell Phones / iPads	Totals
Masse, Bob						
January						
February						
March						
April						
May						
June						
July						
August						
September						
October						
November						
December						
		-	-	-	-	-
Read, Nicole						
January	Cell phone charges				42.80	
	iPad charges				17.12	
February	Cell phone charges				42.80	
	South Asian Cultural Society Gala		110.00			
March						
April						
May						
June						
July						
August						
September						
October						
November						
December						
		-	110.00	-	102.72	212.72

Month of Event	Reason for expense	Conferences & Seminars	Community Events	Mileage / Parking	Cell Phones / iPads	Totals
Robson, Gordy						
January	iPad charges				4.28	
February	South Asian Cultural Society Gala		110.00			
March						
April						
May						
June						
July						
August						
September						
October						
November						
December						
		-	110.00	-	4.28	114.28
Shymkiw, Tyler						
January	iPad charges				4.28	
February	South Asian Cultural Society Gala		110.00			
March						
April						
May						
June						
July						
August						
September						
October						
November						
December						
		-	110.00	-	4.28	114.28

Month of Event	Reason for expense	Conferences & Seminars	Community Events	Mileage / Parking	Cell Phones / iPads	Totals
Speirs, Craig						
January	Cell phone charges				42.96	
	iPad charges				8.56	
February	Cell phone charges				48.29	
	South Asian Cultural Society Gala		110.00			
March						
April						
May						
June						
July						
August						
September						
October						
November						
December						
		-	110.00	-	99.81	209.81
TOTALS		**-**	**550.00**	**0.00**	**305.25**	**855.25**

City of Maple Ridge

TO:	Her Worship Mayor Nicole Read and Members of Council	**MEETING DATE:** February 20, 2017 **FILE NO:** 01-05330-01
FROM:	Chief Administrative Officer	**MEETING:** C.O.W.
SUBJECT:	Ripe TX – Taxi License Application	

EXECUTIVE SUMMARY:

On January 30, 2017 a notice was received from Ripe TX (Ripe Holdings Inc.) advising the City that they are applying to the Passenger Transportation Board (PTB) for 150 new taxi licenses to operate (pick up and drop off) anywhere in the Greater Vancouver Regional District (Appendix A). Their service model is to digitally dispatch taxis and advise that there would be no top lights, flagging or taxi stands. The PTB requires that applicants notify municipalities of their application and a municipal council may submit information or comments to the PTB regarding the application. It is recommended that municipalities submit comments within 30 days of receiving the package.

Staff have outlined in this report their comments, questions, concerns.

RECOMMENDATION(S):

That staff be directed to submit a letter to the Passenger Transportation Board summarizing the comments in this report indicating that the City does not support the application by Ripe TX for 150 new taxi licenses to operate in the Greater Vancouver Regional District.

DISCUSSION:

The Passenger Transportation Board regulates the issuance of taxi licenses. They provide an opportunity for municipalities to comment on new applications and will take these comments into consideration in decision making.

Upon receiving the Ripe TX application, Bylaws and the RCMP were contacted for input.

The following are staff comments, concerns;

Ripe TX have applied for 150 licences and they are planning to operate in the west from West Vancouver to Maple Ridge in the east. There is nothing in the application that states how many vehicles will be available in Maple Ridge, and they do mention that they will park these vehicles throughout the Greater Vancouver Regional District where they anticipate demand. In the section of the application which is addressed to us, they have not filled out how many vehicles they want to operate specifically in our municipality.

Ripe TX has a main office in Victoria. This is not a dispatch office but rather a customer service centre and administration office. All requests for taxi service would be made through a web site or

app. As they will not be having a dispatch office, but only working through an app, it may be difficult to determine response times.

Staff have concerns with who exactly will own each of the 150 vehicles and be responsible for the ongoing upkeep and maintenance, although there is mention of lease rates for drivers on page 6 of 7 of the document titled "Ripe Holdings Inc. Accessible Service Plan – Company Information". Maple Ridge Taxi Bylaw No. 6409-2006 states that an inspector can give notice to the owner that a vehicle for hire is not in a fit or proper condition for use and such vehicle may not be used until the condition is remedied. Currently regular inspections are conducted of all vehicles for hire used in Maple Ridge to determine their condition. This could prove problematic with the vehicles being located all over the Greater Vancouver Regional District. The bylaw also states that there must be an illuminated sign bearing the word "cab" or "taxi" on each vehicle. This company's proposal would be in violation of that section of the bylaw if no such illuminated sign existed.

In addition, each driver must have a chauffeurs permit to operate in Maple Ridge so the question is, will all 150 drivers actually operate in Maple Ridge at any given time or just some of the drivers. In the application driver training is addressed.

It would have been prudent for the company to provide a more thorough report on how they plan on doing business in such a large geographic area. It would be preferable for Ripe TX to provide more information about how they operate. Specifically, staff would appreciate knowing:

- Are drivers on regular schedules with on-duty/off-duty times and how is this tracked?
- How does Ripe TX track driver activity in the leased vehicles (on and off duty)?
- Are they tracking driver routes from the time they are dispatched to when the meter is concluded?
- Are they tracking driver routes when the drivers are not on a dispatched call but still mobile and on duty?
- How does Ripe TX monitor fares – what is recorded, what is collected, how does this match or not match the meter, how do they determine if fares are being collected unmetered and unreported?

All of these questions are at this time not addressed in the application.

Alternatives:

Council may opt to not provide a response in relation to the Ripe TX application for taxi licenses.

CONCLUSIONS:

Staff from Bylaws and the RCMP have provided comments and concerns above. Staff does not support this application without further information and assurances being provided as noted herein. Should Council have further comments or concerns, it would be advisable to have these concerns included in any response to the application.

"Original signed by Laurie Darcus"

Prepared by: Laurie Darcus
Manager of Legislative Services

"Original signed by Paul Gill"

Approved by: Paul Gill
General Manager: Corporate & Financial Services

"Original signed by Frank Quinn"

Approved by: Frank Quinn
General Manager: Public Works & Development Services

"Original signed by E.C. Swabey"

Concurrence: E.C. Swabey
Chief Administrative Officer

Attachments:

Appendix A – RipeTX Taxi Application

APPENDIX A

Ripe TX
#215 – 1080 Mainland Street
Vancouver, BC V6B 2T4
Work: 604 971 6200
www.riperides.ca

City of Maple Ridge
11995 Haney Place
Maple Ridge, BC V2X 6A9
January 25, 2017
Attention: City Clerk

Our company, Ripe Holdings Inc. (license no. 72137), is applying to the Passenger Transportation Board (PTB) for 150 new taxi licenses that will be able to pickup and drop-off from anywhere in the Greater Vancouver Regional District. These taxis will all be digitally dispatched, meaning no top lights, flagging, or use of taxi stands.

Included with this letter are our completed forms that were submitted to the PTB.

Regards,

Ripe Holdings Inc.
215 – 1080 Mainland Street
Vancouver, BC V6B 2T4

Ripe Holdings Inc.
215 – 1080 Mainland Street
Vancouver, BC V6B 2T4
Canada

RIPE HOLDINGS INC. ACCESSIBLE SERVICE PLAN

COMPANY INFORMATION

Ripe Holdings Inc. dba Ripe Rides is looking to introduce a new form of taxi passenger transportation in British Columbia, Ripe TX. Our service will be fully dispatched digitally through our smartphone application for iOS and Android. This means no top lights, flagging, or cash-for-hire transactions. Our intention is to be the first taxi company to service the entire Greater Vancouver Regional District and eliminate existing jurisdictional boundaries to address common passenger complaints/concerns about going to and from the suburbs to downtown Vancouver.

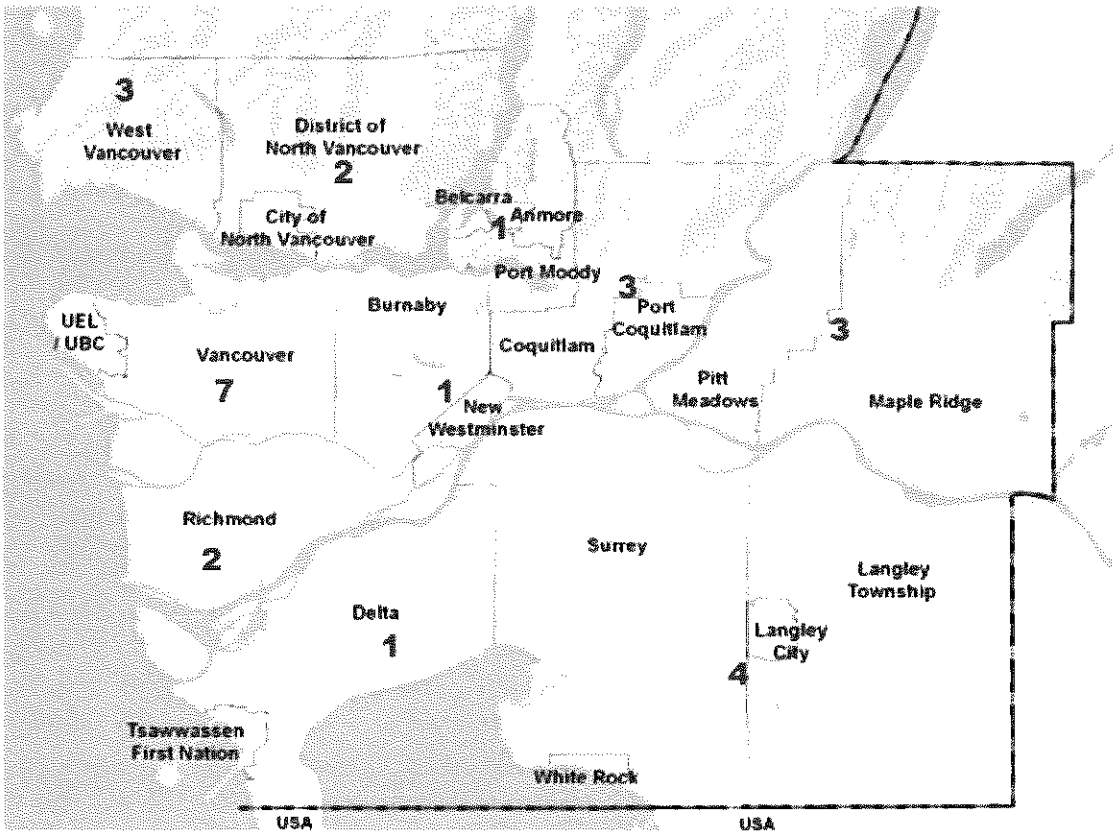
1. VEHICLES

Our application is for 150 licenses. Of the 150 licenses, 27 will be accessible taxis accounting for 18% of the total fleet. All of our accessible taxis will have flip seats. We will be purchasing on lease hybrid energy efficient vehicles for our fleet. The wheelchair accessible vehicles (WATs) will be newer (2015 or above) minivans, most likely Toyota Siennas or Honda Odysseys.

2. VEHICLE USAGE

We intend our wheelchair accessible vehicles to be used in equal proportion to our regular vehicles.

The distribution plan at the beginning of our operations will be to have the vehicles spread strategically across the region with the distribution proportionate to the density of the area. Below is a map that demonstrates the approximate number of WATs per area. Within each of these cities and municipalities we will place the cars strategically based off of population data – for example, in Surrey/White Rock we will have more of the WATs near typical retirement communities to anticipate their need for accessible vehicles.



Our app and technology will allow us to dynamically capture real-time information to be able to serve the region better, meaning on an ongoing basis we will be optimizing our fleet distribution to ensure each municipality's needs are met based on demand.

When a customer opens the Ripe TX app, they have a few options for requesting a vehicle. If a customer simply puts in their pickup and drop-off locations, their request will go to the closest available vehicle, which could be a regular four-seater or a wheelchair accessible vehicle. A customer could also select a specific driver based on their aggregated ratings or based off personal preferences, again which could result in either a four-seater or WAT vehicle. These requests will be placed in the order they are received on a 'first-come, first served' basis.

A customer could also further filter their requests, which will cause the 'matching' algorithm to prioritize. The most relevant distinction for our accessible service plan will be requests for vehicles that can accommodate more than 6 passengers and those who specifically need a WAT. If a customer selects they need a vehicle that can transport 6 or more passengers, then only WATs will display on the map. They will then be placed in the queue for one of these vehicles. Similarly, if a customer specifies they need a WAT, then only those vehicles will appear on the map. Once the request is inputted, it will automatically go above all other ride requests to the closest available WAT.

3. HOURS OF SERVICE

We plan to have all of our wheelchair accessible taxis to be available as close to 24/7 as possible. These will be the same hours of service as our regular vehicles.

Within the first 6 months of obtaining our licenses, we will have at least 75 total vehicles on the road operating, with 14 of those being wheelchair accessible. On a daily basis this number may be bigger depending on special events and customer demand.

4. TRAINING

Drivers, Driver Support, Day and Night Driver Managers, and Logistics Managers will all receive training for serving passengers with disabilities and wheelchair accessible taxis specifically. This is to ensure at multiple levels of the organization we can meet the needs of customers who need accessible taxis.

All drivers will be required to complete the TaxiHost Pro program offered by the Justice Institute of BC, as stipulated by the PTB. As a part of the TaxiHost program, drivers go through the WorldHost and Serving Customers with Disabilities course. This course goes through (in a classroom-setting), amongst other things, serving customers with disabilities. It also reviews appropriate language for discussing the eight major disabilities (mobility, vision, hearing, etc)[i].

In addition to the TaxiHost program, drivers will be required to go through hands on training for operating the actual equipment used in WATs. This includes how to tie down a wheelchair, using the loading ramp, and more. We are currently in the progress of setting up such a program with various organizations in the Lower Mainland who service those with disabilities. We hope to set up a program similar to the 'Ask-Listen-Act' program run by the Vancouver Taxi Association[ii]. The General Manager and the Day and Night Managers will also be required to go through TaxiHost Pro as well as the hands on training to ensure they can train other staff members.

Other staff members will also be required to go through training for serving those with accessibility needs. For the majority of staff, training will be conducted by the General Manager. For Logistics Managers, the General Manager will do live demonstrations with the vehicle as well as provide the owners' manuals so that these staff members can communicate to drivers and customers when needed. For the drivers (including Driver Managers and Driver Support staff), the General Manager will follow the same procedures, but will also add in a couple of test scenarios to ensure the drivers are comfortable operating the additional features of a wheelchair accessible vehicle.

Any drivers that are driving a wheelchair accessible taxi are required to go through live scenarios with the General Manager before they go on shift.

PRIORITY DISPATCH PLAN

1. DISPATCH SYSTEM

Our wheelchair accessible taxis will be dispatched using the same system as our regular vehicles. The primary method is through our app, where customers can input their pickup and drop-off locations to request a vehicle. A customer can also select a specific driver by tapping on them first. Additionally, a customer can first filter the vehicle options by selecting 'Accessible' or a 6+ vehicle, and then inputting

their location information. There is also a 'Pooling' feature whereby customers input their pickup and drop-off locations as well as approximate trip start time, and the app automatically matches them with other customers travelling along a similar route and time window.
For the visually impaired, our app can work in conjunction with other reading applications or software to direct the customer what to press.

In addition to our smartphone app, customers can order a taxi by logging on to our website. The process is very similar to the app where a customer can filter available cars to specifically select an accessible taxi.
Thirdly, we will have customer service representatives / office workers at the Ripe office who can assist with teaching customers how to book using the app. These customer service employees are not acting as dispatchers; they are simply acting as educators and assisting with operating the app similar to how Ripe Rides' office staff currently operates.

During everyday operations, our WATs will be available on the general map for anyone to book. If a customer inputs their pickup and drop-off locations without any vehicle preferences and a WAT is the closest one available, then that vehicle will be dispatched automatically through the app. If a customer inputs they would like an accessible vehicle, then this supersedes any other requests and puts that customer at the top of the ride queue.
Customers also have the option to request a vehicle that accommodates more than 6 passengers, including for pooling services. If a customer requests an accessible vehicle, which are also the same as 6+ vehicles, then this accessible request will override the 'regular' 6+ request in the app.

If there are multiple requests for WATs, they will be digitally dispatched on a first-come, first served basis above the regular taxi requests. We will also implement a few checks and balances on the technology side to ensure there are WATs available as much as possible. Primarily this will be done by ensuring at least 30% of our WATs are available for accessibility needs at all times. This means that if there are only 9 active WATs available, a customer would only be able to book them if they specifically request an accessible vehicle. Therefore, if there are only 9 WATs available at a given time, a customer would not be able to book one of them as a regular taxi even if it is the closest available vehicle to their pickup location. Instead in that scenario the customer's request would be sent to the next closest 4-seater vehicle. The moment the number of WATs available goes back to 10 or more, they would be repopulated to the main TX map and be able to be booked by anyone (with priority still to accessible requests).

A customer's GPS location or inputted pickup location is used to determine where to dispatch wheelchair accessible taxis. If a customer inputs their current location or a specific location in the app, this information is automatically relayed to the driver's app. The same occurs if a customer requests a vehicle via our website. Regardless of if a customer is requesting a regular vehicle or a WAT, the app will always calculate the closest available vehicle to their pickup location. Then once a trip request is actually sent through, the app tracks the driver in real-time as they make their way towards the customer. This adds another level of assurance and transparency for customers that is not currently available in the taxi

marketplace. With this feature, customers know 100% once they've ordered a Ripe TX vehicle, it is coming for them specifically.

If a customer requests a larger vehicle, whether for a large group of customers or just due to preference, then this is noted in the app by the options 6-6+. This is recorded differently in our system than an accessible vehicle even though for practicality purposes they are the same vehicle type.

If there are requests for a wheelchair accessible taxi and none are available, the customer will automatically receive a popup in their app informing them. The customer could then try ordering a vehicle at a later time. Our system automatically records requests that aren't met due to lack of available cars, and management as well as dispatch can rearrange driver schedules to meet this demand in the future.

2. DISPATCHERS

Our policies and procedures for wheelchair accessible taxis are the same as for our regular vehicles; our company does not discriminate on any basis.

Our system is automatically built to prioritize any accessible vehicle requests made through the app or website. The technology is built so that any time someone inputs they would like an accessible vehicle, their request automatically goes to the top of the queue for the closest available driver. Our Logistics Managers are trained as well to analyze and create reports based on trip data, which includes accessible vehicle requests. This way they can plan and anticipate what times of day may need more accessible vehicles on shift, which areas might need more accessible vehicles than others, and etcetera.
Our customer service / office staff are trained to prioritize accessible vehicle requests as well. Similar to app and website requests, as soon as customer service staff receives a call for an accessible vehicle, they prioritize this over other customer requests and assist the customer with ordering the vehicle through the Ripe TX app.
Ultimately what makes our application distinct from current providers in the region is that all dispatch is done through the app. The technology will be built to ensure accessible vehicle requests are prioritized, minimizing human error and/or discrimination.

If Logistics managers or other staff are found to be disregarding our policies on service to all customers, it will be cause for termination.

3. DRIVERS

Our policies and procedures for wheelchair accessible taxis are very similar to our regular vehicles; drivers are not to discriminate on any basis.

Drivers of accessible vehicles are required to go through live scenarios with the General Manager before they go on shift, as mentioned above. Once on shift, an accessible taxi driver will automatically appear on our system as such. If all customer requests have no filtering, these vehicles will be placed regularly

on the queue, which is by time/distance in relation to the customer's pickup location. If a customer filters the vehicles for wheelchair accessible, then these drivers will automatically be first to receive this request.

Drivers who operate WATs will be offered a lower lease rate and higher commission rate on trip revenues than drivers who operate regular vehicles. This will be offered not only to incentivize drivers, but also to combat the higher vehicle operational costs associated with WATs.

If drivers are found to be disregarding our policies on service to all customers, it will be cause for termination.

4. VEHICLE LOCATIONS & CONTRACTS

All of our vehicles are spread across the GVRD strategically with the distribution proportionate to the density of the area in the beginning of our operations. Once real-time trip data is available, we can serve the region better, meaning we will be optimizing our fleet distribution on an ongoing basis to meet demand. Our wheelchair accessible vehicles will be similarly distributed; first based off of population density and then based off of real-time trip requests.

In many of the areas where our wheelchair accessible taxis are located, they will be parked near the end of transportation lines. Examples include at YVR airport, near the end of the Expo Line in Surrey, Lougheed Station, and Waterfront Station. Customers still have to order these vehicles through the app; they wouldn't be able to just hop in from a taxi stand or from the street. We would have our vehicles parked in these areas to anticipate demand, as it is more likely customers who need accessible vehicles would also be taking transit services.

COMMUNITY INFORMATION

1. LOCAL OPTIONS FOR WHEELCHAIR ACCESSIBLE SERVICES

As we will be serving the entire GVRD, there are many wheelchair accessible services available including TransLink, handyDART, and more.

2. COMMUNITY OUTREACH

We will do our best to meet with each municipality in the GVRD to communicate the introduction of our service which includes wheelchair accessible vehicles. We are in regular contact already with many local committees and government counselors.

Additionally, we are in the process of reaching out to various care facilities to educate and inform about our proposed service. This will help to reach those who will be using WATs on a regular basis and to go over the app functionality. We also intend to start setting up some pre-arranged trips with these groups once we are in service, especially for frequently occurring events. For example, if a care facility does a

biweekly outing to grocery shop, we could arrange these trips in advance and distribute our fleet accordingly.

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[i] https://catalogue.jibc.ca/Lists/Courses/CustomDispForm.aspx?ID=872&InitialTabId=Ribbon.Read

[ii] http://vancouver.ca/news-calendar/new-taxi-driver-training-program-for-customers-with-disabilities-and-seniors-launches-in-vancouver.aspx

passenger
TRANSPORTATION BOARD 202- 940 BLANSHARD STREET - PO BOX 9850 STN PROV GOVT - VICTORIA BC V8W 9T5

PDV Forms Package

Use this package to apply to the Passenger Transportation Board for special authorization to operate passenger directed vehicles (PDVs) in British Columbia.

Contents:

- PDV Vehicle Proposal PT Board Form 1
- PDV Proposed Terms & Conditions of Licence PT Board Form 2
- Flip Seat Request Form (Taxis) PT Board Form 3
- Municipal Notice (Taxis) PT Board Form 4
- Disclosure of Unlawful Activity & Bankruptcy PT Board Form 5
- Public Explanation of PDV application PT Board Form 6
- Declarations PT Board Form 17

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PDV Vehicle Proposal PT Board Form 1

About this Form: Submit this form when you are applying:
- ✓ for a new PT licence to operate Passenger Directed Vehicles (PDVs)
- ✓ to add vehicles to your PDV fleet
- ✓ to change *vehicle type* or *seating capacity* in your terms and conditions of licence

You should not buy, lease or rent vehicles before the Passenger Transportation Board makes a decision on your application.

Part A: Proposed Vehicles

What types of vehicles are you applying for?	*How many vehicles are you applying for?*
Category 1: Taxis	
Sedan or **Minivan Taxi** (seating capacity between **2** and **7** passengers plus driver)	123
Wheelchair Accessible Taxi (seating capacity between **2** and **7** passengers plus driver)	27
Category 2: Limousines and Perimeter Seating Bus (PSBs)	
Sedan Limousine (seating capacity between **3** and **5** passengers plus driver)	
Antique Sedan Limousine (seating capacity between **3** and **5** passengers plus driver) *These vehicles are at least 30 years old*	
Mid-Size Limousine (seating capacity **6** or **7** passengers plus driver)	
Limousine Van (seating capacity between **6** and **11** passengers plus driver)	
Stretch Limousine (seating capacity between **8** and **11** passengers plus driver)	
Stretch SUV (seating capacity between **8** and **11** passengers plus driver)	
PSB: "Super stretch SUV" (seating capacity between 12-20 passengers plus driver)	
PSB: Limo Bus (seating capacity 21 or more passengers plus driver)	
Category 3: Other Passenger Directed Vehicles ("PDV")	
Motorcycle (seating capacity of **up to 2** passengers plus driver)	
Small Shuttle / PDV (seating capacity between **2** and **5** passengers plus driver)	
Large Shuttle / PDV (seating capacity between **6** and **11** passengers plus driver)	

Part B: PDV Fleet Information

Total vehicles proposed in this application:	150
Current maximum fleet size previously approved by the Board (if applicable):	
Total maximum fleet size you propose for your PT licence (if approved):	150

Part C: Vehicle Details

(a) Have any vehicles been stretched, modified or rebuilt (salvaged)? ☑ No ☐ Yes (**if yes**, explain)

(b) Will any vehicles operate only on specific days and times (e.g. peak period taxis)? ☑ No ☐ Yes (**if yes**, provide details of days any times)

passenger
TRANSPORTATION BOARD 202- 940 BLANSHARD STREET • PO BOX 9850 STN PROV GOVT • VICTORIA BC V8W 9T5

PDV Proposed Terms and Conditions of Licence PT Board Form 2

About this Form:
Submit this form when you are applying:
- ✓ for a new PDV special authorization
- ✓ to amend your service area

Related Information
- Reference Sheet 10: *Sample Terms & Conditions for Special Authorization Licences*
- Operational Policy III.4: *Originating Areas: Passenger Directed Vehicles*

Part A: Taxis

Service Area

Service # _____

Originating Area:
(This is where you want to pick up passengers.)

Transportation of passengers may only originate from:

Greater Vancouver Regional District

! *Note*

Originating areas** may be stated in terms of: municipalities, regional districts or highway corridors. The Board will not accept an originating area of "anywhere in British Columbia". **If you want to serve an airport, ferry terminal or other transportation hub, you need to check to see if it is in the municipality you are applying for. If not, you must include it as an originating area.

Destination Area:
(This is where you want to drop off passengers)

Transportation of passengers may terminate at:

Greater Vancouver Regional District

! *Note*

Destination areas** may be stated in terms of: municipalities, regional districts or highway corridors. The Board will accept a destination area of "anywhere in British Columbia". **If you want to serve an airport, ferry terminal or other transportation hub, you need to check to see if it is in the municipality you are applying for. If not, you may need to include it as a destination area.

If you have more than one service area, please complete another sheet.

Hours of Operation:

☑ All taxis will be available 24 hours, 7 days a week. If not,

_____ (#) taxis will be available 24 hours, 7 days a week

_____ (#) taxis will be available at the days and following times

_____

_____

Part A: Taxis (continued)

Return or Reverse Trips

Please check the appropriate box if you are asking for any of the following terms and conditions. Your application package should explain why you require these authorizations.

☑	**Return Trips** - *allows you to pick up passengers in a destination area in very limited circumstances*	**Standard Wording** The same passengers may only be returned from where their trip terminates in the destination area to any point in the originating area if the return trip is arranged by the time the originating trip terminates.
☑	**Reverse Trips** (limited) - *allows you to pick up passengers in a destination area in very limited circumstances*	**Standard Wording** Transportation of passengers may only originate in the destination area if the transportation terminates in the originating area and the cost of the trip is billed to an active account held by the licence holder that was established before the trip was arranged.
☐	**Reverse Trips** (unlimited) - *allows you to pick up passengers in a destination area.* ! ***Note: This is not a common term and condition of licence, especially for vehicles operating in urban areas.***	**Standard Wording** Transportation of passengers may only originate in the destination area if the transportation terminates in the originating area.

Taxi Authorizations

Please check the appropriate box if you are asking for any of the following authorizations. These are common terms and conditions on taxi licences.

☑	(i) Taxi meters
☐	(ii) Top lights
☐	(iii) Pick up passengers who hail or flag the vehicle
☑	(iv) Flip Seats (Complete Board Form 3.)

Other Terms and Conditions

Please check the appropriate box if you are asking for any of the following authorizations

☐	To take passengers out of BC
☐	To provide transportation services under a contract to a company (Attach a copy of the contract or agreement to enter a contract)
☑	Other terms and conditions (Please describe any other term and condition that you would like.)

Use of smartphone app as dispatch, fare tracker, and meter.

Part B: Limousines and Other Passenger Directed Vehicles

Service Area

Service # _____

Originating Area: Transportation of passengers may only originate from:

(This is where you want to pick up passengers.)

_____

_____

! *Note* ***Originating areas*** *may be stated in terms of: municipalities, regional districts or highway corridors. The Board will not accept an originating area of "anywhere in British Columbia". If you want to serve an airport, ferry terminal or other transportation hub, you need to check to see if it is in the municipality you are applying for. If not, you must include it as an originating area.*

Destination Area: Transportation of passengers may terminate at:

(This is where you want to drop off passengers)

_____

_____

! *Note* ***Destination areas*** *may be stated in terms of: municipalities, regional districts or highway corridors. The Board will accept a destination area of "anywhere in British Columbia". If you want to serve an airport, ferry terminal or other transportation hub, you need to check to see if it is in the municipality you are applying for. If not, you may need to include it as a destination area.*

If you have more than one service area, please complete another sheet

Return or Reverse Trips

Please check the appropriate box if you are asking for any of the following terms and conditions. Your application package should explain why you require these authorizations.

☐	**Return Trips** - *allows you to pick up passengers in a destination area in very limited circumstances*	**Standard Wording** The same passengers may only be returned from where their trip terminates in the destination area to any point in the originating area if the return trip is arranged by the time the originating trip terminates.
☐	**Reverse Trips** (limited) - *allows you to pick up passengers in a destination area in very limited circumstances*	**Standard Wording** Transportation of passengers may only originate in the destination area if the transportation terminates in the originating area and the cost of the trip is billed to an active account held by the licence holder that was established before the trip was arranged.
☐	**Reverse Trips** (unlimited) - *allows you to pick up passengers in a destination area.* ! ***Note: This is not a common term and condition of licence, especially in urban areas.***	**Standard Wording** Transportation of passengers may only originate in the destination area if the transportation terminates in the originating area.

Part B: Limousines and Other Passenger Directed Vehicles (continued)	
Other Terms and Conditions	
Please check the appropriate box if you are asking for any of the following authorizations	
☐	To take passengers out of BC
☐	To provide transportation services under a contract to a company (Attach a copy of the contract or agreement to enter a contract)
☐	Other terms and conditions (Please describe any other term and condition that you would like.)

passenger
TRANSPORTATION BOARD 202- 940 BLANSHARD STREET · PO BOX 9850 STN PROV GOVT · VICTORIA BC V8W 9T5

Flip Seat Request PT Board Form 3

About this form: Use this form only if you are asking permission to use flip seats in taxis.

! ***Note:*** *If the Board approves the use of flip seats, the Passenger Transportation Branch may require you to submit proof that the seats meet vehicle safety standards. See Division 10.07(5) of the Motor Vehicle Act Regulations.*

Applicant

Legal Name: Ripe Holdings Inc.

Number of Flip Seats

How many ***accessible taxis*** will have a flip seat? 27

How many ***taxi vans*** will have a flip seat? _____

Taxi Fleet Information

What is the main area that you operate in? GVRD

How many ***accessible taxis*** do you operate on a regular basis? 27

How many conventional taxis do you operate on a regular basis? 123

Flip Seat Proposal

Submit a ***Flip Seat Proposal*** that includes the following:

- [x] **Statement** that explains why you need to use flip seats.
- [x] **Evidence of public need** for flip seats.
- [ ] **Number of trips** for persons who need an accessible taxi, if you are an existing licensee. Give a daily or weekly average. Submit data for at least six months.
- [x] **List of transportation service agreements** that your company has. Also, state whether taxis used under those contracts will have flip seats. For example, contracts may relate to the following: airports or airlines, cruise ship terminals, ferry terminals, travel agencies, postal workers, crew transportation, school boards, and hotels.
- [x] A **Priority Dispatch Plan.** (See Reference Sheet 7: Preparing an Accessible Service Plan.)

Exemption From Some Application Requirements

If your application is **only** to amend your licence to ask for express authorizatin for flip seats, you do not have to include the following in your application package:

1. Business plan and financial statements
2. PDV Vehicle Proposal
3. PDV Service Proposal

Other application requirements as listed in Application Guide 2 apply.

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Municipal Notice | Taxi Applications PT Board Form 4

About this Form:

The form has 2 pages. It must be completed by:

- ✓ **Licensees** applying to operate taxis in a new municipality (see **Part 1**)
- ✓ **Licensees** applying to add more taxis to their fleet (see **Part 1**)
- ✓ **New applicants** applying to start a taxi service (see **Part 2**)

Applicants must:
(a) send completed forms to each municipality where they are licensed or seek a licence to pick up passengers, and
(b) include copies of completed forms in their application package.

Note: The Passenger Transportation Board sends applicants a copy of any negative comments it receives from a municipality. Applicants have an opportunity to comment.

NOTICE

To: Chief Administrative Officer

Maple Ridge
Name of Municipality

November 18 2016
Date

Please be advised that the Licensee or New Applicant listed on page 2 of this Notice is applying to the Passenger Transportation Board to provide taxi service in your municipality.

A municipality may send comments about this application or taxi services in general to the Passenger Transportation Board by:

Fax: (250) 953-3788

E-mail: ptboard@gov.bc.ca

Mail: PO Box 9850 STN PROV GOVT
Victoria British Columbia V8W 9T5

We recommend that municipalities comment **within 30 days** of receipt of this notice. This should ensure that comments are received on time.

After an applicant sends its municipal notices and submits its application, the Board publishes the application in the Board's "Weekly Bulletin." Bulletins are published on Wednesdays. They may be viewed online at: http://www.th.gov.bc.ca/ptb/bulletins.htm. The Board will consider any comments received up until 10 days after publication in the "Weekly Bulletin".

To confirm whether the comment period is still open, municipal representatives can call the Board office at 250-953-3777 or email ptboard@gov.bc.ca.

Part 1: To be completed by PT Licensees

Licensee

Legal Name: _____

Trade Name: _____

PT Licence Number: _____

Operating Area (check one)

☐ I operate in this municipality _____

☐ I am applying to operate in this municipality _____

My total originating area is: _____

Fleet Size (Taxis only)

What is the maximum number of taxis you can operate in this municipality now? _____

How many accessible taxis do you operate in this municipality now? _____

How many taxis do you want to operate in this municipality? _____

How many taxis will be wheelchair accessible taxis? _____

Part 2: To be completed by new applicants

Applicant

Legal Name: Ripe Holdings Inc.

Trade Name: Ripe TX

Fleet Size Requested

Number of Conventional Taxis: 123

Number of Wheelchair Accessible Taxis: 27

Operating Area

The originating area I'm applying for is:
(please list all municipalities and areas)

Greater Vancouver Regional District

Municipal Notice/Taxi Applications PT Board Form 4

For the following communities were also included in the application. They are an exact duplicate of the Maple Ridge Referral so have not been included due to the duplication of information.

- Vancouver
- Burnaby
- Coquitlam
- Delta
- City of Langley
- Langley Township
- New Westminster
- City of North Vancouver
- District of North Vancouver
- Pitt Meadows
- Port Coquitlam
- Port Moody
- Richmond
- Surrey
- Tsawwassen
- West Vancouver
- White Rock
- Abbotsford
- Electoral District A

passenger
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Disclosure of Unlawful Activity & Bankruptcy PT Board Form 5

About This Form

This form must be completed by one or more people, depending on your organization. See question 1 for details. The information you give will be used by the Board as part of its deliberations in assessing if you are a fit and proper person as required by the *Passenger Transportation Act*. The Board may need more information depending on your answers to these questions. In assessing if you are a fit and proper person, the Board may consider, among other matters:

- *What were the circumstances of any charges, convictions or findings of guilt and any sentence imposed?*
- *How much time has passed between the charge, conviction or finding of guilt and this application?*
- *Does the behavior for which the charges were laid or convictions or finding of guilt, indicate a pattern of poor conduct and character, lack of financial integrity or a threat to the public?*
- *What, if any, corrective or remedial activities have you undertaken in relation to any charges or convictions?*

You must provide truthful answers. If you do not, and it becomes known to the Board, the Board may refuse the application or, if a licence is approved, attach conditions, suspend or cancel the licence.

Name of person completing form: Otis Perrick | Year of Birth: 1979

1. What type of licensee do you represent? Please check:

- [ ] Sole Proprietorship
- [ ] Partnership (each partner must complete this form)
- [X] Incorporated Private Company (each director and officer must complete this form)
- [ ] Public Company (the President, Secretary and CEO must complete this form)
- [ ] Society (each director of the society must complete this form)

2. Have you, or any business entity with which you are or have been associated as a director, officer or principal shareholder

a) been charged with or convicted of an offence under the Criminal Code of Canada? Yes [ ] No [✔]

b) been charged with or convicted of an offence under the Controlled Drugs and Substances Act or the Income Tax Act? Yes [ ] No [✔]

If you answered yes to any of the above questions, please provide the following details for **each conviction** or **finding of guilt** (attach a separate sheet if needed).

i. Description of conviction or finding of guilt _____

ii. Date of conviction or finding of guilt _____

iii. Description of sentence _____

iv. Name and location of court _____

v. Court file number (if known) _____

3. Have you, or any business entity with which you are or have been associated as a director, officer or principal shareholder ever,

a) filed for bankruptcy protection or receivership; been petitioned into bankruptcy or receivership; or made a proposal under any bankruptcy, insolvency or similar law, or had any similar action taken against you, in any jurisdiction? Yes ☐ No ☑

b) been denied or refused bankruptcy protection or reorganization under any bankruptcy or insolvency law in any jurisdiction? Yes ☐ No ☑

If you answered "Yes" to 3(a), you **must** give the following information for **each** proceeding (attach a separate sheet if needed)

i. Name and address of entity (if applicable) _____

ii. Name and address of filing party _____

iii. Date petition filed _____

iv. Name and address of Court _____

v. Name and address of trustee _____

vi. Disposition or outcome _____

Note: Please enclose a copy of any discharge.

If you answered "Yes" to 3(b) above, you **must** include the following for each proceeding (attach a separate sheet if needed)

i. Name and address of entity (if applicable) _____

ii. Name and address of filing party _____

iii. Date petition filed _____

iv. Name and address of Court _____

v. Name and address of Trustee _____

vi. Disposition or outcome _____

Name and Signature

Name of person completing this form: Otis Perrick

Position with the applicant: Director

Name of Applicant Company or Partnership or sole proprietor: Ripe Holdings Inc.

! ***(Please insert electronic signature or print, sign and scan)***

Signature:

Date: November 18 2016

passenger
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Disclosure of Unlawful Activity & Bankruptcy PT Board Form 5

About This Form

This form must be completed by one or more people, depending on your organization. See question 1 for details. The information you give will be used by the Board as part of its deliberations in assessing if you are a fit and proper person as required by the *Passenger Transportation Act*. The Board may need more information depending on your answers to these questions. In assessing if you are a fit and proper person, the Board may consider, among other matters:

- *What were the circumstances of any charges, convictions or findings of guilt and any sentence imposed?*
- *How much time has passed between the charge, conviction or finding of guilt and this application?*
- *Does the behavior for which the charges were laid or convictions or finding of guilt, indicate a pattern of poor conduct and character, lack of financial integrity or a threat to the public?*
- *What, if any, corrective or remedial activities have you undertaken in relation to any charges or convictions?*

You must provide truthful answers. If you do not, and it becomes known to the Board, the Board may refuse the application or, if a licence is approved, attach conditions, suspend or cancel the licence.

Name of person completing form: Gagan (Ricky) Goraya | Year of Birth: 1979

1. What type of licensee do you represent? Please check:

- [ ] Sole Proprietorship
- [ ] Partnership (each partner must complete this form)
- [X] Incorporated Private Company (each director and officer must complete this form)
- [ ] Public Company (the President, Secretary and CEO must complete this form)
- [ ] Society (each director of the society must complete this form)

2. Have you, or any business entity with which you are or have been associated as a director, officer or principal shareholder

a) been charged with or convicted of an offence under the Criminal Code of Canada? Yes [✓] No [ ]

b) been charged with or convicted of an offence under the Controlled Drugs and Substances Act or the Income Tax Act? Yes [ ] No [✓]

If you answered yes to any of the above questions, please provide the following details for **each conviction** or **finding of guilt** (attach a separate sheet if needed).

i. Description of conviction or finding of guilt Stay of proceedings

ii. Date of conviction or finding of guilt N/A

iii. Description of sentence Charges were dropped

iv. Name and location of court Vancouver Provincial Criminal Court

v. Court file number (if known) 9783-1

3. Have you, or any business entity with which you are or have been associated as a director, officer or principal shareholder ever,

a) filed for bankruptcy protection or receivership; been petitioned into bankruptcy or receivership; or made a proposal under any bankruptcy, insolvency or similar law, or had any similar action taken against you, in any jurisdiction? Yes ☐ No ☑

b) been denied or refused bankruptcy protection or reorganization under any bankruptcy or insolvency law in any jurisdiction? Yes ☐ No ☑

If you answered "Yes" to 3(a), you **must** give the following information for **each** proceeding (attach a separate sheet if needed)

i. Name and address of entity (if applicable) _____

ii. Name and address of filing party _____

iii. Date petition filed _____

iv. Name and address of Court _____

v. Name and address of trustee _____

vi. Disposition or outcome _____

Note: Please enclose a copy of any discharge.

If you answered "Yes" to 3(b) above, you **must** include the following for each proceeding (attach a separate sheet if needed)

i. Name and address of entity (if applicable) _____

ii. Name and address of filing party _____

iii. Date petition filed _____

iv. Name and address of Court _____

v. Name and address of Trustee _____

vi. Disposition or outcome _____

Name and Signature

Name of person completing this form: Gagan (Ricky) Goraya

Position with the applicant: Director

Name of Applicant Company or Partnership or sole proprietor: Ripe Holdings Inc.

! ***(Please insert electronic signature or print, sign and scan)***

Signature: Goraya

Date: November 18 2016

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Declarations PT Board Form 17

About this Form:

- This form is required for all licence applications.
- This form must be signed by the **individual** (sole proprietor), **all partners** in the partnership, or the **president or sole director** of the corporation.
- By signing this form, you are making the declarations set out in A & below.

Legal Name of Applicant *(complete one of the following)*

○ Full Name of Individual:	○ Full Name of Each Partner:	● Full Name of Corporation
Ripe Holdings Inc.		

Passenger Transportation Licence No., *if applicable* _____

A. Declaration: Liquor Control and Licensing Act

I DECLARE THAT:

1 I understand that offences under the *Liquor Control and Licensing Act* include:

- consuming alcohol in a public place, including motor vehicles;
- operating a motor vehicle while there is liquor in the vehicle; and
- permitting a minor to consume liquor in a place under your control.

2 I understand that my passenger transportation licence may be suspended or cancelled if I commit an offence under the *Liquor Control and Licensing Act* related to the operation of a commercial passenger vehicle.

3 I will educate my drivers and operators about their responsibilities on how to deal with the consumption of alcoholic beverages by passengers on my commercial passenger vehicles.

B. Declaration: Application Information

I DECLARE THAT:

1 The statements and information contained in, attached to and submitted with this licence application package are true and correct.

2 I understand that statements and information contained in, attached to and submitted with this licence application package may be verified.

3 I understand that false or misleading representations could result in refusal of my application or cancellation of my licence, if my application is approved

C. Signatures *(Please insert electronic signature or print, sign and scan)*

Full Name: Otis Perrick
Title: Director
Signature:
Date: November, 18 2016

Full Name: Gagan (Ricky) Goraya
Title: Director
Signature: Goraya
Date: November 18 2016

passenger
TRANSPORTATION BOARD 202- 940 BLANSHARD STREET · PO BOX 9850 STN PROV GOVT · VICTORIA BC V8W 9T5

Public Explanation of Passenger Directed Vehicle (PDV) Application

PT Board Form 6

About this Form:

- This form is required when you making an application for a new or amended licence or to add vehicles to your fleet..
- This form is not required for a rate change application.
- Information on this form will be published as part of your "application summary".

Please answer each question in one or two sentences.

1. Why are you making this application? (Tell us if there is anything unique about your application. For example, is it a specialty service? Is there a target market? Etc.)

- Ripe TX is a fully digitally-dispatched taxi service, meaning no top lights, flagging, or use of taxi stands. This is unique in the GVRD that will fill the public need not only for more and improved taxi services, but also for passenger transportation that meets their needs in a digital world.
- Our application is for pickup and drop-off across the Greater Vancouver Regional District (GVRD), which will address common customer concerns and complaints about going to and from the suburbs to downtown Vancouver.

2. How will your application affect transportation services in your community?

Increases availability and reduced wait times across the multiple municipalities in the GVRD.

This form has been prepared by the applicant for public information.

Name of Applicant: Ripe TX

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Metered Taxi Rates PT Board Form 10

About this Form: This form may be used if you are applying for a:

- ✓ new licence to operate a taxi
- ✓ change to your approved taxi meter rates

! ***Note: Rates are not effective unless approved by the Passenger Transportation Board***

Applicant

Legal Name: Ripe Holdings INc.

Metered Taxi Rates

Initial Flag Rate: $ 3.20

Distance Rate: $ 1.84 per kilometer

Metered Waiting Time Rate: $ 32.86 per hour

Goods & Services Tax (GST) **is included** in the rates set out above.

Meter Increments

Indicate the price increment of taxi fares that are displayed on the meter.

(●) $0.10 ( ) $0.15 ( ) $0.20 ( ) $0.25 ( ) Other: _____

Other Metered Rates (if applicable)

If the meter calculates any rates other than what is noted above, list the rates and reason in this section:

_____

_____

_____

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PDV Rules PT Board Form 14

About this Form: Use this form if you are applying for a:

- ✓ new Special Authorization licence for a passenger directed vehicle ("PDV")
- ✓ change to your approved rules

Note: Rules are not effective unless approved by the Passenger Transportation Board

The Board has established standard rules for:

- ***All taxis in British Columbia Standard Rules for Taxicabs***
- ***All Limousines being operated in the Victoria, Vancouver and surrounding areas Minimum-Maximum Rates and Standard Rules for Limousines in BC***
- ***If you operate a taxi or limousine and want a rule that is different from the Standard Rule, please tell us why.***

Operator

Legal Name: Ripe Holdings Inc.

Transportation Service

Describe the type of transportation service you provide or want to provide
(e.g. taxi, limousine, shuttle service, transportation for ESL students, etc.)

Digital dispatched taxi

Applicable Rates

Indicate the types of rates that your rules apply to:

- [✓] Metered Taxi Rates
- [ ] Hourly Rates
- [ ] Point-to-Point Rates
- [ ] Individual Rates
- [ ] Contract Rates
- [ ] Other: _____

Rules

No.	Rules:
1.	Fares will be calculated via the Ripe smartphone application
2.	Unless otherwise indicated, the Board's standard rules will apply
3.	
4.	
5.	
6.	

Discounts and Commissions

No.	Discounts or Commissions	Rate
1.		%
2.		%
3.		%

1000 Bylaws

CITY OF MAPLE RIDGE
BYLAW NO. 7305-2016

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

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

AND WHEREAS, it is deemed expedient to amend Schedule "A" 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. 7305-2016."

2. Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan, and Figure 3C - River Hamlet are hereby amended for the parcel or tract of land and premises known and described as:

   Lot 23 Section 28 Township 12 New Westminster District Plan 48925

   and outlined in heavy black line on Map No. 937, 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 hereby amended for the parcel or tract of land and premises known and described as:

   Lot 23 Section 28 Township 12 New Westminster District Plan 48925

   and outlined in heavy black line on Map No. 938, 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 28th day of February, 2017.

   READ a second time the 28th day of February, 2017.

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

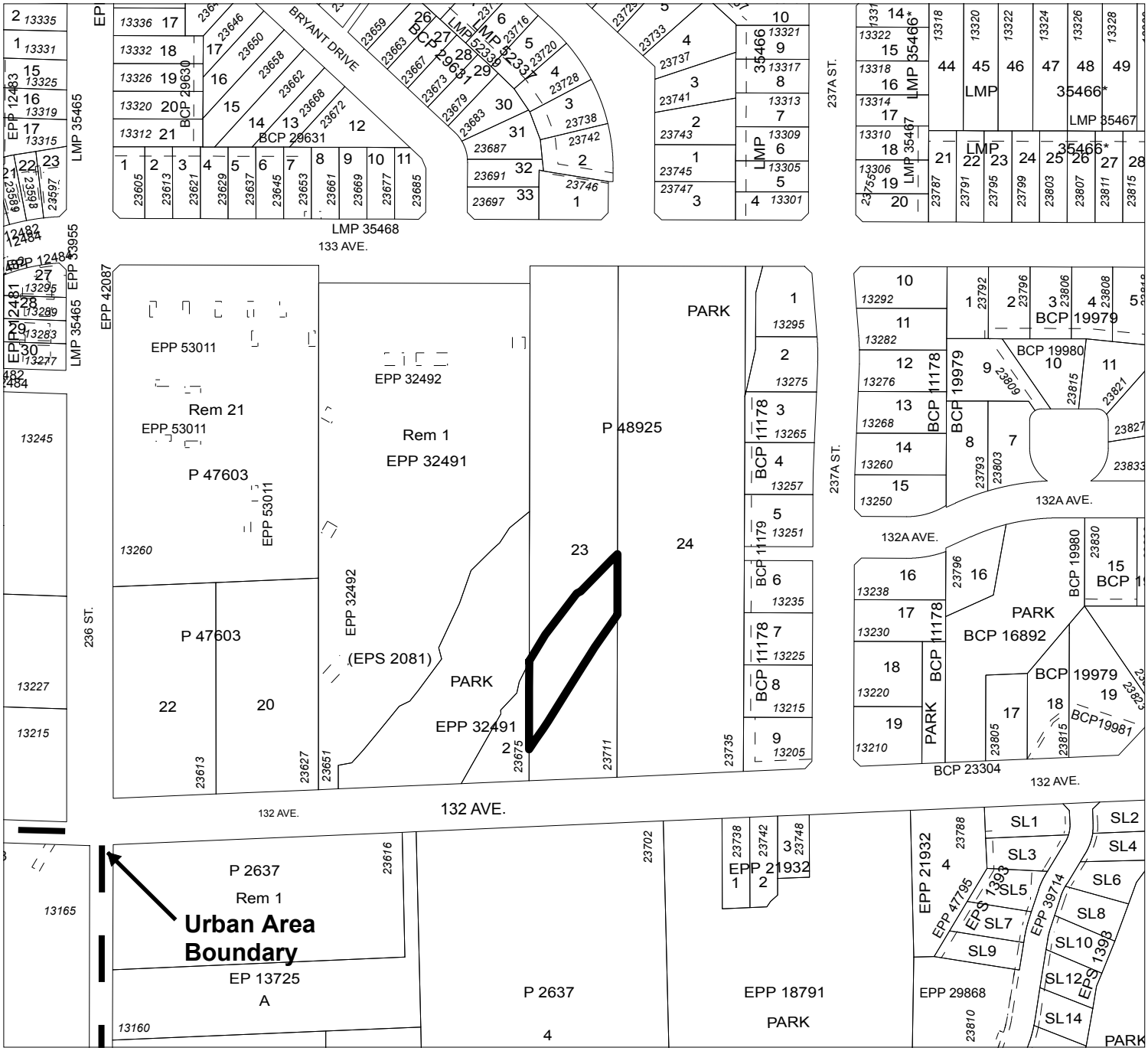
   READ a third time the day of , 20

   ADOPTED, the day of , 20 .

_____ _____

PRESIDING MEMBER CORPORATE OFFICER

1001.1



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7305-2016

Map No. 937

Purpose: To Amend Silver Valley Area Plan Figure 2 and Figure 3C

From: Conservation

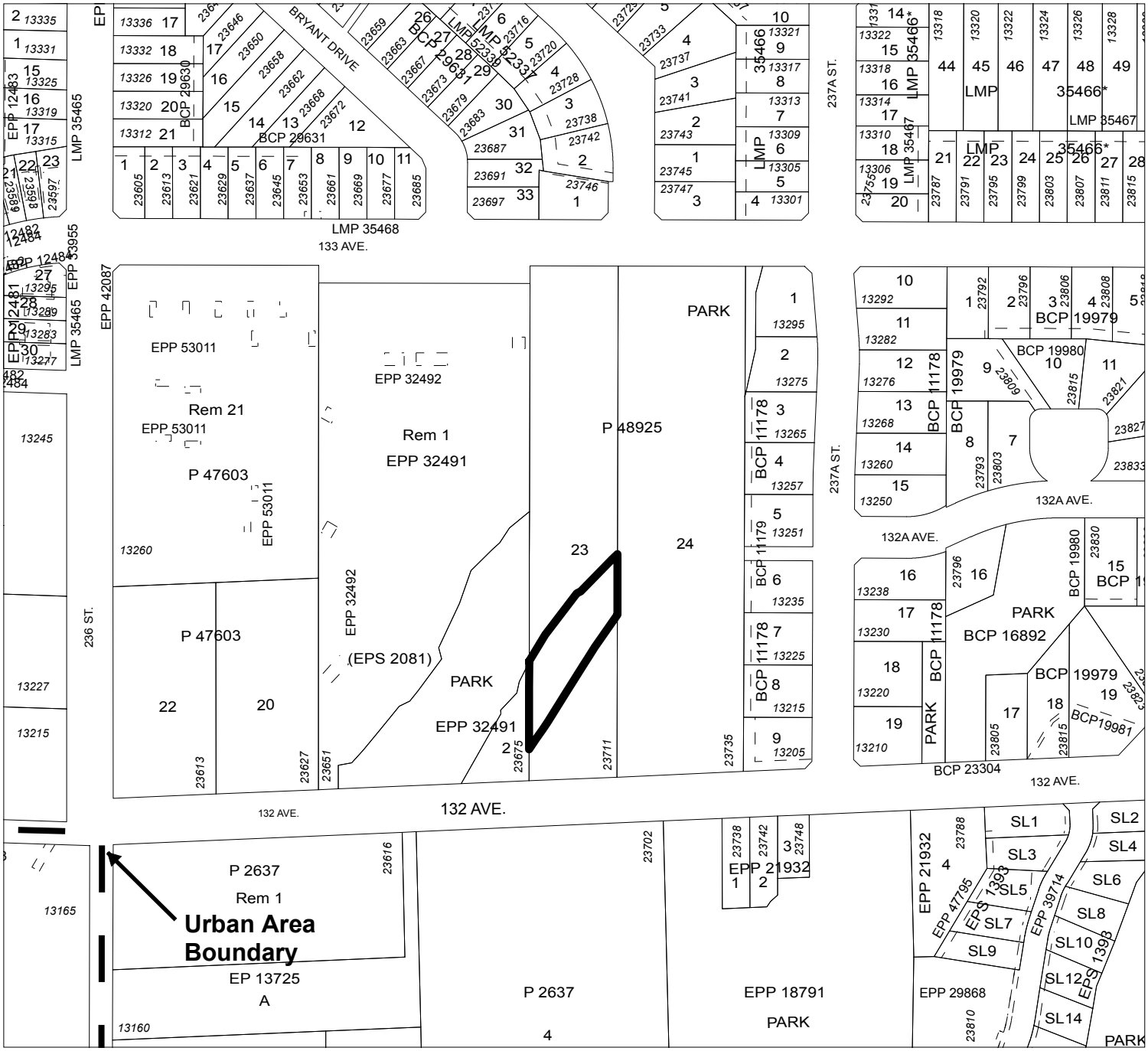
To: Low Density Urban

MAPLE RIDGE
British Columbia

— — Urban Area Boundary

N

SCALE 1:2,500



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7305-2016

Map No. 938

Purpose: To Amend Silver Valley Area Plan Figure 4 - Trails/Open Space as shown

To Remove from Conservation

MAPLE RIDGE
British Columbia

Urban Area Boundary

N

SCALE 1:2,500

CITY OF MAPLE RIDGE

BYLAW NO. 7258-2016

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

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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. 7258-2016."

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

   Lot 23 Section 28 Township 12 New Westminster District Plan 48925

   and outlined in heavy black line on Map No. 1682 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 26th day of July, 2016.

   READ a second time the 28th day of February, 2017.

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

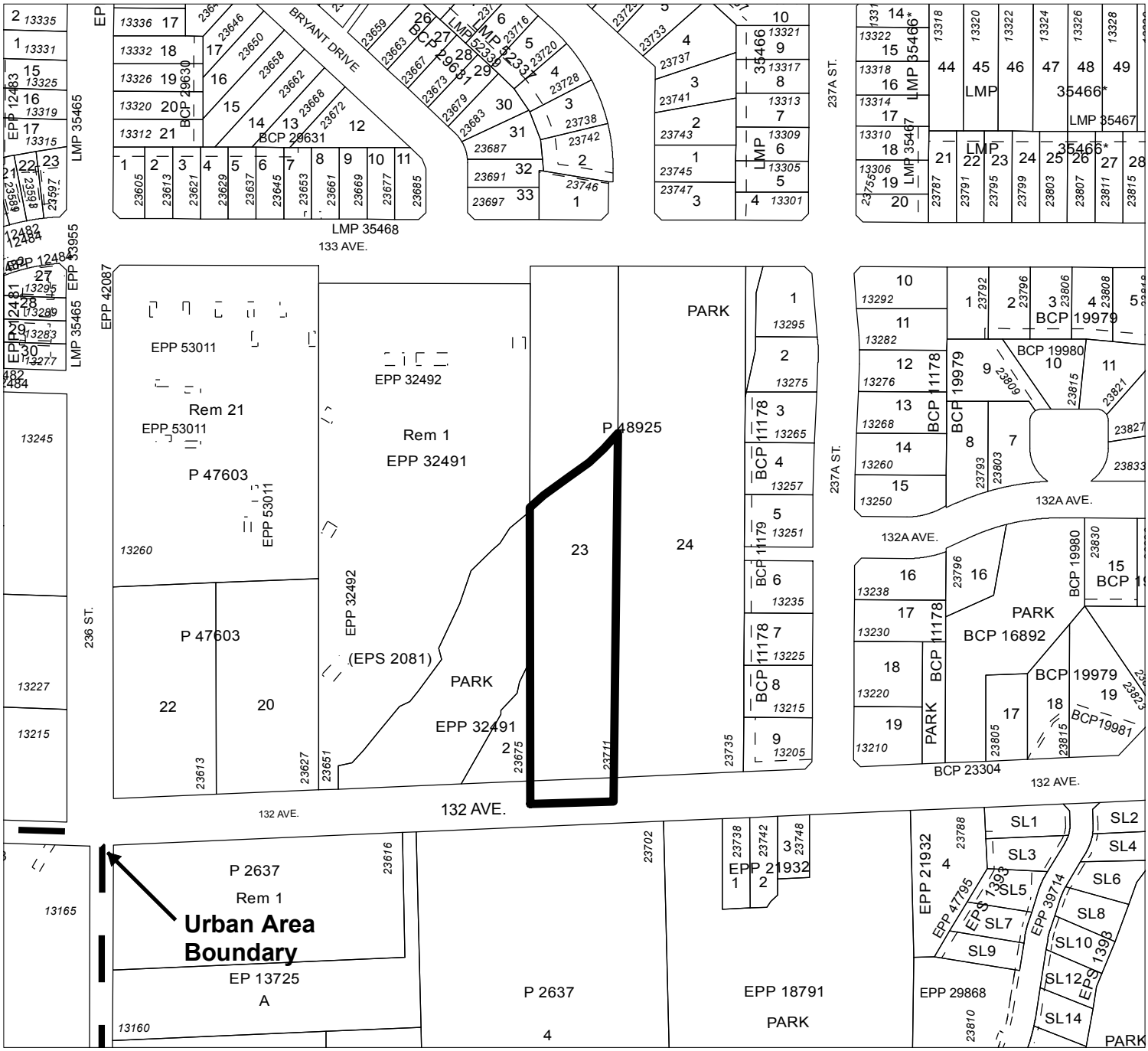
   READ a third time the day of , 20

   ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER

1001.2



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7258-2016

Map No. 1682

From: RS-2 (One Family Suburban Residential)
RS-3 (One Family Rural Residential)

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

MAPLE RIDGE
British Columbia

— — Urban Area Boundary

N

SCALE 1:2,500

CITY OF MAPLE RIDGE

BYLAW NO. 7247-2016

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. 7247-2016."

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

   Lot B District Lot 245 Group 1 New Westminster District Plan 74894

   and outlined in heavy black line on Map No. 1675 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 24th day of May, 2016.

   READ a second time the 14th day of February, 2017.

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

   READ a third time the day of , 20

   ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER

MAPLE RIDGE ZONE AMENDING

Bylaw No. 7247-2016

Map No. 1675

From: RS-1 (One Family Urban Residential)

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

MAPLE RIDGE
British Columbia

N

SCALE 1:2,000

CITY OF MAPLE RIDGE

BYLAW NO. 7205-2016

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. 7205-2016."

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

   Lot 32 Section 20 Township 12 New Westminster District Plan 24720

   and outlined in heavy black line on Map No. 1656 a copy of which is attached hereto and forms part of this Bylaw, is 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 9th day of February, 2016.

   READ a second time the 28th day of February, 2017.

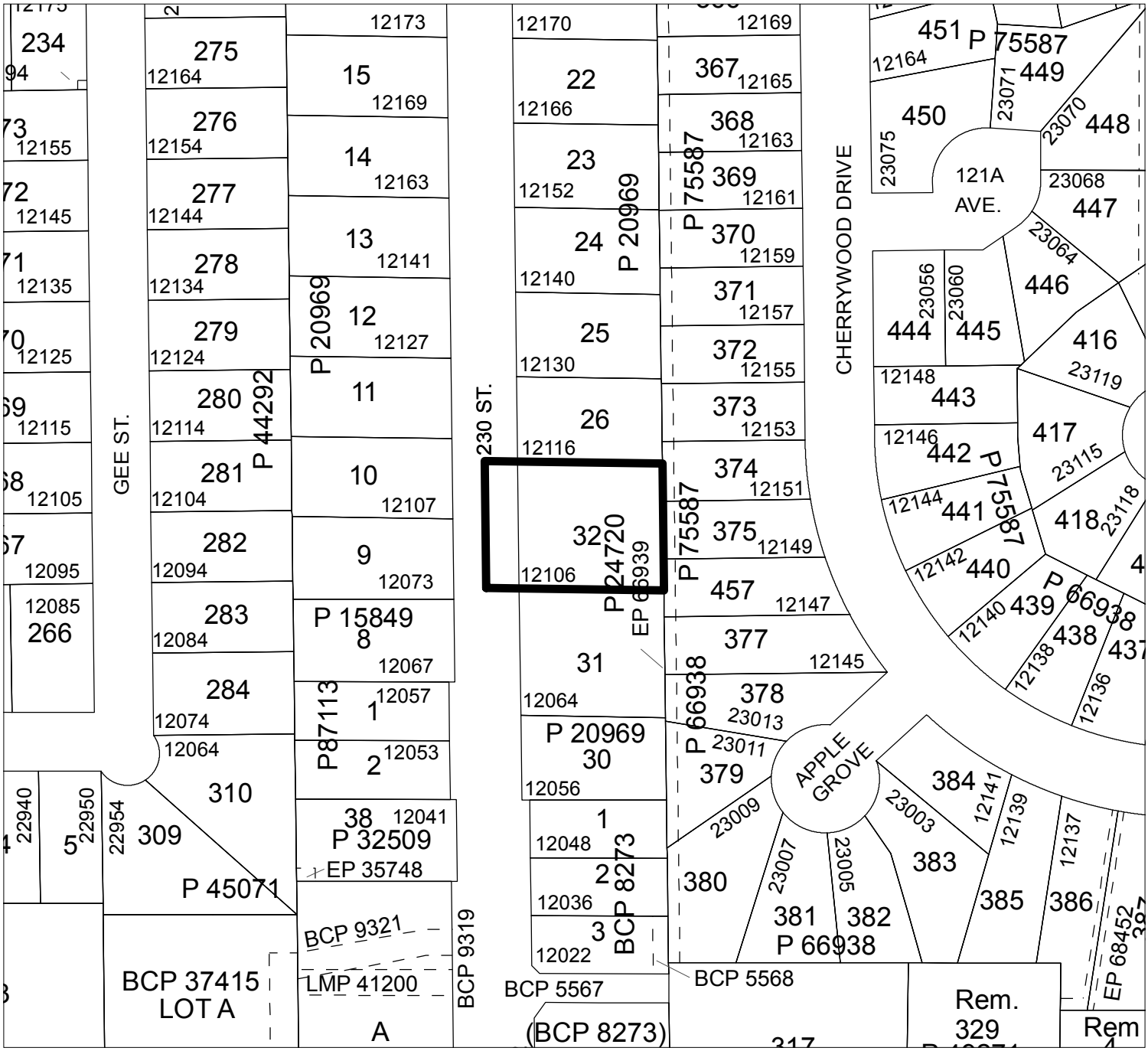
   PUBLIC HEARING held the 21st day of March, 2017.

   READ a third time the day of , 20

   ADOPTED the day of , 20

_____ _____

PRESIDING MEMBER CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7205-2016
Map No. 1656
From: RS-1 (One Family Urban Residential)
RS-3 (One Family Rural Residential)
To: R-1 (Residential District)

MAPLE RIDGE
British Columbia

N
SCALE 1:1,500

CITY OF MAPLE RIDGE

BYLAW NO. 7220-2016

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. 7220-2016."

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

   Parcel “2” of Parcel “A” (Explanatory Plan 1734) of the South East Quarter Section 21 Township 12 EXCEPT: FIRSTLY: Parcel “One” (Explanatory Plan 17000); SECONDLY: Part subdivided by Plan LMP 36965; New Westminster District

   and outlined in heavy black line on Map No. 1662 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RM-1 (Townhouse 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 8th day of March, 2016.

   READ a second time the 28th day of February, 2017.

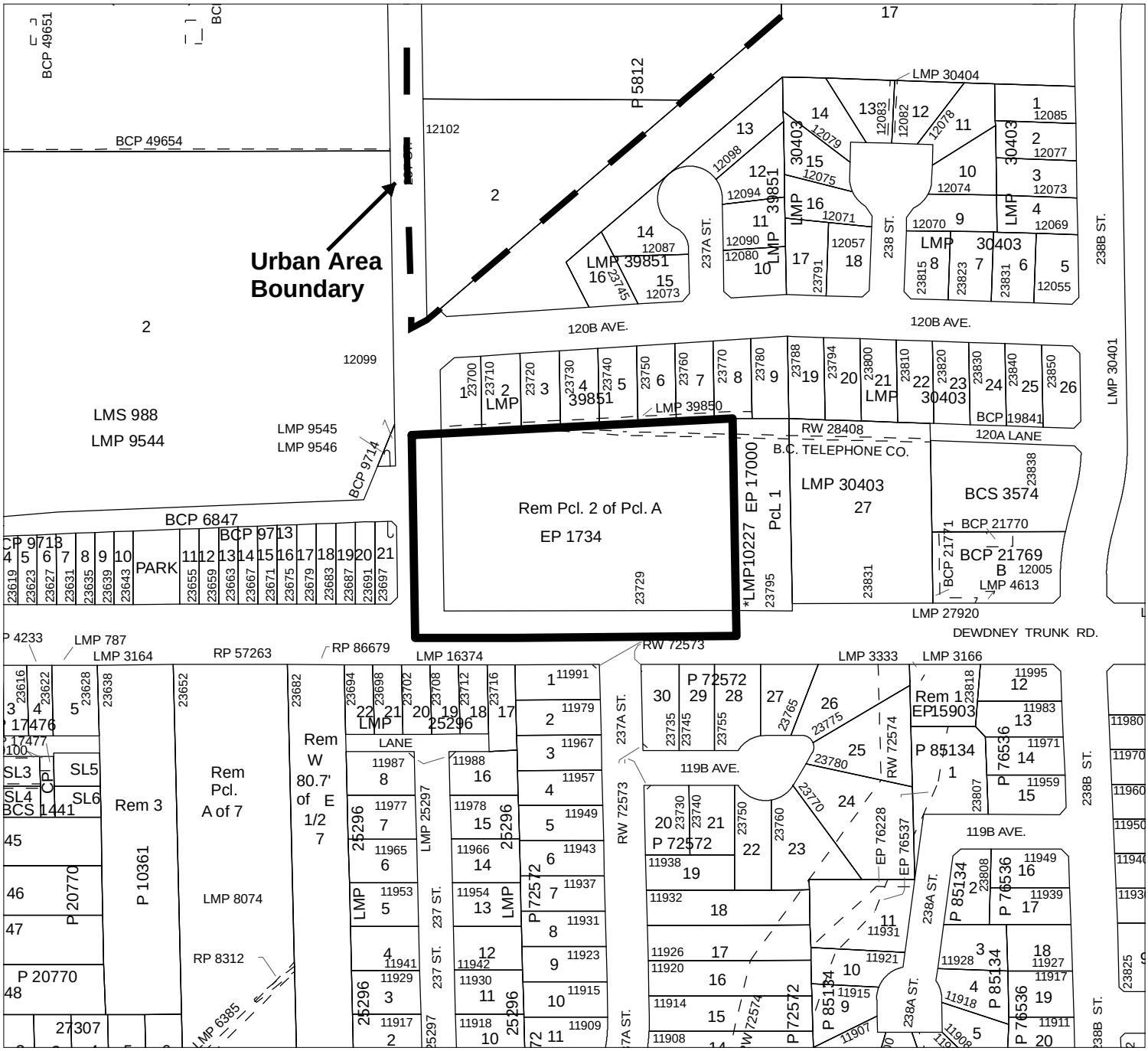
   PUBLIC HEARING held the 21st day of March, 2017.

   READ a third time the day of , 20

   ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7220-2016

Map No. 1662

From: RS-3 (One Family Rural Residential)

To: RM-1 (Townhouse Residential)

MAPLE RIDGE
British Columbia

— — Urban Area Boundary

N

SCALE 1:2,500

CITY OF MAPLE RIDGE

BYLAW NO. 7229-2016

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. 7229-2016."

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

   South Half Lot “B” Section 16 Township 12 New Westminster District Plan 7528

   and outlined in heavy black line on Map No. 1668 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to C-2 (Community Commercial).

3. That PART 7 COMMERCIAL ZONES, SECTION 702, COMMUNITY COMMERCIAL: C-2 8 (e) OTHER REGULATIONS is amended by the addition of the following in correct numerical order:

   iii) the stipulations for item i) above are hereby waived for property located at South Half Lot “B” Section 16 Township 12 New Westminster District Plan 7528

4. 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 April, 2016.

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

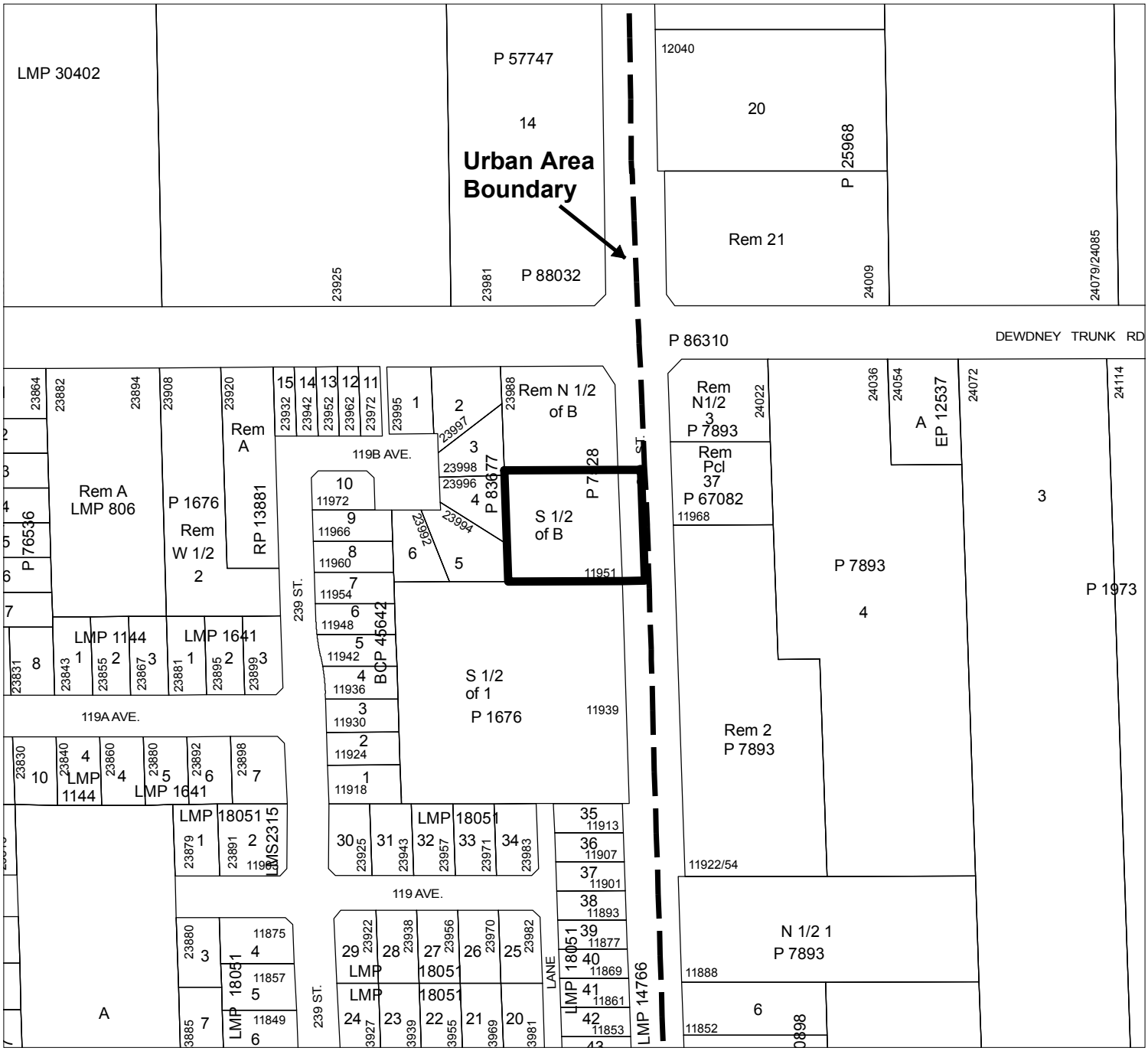
PUBLIC HEARING held the 21st day of February, 2017.

READ a third time the day of , 20

ADOPTED, the day of , 20

_____ _____

PRESIDING MEMBER CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7229-2016

Map No. 1668

From: CS-1 (Service Commercial)

To: C-2 (Community Commercial)

MAPLE RIDGE
British Columbia

— — Urban Area Boundary

N

1:2,500

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	Her Worship Mayor Nicole Read and Members of Council	**MEETING DATE:**	March 28, 2017
		FILE NO:	2012-013-RZ
FROM:	Chief Administrative Officer	**MEETING:**	COUNCIL

SUBJECT: **Final Reading**
Official Community Plan Amending Bylaw No. 7040-2013
Zone Amending Bylaw No. 7041-2013
24152 112 Avenue

EXECUTIVE SUMMARY:

The applicant has requested that final reading be granted for the subject property, located at 24152 112 Avenue (see Appendix A). Official Community Plan Amending Bylaw No. 7040-2013 (see Appendix B) and Zone Amending Bylaw No. 7041-2013 (see Appendix C) have been considered by Council and at Public Hearing and subsequently were granted third reading. The purpose of the rezoning application is to rezone to the RS-1b (One Family Urban (Medium Density) Residential) and P-1 (Park and School) zones to allow for future subdivision into approximately 25 lots and a neighbourhood park (see Appendix D).

The applicant intends to choose the Density Bonus option within the RS-1b (One Family Urban (Medium Density) Residential) zone, which is specific to the Albion Area, enabling single-family lot sizes of a minimum of 371 m^2. The required amenity fee of $3,100.00 for each lot less than 557 m^2 will be collected by the Approving Officer at the subdivision approval stage.

Council considered rezoning application 2012-013-RZ and granted first reading for Zone Amending Bylaw No.7041-2013 on January 14, 2014. Council granted first and second reading for Official Community Plan Amending Bylaw No.7040-2013, and second reading for Zone Amending Bylaw No. 7041-2013 on November 24, 2015. This application was presented at Public Hearing and Council granted third reading on December 8, 2015. Based on the amended Development Procedures, third reading is valid until June 6, 2017.

RECOMMENDATION:

That Official Community Plan Amending Bylaw No. 7040-2013 be adopted; and

That Zone Amending Bylaw No. 7041-2013 be adopted.

DISCUSSION:

a) Background Context:

Council considered this rezoning application at a Public Hearing held on December 8, 2015. On December 8, 2015 Council granted third reading to Official Community Plan Amending Bylaw No. 7040-2013 and Zone Amending Bylaw No. 7041-2013 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;

ii) Amendment to Official Community Plan Schedule "A", Chapter 10.2 Albion Area Plan, Schedule 1: Albion Area Plan and Schedule “C”;

iii) Road dedication on 112 Avenue, as required;

iv) Park dedication as required, including construction of multi-purpose trails;

v) A letter assuring that removal of all debris and garbage from park land has occurred;

vi) Registration of a Restrictive Covenant for the geotechnical report which addresses the suitability of the subject property for the proposed development;

vii) Registration of a Restrictive Covenant for Stormwater Management;

viii) Removal of existing buildings;

ix) 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; and

x) That a voluntary Community Amenity Contribution (CAC) be provided in keeping with the direction given by Council with regard to amenities.

<u>The following applies to the above:</u>

i) The Rezoning Servicing Agreement and security deposit of a security, as outlined in the Agreement have been received;

ii) Amendment to Official Community Plan Schedule "A", Chapter 10.2 Albion Area Plan, Schedule 1: Albion Area Plan and Schedule “C” will be amended with final approval of these bylaws;

iii) Road dedication on 112 Avenue has been provided;

iv) Park dedication including security for the construction of the multi-purpose trail has been received;

v) A letter assuring that removal of all debris and garbage from park land has occurred has been provided;

vi) A Restrictive Covenant for the geotechnical report which addresses the suitability of the subject property for the proposed development has been received;

vii) A Restrictive Covenant for Stormwater Management has been received;

viii) The existing buildings have been removed;

ix) A disclosure statement by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property has been provided; and

x) The voluntary Community Amenity Contribution (CAC) in the amount of $127,500.00 (25 lots at a rate of $5,100.00 per lot) has been provided, in keeping with Council Policy on Community Amenity Contributions.

CONCLUSION:

As the applicant has met Council's conditions, it is recommended that final reading be given to Official Community Plan Amending Bylaw No. 7040-2013 and Zone Amending Bylaw No. 7041-2013.

"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

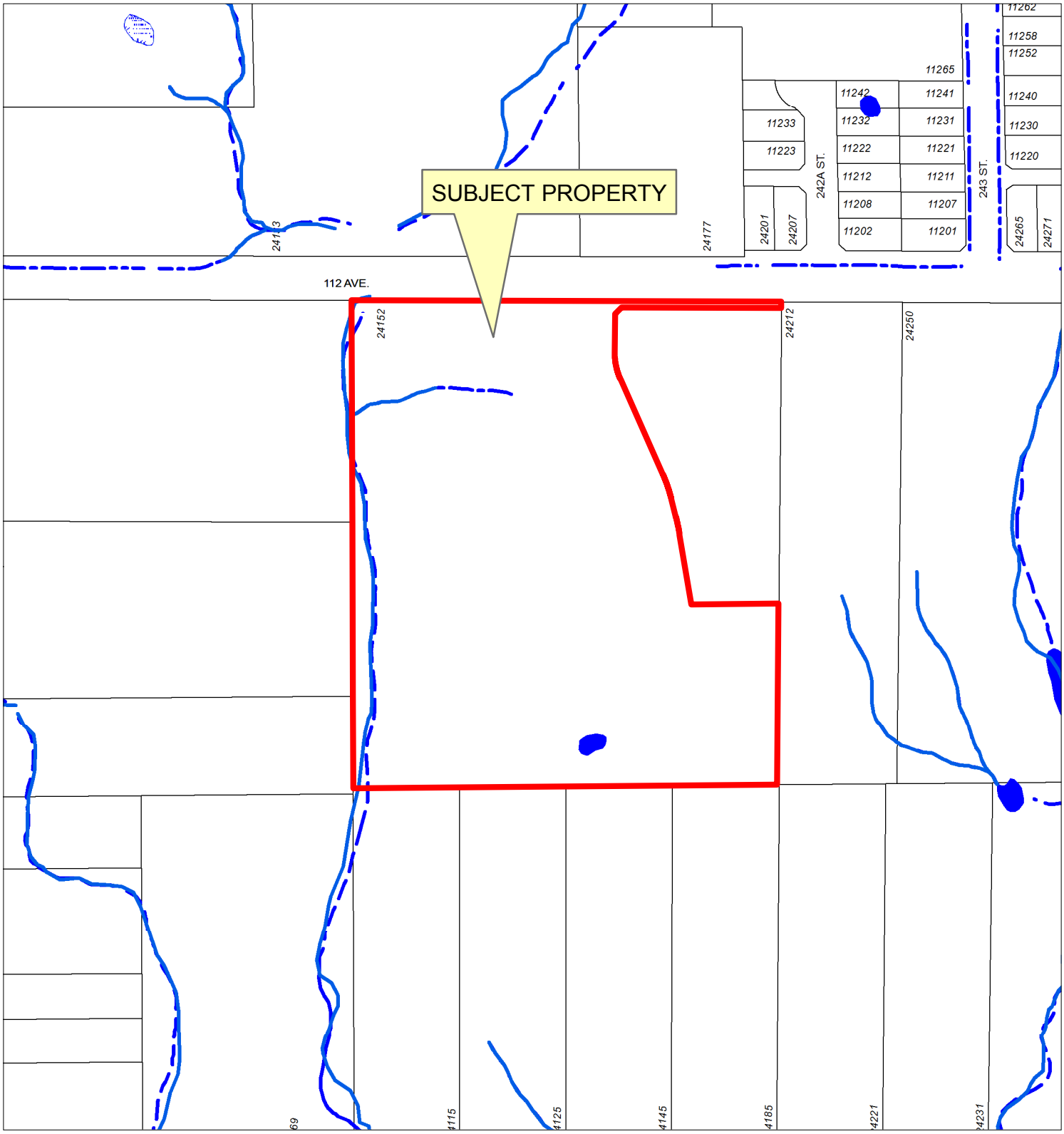
"Original signed by E.C. Swabey"

Concurrence: E.C. Swabey
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Official Community Plan Amending Bylaw No. 7040-2013
Appendix C – Zone Amending Bylaw No. 7041-2013
Appendix D – Proposed Subdivision Plan

APPENDIX A



N

Scale: 1:2,500

Legend

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

24152 112 AVENUE

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

2012-013-SD
DATE: Mar 9, 2017
BY: JV

CITY OF MAPLE RIDGE
BYLAW NO. 7040-2013

A Bylaw to amend the Official Community Plan

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

AND WHEREAS it is deemed desirable 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. 7040-2013."

2. Schedule "A", Section 10.2, Albion Area Plan "Schedule 1" is hereby amended for those parcels or tracts of land and premises known and described as:

   Lot 10 Section 10 Township 12 New Westminster District Plan 809 Except Part Subdivided by Plan 43223 and Plan 43601

   and outlined in heavy black line on Map No.871, a copy of which is attached hereto and forms part of this Bylaw, is hereby redesignated to Low/Medium Density Residential, Conservation, and Park.

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

   Lot 10 Section 10 Township 12 New Westminster District Plan 809 Except Part Subdivided by Plan 43223 and Plan 43601

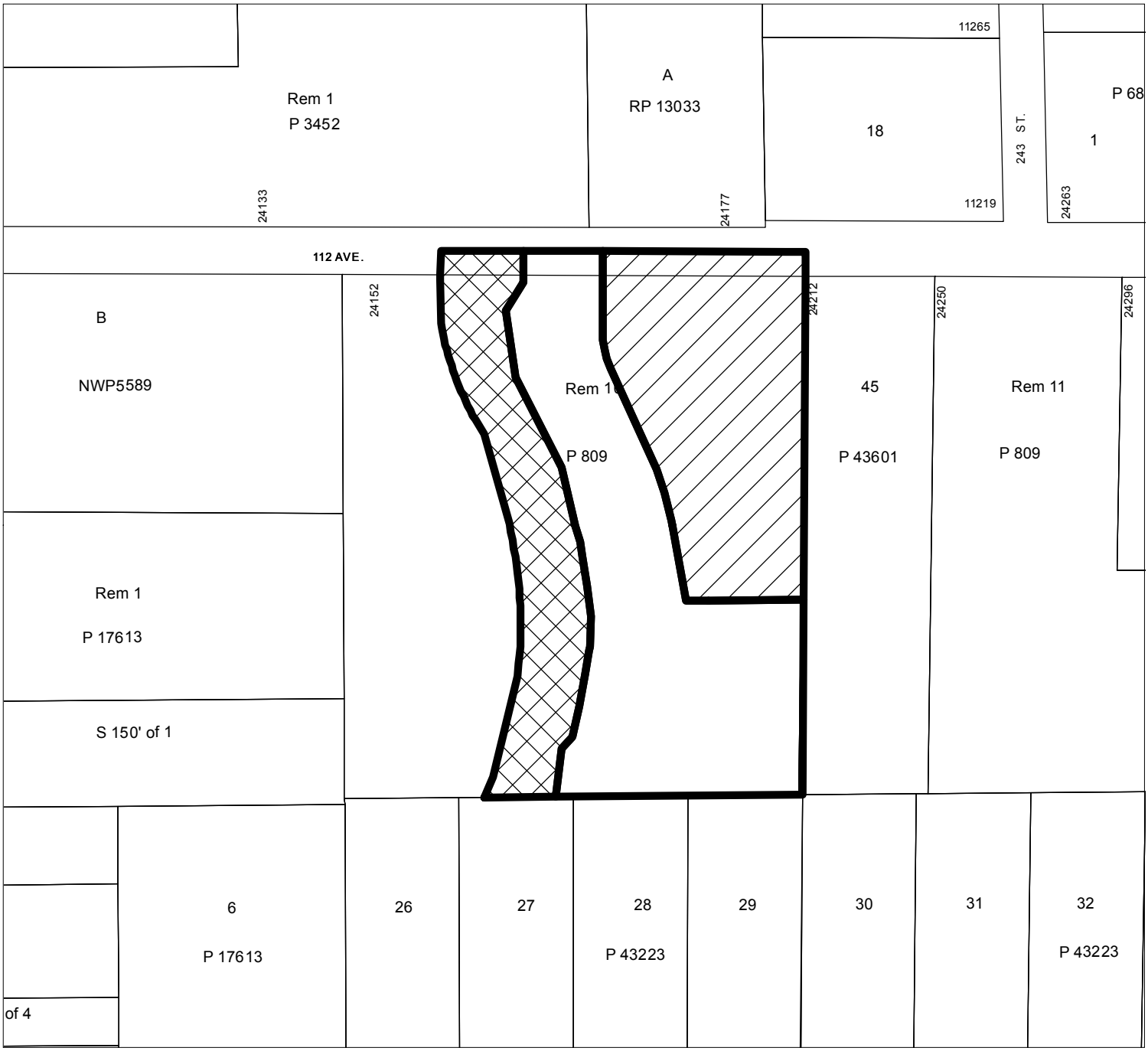
   and outlined in heavy black line on Map No. 872, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended by adding Conservation.

4. Maple Ridge Official Community Plan Bylaw No.6425-2006 is hereby amended accordingly.

READ A FIRST TIME the 24th day of November, 2015.
READ A SECOND TIME the 24th day of November, 2015.
PUBLIC HEARING HELD the 8th day of December, 2015.
READ A THIRD TIME the 8th day of December, 2015.
ADOPTED the day of , 20 .

_____ _____

PRESIDING MEMBER CORPORATE OFFICER



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7040-2013
Map No. 871
From: Institutional and Low Density Residential

To: Low/Medium Density Residential
Conservation
Park

MAPLE RIDGE
British Columbia

N
1:2,500

MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7040-2013

Map No. 872

Purpose: To Add To Conservation on Schedule C

MAPLE RIDGE
British Columbia

N

1:2,500

CITY OF MAPLE RIDGE

BYLAW NO. 7041-2013

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. 7041-2013."

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

   Lot 10 Section 10 Township 12 New Westminster District Plan 809 Except Part Subdivided By Plan 43223 and Plan 43601

   and outlined in heavy black line on Map No. 1600 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) and P-1 (Park and School).

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

READ a first time the 14th day of January, 2014.

READ a second time the 24th day of November, 2015.

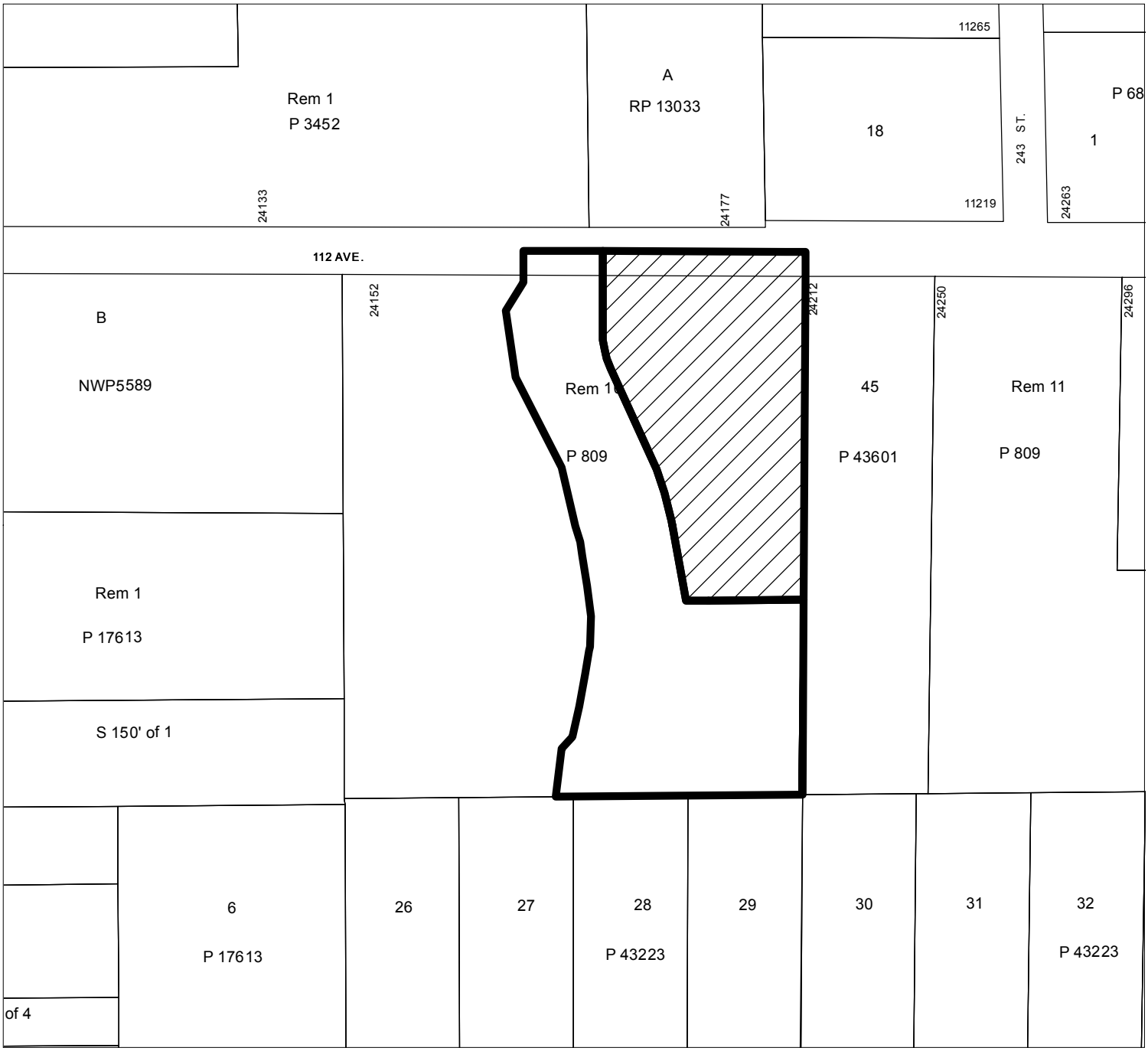
PUBLIC HEARING held the 8th day of December, 2015.

READ a third time the 8th day of December, 2015.

ADOPTED the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

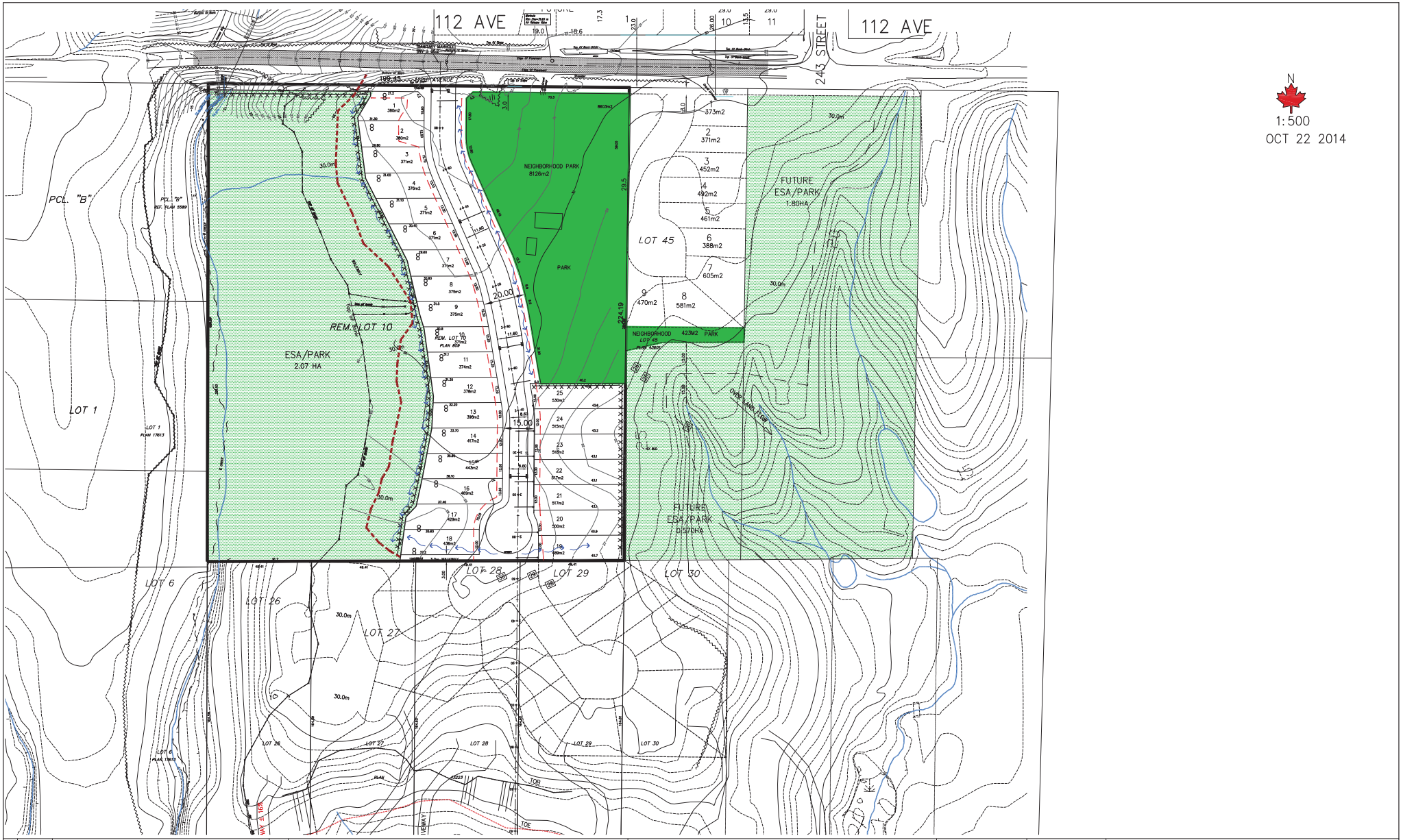
Bylaw No. 7041-2013
Map No. 1600
From: RS-3 (One Family Rural Residential)

To: RS-1b (One Family Urban (Medium Density) Residential)
P-1 (Park and School)

MAPLE RIDGE
British Columbia

N
SCALE 1:2,500

APPENDIX D



No	Date	Revision	BY

D.K. BOWINS & ASSOCIATES INC.
8955 EMIRY STREET, MISSION, B.C.
V4S 1A6 FAX: 604-826-4399, FAX: 604-826-3316
EMAIL: dbowins@shaw.ca

EXISTING		DITCH	EDGE OF GRAVEL
PROPOSED		UTILITY POLE /ANCHOR	SLOPE
STORM SEWER	STM	FIRE HYDRANT	
SANITARY SEWER	SAN	IRON PIN I.P.	SHRUB
GAS	GAS	BASEMENT ELEV. LEFT T RIGHT ⊥	HEDGE
WATER	W/M	EDGE OF PAVEMENT	TREE
U.G. LIGHTING	S/L	FENCE	BUILDING
U.G. HYDRO	B.C.H.	SIDEWALK	
U.G. TELEPHONE	B.C.T.	SURVEY MONUMENT	
MANHOLE		SAN. INSPECTION CHAMBER	
CATCH BASIN		STREET LIGHT	
WATER OR GAS VALVE			

DRAWN	AJD
DESIGNED	DKB
CHECKED	
APPROVED	
FIELD BOOK	
SCALES	HORZ. 1:750
	VERT. –

SEAL

CORPORATION OF THE DISTRICT OF MAPLE RIDGE
ENGINEERING DEPARTMENT

242 ST CONCEPT PLAN

Date	OCT 2014
SHEET	OF
Dwg. No.	0

This drawing and design is the property of D.K. BOWINS & ASSOCIATES Inc. and cannot be used, reused or reprinted without the written consent of said company.

CITY OF MAPLE RIDGE
LOCAL AREA SERVICE
BYLAW NO. 7277-2016

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

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

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

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

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

Lot 2 Section 29 Township 12 New Westminster District Plan LMP9042

that will benefit from the service.

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

1. This Bylaw may be cited as "Robinson Eco Cluster Local Area Service Bylaw No. 7277-2016".

2. The contents of Schedules "A", "B" and "C" attached hereto are hereby declared to be made an integral part of this Bylaw.

3. The Local Area Service of the City for the benefit of which the enhanced landscape areas are to be maintained as a municipal service are defined as the hatched areas on the attached Schedule "A".

4. The recommended procedures and frequencies for maintenance and Annual Charges are described on the attached Schedule "B".

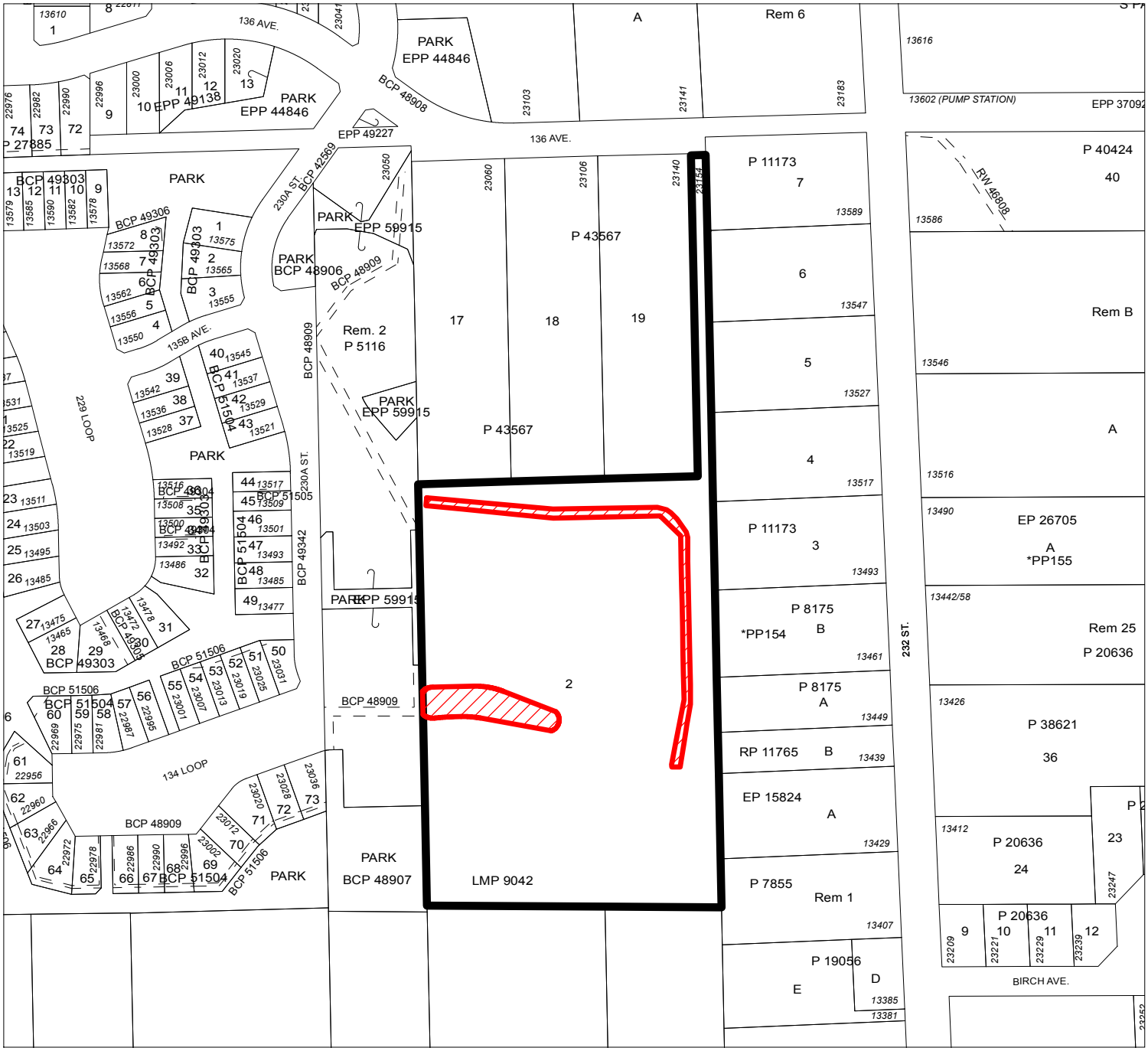
5. The Enhanced Landscape Area planting and design plans "Robinson Ecocluster – Maple Ridge" and "Robinson Ecocluster Planting Details" by AquaTerra Environmental Ltd dated August 16, 2016 and "Typical Cross Sections & Curb Returns" by Aplin & Martin dated August 2015; are attached as Schedule "C"

6. This bylaw shall take effect as of the date of adoption hereof.

READ a first time the 14th day of March, 2017.
READ a second time the 14th day of March, 2017.
READ a third time the 14th day of March, 2017.
ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE LOCAL AREA SERVICE BYLAW

Bylaw No. 7277-2016

Enhanced Landscape Areas

Original Lot Boundary

MAPLE RIDGE
British Columbia

"Schedule A"

N

SCALE 1:2,999

CITY OF MAPLE RIDGE

LOCAL AREA SERVICE
BYLAW NO. 7277 - 2016

SCHEDULE "B"

Class of Work:

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

Annual Charge:

The Annual Charge is based on a per lot basis for each of the 31 lots created by the subdivision of:

Lot 2 Section 29 Township 12 New Westminster District Plan LMP9042

of $118.00 starting in 2021.

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

The Annual Charge Adjustment:

The annual charge will be reviewed each year by the Operations Department, and adjusted accordingly to reflect any change in maintenance requirements or costs, and to reflect any increase in the Consumer Price Index (CPI) for Vancouver, BC for the immediately preceding year commencing with 2018, as provided by Statistics Canada.

Local Area Service (LAS) Agreement
Landscape Maintenance Program

Bylaw # 7277 - 2016

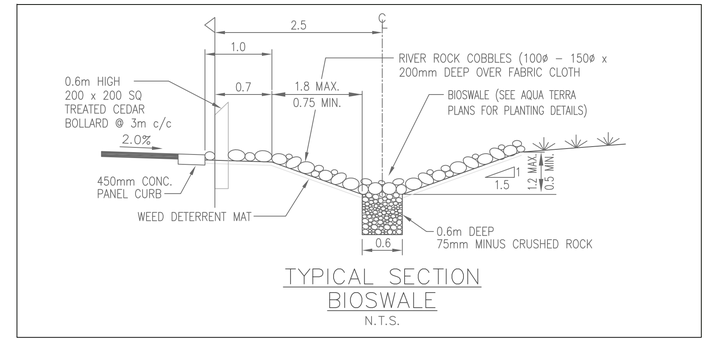
23154 136 Avenue, Maple Ridge, BC

Procedure	Schedule (Month)												Frequency	Yearly Cost
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec		
Inspection/Reporting		x		x	x	x	x	x	x	x		x	As shown	$600.00
Garbage Removal		x		x	x	x	x	x	x	x		x	As shown	$600.00
Weeding				x	x	x	x	x	x	x			Monthly in growing season	$1,050.00
Invasive plant removal				x	x	x	x	x	x				Monthly in growing season	$600.00
Prune shrubs													As required only	$100.00
Hazard tree assessment and abatement													Every 5 years or when reported	$100.00

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

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

Sub-Total	**$3,050.00**
15% Administration Fee	**$457.50**
GST	**$152.50**
Total	**$3,660.00**



TYPICAL SECTION
BIOSWALE
N.T.S.

= SITE BOUNDARY

= LAS AREAS (PARKETTE)

= LAS AREAS (BIOSWALES)

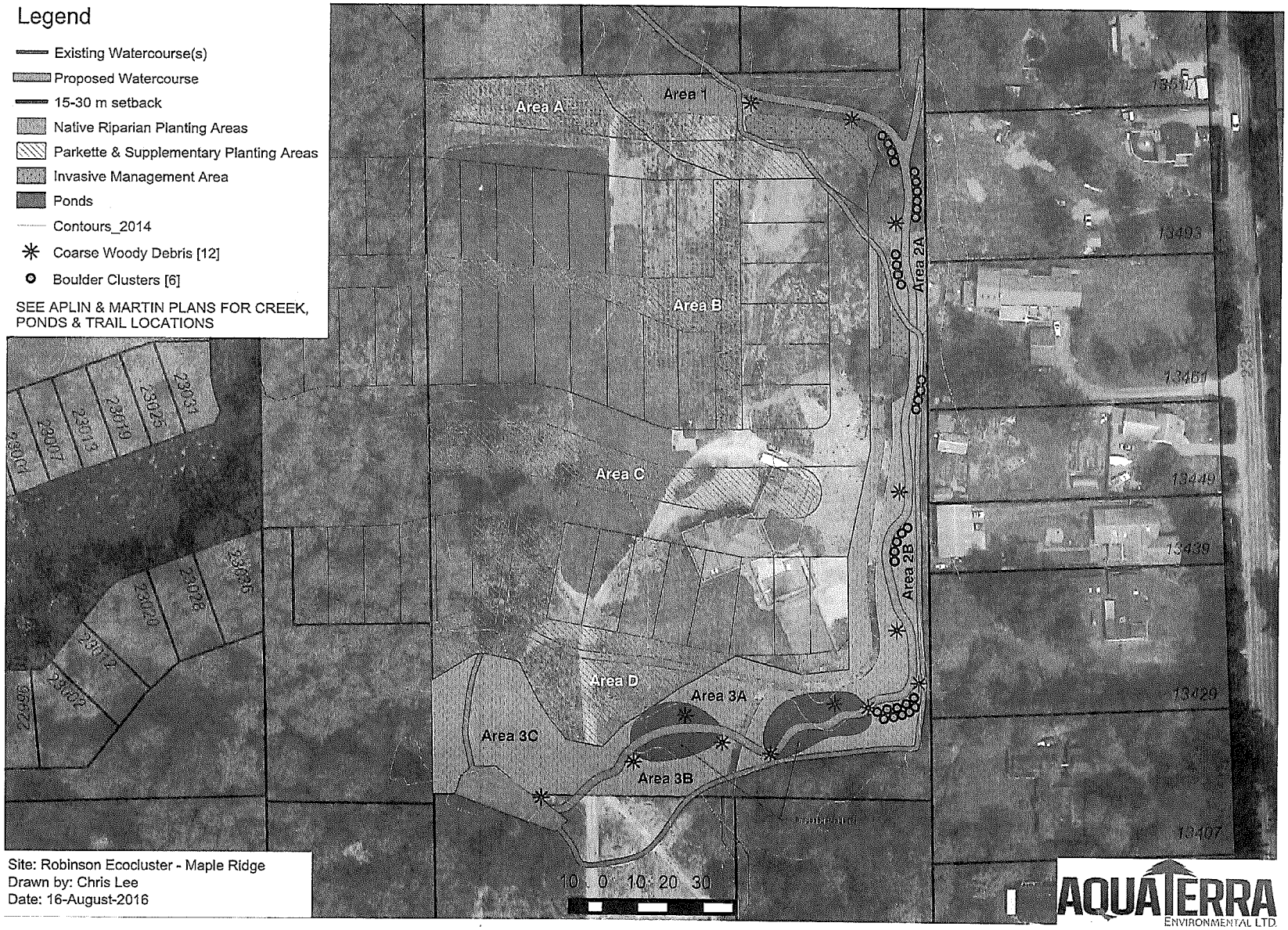
AREAS FOR LAS

ALOUETTE FARMS LTD.
27-Lot Residential Subdivision
23154 136 Avenue, Maple Ridge, BC

PHOENIX
ENVIRONMENTAL SERVICES LTD.
505 - 1755 W. Broadway, Vancouver V6J 4S5
tel. 604.689.3888 fax. 604.689.3880

DATE: OCT. 2016	DRAWN BY: NGL	SCALE: N/A	DWG:23154-136.LAS AREAS.dwg

Schedule "C"



Site: Robinson Ecocluster - Maple Ridge
Drawn by: Chris Lee
Date: 16-August-2016

AQUATERRA ENVIRONMENTAL LTD

Robinson Ecocluster Planting Details

Area Descriptor	Area A	Area B	Area C	Area D	Area 1	Area 2A	Area 2B	Area 3A	Area 3B	Area 3C	Invasive Management Areas	Pot Size	Est. Cost Per Plant (Installed)	Sub-total
Area Type	Parkette	Parkette	Parkette	Parkette	Native Riparian Zone	Native Riparian Zone	Native Riparian Zone	Native Riparian Zone	Native Riparian Zone	Native Riparian Zone	Native Riparian Zone			
Approximate Area	1,735 sq.m.	1,450 sq.m.	1,730 sq.m.	2,800 sq.m.	285 sq.m.	300 sq.m.	810 sq.m.	1,095 sq.m.	520 sq.m.	1,125 sq.m.	350 sq.m.			
Planting Prescription														
Trees														
Big-leaf Maple	*Acer macrophyllum*	30						50			20		2 gallon	$12.00	$1,200.00
Black Hawthorn	*Crataegus douglasii*	30	50		85			25	20	15	10		2 gallon	$12.00	$2,820.00
Pacific Dogwood	*Cornus nuttallii*	45	25		50				20	30	10		2 gallon	$12.00	$2,160.00
Red Alder	*Alnum rubra*		100		100	20			20		50		2 gallon	$12.00	$3,480.00
Black Cottonwood	*Populus balsamifera*	30	25		85				20	30			2 gallon	$12.00	$2,280.00
Western Redcedar	*Thuja plicata*	15			30	15			20	15	10		2 gallon	$12.00	$1,260.00
Shrubs														
Beaked Hazelnut	*Corylus cornuta*	25			75				20	50			1 gallon	$6.00	$1,020.00
Black Twinberry	*Lonicera involucrata*	25	25		25				15		20		1 gallon	$6.00	$660.00
Cascara	*Rhamnus purshiana*	25	25		50						25		1 gallon	$6.00	$750.00
Common Snowberry	*Symphoricarpos albus*		100	200	100			30	50		50		1 gallon	$6.00	$3,180.00
Dull Oregon Grape	*Mahonia aquifolium*	100	50	200									1 gallon	$6.00	$2,100.00
Hardhack	*Spiraea douglasii*				100	25	50	50			65	75	1 gallon	$6.00	$2,190.00
Indian Plum	*Oelmeria cerasiformis*				50	25		50	50	50	65		1 gallon	$6.00	$1,740.00
Mock Orange	*Philadelphus lewisii*	25	50										1 gallon	$6.00	$450.00
Nootka Rose	*Rosa nutkana*	150	100						50				1 gallon	$6.00	$1,800.00
Oceanspray	*Holodiscus discolor*	50	75		50			25	50				1 gallon	$6.00	$1,500.00
Pacific Ninebark	*Physocarpus capitatus*		50			20		25				25	1 gallon	$6.00	$720.00
Red Elderberry	*Sambucus racemosa*				100				63	20	25		1 gallon	$6.00	$1,248.00
Red-osier Dogwood	*Cornus stolonifera/sericea*				100	18		50	50		53		1 gallon	$6.00	$1,626.00
Salmonberry	*Rubus spectabilis*				100	20	50	50	50	50	80	75	1 gallon	$6.00	$2,850.00
Salal	*Gaultheria shallon*	50	50	200									1 gallon	$6.00	$1,800.00
Shrubby Cinquefoil	*Desiphora fruticosa*			130									2 gallon	$12.00	$1,560.00
Smooth Sumac	*Rhus glabra*			135									2 gallon	$12.00	$1,620.00
Vine Maple	*Acer circinatum*				100			50	50				1 gallon	$6.00	$1,200.00
Willow	*Salix sp.*				200		50				80		whips	$1.00	$330.00

BOLD – Denotes fruit bearing plant

GUIDING PRINCIPLES:

Required Minimum Plant Count (1 plant per 2 sq. m)	600 plants	725 plants	865 plants	1400 plants	143 plants	150 plants	405 plants	548 plants	260 plants	563 plants	175 plants
Proposed Credits (Existing Tress/Vegetation – outside SPEA)	268 trees	50 trees		15 trees; 40 shrubs							

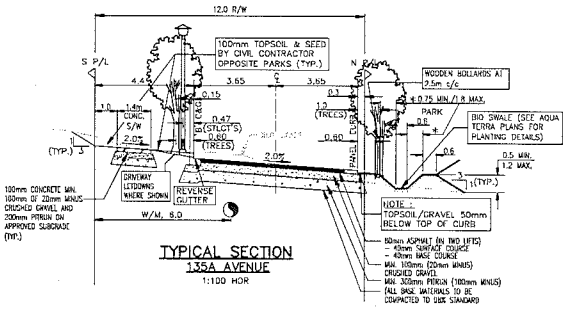
% Coniferous Trees (minimized to reflect Fire Hazard Assessment) 105 of 1050 trees=10.0%

% Fruit Bearing (minimum 25% of all vegetation planted) 2629 of 5731 plants=45.9%

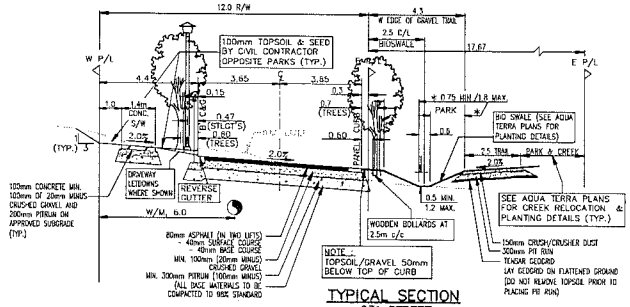
= Fire DP Requirements: DO NOT PLANT within 15m of proposed structures and minimum of 7.5m apart from each other or existing coniferous trees

TOTAL PLANTS: 5831	
ESTIMATED TOTAL COST:	$41,544.00
"School Trail" Hedge (360m – 240 Western Red Cedars @ $25.00/each)	$6,000.00
5 Year Maintenance	
Initial Year	$1,500.00
2–3 Years	$1,000.00
4–5 Years	$600.00
TOTAL	$3,100.00
Environmental Monitoring	
1st Year	$1,000.00
2–5 Years	$3,000.00
TOTAL	$4,000.00
TOTAL ESTIMATED COST:	$54,644.00

Prepared by: Chris Lee, Principal–AquaTerra Environmental Ltd.
Date: 16–August–2016
Revised: 07–October–2016



TYPICAL SECTION
135A AVENUE
1:100 HOR



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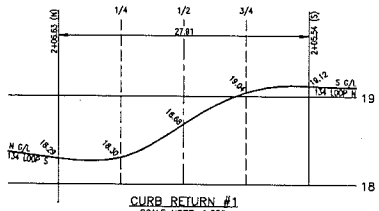
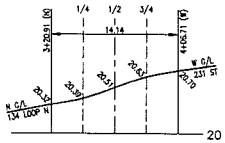
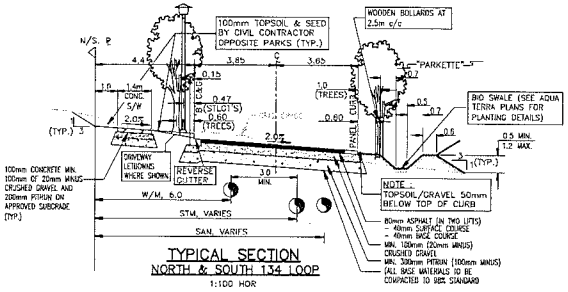
231 STREET
1:100 HOR



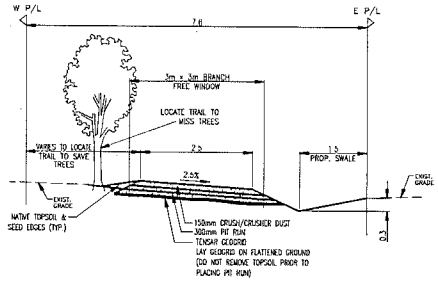
CURB RETURN #1
SCALE HORZ. 1:250
VERT. 1:25



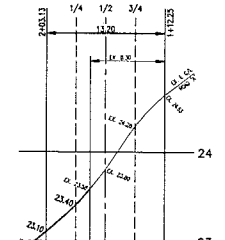
CURB RETURN #2
SCALE HORZ. 1:250
VERT. 1:25



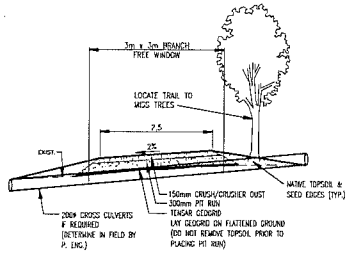
TYPICAL SECTION
NORTH & SOUTH 134 LOOP
1:100 HOR



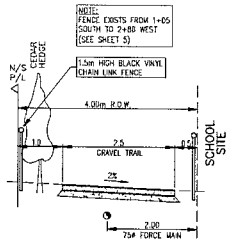
TYPICAL SECTION
TRAIL FROM SITE TO 136 AVE
ON PAHNHANDLE
1:50



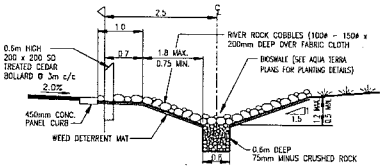
CURB RETURN #3
SCALE HORZ. 1:250
VERT. 1:25



TYPICAL SECTION
PARK TRAIL
1:50



TYPICAL SECTION
2.5m WIDE GRAVEL TRAIL
TROUGH SCHOOL SITE
1:50



TYPICAL SECTION
BIOSWALE
1:50

NOTES:
1. SEE SHEET 2 FOR GENERAL NOTES
2. SEE SHEET 3 FOR ROADWORKS NOTES
3. SEE SHEET 12 FOR CROSS SECTIONS

5245-20-2013-085

LEGAL DESCRIPTION:
LOT 2, SEC 29, TWP 12, NWD, PLAN LMP8042

B.M.	MONUMENT NO.	ELEVATION:
LOCATED AT 232 STREET SOUTH OF 136 STREET (CVD28 GVRD)	84H0082	38.225m

No.	DATE	REVISION	BY
A	21.09.16	FOR APPROVAL	AV

APLIN MARTIN
ENGINEERING ARCHITECTURE PLANNING SURVEYING
#905 – 1722 W. Broadway Street, Vancouver, B.C. Canada V6J 4K5
Tel: (604) 224-8927, Fax: (604) 357-8061, Email: general@aplinmartin.com

DEVELOPER: ALOUETTE FARMS LTD.
23154 136 AVENUE, MAPLE RIDGE, BC V4R 2R3
PH (604) 454-6404

PROJECT: PROPOSED 27-LOT SUBDIVISION
23131 136 AVENUE
MAPLE RIDGE, B.C.

DRAWN	A.V.
DESIGNED	D.L.
CHECKED	D.L.
APPROVED	D.L.
SCALES	
HORZ.	AS SHOWN
VERT.	

SEAL: PROFESSIONAL ENGINEER, D. W. LAIRD, BRITISH COLUMBIA

CITY OF MAPLE RIDGE
ENGINEERING DEPARTMENT

TYPICAL CROSS SECTIONS & CURB RETURNS

DATE: AUGUST 2015
SHEET: 11 or 19
DWG. No.: 14-315-11
REV.: A

AM FILE No. 14-315/DX 487

Oct 03 2016 – 11:06am C:\Working Files\LCD_Projects\DAVAX\MAPLE RIDGE\487\dwg\487JBE\B.dwg/TP-CR-11 Andrew

CITY OF MAPLE RIDGE
LOCAL AREA SERVICE
BYLAW NO. 7278-2016

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

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

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

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

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

Lot 2 Section 29 Township 12 New Westminster District Plan 5116 Except Plans BCP42569 and BCP48907

that will benefit from the service.

1. This Bylaw may be cited as "East Hampstead Local Area Service Bylaw No. 7278-2016".

2. The contents of Schedules "A", "B", and "C" attached hereto are hereby declared to be made an integral part of this Bylaw.

3. The Local Area Service of the City for the benefit of which the enhanced landscape areas are to be maintained as a municipal service are defined as the hatched areas on the attached Schedule "A".

4. The recommended procedures and frequencies for maintenance and Annual Charges are described on the attached Schedule "B".

5. The Enhanced Landscape Area planting and design plans "21-Lot Residential Subdivision 23050 136 Avenue, Maple Ridge, BC" by Phoenix Environmental Services Ltd. dated October 2016; and "Typical Cross Sections & Curb Returns by Aplin & Martin dated August 2015 are attached as Schedule "C".

6. This bylaw shall take effect as of the date of adoption hereof.

READ a first time the 6th day of December, 2016.

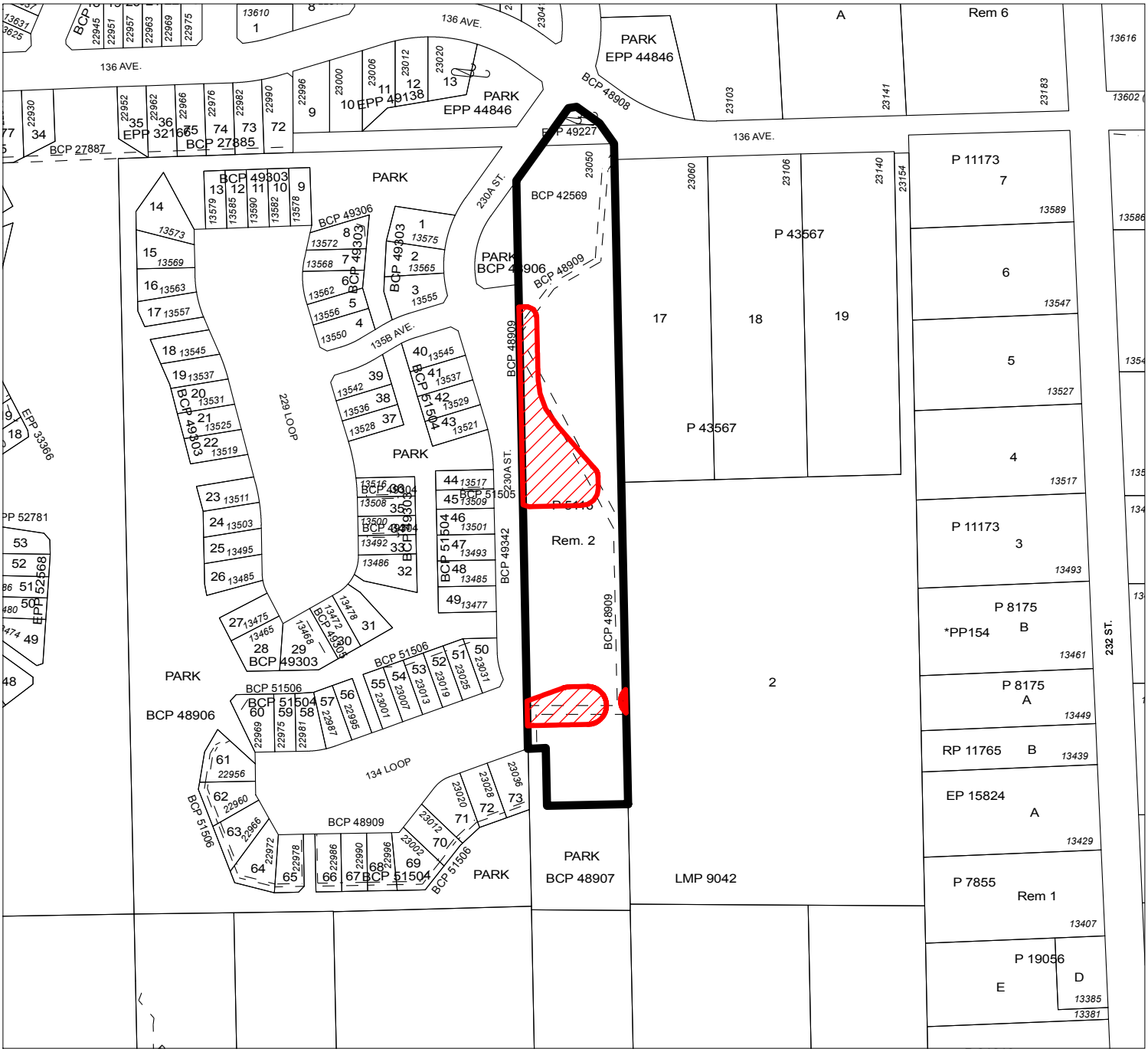
READ a second time the 6th day of December, 2016.

READ a third time the 6th day of December, 2016.

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE LOCAL AREA SERVICE BYLAW

Bylaw No. 7278-2016

Enhanced Landscape Areas

Original Lot Boundary

MAPLE RIDGE
British Columbia

"Schedule A"

N

SCALE 1:3,000

CITY OF MAPLE RIDGE

LOCAL AREA SERVICE
BYLAW NO. 7278-2016

SCHEDULE "B"

Class of Work:

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

Annual Charge:

The Annual Charge is based on a per lot basis for each of the 21 lots created by the subdivision of:

Lot 2 Section 29 Township 12 New Westminster District Plan 5116 Except Plans BCP42569 and BCP48907

of $134.29 starting in 2020.

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

The Annual Charge Adjustment:

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

Local Area Service (LAS) Agreement
Landscape Maintenance Program

Bylaw # 7246 - 2016

23050 136 Avenue, Maple Ridge, BC

Procedure	Schedule (Month)												Frequency	Yearly Cost
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec		
Inspection/Reporting		x		x	x	x	x	x	x	x		x	As shown	$450.00
Garbage Removal		x		x	x	x	x	x	x	x		x	As shown	$600.00
Weeding				x	x	x	x	x	x	x			Monthly in growing season	$600.00
Invasive plant removal				x	x	x	x	x	x				Monthly in growing season	$300.00
Prune shrubs													As required only	$200.00
Hazard tree assessment and abatement													Every 5 years or when reported	$200.00

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

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

Sub-Total	**$2,350.00**
15% Administration Fee	**$352.50**
GST	**$117.50**
Total	**$2,820.00**

"Schedule C"

LEGEND:

- SITE BOUNDARY
- RESTORATION PLANTING AREAS (1,120 m²)
- BIOSWALE PERIMETER PLANTING AREA (140 m²)

RESTORATION PLANTING LIST:

Restoration Planting Areas
Trees and Shrubs
1,120 m²

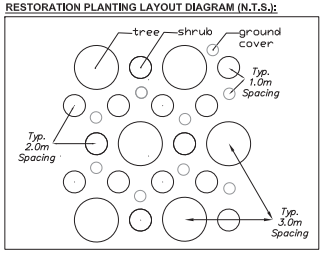
Amount	Botanical Name	Common Name	Spacing	Size
15	Thuja plicata	Western Red Cedar	3m	5 gallon
30	Salix lucida	Pacific Willow	3m	5 gallon
30	Acer macrophyllum	Big Leaf Maple	3m	5 gallon
30	Cornus nutalli	Pacific Dogwood	3m	5 gallon
40	Acer glabrum	Douglas Maple	3m	5 gallon
40	Crataegus douglasii	Black Hawthorne	3m	5 gallon
50	Symphoricarpos albus	Snowberry	2m	2 gallon
50	Sorbus sitchensis	Sitka Mountain Ash	2m	2 gallon
50	Amelanchier alnifolia	Saskatoon	2m	2 gallon
60	Rosa nutkana	Nootka Rose	2m	2 gallon
60	Mahonia aquifolium	Oregan Grape	2m	2 gallon
60	Holodiscus discolor	Oceanspray	2m	2 gallon
60	Sambucus racemosa	Elderberry	2m	2 gallon
60	Rubus parviflora	Thimbleberry	2m	2 gallon
100	Blechnum spicant	Deer Fern	1m	1 gallon
100	Polystichum munitum	Western Swordfern	1m	1 gallon
250	Gaultheria shallon	Salal	1m	1 gallon
Total Plants=	**1045**			

= *Fire DP Requirements: DO NOT PLANT within 15m of proposed structures, and minimum of 7.5m apart from each other or existing coniferous trees.*

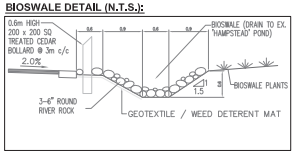
Bioswale Planting
140 m²

Amount	Botanical Name	Common Name	Spacing	Size
25	Symphoricarpos albus	Snowberry	1m	2 gallon
25	Vaccinium ovalifolium	Oval-leaf Blueberry	1m	2 gallon
25	Rosa gymnocarpa	Baldhip Rose	1m	1 gallon
25	Mahonia nervosa	Oregon Grape (dwarf)	1m	1 gallon
40	Gaultheria shallon	Salal	1m	1 gallon
Total Plants=	**140**			

RESTORATION PLANTING LAYOUT DIAGRAM (N.T.S.):



BIOSWALE DETAIL (N.T.S.):



Restoration Planting Specifications:

Topsoil

No topsoil shall be brought into the restoration area unless required to meet proposed grades, and must be approved by Phoenix Environmental. Any topsoil must be completely weed free. On-site soils may be used and moved to different locations within the restoration area, but only following removal of any invasive plant species.

Planting Material

The requirements of the Canadian Standards for Nursery Stock shall apply except as and where modified by the requirements of the City of Maple Ridge or this specification. The Contractor shall be responsible for ensuring that plant materials delivered to the site are true to the specification of the Planting Lists. There shall be no substitutions of plants without prior written approval from Phoenix Environmental. Trees shall meet the requirements outlined in Section 9.2.12.2: Deciduous Trees of the BC Landscape Standard (Seventh Edition).

Transport and Storage of Plant Material

Roots of plant material should be protected, at all times, from frost, wind, sun, and extremes in temperature. All plants shall be kept well watered. Plant delivery shall be such that it minimizes storage of plants on-site prior to planting. Ensure a maximum of thirty-six (36) hours of storage of plant materials on-site. Where planting is postponed, plant material shall be stored and maintained with protection and irrigation procedures that will ensure the success of planting. All plants in containers, B&B, or wire basket, if not planted immediately, shall be stored in an upright position, with care taken to provide enough space between plants to allow light to reach all around to the bottom of the plant in order to avoid sunscald or burning when plants are planted out.

Water and Irrigation

Plants shall be inspected for moisture content at time of delivery and watered as necessary to retain a turgid condition. On-site irrigation shall be available during the duration of on-site storage.Its recommended to provide irrigation to the planting areas during the typically drier summer months (May - September).

Planting Time

Planting should occur in early Spring (March-April) or Fall (September - October) in order to ensure the highest possible plant survival rates. If planting is done outside of these windows, the Owner should plan a summer watering schedule or protection from winter frost based on the recommendations of Phoenix Environmental.

Planting Methods

Planting methods shall adhere to the recommendations in the BC Landscape Standard Section (Seventh Edition) 9.3.4: Planting. Typical spacing should be adhered to based on the diagrams provided on this drawing. Attention regarding the placement of shade-preferring plants vs. sun-preferring plants should be taken in consideration by the Landscaping Contractor. SPECIAL ATTENTION with respect to the Fire DP requirements involving coniferous trees have been applied to this plan - specifically that coniferous restoration trees are to be minimized. Those noted to be planted MUST be a minimum of 15m from proposed structures, and spaced a minimum distance of 7.5m apart from each other or other conifers on site.

Invasive Species & Control

Any Himalayan blackberry and/or English Ivy is to be grubbed up and removed from the site, prior to the restoration planting occurring. For the English Ivy growing up mature trees, the ivy is to be cut at a minimum of 1.0m from ground level and left to dry up and die. All invasive species are to be controlled and ultimately eradicated during the 5-year maintenance period.

Existing Trees & Protection

All existing trees and vegetation within the Park, Parkette, and No Disturb Covenant Boundaries that will remain are to be protected during construction activities with wood framed barriers lined with high visibility snow fence, extended to the drip-line of the tree canopy. It is understood that some mature trees will be removed due to drainage / roadway design: it is the Contractors responsibility to acquire the neccesary permitting and City approval prior to clearing or tree-cutting.Contact Phoenix Environmental if tree removal is required during March 15th - August 1st. Existing coniferous trees on site are to have their branches pruned from ground level to 3.5m height, to comply with Fire Hazard Assessment report. All woody biomass accumulation on ground in planting / park areas are to be removed from the site and brought to green waste recycling / landfill.

Log-Rail Fencing

This plan depicts where Log-Rail fencing is to be installed. They are to be composed of machine peeled pine rails and posts, with a minimum diameter of 150mm. Posts shall be spaced at 2.5m at a minimum depth of 0.6m, and rails are to be situated at a minimum of 0.4m from ground level. This is to occur prior to construction activities beginning so as to clearly mark out the boundary for Contractors working on Site - preventing unnecessary damage to the existing ESA vegetation.

Maintenance and Monitoring.

It is the Owner's responsibility to continue maintenance and monitoring of the restoration area throughout the required period of 5 years. Phoenix Environmental should be contracted to complete annual monitoring inspections and reports, which will include an evaluation of plant survival rates, presence of invasive species, condition of the restoration works, and measures required to address any deficiencies or issues. Plant survival rates shall be 100% for trees and 80% for shrubs and herbaceous plants. Any required replacements shall be the responsibility of the Owner, unless the plant material is under warranty by the Landscape Contractor. Ongoing management of invasive plant species throughout the restoration area must continue throughout the restoration maintenance and monitoring period (5 years) to the satisfaction of Phoenix Environmental and the City of Maple Ridge. A maintenance contract for annual weeding and invasive control (spring & late summer) by a Landscaping Contractor should be maintained for at least 3 years by the Owner.

SCALE:

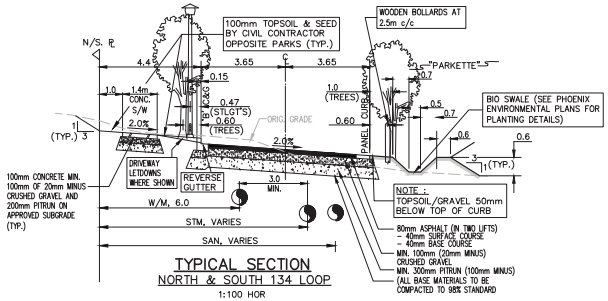
0 10m 20m 40m 80m

LAS AGREEMENT - RESTORATION PLANTING PLAN

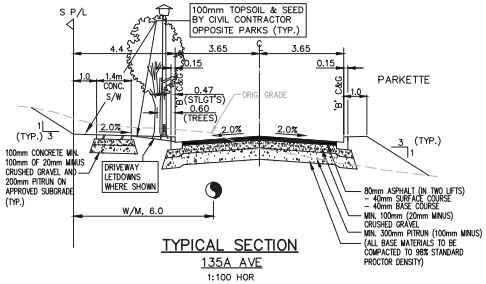
21-Lot Residential Subdivision
23050 136 Avenue, Maple Ridge, BC

PHOENIX
ENVIRONMENTAL SERVICES LTD.
505 - 1755 W. Broadway, Vancouver V6J 1R3
tel. 604.689.3888 fax. 604.689.3880

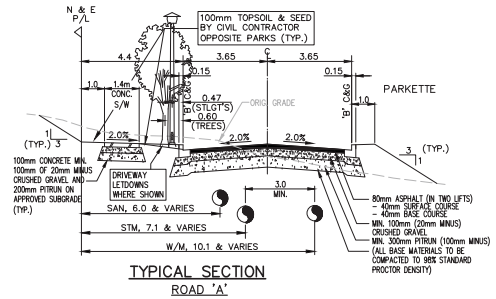
DATE: NOV. 2016	DRAWN BY: NGL	SCALE: AS SHOWN	DWG:23050-136.Hab.Restoration.dwg



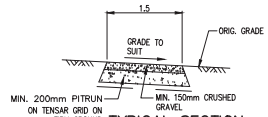
TYPICAL SECTION
NORTH & SOUTH 134 LOOP
1:100 HOR



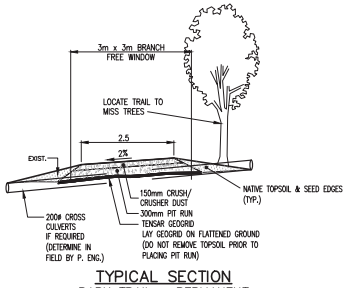
TYPICAL SECTION
135A AVE
1:100 HOR



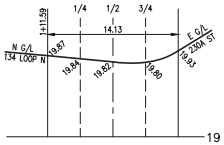
TYPICAL SECTION
ROAD 'A'
1:100 HOR



TYPICAL SECTION
PARK TRAIL – TEMPORARY
N.T.S.



TYPICAL SECTION
PARK TRAIL – PERMANENT
N.T.S.



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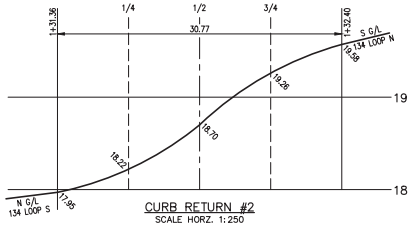

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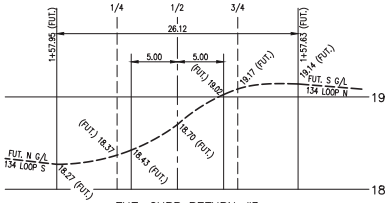
SCALE HORZ. 1:250
VERT. 1:25



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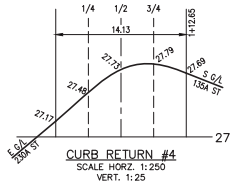

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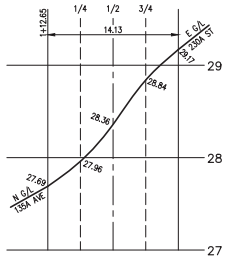

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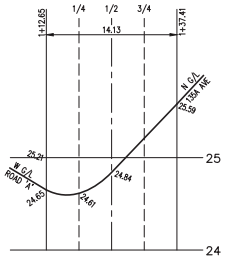

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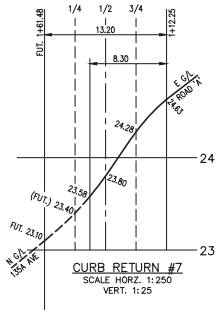

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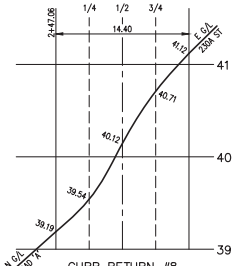
VERT. 1:25



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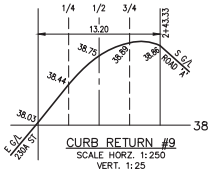


CURB RETURN #9
SCALE HORZ. 1:250
VERT. 1:25

NOTES:
1. SEE SHEET 2 FOR GENERAL NOTES
2. SEE SHEET 3 FOR ROADWORKS NOTES
3. SEE SHEET 11 FOR CROSS SECTIONS

5245-20-2014-104

LEGAL DESCRIPTION:
LOT 2, SEC 29, TWP 12, NWD, PLAN NWP5116, PID 011-122-986

B.M.	MONUMENT NO.	ELEVATION:
LOCATED AT 232 STREET & SILVER VALLEY ROAD (CVD28 GVRD)	84H0091	66.557m

No.	DATE	REVISION	BY
B	23.09.16	C.R. #7 REVISED	AV
A	09.05.16	AS PER CITY COMMENTS	AV

APLIN MARTIN
ENGINEERING ARCHITECTURE PLANNING SURVEYING
#505 – 1755 W. Broadway Street, Vancouver, B.C. Canada V6J 4S5
Tel: (604) 224-6827, Fax: (604) 597-9061, Email: general@aplinmartin.com

DEVELOPER: **GRD MITCHELL HOMES INC.**
41-1145 INLET STREET, COQUITLAM, BC V3B 6E8
PH (604) 474-2123

PROJECT: **PROPOSED 21-LOT SUBDIVISION**
23050 136 AVENUE
MAPLE RIDGE, B.C.

DRAWN	AV
DESIGNED	D.L.
CHECKED	D.L.
APPROVED	D.L.
SCALES HORZ. VERT.	AS SHOWN

SEAL: PROFESSIONAL ENGINEER, PROVINCE OF BRITISH COLUMBIA, D. W. LAIRD

CITY OF MAPLE RIDGE
ENGINEERING DEPARTMENT

TYPICAL CROSS SECTIONS & CURB RETURNS

DATE: AUGUST 2015
SHEET 10 OF 17
DWG. No. 14-318-10 REV. B

AM FILE No. 14-318/DX 383-C

Sep 29 2016 – 11:03am C:\Working Files\LDD_Projects\DMAX\MAPLE RIDGE\383-1\dwg\383-1-REV.B.dwg/TP-CR-10 Andrea

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	Her Worship Mayor Nicole Read and Members of Council	**MEETING DATE:**	March 20, 2017
		FILE NO:	2016-209-RZ
FROM:	Chief Administrative Officer	**MEETING:**	C of W

SUBJECT:

Second Reading
Zone Amending Bylaw No. 7264-2016
20421 123 Avenue

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property located at 20421 123 Avenue from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban (Medium Density) Residential), to permit a future 2 lot subdivision. Council granted first reading to Zone Amending Bylaw No. 7264-2016 on September 6, 2016. The minimum lot size for the current RS-1 (One Family Urban Residential) Zone is 668 m^2 and for the RS-1b (One Family Urban (Medium Density) Residential Zone is 557 m^2.

This application is in compliance with the OCP.

As this proposal is to create fewer than 3 lots, this application is exempt from the Community Amenity Contribution Program.

RECOMMENDATIONS:

1) **That Zone Amending Bylaw No. 7264-2016 be given second reading, and be forwarded to Public Hearing;**

2) **That the following terms and conditions be met prior to final reading:**

   i) **Registration of a Restrictive Covenant for Stormwater Management.**

   ii) **Removal of existing building;**

   iii) **If the Director of Waste Management from the Ministry of Environment determines that a site investigation is required based on the submitted Site Profile, a rezoning, development, or development variance permit cannot be approved until a release is obtained for the subject property;**

   iv) **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(ies). If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.**

DISCUSSION:

1) Background Context:

Applicant: Mayur Mehta

Legal Description: Legal Description: Lot: 42, D.L.: 276, Plan: NWP37662

OCP:
Existing: Urban Residential
Proposed: Urban Residential

Zoning:
Existing: RS-1 (One Family Urban Residential)
Proposed: RS-1b (One Family Urban (Medium Density) Residential)

Surrounding Uses:

Surrounding Uses:

North:	Use:	Single Family Urban Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
South:	Use:	Single Family Urban Residential
	Zone:	RS-1b (One Family Urban (Medium Density) Residential)
	Designation:	Urban Residential
East:	Use:	Single Family Urban Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
West:	Use:	Vacant
	Zone:	RS-1b (One Family Urban (Medium Density) Residential)
	Designation:	Urban Residential

Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Single Family Residential
Site Area:	0.236 ha. (0.58 acres)
Access:	123 Avenue
Servicing requirement:	Urban Standard

2) Background:

The subject property is approximately 0.236 ha. (0.58 acres) in size and is bound by single family residential properties to the north, east, and west, and 123 Avenue to the south.

3) Project Description:

The current application proposes to rezone the subject property from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban (Medium Density) Residential), to permit future subdivision into two single family residential lots. At approximately 1200 m^2 each, the proposed lots will be significantly larger than minimum parcel size in the current and the proposed RS-1b (One Family Urban (Medium Density) Residential) zone.

4) Planning Analysis:

Official Community Plan:

The development site is currently designated *Urban Residential – Major Corridor*. This designation is characterized by having frontage on a Major Road Corridor as identified on Figure 4 of the OCP, or has frontage on a road built in whole or part to a collector, arterial, Translink Major Road, or Provincial Highway standard. This designation includes ground-oriented housing forms such as single detached dwellings, garden suites, duplexes, triplexes, fourplexes, townhouses, apartments, or small lot intensive residential, subject to compliance with Major Corridor Residential Infill policies. The subdivision of this property into two lots and use of the RS-1b (One Family Urban (Medium Density) Residential) zone is in compliance with the OCP.

Zoning Bylaw:

The minimum lot size for the current RS-1 (One Family Urban Residential) zone is 668 m^2, and 557m^2 for the proposed RS-1b (One Family Urban (Medium Density) Residential) Zone. At approximately 1200 m^2 each, the proposed lots will significantly exceed minimum parcel size in both the current and proposed zoning. Rezoning is required to facilitate subdivision, however, as the minimum lot width of the proposed new lots is insufficient to meet lot geometry requirements in the current RS-1 (One Family Urban Residential) zone. No bylaw amendments have occurred since first reading that would affect this application.

Off-Street Parking And Loading Bylaw:

The Off-Street Parking and Loading Bylaw specifies that a single family structure requires the provision of a minimum of 2.0 off street parking stalls. The proposed RS-1b (One Family Urban (Medium Density) Residential) Zone also permits additional residential uses in the form of a temporary residential use, secondary suite, or detached garden suite (building details have not been provided at this time). There is an additional bylaw requirement of 1 stall per secondary suite or detached garden suite. As these proposed lots are signficantly larger than required, all parking requirements should be easily accommodated on the site.

5) Environmental Implications:

The applicant has provided a tree management report that inventories the existing trees on the site, assesses potential for retention, and makes recommendations for replacement. This matter will be dealt with at the subdivision stage through the tree cutting permit.

6) Interdepartmental Implications:

i) Engineering Department: The Engineering Department has established that existing services, including existing curb and gutter, and sidewalks are sufficient to meet current standards. Connections to municipal services will be a requirement at the subdivision stage.

ii) License, Permits and Bylaws Department: The Building Department reviewed the application and noted that a geotechnical review would be required at the building permit stage, that a covenant would be required to register the stormwater management plant, and a tree protection covenant would be required (subdivision stage)

iii) Fire Department: The Fire Department had no concerns with this application, but had instructions for demolition and the security of existing buildings from unauthorized entry. These have been forwarded to the applicant.

7) Citizen/Customer Implications:

Once second reading is granted for this application, it will be scheduled for public hearing, providing the opportunity for public comment.

CONCLUSION:

It is recommended that second reading be given to Zone Amending Bylaw No. 7264-2016, and that 2016-209-RZ be forwarded to Public Hearing.

"Original signed by Diana Hall"

Prepared by: Diana Hall, MA (Planning) MCIP, RPP
Planner 2

"Original signed by Chuck Goddard" for

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

"Original signed by Frank Quinn"

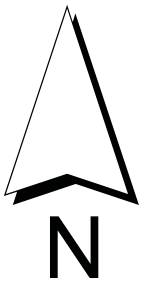
Approved by: Frank Quinn, MBA, P.Eng
GM: Public Works & Development Services

"Original signed by E.C. Swabey"

Concurrence: E.C. Swabey
Chief Administrative Officer

The following appendices are attached hereto:
Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Zone Amending Bylaw No. 7264-2016
Appendix D –Subdivision Plan

APPENDIX A



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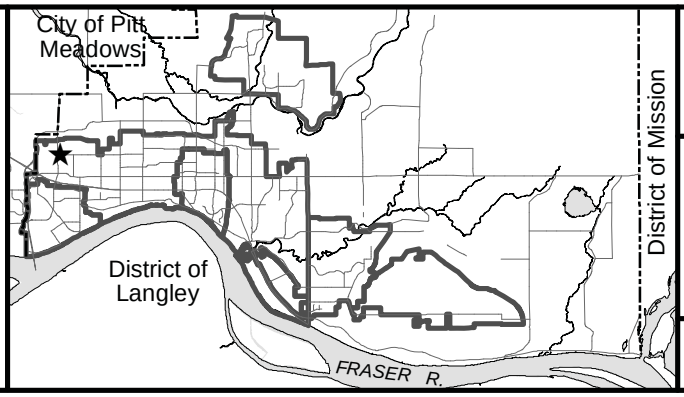


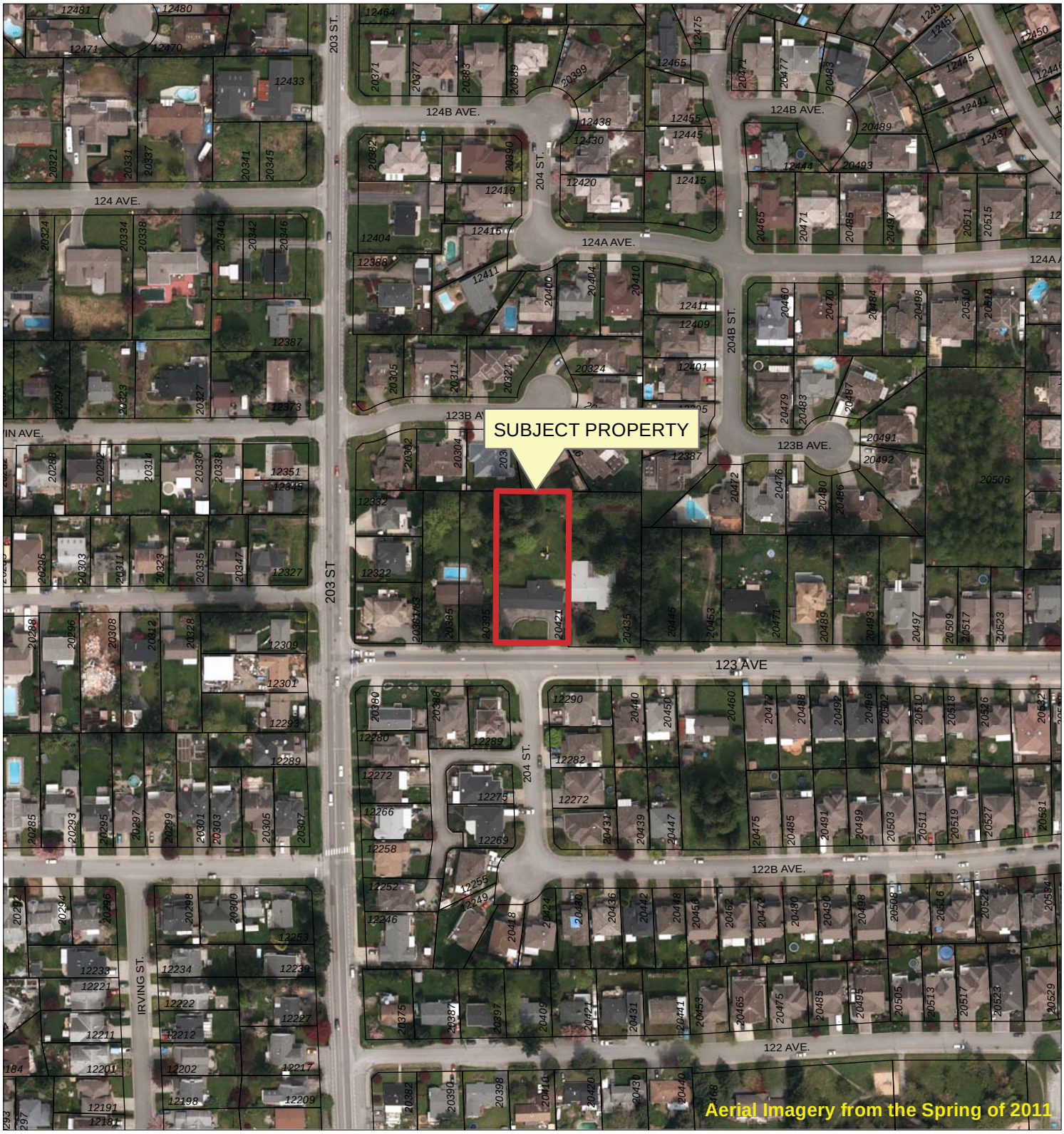
20421 123 AVENUE

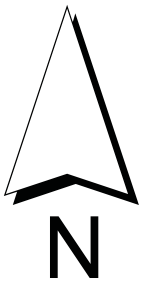
PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

FILE: 2016-209-RZ
DATE: Jun 14, 2016
BY: PC

APPENDIX B





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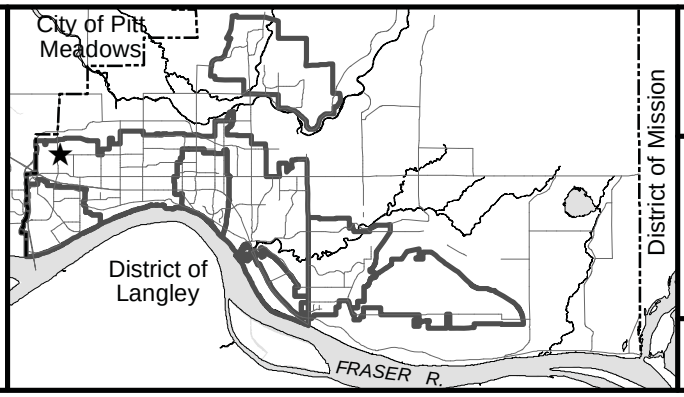

20421 123 AVENUE

PLANNING DEPARTMENT

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British Columbia
mapleridge.ca

FILE: 2016-209-RZ
DATE: Jun 14, 2016
BY: PC

APPENDIX C

CITY OF MAPLE RIDGE

BYLAW NO. 7264-2016

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. 7264-2016."

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

   Lot 42 Except; Part dedicated Road on Plan LMP6713 District Lot 276 Group 1 New Westminster District Plan 37662

   and outlined in heavy black line on Map No. 1686 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 6th day of September, 2016.

   READ a second time the day of , 20

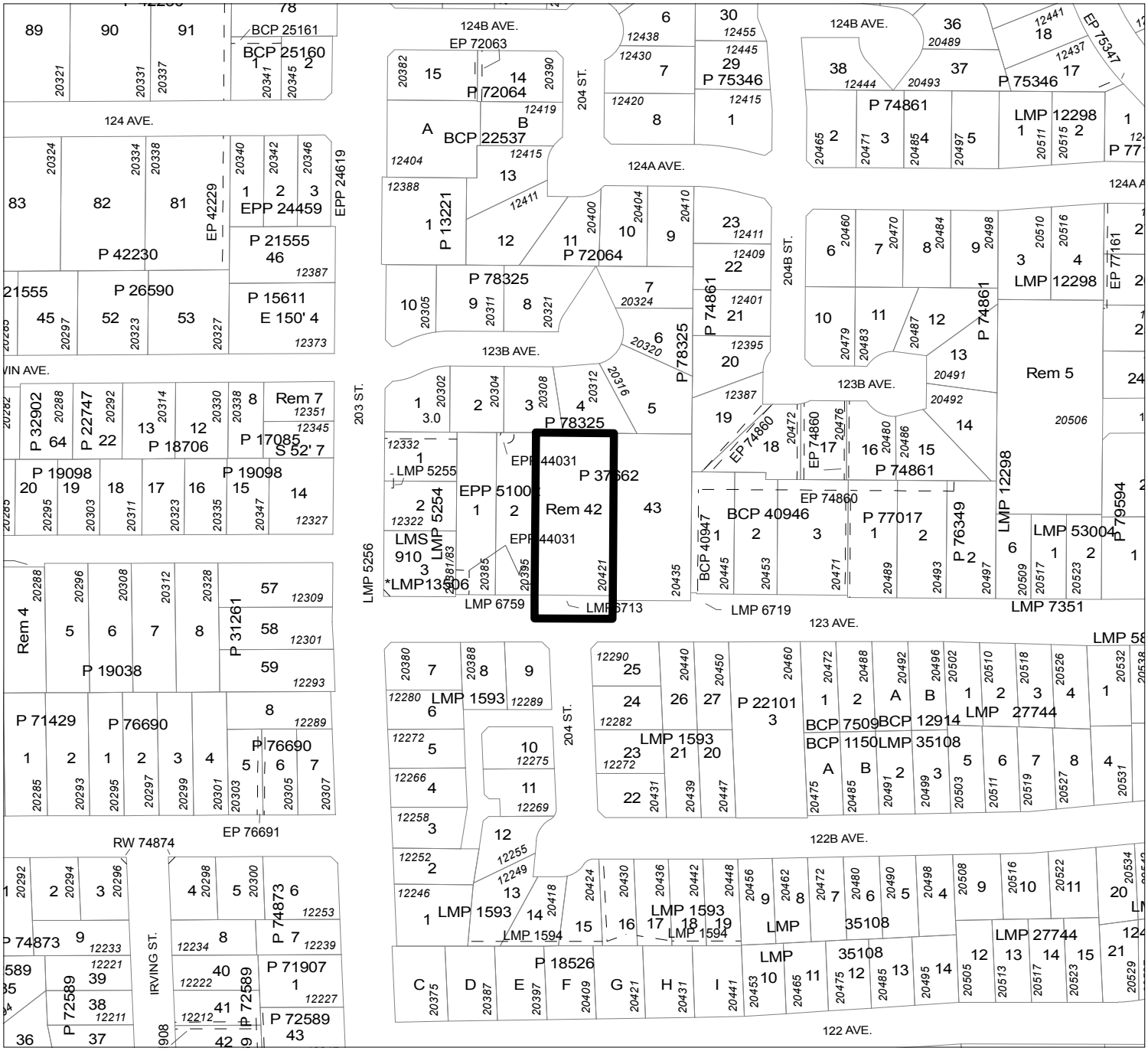
   PUBLIC HEARING held the day of , 20

   READ a third time the day of , 20

   ADOPTED, the day of , 20

_____ _____

PRESIDING MEMBER CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7264-2016

Map No. 1686

From: RS-1 (One Family Urban Residential)

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

MAPLE RIDGE
British Columbia

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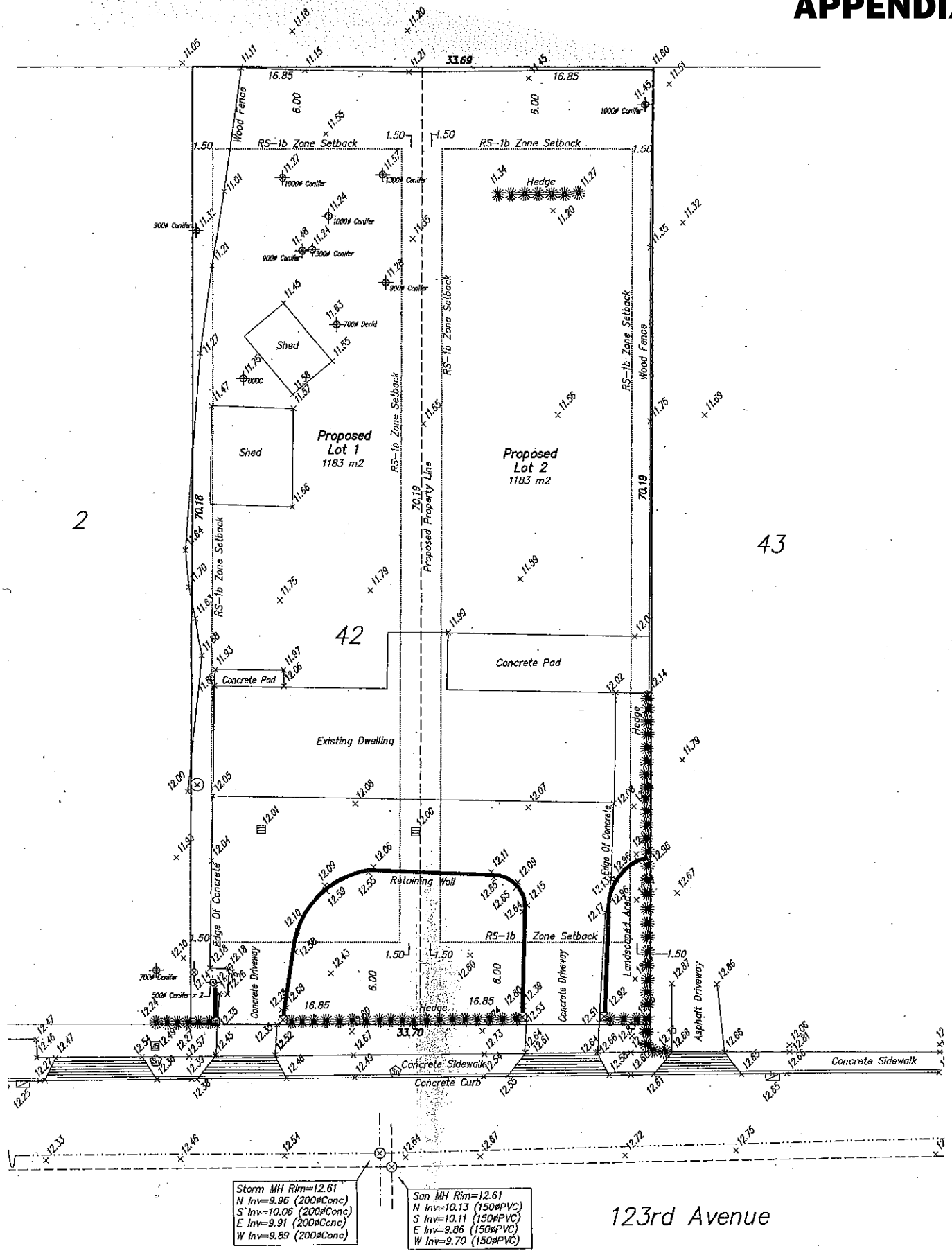
APPENDIX D


Proposed Lot 1
1183 m2
Proposed Lot 2
1183 m2
Shed
Shed
Hedge
Concrete Pad
Concrete Pad
Existing Dwelling
Retaining Wall
RS-1b Zone Setback
Proposed Property Line
Wood Fence
Edge Of Concrete
Concrete Driveway
Landscaped Area
Asphalt Driveway
Concrete Sidewalk
Concrete Curb
2
42
43
33.69
33.70
70.18
70.19
Storm MH Rim=12.61
N Inv=9.96 (200ØConc)
S Inv=10.06 (200ØConc)
E Inv=9.91 (200ØConc)
W Inv=9.89 (200ØConc)
San MH Rim=12.61
N Inv=10.13 (150ØPVC)
S Inv=10.11 (150ØPVC)
E Inv=9.86 (150ØPVC)
W Inv=9.70 (150ØPVC)
123rd Avenue

City of Maple Ridge

TO:	Her Worship Mayor Nicole Read and Members of Council	**MEETING DATE:**	March 20, 2017
		FILE NO:	2012-013-DVP
FROM:	Chief Administrative Officer	**MEETING:**	CoW
SUBJECT:	**Development Variance Permit 24152 112 Avenue**		

EXECUTIVE SUMMARY:

Development Variance Permit application 2012-013-DVP has been received in conjunction with a rezoning and subdivision application to permit the future development of 25 single family lots for the subject property located at 24152 112 Avenue. The requested variance is to:

1. Reduce the required width of the constructed road on 242 Street from an urban collector width of 11.6 m (38.1 ft.) to an urban local width of 8.6 m (28.2 ft.) across the frontage of the park.

Council will be considering final reading for rezoning application 2012-013-RZ on March 28, 2017. It is recommended that Development Variance Permit 2012-013-DVP be approved.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2012-013-DVP respecting property located at 24152 112 Avenue.

DISCUSSION:

a) Background Context

Applicant:		Don Bowins
Legal Description:		Lot A, Section 10, Township 12, New Westminster District Plan EPP64339
OCP:		
Existing:		Institutional, Conservation
Proposed:		Low/Medium Density Residential, Conservation, and Park
Zoning:		
Existing:		RS-3 (One Family Rural Residential)
Proposed:		RS-1b (One Family Urban (Medium Density) Residential), with a Density Bonus through the Community Amenity Program, and P-1 (Park and School)
Surrounding Uses:		
North:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Low Density Residential, Low/Medium Density Residential, Medium Density Residential, Conservation

South:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Low Density Residential, Conservation
East:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Institutional, Low Density Residential, Low/Medium Density Residential, Conservation
West:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Medium Density Residential, Neighbourhood Commercial, Conservation

Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Single Family Residential, Park and Conservation
Site Area:	4.46 ha (11 acres)
Access:	112 Avenue and a proposed new road
Servicing requirement:	Urban Standard
Accompanying applications:	2012-013-RZ/SD/WPDP

b) Project Description:

The subject property is approximately 4.46 ha (11 acres) in size and is bounded by 112 Avenue and single family residential to the north; and single family residential to the east, south, and west (see Appendices A and B). The subject property has a watercourse and steep slopes located along the western portion of the site, which will be dedicated as park for *Conservation*. An Official Community Plan (OCP) amendment is required to amend the *Institutional* designation over the remaining portion of the subject property to *Park* in the northern central portion of the property, and *Low/Medium Density Residential* over the remaining eastern half of the property. Access will be provided from 112 Avenue and a new road, extending from 112 Avenue southward to the southern property line, with the potential to serve lands to the south.

The applicant intends to rezone the subject property from RS-3 (One Family Rural Residential) to RS-1b (One Family Urban (Medium Density) Residential) and P-1 (Park and School) to allow for future subdivision into approximately 25 lots and a neighbourhood park. The applicant intends to choose the Density Bonus option within the RS-1b (One Family Urban (Medium Density) Residential) zone, which is specific to the Albion Area, enabling single-family lot sizes of a minimum of 371 m^2. The required amenity fee of $3,100.00 for each lot less than 557 m^2 will be collected by the Approving Officer at the subdivision approval stage.

c) Variance Analysis:

The Subdivision and Development Services Bylaw establishes general minimum and maximum regulations for subdivision and development of land. A Development Variance Permit allows Council some flexibility in the approval process.

The requested variance and rationale for support are described below (see Appendices B and C):

1. *Subdivision and Development Services Bylaw No. 4800-1993, Part IV General Requirements, Section B. Highways 3. Where lands are being improved for Commercial, Industrial, Institutional or Multi-Residential use, the Street or Streets fronting the development site must be designed and constructed to collector street standards as set out in Schedule D "Design Criteria Manual", Schedule E "Supplementary Specifications and Schedule F*

"Supplementary Standard Detail Drawings": To reduce the required width of the constructed road on 242 Street from an urban collector width of 11.6 m to an urban local width of 8.6 m across the frontage of the park.

A collector road width would normally be required adjacent to the park; however the developer is proposing to construct a bioswale in the boulevard for stormwater management, which will reduce the space available to build the full collector road. The required services can fit within the width provided, therefore, the Engineering Department can support the reduction in constructed road width. The Fire Department also does not have any concerns with the reduction in constructed road width.

d) Citizen/Customer Implications:

In accordance with the *Development Procedures Bylaw No. 5879-1999,* notice of Council consideration of a resolution to issue a Development Variance Permit was mailed to all owners or tenants in occupation of all parcels, any parts of which are adjacent to the property that is subject to the permit.

CONCLUSION:

The proposed variances are supported for the reasons discussed above, it is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2012-013-DVP.

"Original signed by Michelle Baski"

Prepared by: Michelle Baski, AScT, MA
Planner 1

"Original signed by Christine Carter"

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

"Original signed by Frank Quinn"

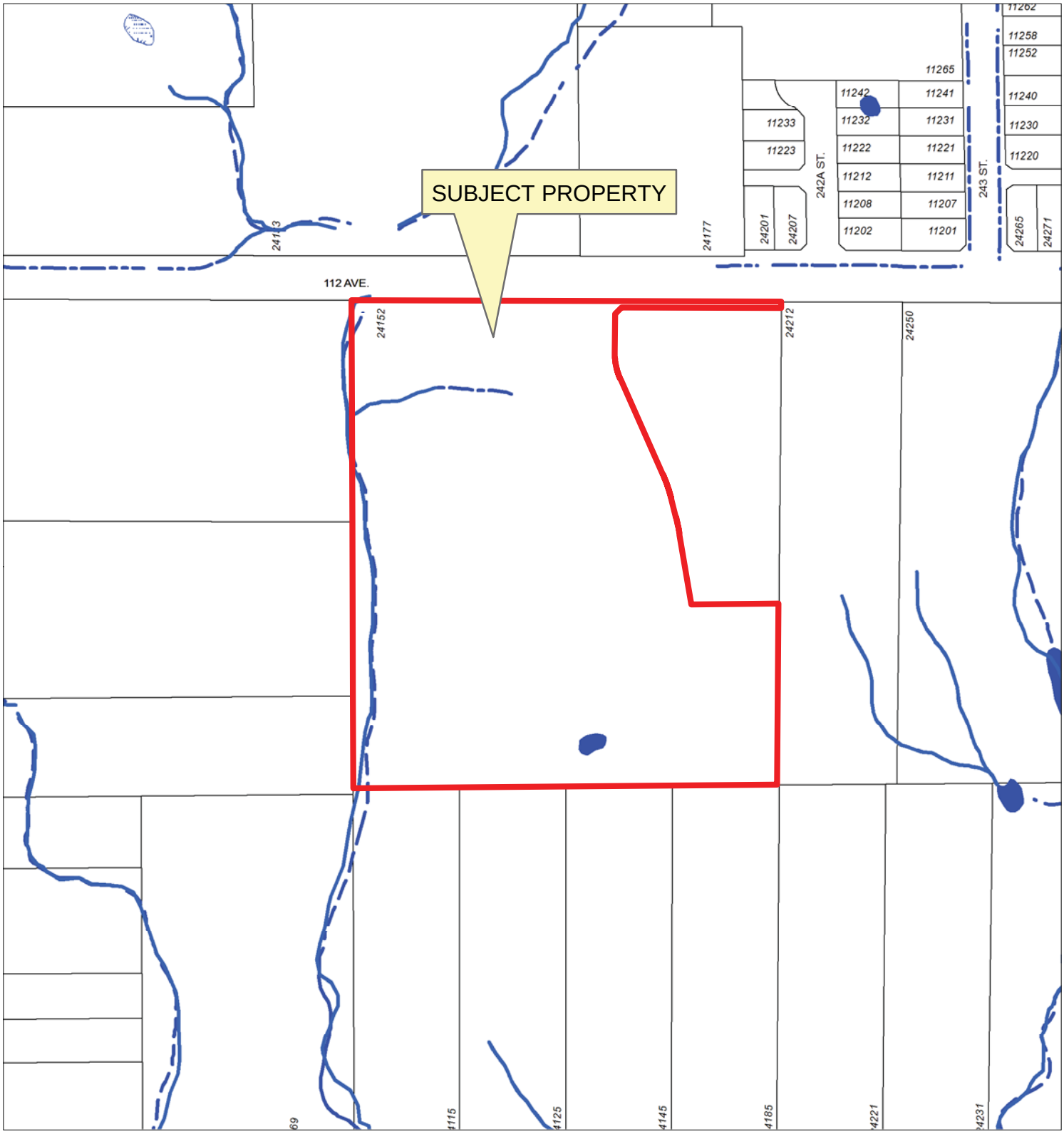
Approved by: Frank Quinn, MBA, P.Eng.
GM: Public Works & Development Services

"Original signed by E.C. Swabey"

Concurrence: E.C. Swabey
Chief Administrative Officer

The following appendices are attached hereto:
Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Proposed Variance

APPENDIX A



N

Scale: 1:2,500

Legend

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

24152 112 AVENUE

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

2012-013-SD
DATE: Mar 9, 2017
BY: JV

APPENDIX B

N

Scale: 1:2,500

Legend

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

24152 112 AVENUE

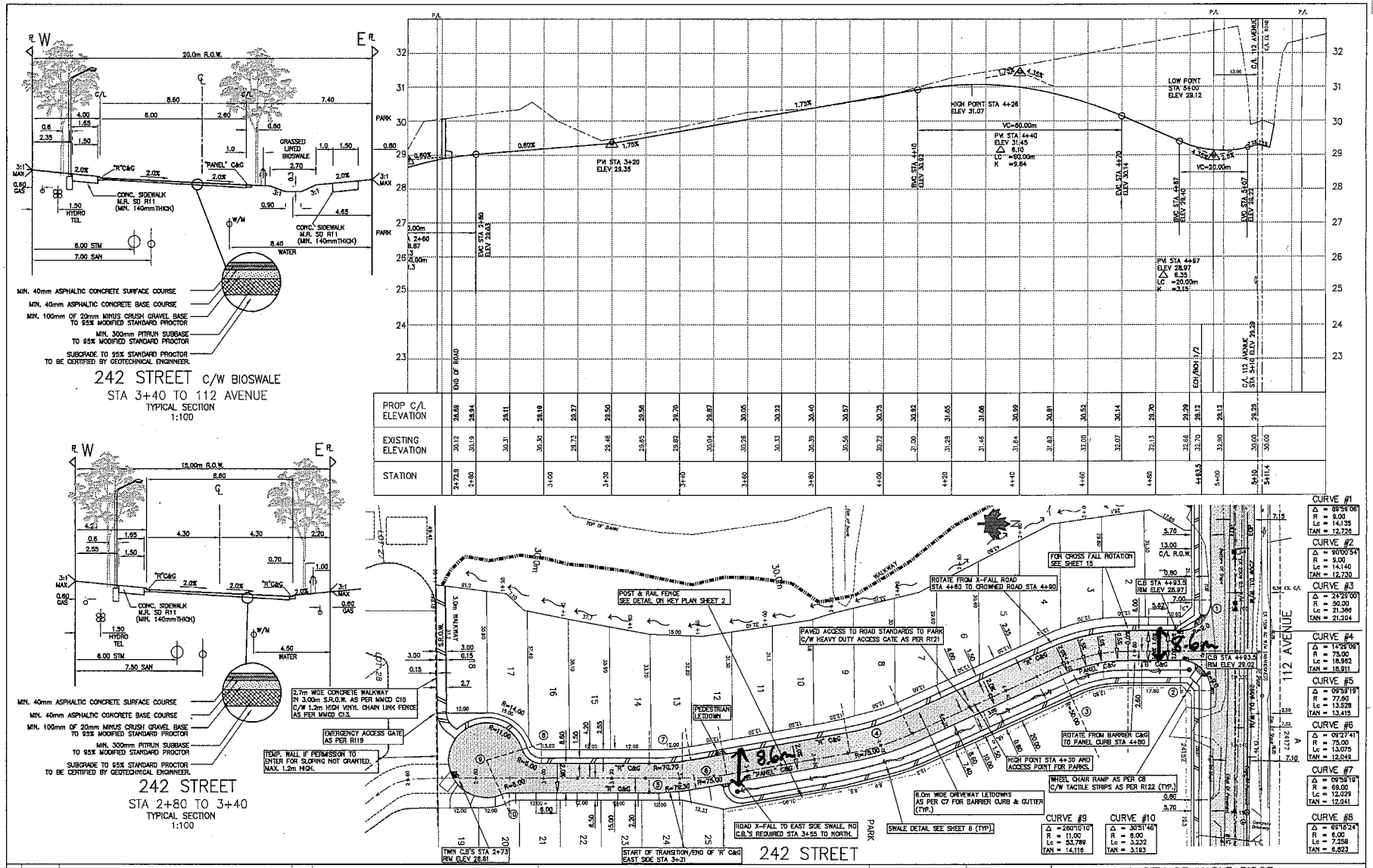
PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

2012-013-SD
DATE: Mar 9, 2017 BY: JV

APPENDIX C

Proposed Variance



No	Date	Revision	BY
01	NOV 10/16	AS PER CITY COMMENTS	AJD

D.K. BOWINS & ASSOCIATES INC.
8955 EMIRY STREET, MISSION, B.C. V4S 1A6
604-826-4399, EMAIL: dbowins@shaw.ca

DRAWN AJD
DESIGNED DKB
CHECKED
APPROVED
FIELD BOOK
SCALES HORZ. —
VERT. —

SEAL

CITY OF MAPLE RIDGE
ENGINEERING DEPARTMENT

ROADWORKS
242 STREET

Date DEC 2015
SHEET 5 OF 14
Dwg. No.

This drawing and design is the property of D.K. BOWINS & ASSOCIATES Inc. and cannot be used, reused or reprinted without the written consent of said company.

City of Maple Ridge

TO:	Her Worship Mayor Nicole Read and Members of Council	**MEETING DATE:**	March 20, 2017
		FILE NO:	2017-050-DVP
FROM:	Chief Administrative Officer	**MEETING:**	CoW

SUBJECT: **Development Variance Permit**
12260 250 Street

EXECUTIVE SUMMARY:

Development Variance Permit application 2017-050-DVP has been received in conjunction with a building permit application for a single family house in the RS-1 (One Family Urban Residential) zone. The subject property is within the Agricultural Land Reserve, and for this reason, is associated with rural street standards. However, its RS-1 (One Family Urban Residential) Zoning typically requires full urban services, which would not be consistent with this rural context. The requested variances, pertaining to the Subdivision and Development Servicing Bylaw, are, as follows:

1. Vary the requirement to construct 250th Street to the north edge of the property line.
2. Vary the requirement for full urban upgrades to the street due to the site's rural context.

It is recommended that Development Variance Permit 2017-050-DVP be approved.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2017-050-DVP respecting property located at 12260 250 Street.

DISCUSSION:

a) Background Context

Applicant:	Kenneth R Toderas
Owner:	Kenneth R Toderas & Susan E Toderas
Legal Description:	Lot: 8, Section: 23, Township: 12, Plan: NWP4023
OCP :	
Existing:	AGR (Agricultural)
Proposed:	Agricultural
Zoning:	
Existing:	RS-1 (One Family Urban Residential)
Proposed:	RS-1 (One Family Urban Residential)

Surrounding Uses:

North:	Use:	2 properties, Rural Residential
	Zone:	76% RS-3 One Family Rural Residential, 24 % One Family Urban Residential
	Designation	Agricultural

South:	Use:	4 properties, Suburban and Rural Residential Use
	Zone:	RS-1 One Family Urban Residential and RS-3 One Family Rural Residential
	Designation:	Estate Suburban and Agricultural
East:	Use:	Rural Residential
	Zone:	RS-1 One Family Urban Residential and RS-3 One Family Rural Residential
	Designation:	Agricultural
West:	Use:	Rural Residential
	Zone:	RS-1 One Family Urban Residential
	Designation:	Agricultural

Existing Use of Property:	Vacant
Proposed Use of Property:	Rural Residential
Site Area:	3.65 (9.0 acres)
Access:	250th Street
Servicing:	on-site septic, water connection available

b) Project Description:

The applicant seeks to build a single family house in accordance with current zoning. The site is within the Agricultural Land Reserve, but retains its historic RS-1 (One Family Urban Residential) zoning. Due to this discrepancy between its urban zoning and its Agricultural designation, the property has requirements for urban street standards, with upgrades triggered by a building permit, that are inconsistent with its rural context. For this reason, this variance request includes a relaxation of these urban standards in support of a consistent rural streetscape.

The existing road frontage along this portion of 250th Street has not been constructed to the full extent of the property and stops some distance south of the north property line (as evident in the ortho photo, attached as Appendix B). Generally, it would be a requirement of development servicing to require that road construction be completed to the full extent of the property, with the rationale that the completed road would facilitate subsequent development activity on adjacent parcels.

These urban upgrade requirements and the cost of road construction to provide a single family dwelling are significant. In a denser urban setting, these costs are shared by several property owners for the same length of road that would serve only a few rural property owners. This difference in infrastructure costs and servicing requirements would amount to a hardship for the property owner to provide. The existing rural streetscape has been considered by the Engineering Department to be adequate. In light of the lack of development potential in the area, there is little benefit to be gained by constructing this road. On this basis, this application is considered supportable.

c) Variance Analysis:

A Development Variance Permit allows Council some flexibility in the approval process.
The requested variance and rationale for support are described below:

1. Subdivision and Development Services Bylaw No. 4800-1993, Section IV General Requirements, Part B, 2. To vary the following requirement:

Any dedicated but undeveloped highway within or immediately adjacent to a proposed subdivision or development shall be improved by the applicant in accordance with Schedule "A" attached hereto.

2. Subdivision and Development Services Bylaw No. 4800-1993, Schedule A, Services and Utilities. To vary provision of the following requirements in the RS-1 (One Family Urban Residential) Zone:
   - *Street Trees*
   - *Water*
   - *Sanitary Sewer*
   - *Curb and Gutter*
   - *Underground Wiring*
   - *Sidewalks*

The 2 parts to this variance request are justified below.

Varying the Requirement for Road Construction.

The subject property is within the Agricultural Land Reserve and adjacent to ALR properties to its north. Each of the properties to its north have sufficient road frontage to rural standards (along 248th Street or 124th Avenue).

As these properties are currently served by access and not supported for subdivision, there is little reason to construct a road that would be redundant for access purposes, and could exacerbate development pressures and land speculation in the Agricultural Land Reserve.

For these reasons, varying the need for additional road construction to a rural standard to the northern extent of the property is supportable.

Varying Servicing Standards in the RS-1 Zone.

The required servicing standards in the urban RS-1 Zone exceed those in a rural zone. The table below describes these significant differences. As the subject property is rural in nature, varying these urban standards is supportable.

Required Service	RS- 1 Zone (Urban) Required?	RS-3 Zone (Rural) Required?
Street Tree	yes	no
Curb and gutter	yes	no
Sidewalk	yes	no
Street Lighting	yes	Yes, but lesser standard
Sewer and Water	yes	No for parcels greater than 2 ha
Underground Wiring	yes	no

d) Citizen/Customer Implications:

By granting this variance, the intent of the Subdivision and Servicing Bylaw will be met, in that the road standard will remain rural in nature, which is appropriate for its current use and its long term land use designation as agricultural.

In accordance with the *Development Procedures Bylaw No. 5879-1999,* notice of Council consideration of a resolution to issue a Development Variance Permit was mailed to all owners or tenants in occupation of all parcels, any parts of which are adjacent to the property that is subject to the permit.

CONCLUSION:

The proposed variance is supported because the resulting development will be consistent with rural development, and there is little community benefit to requiring road construction along this portion of 250th Street.

It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2017-050-DVP.

"Original signed by Diana Hall"

Prepared by: Diana Hall, MA (Planning), MCIP, RPP
Planner 2

"Original signed by Christine Carter"

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

"Original signed by Frank Quinn"

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

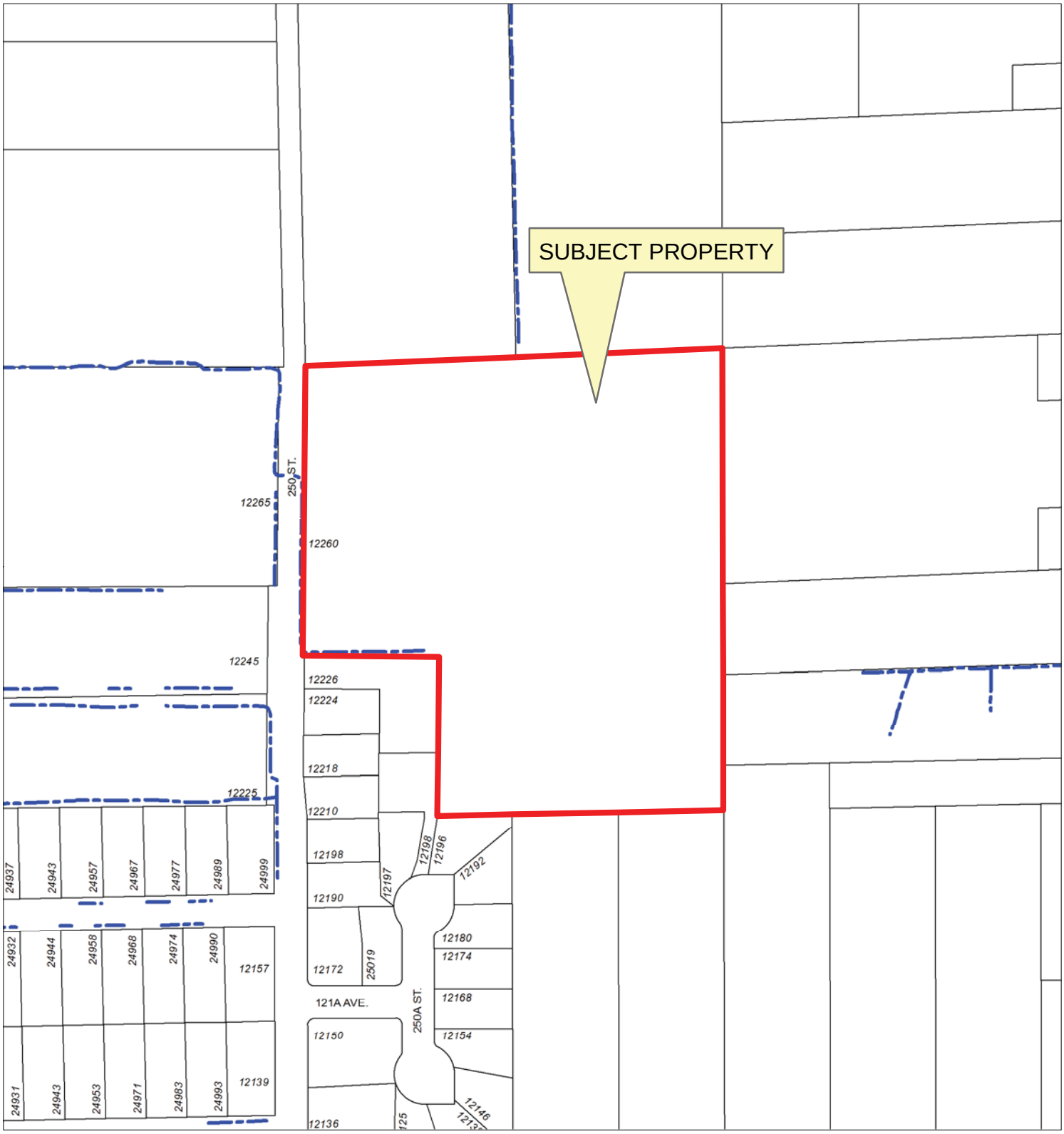
"Original signed by E.C. Swabey"

Concurrence: E.C. Swabey
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map

APPENDIX A



N

Scale: 1:2,500

Legend

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

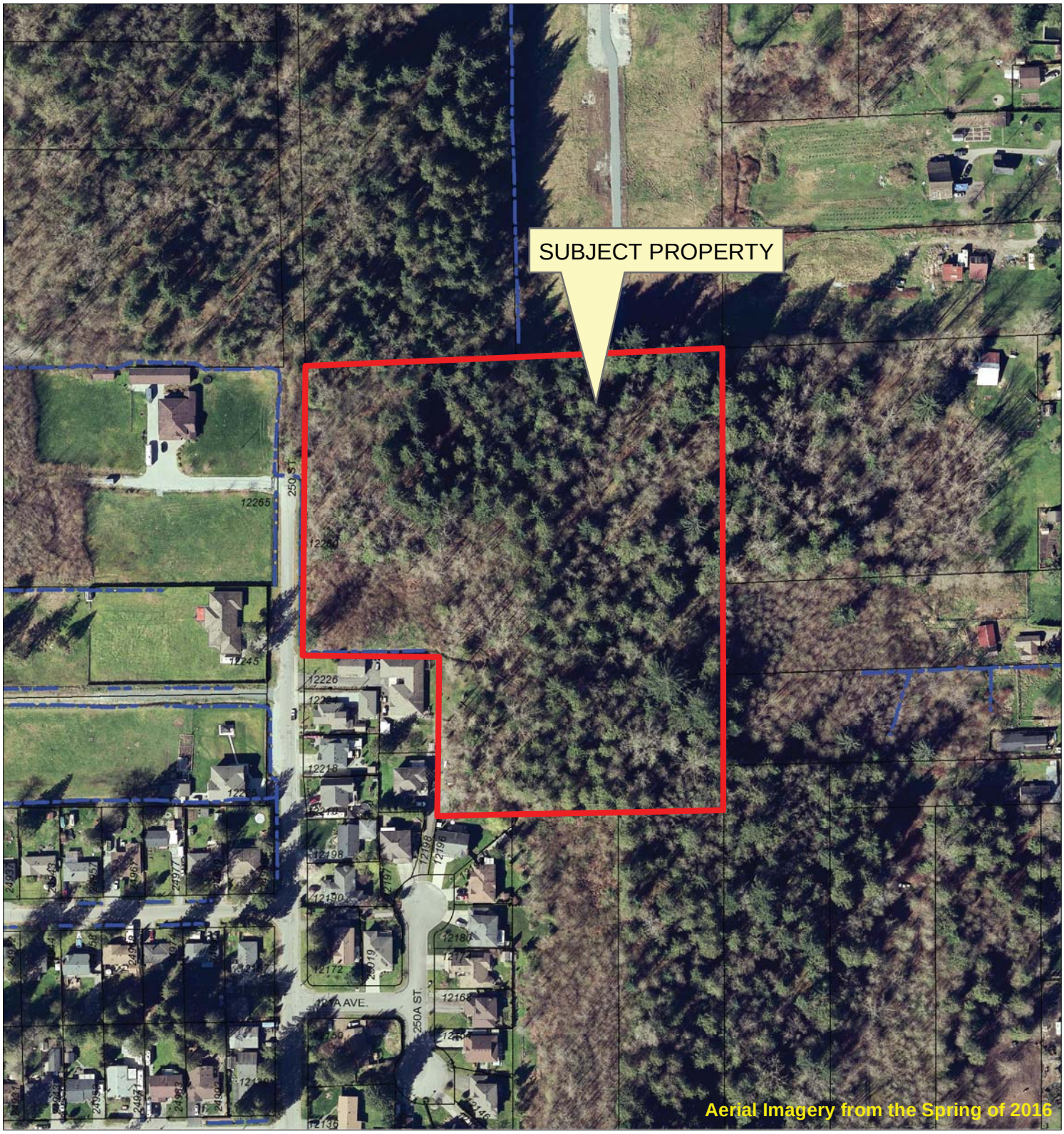
12260 250 Street

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

2017-050-VP
DATE: Feb 27, 2017
BY: JV

APPENDIX B



N

Scale: 1:2,500

Legend

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

12260 250 Street

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

2017-050-VP
DATE: Feb 27, 2017 BY: JV

City of Maple Ridge

TO:	Her Worship Mayor Nicole Read and Members of Council	**DATE:** **FILE NO:**	March 28, 2017 RFP-OP16-63
FROM:	Chief Administrative Officer	**ATTN:**	**Committee of the Whole**
SUBJECT:	**Municipal Equipment Purchase, Two Tandem Axle Dump Trucks With Underbody Plow and Sander – Revised Report**		

EXECUTIVE SUMMARY:

The approved 2016 Financial Plan included funding for the replacement of a tandem axle dump truck. A public request for proposals to supply the truck resulted in eleven (11) proposals being received. Following a detailed evaluation of the proposals, Harbour International Trucks Ltd. was determined to be the successful proponent with best value. The approved 2017 Financial Plan includes funding for the replacement of a second identically equipped tandem axle dump truck. With the recent closure of the 2016 RFP it is recommended to award a contract to Harbor International for the supply of two tandem axle dump trucks.

RECOMMENDATION:

That the contract for the purchase of two tandem axle dump trucks be awarded to Harbour International Trucks Ltd. in the amount of $514,380.00 plus applicable taxes of approximately $61,725.60 and furthermore, that the Corporate Officer be authorized to execute the contract.

DISCUSSION:

a) **Background Context:**

A Request for Proposals (RFP-OP16-63) for the supply of one tandem axle dump truck was publicly advertised on November 17, 2016 and closed December 7, 2016. Eleven (11) proposals were received and evaluated. The results of the evaluations recommend award of a Del Equipment dump truck body with a 2018 International Workstar 7600 Set Back 6x4 Tandem Axle Cab and Chassis to Harbour International Trucks Ltd.

A second tandem axle with identical specifications is due for replacement in 2017 and has been approved in the 2017 financial plan. With the recent closure of the 2016 RFP, Harbour International has agreed to hold their pricing as well as provide a discount of $3,528 per unit if two units are purchased.

b) **Financial Implications:**
The cost of the trucks are within the approved budgets under project LTC#8218, all funded from the equipment replacement reserve. Total purchase price for one unit with discount is $257,190.00 plus applicable taxes of approximately $30,862.80. The second truck is available at the same price for a total price for two trucks of $514,380.00 plus applicable taxes.

CONCLUSION: Following a public request for proposals, and analysis of the received submissions, it is recommended that a contract to supply two tandem axle dump trucks be awarded to Harbour International Trucks Ltd. and furthermore, that the Corporate Officer be authorized to execute the contract.

"Original signed by Walter Oleschak"

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

'Original signed by James Storey"

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

"Original signed by Daniela Mikes"

Approved by: **Daniela Mikes**
Purchasing Manager

"Original signed by Frank Quinn"

Approved by: **Frank Quinn**
General Manager, Public Works and Development Services

"Original signed by Kelly Swift" for

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

Note: Item 1131 Disbursements has been placed in the "Items on Consent" section as Item 701.2

Note: Item 1132 Council Expenses has been placed in the "Items on Consent" section as Item 702.2

City of Maple Ridge

TO:	Her Worship Mayor Nicole Read and Members of Council	**MEETING DATE:**	March 20, 2017
		FILE NO:	
FROM:	Chief Administrative Officer	**MEETING:**	Committee of the Whole
SUBJECT:	Partnering Agreement - Employment Land Investment Incentive Program		

EXECUTIVE SUMMARY:

In the fall of 2014, Municipal Council approved the framework for the Employment Land Investment Incentive Program. The Employment Land Investment Incentive Program is intended to accelerate private investment and to attract new businesses and high value jobs to Maple Ridge. Council approved the use of partnering agreements as one of the tools to support the incentive program.

Three projects are now at the stage where partnering agreements are required in order for the City to provide incentive payments. In accordance with Council direction, agreements are presented for consideration at a public meeting, and although legally subject to Council approval, the project meets pre-established eligibility requirements.

RECOMMENDATION:

That the Corporate Officer be authorized to execute Partnering Agreements with:

1. **874668 BC Ltd. under building permit number 16-112807 in the amount of $8,979.67; and**
2. **874668 BC Ltd. under building permit number 16-112814 in the amount of $5,784.22; and**
3. **874668 BC Ltd. under building permit number 16-116919 in the amount of $7,639.02**

BACKGROUND:

The four year Employment Land Investment Incentive Program was approved in 2014 and launched in 2015 to help implement the Commercial and Industrial Strategy.

Three development projects meet the program eligibility requirements and have had their building permits issued. This is the trigger for the incentive program to begin, and the partnering agreement incentives are now due. In order to proceed, the City requires the owners to enter into partnering agreements to ensure the obligations of both parties are clearly understood. The projects are described as follows:

- One-storey industrial building located at 12865 Katonien Street, Maple Ridge, BC, owned by 574668 BC Ltd., receiving $8,979.67 under the Employment Land Investment Incentive Program, and representing $1.2 million in construction value under permit number 16-112807;
- One-storey industrial building located at 12895 Katonien Street, Maple Ridge, BC, owned by 574668 BC Ltd., receiving $5,784.22 under the Employment Land Investment Incentive Program, and representing $700,000 in construction value under permit number 16-112814; and
- One-storey industrial building located at 12920 261A Street , Maple Ridge, BC, owned by 574668 BC Ltd., receiving $7,639.02 under the Employment Land Investment Incentive Program, and representing $900,000 in construction value under permit number 16-116919.

Public notice was issued in accordance with Sections 24, 21 and 94 of the Community Charter.

BUSINESS AND FINANCIAL PLAN IMPLICATIONS:

Council previously set aside approximately $3 million to fund the incentive programs. After covering off partnering agreements and tax exemptions to date, there is about $1.3 million remaining. The partnering agreements referred to in this report will require that the reserve will be drawn down by $22,402.91.

Through the incentive program, these projects have also benefitted from building permit discounts of $22,978.83.

The incentive program also provides incentives in the form of property tax exemptions. Amounts will be driven by future BC Assessment valuations and are therefore difficult to predict. An estimate of the incentives, based on construction value and using 2016 property tax rates, would result in approximately $98,000 spread over five years. Revitalization Tax Exemption Agreements will be necessary to initiate this portion of the incentive program once the projects are nearing completion.

CITIZEN IMPLICATIONS:

The City's approach to the incentive programs is one of full transparency. There have been numerous Council reports, presentations and newspaper notices over four years of incentive program implementation. The Employment Land Investment Incentive Program is intended to attract new commercial and industrial businesses and high value jobs to Maple Ridge. Incentive program goals and objectives have consistently ranked as highly desirable in citizen surveys.

CONCLUSION:

This report requests Council authorization to execute partnering agreements that will allow the City to provide financial incentives for the building permits noted in this report. The projects meet pre-established eligibility criteria adopted by Council. The incentives total $22,402.91, and support the $2.8 million in construction value represented by the projects. Partnering agreement incentives are one component of a comprehensive incentive program that supports the Commercial and Industrial Strategy.

"Original signed by Daniel Olivieri"

Prepared by: **Daniel Olivieri**
Research Technician

"Original signed by Laura Benson"

Approved by: **Laura Benson, CPA, CMA**
Manager of Sustainability & Corporate Planning

"Original signed by Paul Gill"

Approved by: **Paul Gill, B.B.A, C.G.A, F.R.M**
GM: Corporate & Financial Services

"Original signed by E.C. Swabey"

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

The following appendices are attached hereto:
Appendix A – Partnering Agreement – 574668 BC Ltd.
Appendix B – Partnering Agreement – 574668 BC Ltd.
Appendix C – Partnering Agreement – 574668 BC Ltd.

:do

PARTNERING AGREEMENT

THIS AGREEMENT dated for reference_____,

BETWEEN:

CITY OF MAPLE RIDGE, a municipal corporation under the laws of British Columbia and having its offices at 11995 Haney Place, Maple Ridge, British Columbia V2X 6A9

("City")

AND:

874668 BC LTD
18870 80th Avenue
Surrey, BC V4N 4J1

("Owner")

WHEREAS:

A. The *Community Charter, Part 3, Division 1, Section 21* authorizes the City to enter into an agreement for the provision of a service on behalf of the municipality;
B. The achievement of the City's vision, reasons, objectives and principles for the Employment Land areas requires private sector development;
C. The Owner agrees to construct a Project that supports Employment Land Investment Incentive Program reasons, objectives and principles, as identified on Schedule A: Employment Land Investment Incentive Program Reasons, Objectives and Principles;
D. The City agrees to provide a financial incentive, as identified in Section 4.

NOW THEREFORE in consideration of $1.00 paid by the City to the Owner, the receipt and sufficiency of which the Owner acknowledges the parties agree as follows:

1. In this Incentive Agreement,
   a. **"Employment Land"** means that area identified in Schedule B of this agreement
   b. **"Project"** means:

      New construction over $250,000
      12865 Katonien Street, One-storey industrial
      Building Permit #16-112807

2. The Owner agrees to:
   a. Undertake the following service on behalf of the City: Either wholly or in part, achieve reasons, objectives and principles outlined on Schedule A: Employment Land Investment Incentive Program Reasons, Objectives and Principles, through construction and completion of a Project as described in Section 1;
   b. Comply with all other Municipal bylaws, regulations, agreements and permits in relation to the Project;
   c. Obtain final occupancy permit(s) for the Project within two (2) years from the date the Building Permit was issued.

d. All work identified under the building permit is to be completed no later than 120 days after the issuance of the first Provisional Occupancy Permit and an unconditional Occupancy Permit is issued.
e. Construct a project of an industrial use as permitted in the Maple Ridge Zoning Bylaw, except for the ineligible uses outlined on Schedule C: Ineligible Uses.

3. If the Owner or the Project causes any breach or non-compliance of any obligation set forth in this Agreement or any Municipal bylaw, regulation, agreement or permit, the Owner must forfeit the amounts received or set to be received under Section 4, or a lesser amount agreed to by the City. If already paid to the Owner by the City, the forfeited amount must be received by the City within thirty (30) days of the date the City issues notification of the breach/non-compliance.

4. After the City has complied with legislated requirements to provide public notification and obtain Council approval, the City will pay to the Owner:
   a. 8,979.67 representing an amount equivalent to a portion of Municipal Development Cost Charges assessed on the Project, as described in the Employment Land Investment Incentive Program; and,
   b. an additional **$25,000** upon receipt of proof of certification of Silver or better under the LEED® Canada rating system from the Owner, as described in the Employment Land Investment Incentive Program.

5. This Agreement expires on the date all units in the Project have been issued final occupancy permits.

As evidence of their agreement to be bound by the terms of this Partnering Agreement, the parties have executed this Agreement as follows:

Date: _____, 2017

CITY OF MAPLE RIDGE)
by its authorized signatory:)
)
)
)
_____)
Laurie Darcus)
Corporate Officer)

OWNER NAME
by its authorized signatories:)
)
)
)
)
_____)
signature)
)
)
)
_____)
print name

Schedule A: Employment Land Investment Incentive Program Reasons, Objectives and Principles

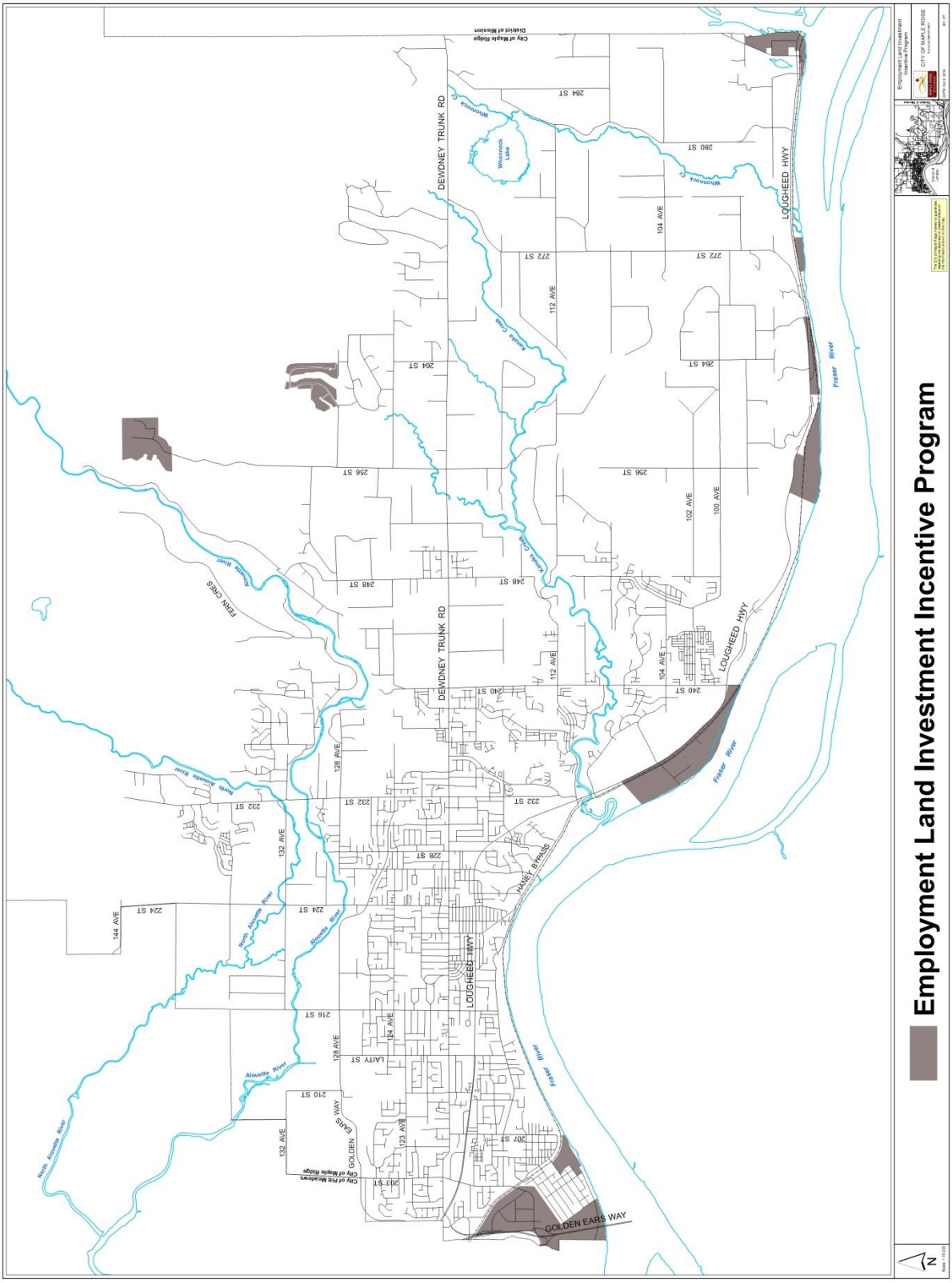
A Revitalization Tax Exemption is established under this Bylaw to:

a. Improve the ratio of jobs to housing;
b. Expand employment opportunities for citizens;
c. Attract investment to create a strong local economy;
d. Diversify the tax base;
e. Improve the industrial to residential property tax ratio;
f. Encourage the use of environmentally sustainable building construction methods and materials; and,
g. Encourage energy efficiency and alternative technologies.

Generally accepted principles that have been incorporated into the Employment Land Investment Incentive Program:

i. Bricks and mortar (property value) contributes to the City's revenue stream;
ii. Industrial land should be retained for industrial uses;
iii. Focus on attracting high value jobs and high job densities;
iv. Focus on businesses not driven by population growth - "retail follows rooftops";
v. Time limited programs provide momentum;
vi. Incentives shouldn't draw businesses away from the Town Centre;
vii. The Town Centre commercial sector needs continued support; and,
viii. A multi-pronged approach is needed; incentives alone are not the answer.

Schedule B: Employment Land Investment Incentive Program Areas



Schedule C: Ineligible Uses

These uses would typically have either lower job densities or lower value jobs, and therefore would not meet the objectives of the program:

- Dance schools, fitness centres and gymnastics schools
- Auction marts
- Mini-warehouses
- Parking of unoccupied commercial and recreational vehicles
- Indoor commercial recreational uses
- Restaurants
- Childcare centres
- Retail warehouse operations (“big box”)
- Operations relating to medical marihuana

PARTNERING AGREEMENT

THIS AGREEMENT dated for reference_____,

BETWEEN:

CITY OF MAPLE RIDGE, a municipal corporation under the laws of British Columbia and having its offices at 11995 Haney Place, Maple Ridge, British Columbia V2X 6A9

("City")

AND:

874668 BC LTD
18870 80th Avenue
Surrey, BC V4N 4J1

("Owner")

WHEREAS:

E. The *Community Charter, Part 3, Division 1, Section 21* authorizes the City to enter into an agreement for the provision of a service on behalf of the municipality;
F. The achievement of the City's vision, reasons, objectives and principles for the Employment Land areas requires private sector development;
G. The Owner agrees to construct a Project that supports Employment Land Investment Incentive Program reasons, objectives and principles, as identified on Schedule A: Employment Land Investment Incentive Program Reasons, Objectives and Principles;
H. The City agrees to provide a financial incentive, as identified in Section 4.

NOW THEREFORE in consideration of $1.00 paid by the City to the Owner, the receipt and sufficiency of which the Owner acknowledges the parties agree as follows:

6. In this Incentive Agreement,
   a. **"Employment Land"** means that area identified in Schedule B of this agreement
   b. **"Project"** means:

      New construction over $250,000
      12895 Katonien Street, One- storey industrial
      Building Permit #16-112814

7. The Owner agrees to:
   f. Undertake the following service on behalf of the City: Either wholly or in part, achieve reasons, objectives and principles outlined on Schedule A: Employment Land Investment Incentive Program Reasons, Objectives and Principles, through construction and completion of a Project as described in Section 1;
   g. Comply with all other Municipal bylaws, regulations, agreements and permits in relation to the Project;
   h. Obtain final occupancy permit(s) for the Project within two (2) years from the date the Building Permit was issued.

i. All work identified under the building permit is to be completed no later than 120 days after the issuance of the first Provisional Occupancy Permit and an unconditional Occupancy Permit is issued.
j. Construct a project of an industrial use as permitted in the Maple Ridge Zoning Bylaw, except for the ineligible uses outlined on Schedule C: Ineligible Uses.

8. If the Owner or the Project causes any breach or non-compliance of any obligation set forth in this Agreement or any Municipal bylaw, regulation, agreement or permit, the Owner must forfeit the amounts received or set to be received under Section 4, or a lesser amount agreed to by the City. If already paid to the Owner by the City, the forfeited amount must be received by the City within thirty (30) days of the date the City issues notification of the breach/non-compliance.

9. After the City has complied with legislated requirements to provide public notification and obtain Council approval, the City will pay to the Owner:
   a. 5,784.22 representing an amount equivalent to a portion of Municipal Development Cost Charges assessed on the Project, as described in the Employment Land Investment Incentive Program; and,
   b. an additional **$25,000** upon receipt of proof of certification of Silver or better under the LEED® Canada rating system from the Owner, as described in the Employment Land Investment Incentive Program.

10. This Agreement expires on the date all units in the Project have been issued final occupancy permits.

As evidence of their agreement to be bound by the terms of this Partnering Agreement, the parties have executed this Agreement as follows:

Date: _____, 2017

CITY OF MAPLE RIDGE)
by its authorized signatory:)
)
)
)
_____)
Laurie Darcus)
Corporate Officer)

OWNER NAME
by its authorized signatories:)
)
)
)
)
_____)
signature)
)
)
)
_____)
print name

Schedule A: Employment Land Investment Incentive Program Reasons, Objectives and Principles

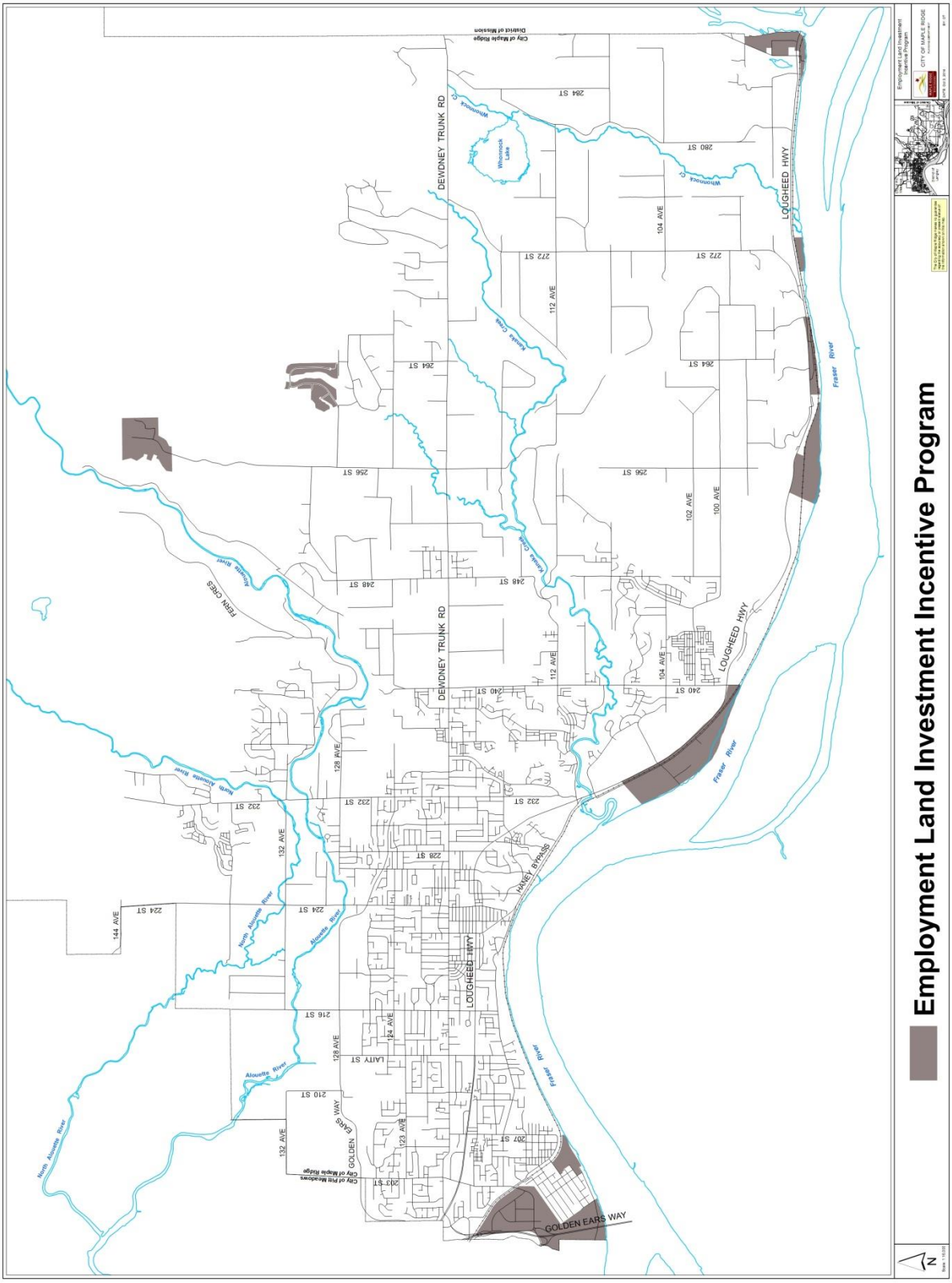
A Revitalization Tax Exemption is established under this Bylaw to:

h. Improve the ratio of jobs to housing;
i. Expand employment opportunities for citizens;
j. Attract investment to create a strong local economy;
k. Diversify the tax base;
l. Improve the industrial to residential property tax ratio;
m. Encourage the use of environmentally sustainable building construction methods and materials; and,
n. Encourage energy efficiency and alternative technologies.

Generally accepted principles that have been incorporated into the Employment Land Investment Incentive Program:

ix. Bricks and mortar (property value) contributes to the City's revenue stream;
x. Industrial land should be retained for industrial uses;
xi. Focus on attracting high value jobs and high job densities;
xii. Focus on businesses not driven by population growth - "retail follows rooftops";
xiii. Time limited programs provide momentum;
xiv. Incentives shouldn't draw businesses away from the Town Centre;
xv. The Town Centre commercial sector needs continued support; and,
xvi. A multi-pronged approach is needed; incentives alone are not the answer.

Schedule B: Employment Land Investment Incentive Program Areas



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These uses would typically have either lower job densities or lower value jobs, and therefore would not meet the objectives of the program:

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- Operations relating to medical marihuana

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THIS AGREEMENT dated for reference_____,

BETWEEN:

CITY OF MAPLE RIDGE, a municipal corporation under the laws of British Columbia and having its offices at 11995 Haney Place, Maple Ridge, British Columbia V2X 6A9

("City")

AND:

874668 BC LTD
18870 80th Avenue
Surrey, BC V4N 4J1

("Owner")

WHEREAS:

I. The *Community Charter, Part 3, Division 1, Section 21* authorizes the City to enter into an agreement for the provision of a service on behalf of the municipality;
J. The achievement of the City's vision, reasons, objectives and principles for the Employment Land areas requires private sector development;
K. The Owner agrees to construct a Project that supports Employment Land Investment Incentive Program reasons, objectives and principles, as identified on Schedule A: Employment Land Investment Incentive Program Reasons, Objectives and Principles;
L. The City agrees to provide a financial incentive, as identified in Section 4.

NOW THEREFORE in consideration of $1.00 paid by the City to the Owner, the receipt and sufficiency of which the Owner acknowledges the parties agree as follows:

11. In this Incentive Agreement,
    a. **"Employment Land"** means that area identified in Schedule B of this agreement
    b. **"Project"** means:

       New construction over $250,000
       12920 261A Street, One-storey industrial
       Building Permit #16-116919

12. The Owner agrees to:
    k. Undertake the following service on behalf of the City: Either wholly or in part, achieve reasons, objectives and principles outlined on Schedule A: Employment Land Investment Incentive Program Reasons, Objectives and Principles, through construction and completion of a Project as described in Section 1;
    l. Comply with all other Municipal bylaws, regulations, agreements and permits in relation to the Project;
    m. Obtain final occupancy permit(s) for the Project within two (2) years from the date the Building Permit was issued.

n. All work identified under the building permit is to be completed no later than 120 days after the issuance of the first Provisional Occupancy Permit and an unconditional Occupancy Permit is issued.
o. Construct a project of an industrial use as permitted in the Maple Ridge Zoning Bylaw, except for the ineligible uses outlined on Schedule C: Ineligible Uses.

13. If the Owner or the Project causes any breach or non-compliance of any obligation set forth in this Agreement or any Municipal bylaw, regulation, agreement or permit, the Owner must forfeit the amounts received or set to be received under Section 4, or a lesser amount agreed to by the City. If already paid to the Owner by the City, the forfeited amount must be received by the City within thirty (30) days of the date the City issues notification of the breach/non-compliance.

14. After the City has complied with legislated requirements to provide public notification and obtain Council approval, the City will pay to the Owner:
    a. 7,639.02 representing an amount equivalent to a portion of Municipal Development Cost Charges assessed on the Project, as described in the Employment Land Investment Incentive Program; and,
    b. an additional **$25,000** upon receipt of proof of certification of Silver or better under the LEED® Canada rating system from the Owner, as described in the Employment Land Investment Incentive Program.

15. This Agreement expires on the date all units in the Project have been issued final occupancy permits.

As evidence of their agreement to be bound by the terms of this Partnering Agreement, the parties have executed this Agreement as follows:

Date: _____, 2017

CITY OF MAPLE RIDGE)
by its authorized signatory:)
)
)
)
)
_____)
Laurie Darcus)
Corporate Officer)

OWNER NAME
by its authorized signatories:)
)
)
)
)
_____)
signature)
)
)
)
_____)
print name

Schedule A: Employment Land Investment Incentive Program Reasons, Objectives and Principles

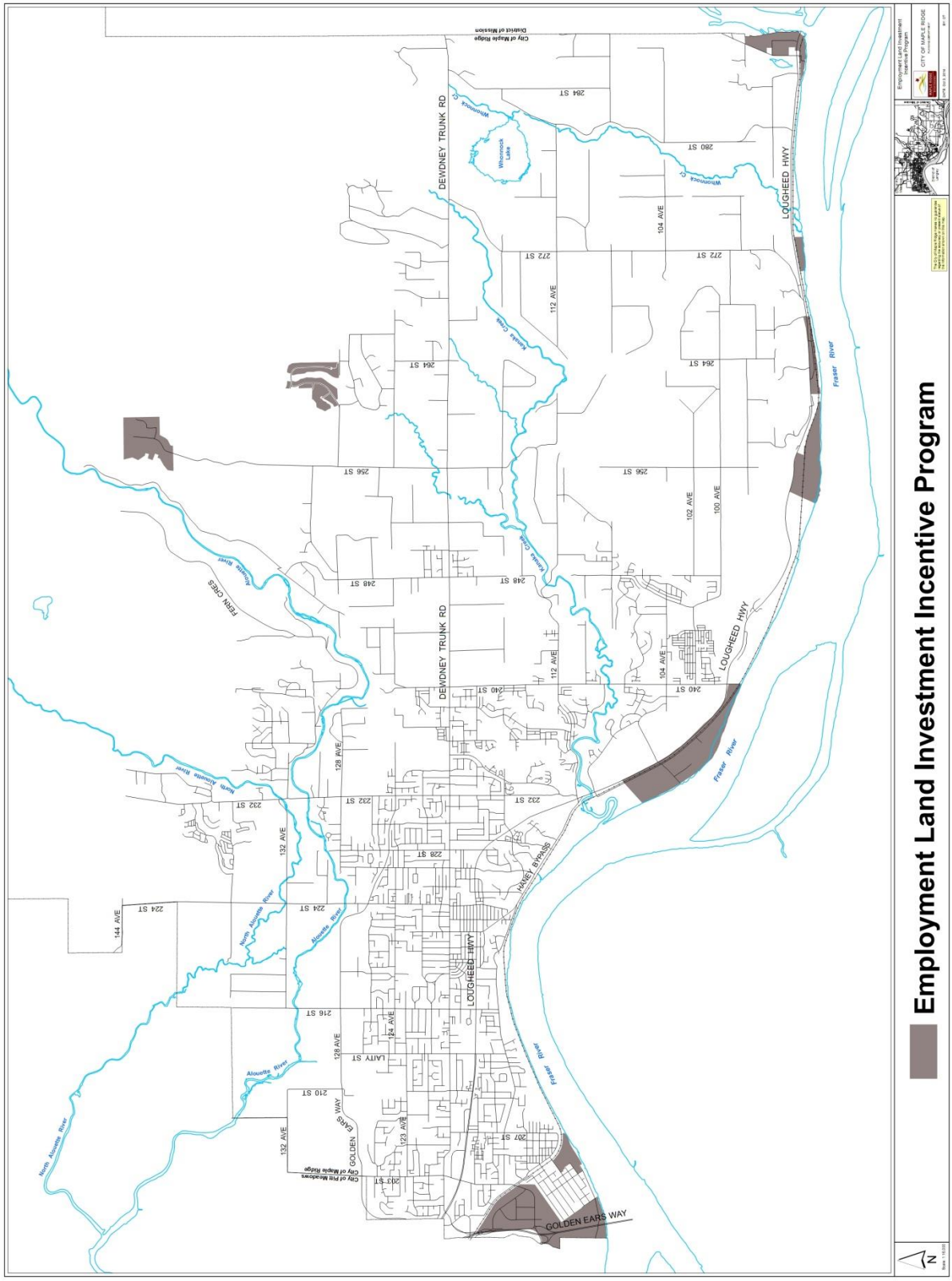
A Revitalization Tax Exemption is established under this Bylaw to:

o. Improve the ratio of jobs to housing;
p. Expand employment opportunities for citizens;
q. Attract investment to create a strong local economy;
r. Diversify the tax base;
s. Improve the industrial to residential property tax ratio;
t. Encourage the use of environmentally sustainable building construction methods and materials; and,
u. Encourage energy efficiency and alternative technologies.

Generally accepted principles that have been incorporated into the Employment Land Investment Incentive Program:

xvii. Bricks and mortar (property value) contributes to the City's revenue stream;
xviii. Industrial land should be retained for industrial uses;
xix. Focus on attracting high value jobs and high job densities;
xx. Focus on businesses not driven by population growth - "retail follows rooftops";
xxi. Time limited programs provide momentum;
xxii. Incentives shouldn't draw businesses away from the Town Centre;
xxiii. The Town Centre commercial sector needs continued support; and,
xxiv. A multi-pronged approach is needed; incentives alone are not the answer.

Schedule B: Employment Land Investment Incentive Program Areas



Schedule C: Ineligible Uses

These uses would typically have either lower job densities or lower value jobs, and therefore would not meet the objectives of the program:

- Dance schools, fitness centres and gymnastics schools
- Auction marts
- Mini-warehouses
- Parking of unoccupied commercial and recreational vehicles
- Indoor commercial recreational uses
- Restaurants
- Childcare centres
- Retail warehouse operations (“big box”)
- Operations relating to medical marihuana

MAPLE RIDGE
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City of Maple Ridge

TO:	Her Worship Mayor Nicole Read and Members of Council	**MEETING DATE:**	March 28, 2017
		FILE NO:	2016-325-RZ
FROM:	Chief Administrative Officer	**MEETING:**	COUNCIL
SUBJECT:	**Temporary Use Permit 22606 Dewdney Trunk Road**		

EXECUTIVE SUMMARY:

Official Community Plan Amending Bylaw No. 7283-2016 was adopted by Council on February 28, 2017. The Amendment permits a taxi dispatch office and taxi parking to be located temporarily on the subject property for up to three years, with the possibility of a one-time only extension of another three years subject to Council approval. This report recommends that the Temporary Use Permit associated with the Official Community Plan Amendment be issued.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2016-325-CU respecting property located at 22606 Dewdney Trunk Road.

DISCUSSION:

a) Background Context:

Applicant: SDM Transport Ltd.
Owner: SDM Transport Ltd.

Legal Description: Lot 4 Except Westerly 81.1 Feet, District Lot 401 Group 1, New Westminster Plan 7863

OCP:
- Existing: Town Centre Commercial
- Proposed: Temporary Use Permit

Zoning:
- Existing: CS-1 (Service Commercial)

Surrounding Uses:

North:	Use:	Commercial (Automotive Repair, Indoor Recreation)
	Zone:	CS-1 (Service Commercial)
	Designation:	Town Centre Commercial

South:	Use:	Road, Vacant, Bus Loop
	Zone:	RS-1 (One Family Urban Residential), C-3 (Town Centre Commercial)
	Designation:	Medium and High-Rise Apartment, Town Centre Commercial
East:	Use:	Commercial (Child Care)
	Zone:	C-3 (Town Centre Commercial)
	Designation:	Town Centre Commercial
West:	Use:	Commercial (Restaurant, Office)
	Zone:	C-3 (Town Centre Commercial)
	Designation:	Town Centre Commercial

Existing Use of Property:	Vacant
Proposed Use of Property:	Temporary Taxi Dispatch Office and Taxi Parking
Site Area:	0.168 ha. (0.4 acres)
Access:	Dewdney Trunk Road, 226 Street
Servicing requirement:	Urban Standard

b) Background:

The applicant has previously applied to amend the temporary use provisions of the Official Community Plan (OCP) to allow a taxi dispatch office and taxi parking as a temporary use on the subject property (see Appendix A). To allow this temporary use, Council granted final reading on February 28, 2017 of the OCP Amending Bylaw No. 7283-2016 (see Appendix B).

Previously, the OCP Amending Bylaw No. 7283-2016 was considered at a Public Hearing and was granted third reading on January 17, 2017. It was granted final reading on February 27, 2017. This report relates to authorizing the issuance of the Temporary Use Permit.

c) Planning Analysis:

The subject property is located within the Town Centre Area Plan and is currently designated *Town Centre Commercial*. This land use designation aligns with the C-3 (Town Centre Commercial) zone, which permits a range of uses in a high density, pedestrian friendly form. Supported uses include professional services, retail, and apartment. As the proposed taxi dispatch office, fuelling, and parking uses are service commercial in nature, and are incompatible with the desired Town Centre policies, a Temporary Use Permit is more appropriate for this application instead of a rezoning application. In this way the use can be tested in the Town Centre to see how it fits in the urban setting.

The Temporary Use Permit is valid for a period of up to three (3) years, and may be renewed and extended only once for an additional three (3) years subject to Council approval. Should issues or concerns arise with this use of the subject property, Council is under no obligation to approve an extension to the permit.

CONCLUSION:

As Official Community Plan Amending Bylaw No. 7283-2016 was adopted on February 28, 2017; therefore, it is now appropriate to recommend that the Corporate Officer be authorized to sign and seal 2016-325-CU respecting property located at 22606 Dewdney Trunk Road.

"Original signed by Chee Chan"

Prepared by: Chee Chan
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

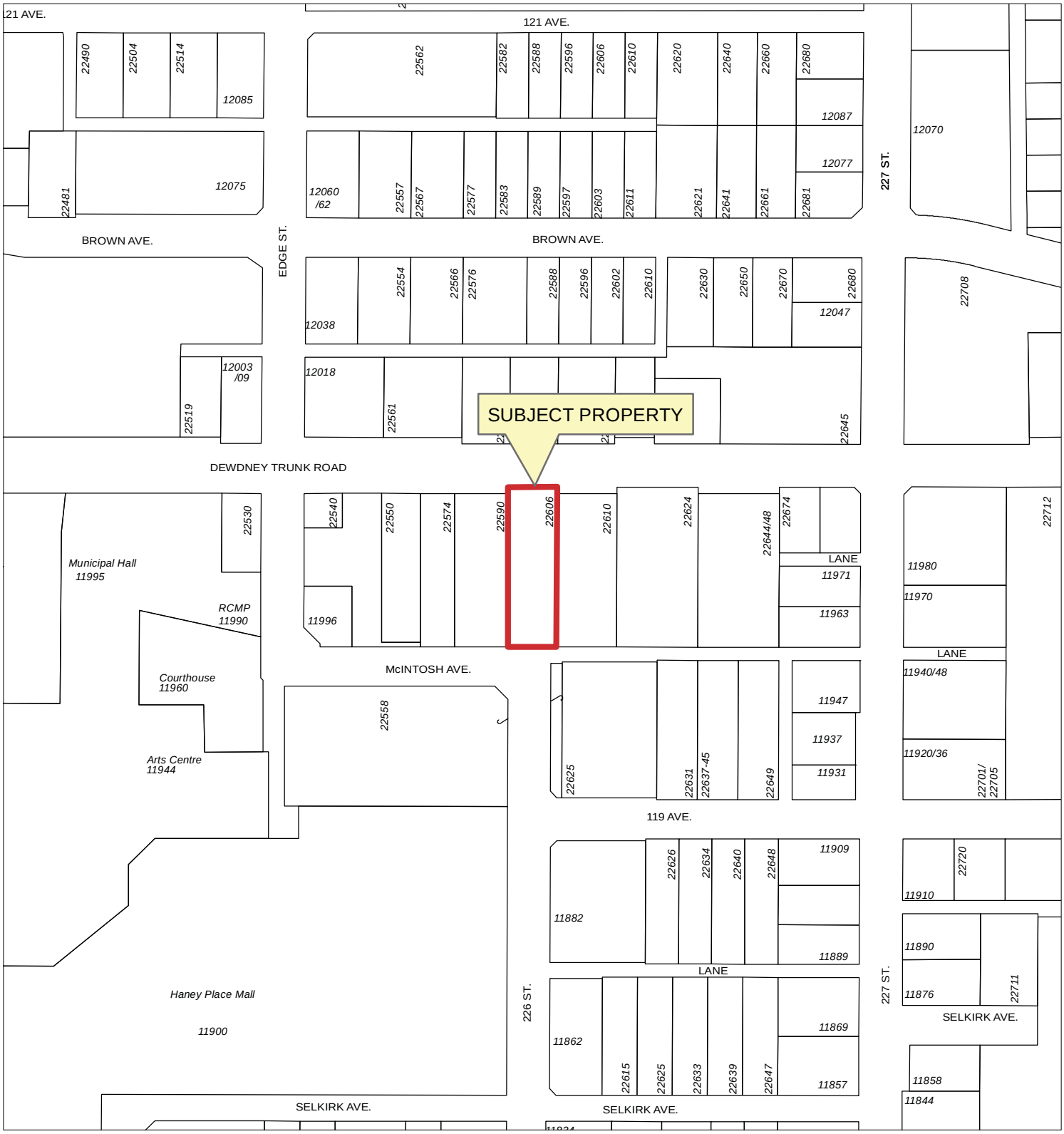
"Original signed by E.C. Swabey"

Concurrence: E.C. Swabey
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Adopted OCP Amending Bylaw No. 7283-2016

APPENDIX A



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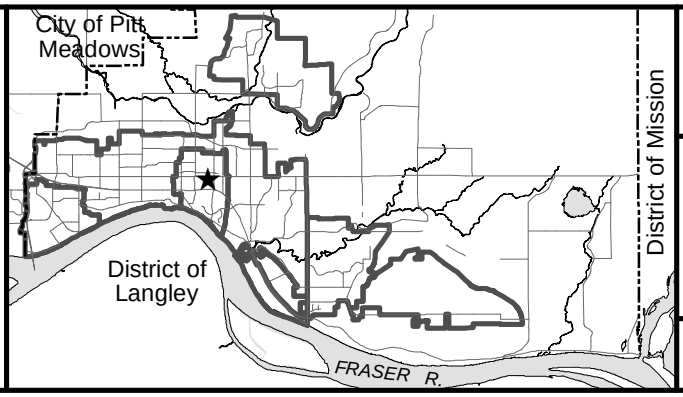


22606 DEWDNEY TRUNK ROAD

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

FILE: 2016-325-RZ
DATE: Aug 22, 2016
BY: PC

APPENDIX B

CITY OF MAPLE RIDGE

BYLAW NO. 7283-2016

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. 7283-2016."

2. Appendix D. TEMPORARY USE PERMITS, Section TEMPORARY USE PERMIT AREA is amended by deleting Temporary Commercial Use Permit Area Location No. 2 in its entirety and renumbering subsequent locations accordingly.

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. 5

   Purpose:

   To permit a temporary taxi dispatch office and taxi parking located at 22606 Dewdney Trunk Road.

   Location:

   Those parcels or tracts of land shown on Temporary Commercial Use Permit Area No. 5 map, and known and described as:

   > Lot 4 Except: Westerly 81.1 feet; District Lot 401 Group 1 New Westminster District Plan 7863

   is hereby designated to permit a temporary commercial use for a taxi dispatch office, for the lesser of a three-year maximum period or in the event of an offence to any City bylaw. The time period becomes 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. 5 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 20th day of September, 2016.

READ a second time the 6th day of December, 2016.

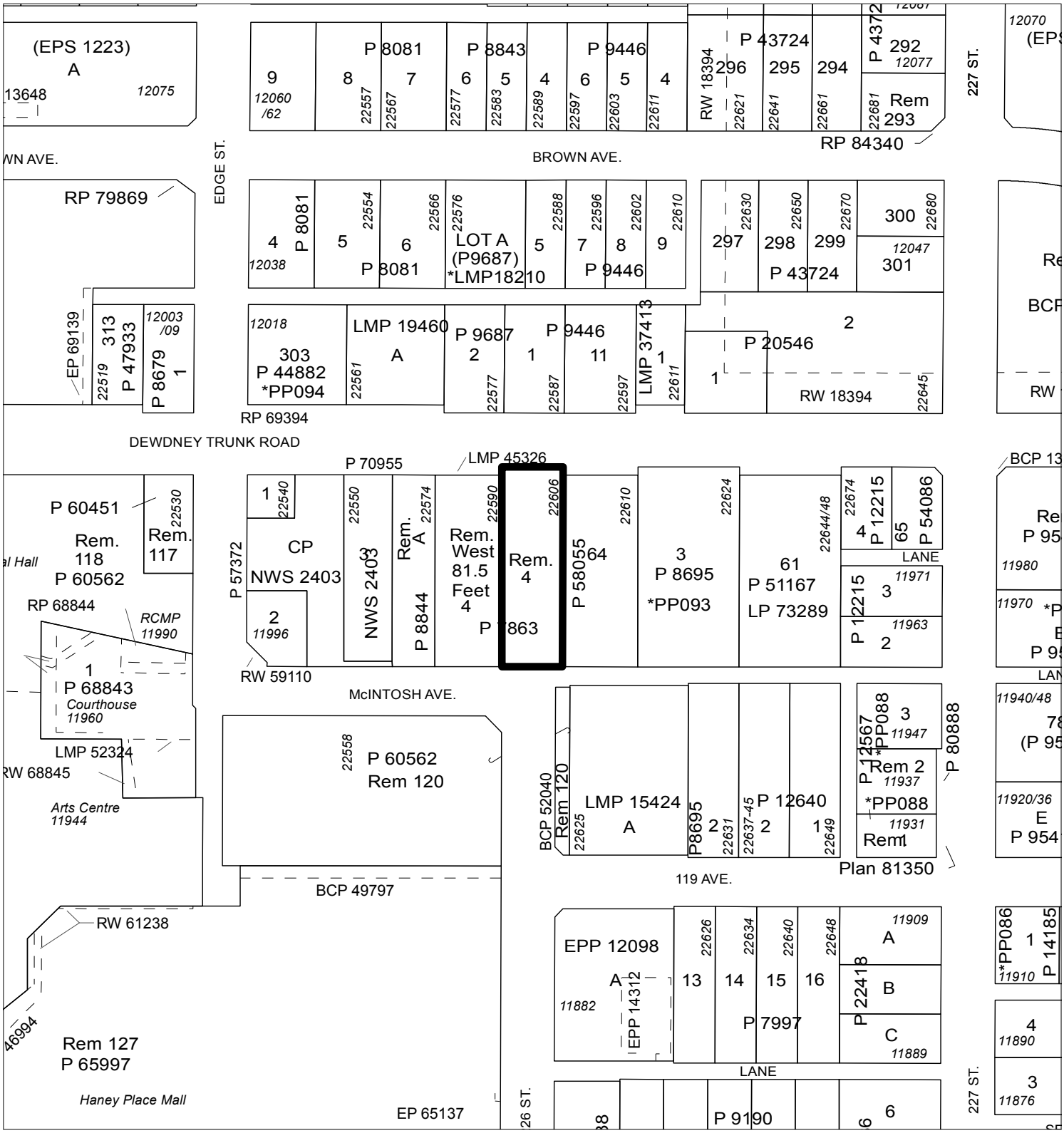
PUBLIC HEARING held the 17th day of January, 2017.

READ a third time the 17th day of January, 2017.

ADOPTED, the 28th day of February, 2017.

Nicole Read
PRESIDING MEMBER

Laura Dare
CORPORATE OFFICER



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TEMPORARY COMMERCIAL USE PERMIT AREA
Location No. 5

MAPLE RIDGE
British Columbia

CITY OF MAPLE RIDGE
PLANNING DEPARTMENT

DATE: Sep 6, 2016

BY: DT