

City of Maple Ridge
COMMITTEE OF THE WHOLE
AGENDA
March 3, 2020
1:30 p.m.
Council Chambers

Committee of the Whole is the initial venue for review of issues. No voting takes place on bylaws or resolutions. A decision is made to send an item to Council for debate and vote or to send an item back to staff for more information or clarification before proceeding to Council. The meeting is live streamed and recorded by the City of Maple Ridge.

Chair: Acting Mayor

1. CALL TO ORDER

2. ADOPTION AND RECEIPT OF MINUTES

2.1 Minutes of the Committee of the Whole Meeting of February 18, 2020

3. DELEGATIONS / STAFF PRESENTATIONS

3.1 Sport Strategy and Sport Network Update

Verbal report by the Recreation Manager Health & Wellness to provide a progress report on 2020 action items identified in the Sport & Physical Activity Implementation Plan in collaboration with the Sports Network.

4. PUBLIC WORKS & DEVELOPMENT SERVICES

Note:

- Owners and/or Agents of development applications on this agenda may be permitted to speak to their item with a time limit of 10 minutes.
- The following items have been numbered to correspond with the Council Agenda where further debate and voting will take place, upon Council decision to forward them to that venue.

1101 Latecomer Agreement LC 169/19, 24979 108 Avenue

Staff report dated March 3, 2020 recommending that the cost to provide the excess or extended services in subdivision 2012-109-SD at 24979 108 Avenue is, in whole or in part, excessive to the municipality and that the cost to provide these services shall be paid by the owners of the land being subdivided, that Latecomer Charges be imposed for such excess or extended services on the parcels and in the amounts as

set out in Schedule A, and that the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 169/19 with the subdivider of the said lands.

1102 12566 223 Street, Request for Sanitary Service Connection Outside the Urban Containment Boundary

Staff report dated March 3, 2020 recommending that the request to provide a sanitary service connection to 12566 223 Street be supported and forwarded to the Greater Vancouver Sewerage and Drainage District Board for consideration.

1103 Local Area Service – 20300 Block Hampton Street Extension Bylaw No. 7616-2020

Staff report dated March 3, 2020 recommending that Maple Ridge 20300 Block Hampton Street Extension Bylaw No. 7616-2020 be given first, second and third reading.

1104 2017-262-RZ, 11060 Cameron Court, RS-3 to RS-1d

Staff report dated March 3, 2020, recommending that Official Community Plan Amending Bylaw No. 7620-2020 be given first and second readings and be forwarded to Public Hearing, and that Zone Amending Bylaw No. 7409-2017 be given second reading and be forwarded to Public Hearing, to rezone the subject property from RS-3 (One Family Rural Residential) to RS-1d (One Family Urban (Half Acre) Residential), with a density bonus, to permit future subdivision of approximately 18 lots.

1105 2019-393-RZ, 20786 River Road, RS-1 to RT-2

Staff report dated March 3, 2020 recommending that Zone Amending Bylaw No. 7614-2020, to rezone the subject property from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill) to permit a future construction of eight (8) dwelling units in the form of Courtyard Housing, be given first reading, and that the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999.

1106 2017-580-SD, 22866 128 Avenue, 5% Money In Lieu of Parkland Dedication

Staff report dated March 3, 2020 recommending that pursuant to Local Government Act, Section 510, regarding 5% parkland dedication or payment in lieu, be it resolved that the owner of land proposed for subdivision at 22866 128 Avenue, under application 2017-580-SD, shall pay to the City of Maple Ridge an amount that is not less than \$62,000.

1107 2020-033-DVP, 20060 113B Avenue, Development Variance Permit

Staff report dated March 3, 2020 recommending that the Corporate Officer be authorized to sign and seal 2020-033-DVP respecting property located at 20060 113B Avenue.

1108 2019-425-RZ, 25057, 25123, and 25171 112 Avenue, RS-3 to R-1, R-2 & R-3

Staff report dated March 3, 2020, recommending that Zone Amending Bylaw No. 7606-2020 be given first reading, to rezone the subject properties from the RS-3 (One Family Rural Residential) zone to the R-1 (Residential District), R-2 (Urban Residential District) and R-3 (Special Amenity Residential District) to permit a future subdivision of approximately 19 R-1 (Residential District) zoned lots, 28 R-2 (Urban Residential District) zoned lots and 37 R-3 (Special Amenity Residential District) zone lots, for a total of approximately 84 lots.

1109 2019-426-RZ, 24909, 24947, 24979, 24985, 24989, and 25057 112 Avenue, RS-3 to RM-1

Staff report dated March 3, 2020, recommending that Zone Amending Bylaw No 7608-2020 be given first reading, to rezone the subject properties from RS-3 (One Family Rural Residential) zone to the RM-1 (Townhouse Residential District) zone to permit the future construction of approximately 153 townhouse units.

1110 2019-051-RZ, 11405 236 Street, RS-3 to RM-1

Staff report dated March 3, 2020, recommending that Zone Amending Bylaw No. 7536-2019 be given first reading, to rezone the subject property from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential District), to permit the future construction of approximately 18 townhouse units.

1111 2014-069-RZ, 20894 Lougheed Highway, RS-1 to CS-1

Staff report dated March 3, 2020, recommending that Official Community Plan Amending Bylaw No. 7118-2014 be given first and second reading and Zone Amending Bylaw No. 7119-2014 be given second reading, and be forwarded to Public Hearing, to rezone the subject property located from RS-1 (One Family Urban Residential) to CS-1 (Service Commercial) to permit future construction of a mixed-use building with five commercial lease units at ground level and one residential unit above.

1112 Inter Municipal TNS Business License Agreement Bylaw No. 7622-2020 and Inter Municipal TNS Business License Bylaw No. 7623-2020

Staff report dated March 3, 2020 recommending that the Inter Municipal TNS Business License Agreement Bylaw No. 7622-2020 be given first, second and third

reading and that the Inter Municipal TNS Business License Bylaw No. 7623-2020 be given first, second and third reading.

5. CORPORATE SERVICES – Nil
6. PARKS, RECREATION & CULTURE – Nil
7. ADMINISTRATION (including Fire and Police) – Nil
8. OTHER COMMITTEE ISSUES

1191 UPCOMING EVENTS

By Invitation to Mayor and Council:

Ridge Meadows South Asian Cultural Society Annual Gala Night
Saturday, March 7
5:30 – 9:00 pm
Ridge Meadows Seniors Centre, 12150 224 Street

General Community Events:

Little Shop of Horrors – the Musical!
Monday, March 3 – 6 (Nightly shows)
7:00 – 9:30 pm
Thomas Haney Secondary Sightlines Theatre

Meet & Greet w/MP Marc Dalton
Wednesday, March 4
9:30 – 11:00 am
Chamber Office – 11777 224 Street

Juvenile Sturgeon Tagging and Conservation Workshop
Saturday, March 7 and Sunday, March 8
Host: BC Wildlife Federation in partnership with the Fraser Valley Angling Guides Association
Website: <https://bcwf.bc.ca/reel-fishing-conservation-initiative/>
For more information - tobias.roehr@bcwf.bc.ca

9. ADJOURNMENT
10. COMMUNITY FORUM

COMMUNITY FORUM

The Community Forum provides the public with an opportunity to speak with Council on items that are of concern to them, with the exception of Public Hearing bylaws that have not yet reached conclusion.

Each person will be permitted 2 minutes to speak or ask questions (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 the individual members of Council. The total time for this Forum is limited to 15 minutes.

If a question cannot be answered, the speaker will be advised when and how a response will be given.

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

Other opportunities are available to address Council including public hearings and delegations. 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

APPROVED BY:



DATE:

2020-02-27

CHECKED BY:



DATE:

Feb 27, 2020

CHECKED BY:



DATE:

Feb 27/20

2.0 Adoption of Minutes

City of Maple Ridge

COMMITTEE OF THE WHOLE MEETING MINUTES

February 18, 2020

The Minutes of the Committee of the Whole Meeting held on February 4, 2020 at 1:30 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

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

Appointed Staff

A. Horsman, Chief Administrative Officer
L. Benson, Corporate Officer
C. Carter, General Manager Planning and Development Services
C. Crabtree, Acting General Manager Corporate Services
S. Nichols, Deputy Corporate Officer
D. Pollock, General Manager Engineering Services
D. Pope, Acting General Manager Parks, Recreation & Culture
T. Thompson, Chief Financial Officer

Other Staff as Required

M. Baski, Planner 2, Development & Environmental Services
Y. Chui, Recreation Manager Arts & Community Connections
T. Cotroneo, Manager of Community Engagement
C. Goddard, Director of Planning
A. Kopystynski, Planner 2, Development & Environmental Services

Note: These Minutes are posted on the City website at mapleridge.ca/AgendaCenter/
Video of the meeting is posted at media.mapleridge.ca/Mediasite/Showcase

1. CALL TO ORDER

2. ADOPTION AND RECEIPT OF MINUTES

2.1 Minutes of the Committee of the Whole Meeting of February 4, 2020

It was moved and seconded

That the minutes of the February 4, 2020 Committee of the Whole Meeting be adopted.

CARRIED

3. DELEGATIONS / STAFF PRESENTATIONS

3.1 Ridge Meadows Seniors Society (RMSS)

T. Cotroneo, provided a summary of the services provided by RMSS and introduced, Maria Perretta and Don Mitchell who presented their annual report and highlights of future programs to Council.

4. PARKS, RECREATION & CULTURE

1151 Ridge Meadows Seniors Society (RMSS) Operating and Lease Agreement Renewal

Staff report dated February 18, 2020 recommending that the Operating Agreement between the City of Maple Ridge and the Ridge Meadows Seniors Society be approved for a three year term, that the Lease Agreement between the City of Maple Ridge and the Ridge Meadows Seniors Society be approved for a three year term, and that the Corporate Officer be authorized to execute the Agreements.

It was moved and seconded

That the staff report dated February 18, 2020 titled "RMSS Operating and Lease Agreement Renewal" be forwarded to the Council Meeting of February 25, 2020.

CARRIED

5. PUBLIC WORKS & DEVELOPMENT SERVICES

1101 2019-258-AL, 20625 Powell Avenue, Application for Subdivision in the ALR

Staff report dated February 4, 2020 recommending that Application 2019-258-AL, for Homesite Severance, not be authorized to proceed to the Agricultural Land Commission.

Applicant representative, Mr. Slade Dyer, Slade Dyer & Associates Inc., provided a verbal presentation requesting staff forward the application forward to the Agricultural Land Commission, and responded to questions from Council.

M. Baski, Planner 2, Development & Environmental Services, provided a presentation, property background, and responded to questions from Council.

It was moved and seconded

That the staff report dated February 18, 2020 titled "2019-258-AL" be forwarded to the Council Meeting of February 25, 2020.

CARRIED

1102 2019-409-RZ, 12471 223 Street

Staff report dated February 18, 2020 recommending that Zone Amending Bylaw No. 7613-2020, to rezone the subject property from RS-1 (One Family Urban Residential) to R-4 (Single Detached (Infill) Urban Residential) zone, to permit a future subdivision into two lots, be given first reading, and, that the applicant provide further information as described on Schedules B and E of the Development Procedures Bylaw No. 5879-1999, along with the information required for a subdivision application.

The Director of Planning provided a presentation and responded to questions from Council.

It was moved and seconded

That the staff report dated February 18, 2020 titled "2019-409-RZ" be forwarded to the Council Meeting of February 25, 2020.

CARRIED

1103 2019-427-RZ, 20638 Lougheed Highway

Staff report dated February 18, 2020 recommending that Zone Amending Bylaw No. 7609-2019, to rezone the subject property from RS-1 (One Family Urban Residential) to C-2 (Community Commercial), to permit the construction of a two-storey commercial building with retail ground floor and office space above, be given first reading, and that the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999.

The Director of Planning advised that applicant representatives were in attendance to respond to questions. Mr. Goddard then provided a presentation and responded to questions from Council.

It was moved and seconded

That the staff report dated February 18, 2020 titled "2019-427-RZ" be forwarded to the Council Meeting of February 25, 2020.

CARRIED

1104 2020-008-RZ, 22222 Lougheed Highway

Staff report dated February 18, 2020 recommending that Zone Amending bylaw No. 7615-2020, a housekeeping text amendment to standardize the measuring methodology in the Zoning Bylaw, be given first and second reading and be forwarded to Public Hearing.

A. Kopystynski, Planner 2, Development & Environmental Services provided a presentation and responded to questions from Council.

It was moved and seconded

That the staff report dated February 18, 2020 titled "2020-008-RZ" be forwarded to the Council Meeting of February 25, 2020.

CARRIED

6. CORPORATE SERVICES-- Nil

4. PARKS, RECREATION & CULTURE (*continued*)

1152 Festival Grant Program Recommendations – Intake One 2020

Staff report dated February 18, 2020 recommending that the recommended Festival Grant Program – Intake One 2020 allocations, totaling \$78,620, for events taking place between May 1 and October 31, 2020 be approved.

Y. Chui, Recreation Manager Arts & Community Connections responded to questions from Council.

It was moved and seconded

That the staff report dated February 18, 2020 titled "Festival Grant Program Recommendations – Intake One 2020" be forwarded to the Council Meeting of February 25, 2020.

CARRIED

1153 2020 UBCM Poverty Reduction Planning and Action Grant

Staff report dated February 18, 2020 recommending that staff be authorized to submit an application to the Union of British Columbia Municipalities 2020 Poverty Reduction Planning & Action program for a grant up to \$25,000 towards the 'Community Food Security Assessment and Prioritization' project.

The Manager of Community Engagement spoke to the staff report and advised that there was an error on the current agenda in the recommendation.

Tony spoke to the staff report, advising an error on the current recommendation noted on the agenda, and responded to questions from Council.

It was moved and seconded

That the staff report dated February 18, 2020 titled "2020 UBCM Poverty Reduction Planning and Action Grant" be forwarded to the Council Meeting of February 25, 2020.

CARRIED

1154 Dementia Friendly Community Plan

Staff report dated February 18, 2020 recommending that the Dementia Friendly Community Plan attached to the staff report dated February 18, 2020 be endorsed, and further that the Dementia Friendly Community Plan be included as an appendix to the Age-friendly Action Plan, and Implementation Strategy.

It was moved and seconded

That the staff report dated February 18, 2020 titled "Dementia Friendly Community Plan" be forwarded to the Council Meeting of February 25, 2020.

CARRIED

1155 Selvey Park Observation Well Agreement

Staff report dated February 18, 2020 recommending that the Corporate Officer be authorized to execute the Selvey Park Observation Well License of Occupation with the Ministry of Environment and Climate Change Strategy for the purpose of establishing an observation well for the Whonnock Aquifer.

C. Neufeld, Parks Planning Technician, spoke to the staff report and responded to questions from Council.

It was moved and seconded

That the staff report dated February 18, 2020 titled "Selvey Park Observation Well Agreement" be forwarded to the Council Meeting of February 25, 2020.

CARRIED

7. ADMINISTRATION (including Fire and Police) – Nil

8. OTHER COMMITTEE ISSUES– Nil

9. ADJOURNMENT – 2:45 p.m.

4.0 Public Works and Development Services



mapleridge.ca

CITY OF MAPLE RIDGE

TO:	His Worship Mayor Michael Morden and Members of Council	MEETING DATE:	March 3, 2020
		FILE NO:	11-5245-2012-109 & 06-2240-20
FROM:	Chief Administrative Officer	MEETING:	CoW
SUBJECT:	Latecomer Agreement LC 169/19		

EXECUTIVE SUMMARY:

The lands at 24979 108 Avenue have been subdivided. A portion of the subdivision servicing is considered to be excess or extended servicing in accordance with the Local Government Act that benefits adjacent properties. Latecomer Agreement LC 169/19 provides the municipality's assessment of the attribution of the costs of the excess or extended servicing to the benefiting lands.

The developers have the opportunity to recover costs for service capacity over and above that required for their specific development should development occur on those parcels identified in Schedule A. Cost recovery may also be possible where a property connects to the Latecomer-eligible utility.

RECOMMENDATION:

That the cost to provide the excess or extended services in subdivision 2012-109-SD at 24979 108 Avenue is, in whole or in part, excessive to the municipality and that the cost to provide these services shall be paid by the owners of the land being subdivided; and

That Latecomer Charges be imposed for such excess or extended services on the parcels and in the amounts as set out in Schedule A; and further

That the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 169/19 with the subdivider of the said lands.

DISCUSSION:

a) Background Context:

The lands at 24979 108 Avenue have been subdivided. A portion of the subdivision servicing is considered to be excess or extended servicing in accordance with the Local Government Act that benefits adjacent properties. The attached map identifies the lands which are involved in the subdivision and those which will benefit from the excess or extended services and land to which the developer provided services. The cost breakdown for each excess or extended service is shown on attached Schedule A.

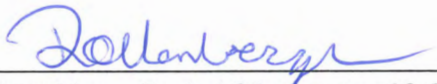
In addition, a copy of Latecomer Agreement LC 169/19 is also attached for information purposes.

b) Policy Implications:

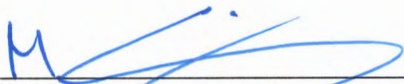
Part 14, Division 11, of the Local Government Act provides that where a developer pays all or part of the cost of excess or extended services, the municipality shall determine the proportion of the cost of the service which constitutes excess or extended service and determine the proportion of the cost of the service to be attributed to parcels of land which the municipality considers will benefit from the service. Latecomer Agreement LC 169/19 will provide such determination for Subdivision 2012-109-SD.

CONCLUSION:


A developer has provided certain services in support of Subdivision 2012-109-SD. Some of the services benefit adjacent lands therefore, it is appropriate to impose Latecomer Charges on the benefitting lands. Latecomer Agreement LC 169/19 summarizes the municipality's determination of benefitting lands and cost attribution and also establishes the term over which such Latecomer Charges will be applied.



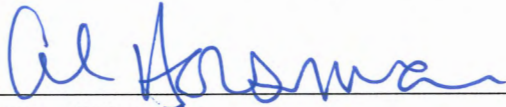
Prepared by: Rachel Ollenberger, ASCT.
Acting Manager of Infrastructure Development



Reviewed by: Mike Canning, PEng.
Acting Municipal Engineer



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



Concurrence: Al Horsman
Chief Administrative Officer

Attachments:

- (A) Schedule A
- (B) Benefitting Property Map
- (C) Latecomer Agreement

Schedule A

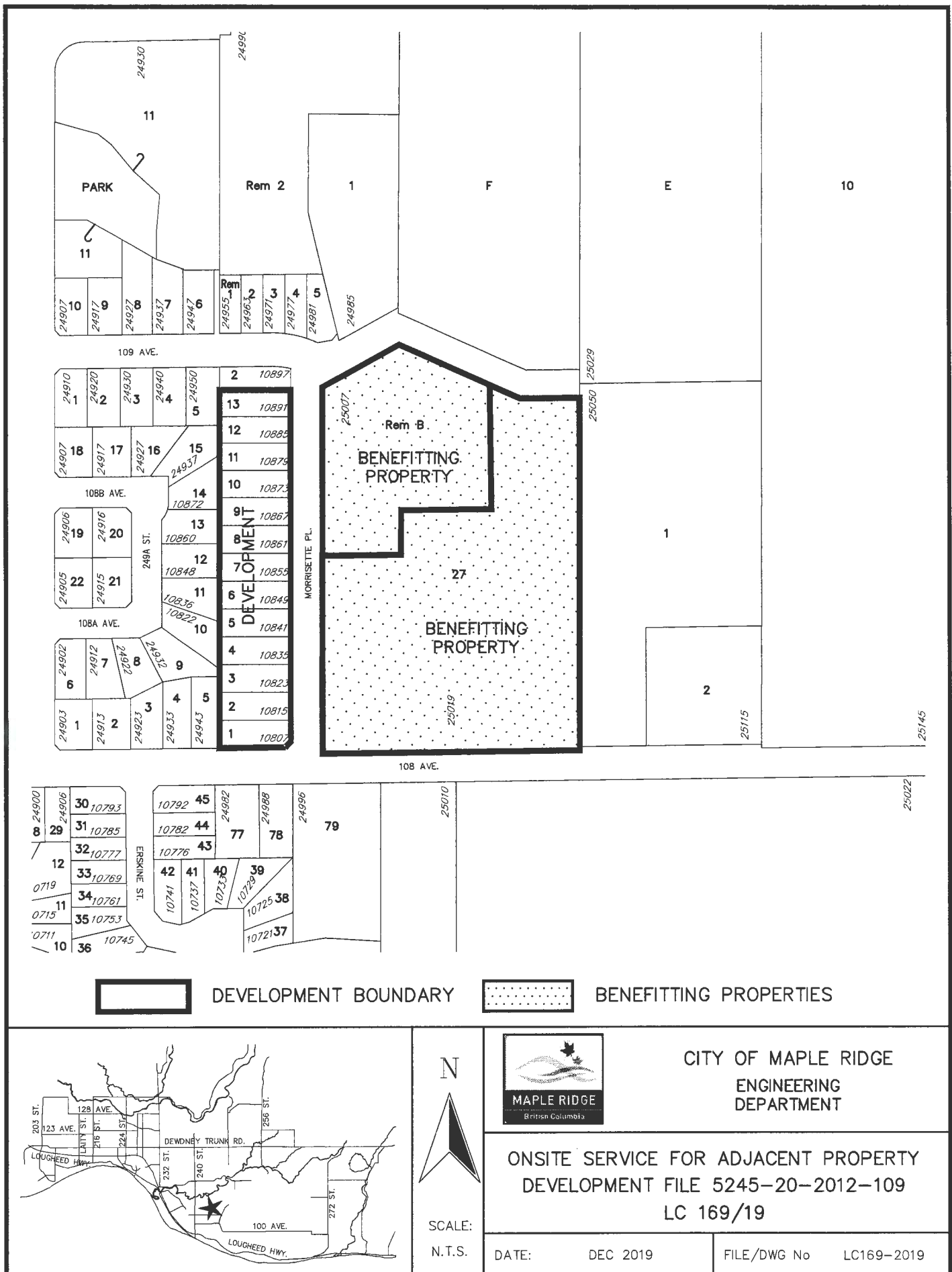
TYPE OF EXCESS OR EXTENDED SERVICE

ONSITE SERVICE FOR ADJACENT PROPERTY

Service	Total Number of Equivalent Development Units (EDU)	Total Cost Of Benefit	Cost Per EDU	EDU's On Benefiting Property	Benefit Attributed By Property Excluding Subdivision
Watermain	16	\$111,750	\$6,984.38	1	Lot B, Plan NWP23702 RN 84397-0200-0
Watermain	16	\$111,750	\$6,984.38	2	Lot 27, Plan NWP34411 RN 84397-0800-2

A total of all of the aforementioned services for each property is as follows:

Lot B, Plan NWP23702, Section 11, Township 12, NWD, Except Plan 34411	\$6,984.38
Lot 27, Plan NWP34411, Section 11, Township 12, Group 1, NWD	\$13,968.76



LATECOMER AGREEMENT

LC 169/19 - 2012-109-SD

THIS AGREEMENT made the _____ day of _____, 20____

BETWEEN: 0939988 BC Ltd.
13505 Park Lane
Maple Ridge BC V4R 2T1

(Hereinafter called the "Subdivider")

OF THE FIRST PART

AND: City of Maple Ridge
11995 Haney Place
Maple Ridge BC V2X 6A9

(Hereinafter called the "City")

OF THE SECOND PART

WHEREAS:

- A. The Subdivider has developed certain lands and premises located within the City of Maple Ridge, in the Province of British Columbia, and more particularly known and described as:

Lot A, Plan 23702, Section 11, Township 12, New Westminster District

(Hereinafter called the "said lands");

- B. In order to facilitate the approval of the subdivision of the said lands, the Subdivider has constructed and installed water service shown on the design prepared by Aplin Martin Engineering, project job No: 12-104 (Sheets 12-104-06), reviewed by the City on September 19, 2017. Maple Ridge project no: 5245-20-2012-109.

(Hereinafter called the "Extended Services");

- C. The extended services have been provided with a capacity to service the said lands and other than the said lands;
- D. The City considers its cost to provide the Extended Services to be excessive;
- E. The Subdivider has provided the Extended Services in the Amount of \$111,750.00.
- F. The City has determined that:

Lot B, Plan NWP23702, Section 11, Township 12, NWD, Except Plan 34411
Lot 27, Plan NWP34411, Section 11, Township 12, Group 1, NWD

(the "Benefitting Lands") will benefit from the Extended Services;

- G. The City has imposed as a condition of the owner of the Benefitting Lands connecting to or using the Extended Services, a charge (the "Latecomer Charge") on the Benefitting Lands in the following amounts:

Lot B, Plan NWP23702
RN 84397-0200-0

- \$6,984.38 for the direct connection to 200mm diameter watermain on Morrisette Place

Lot 27, Plan NWP34411
RN 84397-0800-2

- \$6,984.38 per lot to a maximum of \$13,968.76 for the direct connection to 200mm diameter watermain on Morrisette Place

plus interest calculated annually from the date of completion of the Extended Services as certified by the General Manager Engineering Services of the City (the "Completion Date") to the date of connection of the Benefitting Lands to the Extended Services;

- H. The Latecomer Charge when paid by the owner of the Benefitting Lands and collected by the City shall pursuant to Section 508 (2) of the Local Government Act R.S.B.C. 2015, c.1 be paid to the Subdivider as provided for in this Agreement.

NOW THEREFORE AS AUTHORIZED BY Section 508 (5) of the Local Government Act R.S.B.C 2015, c.1, the parties hereto agree as follows:

1. The Latecomer Charge, if paid by the owner of the Benefitting Lands and collected by the City within fifteen (15) years of the Completion Date shall be paid to the Subdivider and in such case payment will be made within 30 days of the next June 30th or December 31st that follows the date on which the Latecomer Charge was collected by the City.
2. This Agreement shall expire and shall be of no further force and effect for any purpose on the earlier of the payment of the Latecomer Charge by the City to the Subdivider, or fifteen (15) years from the Completion Date, and thereafter the City shall be forever fully released and wholly discharged from any and all liability and obligations herein, or howsoever arising pertaining to the Latecomer Charge, and whether arising before or after the expiry of this Agreement.
3. The Subdivider represents and warrants to the City that the Subdivider has not received, claimed, demanded or collected money or any other consideration from the owner of the Benefitting Lands for the provision, or expectation of the provision of the Extended Services, other than as contemplated and as provided for herein; and further represents and warrants that he has not entered into any agreement with the owner of the Benefitting Lands for consideration in any way related to or connected directly or indirectly with the provision of the Extended Services. The representations and warranties of the Subdivider herein shall, notwithstanding Item 2 of this Agreement, survive the expiry of this Agreement.

4. The Subdivider (if more than one corporate body or person) hereby agrees that the City shall remit the Latecomer Charge to each corporate body or person in equal shares.

5. If the Subdivider is a sole corporate body or person, the City shall remit the Latecomer Charge to the said sole corporate body or person, with a copy to the following (name and address of director of corporate body, accountant, lawyer, etc.):

6. In the event that the Subdivider is not the owner of the said lands, the owner shall hereby grant, assign, transfer and set over unto the Subdivider, his heirs and assigns, all rights, title and interest under this Agreement.

IN WITNESS WHEREOF the parties hereto have hereunto affixed their respective Corporate Seals, attested by the hands of their respective officers duly authorized in that behalf, the day and year first above written.

SUBDIVIDER

Company:_____

Print Name:_____

Subdivider - Authorized Signatory

Company:_____

Print Name:_____

Subdivider - Authorized Signatory

CITY OF MAPLE RIDGE

Corporate Officer - Authorized Signatory

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: 12566 223 Street – Request for Sanitary Service Connection Outside the Urban Containment Boundary

MEETING DATE: March 3, 2020
FILE NO: 11-5340-01
MEETING: CoW

EXECUTIVE SUMMARY:

The owners at 12566 223 Street are in the preliminary stages of a building permit application to build a new single family dwelling. The subject property outside the Urban Containment Boundary (UCB). This property has a sanitary connection at the property line that was constructed in 2016 and the lot has been vacant since the sanitary connection was constructed.

Under current Metro Vancouver regulations, any extension or amendment of sanitary servicing (including on-site changes in use or capacity) to properties outside of the UCB requires approval of the Greater Vancouver Sewerage and Drainage District (GVS&DD) Board. Applications require a municipal Council resolution prior to consideration by the Board, as identified in the Metro Vancouver Implementation Guideline #7.

The property is located within the Agricultural Land Reserve (ALR), designated agricultural under the Metro Vancouver Regional Growth Strategy (RGS) and currently zoned RS-3 (One Family Rural Residential). The additional connection to the sanitary system does not represent a significant change in the sanitary capacity requirement and does not increase the pressure to provide sanitary services for development properties outside of the UCB, as such the application can be supported under Section 2.3.2 of Implementation Guideline #7.

It is recommended that Council support the request to seek approval from Metro Vancouver to provide a sanitary service connection to the property.

RECOMMENDATION:

That the request to provide a sanitary service connection to 12566 223 Street be supported and forwarded to the Greater Vancouver Sewerage and Drainage District Board for consideration.

DISCUSSION:

a) Background Context:

The owners at 12566 223 Street are in the preliminary stages of a building permit application to build a single family dwelling on the property as permitted by the current zoning. The property is outside the Urban Containment Boundary (UCB).

The subject property is comprised of two lots hooked across Abernethy Way. The south property has frontage on 126 Avenue and is not part of this application. The north property has frontage on both Abernethy Way and 127 Avenue and it is this north property portion that is seeking inclusion in the UCB.

The subject property has an existing sanitary connection service installed to the property line and the lot has been vacant since the service was installed.

This construction predates the adoption of the Metro Vancouver Implementation Guideline #7. Under the current Metro Vancouver regulations any extension or amendment of sanitary servicing (including on-site changes in use or capacity) to properties outside of the UCB requires approval of the Metro Vancouver GVS&DD Board. Applications require a municipal Council resolution prior to consideration by the Board, as identified in the Metro Vancouver Implementation Guideline #7.

The addition of this single family home to the sewer system does not represent a significant change in the sanitary capacity requirement and does not increase the pressure to provide sanitary services for development properties outside of the UCB and as such the application can be supported under Section 2.3.2 of Implementation Guideline #7.

b) Desired Outcome:

That Metro Vancouver approve the property owner's request for a sanitary service connection to the regional collection system. The service connection shall be sized to accommodate a capacity no greater than necessary to service the proposed building.


c) Alternatives:

Not supporting the request would prevent the applicant from connecting to the regional collection system and require an upgrade of the existing on-site septic system, and would result in losing potential farming land.

CONCLUSION:

The application to seek Metro Vancouver approval to connect to the regional sewer system is consistent with Section 2.3.2 of Metro Vancouver's Implementation Guideline #7, represents a minimal increase to the sanitary flows and does not result in any decrease in the service levels of the existing sanitary sewer system. As such it is recommended that Council support the request and that the application be forwarded to Metro Vancouver for consideration and approval.

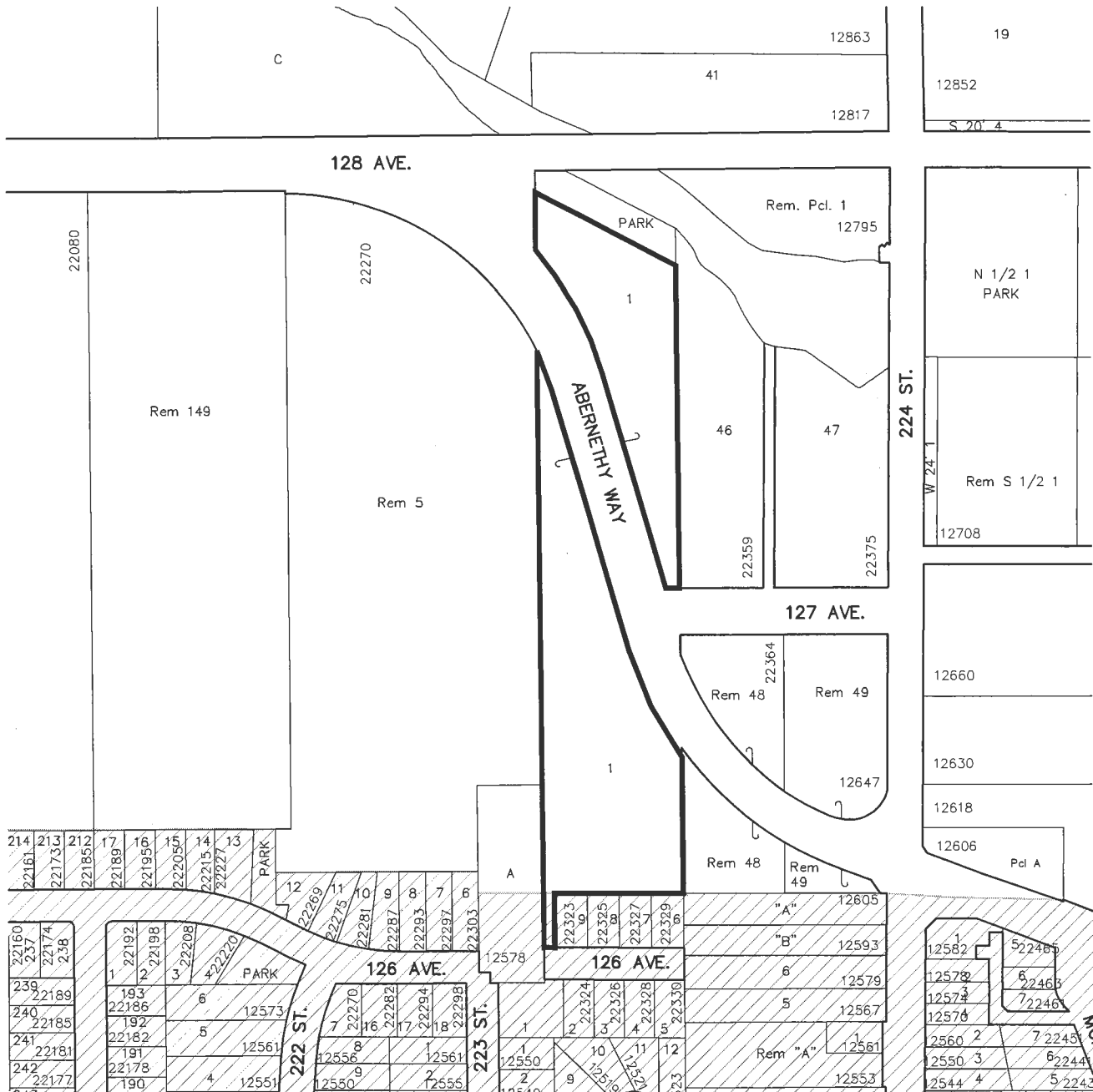

Prepared by: Lisa Parslow, CTech.
Engineering Development Technician


Reviewed by: Mike Canning, PEng.
Acting Municipal Engineer

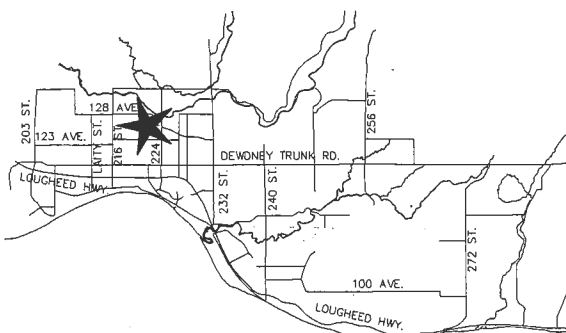

Approved by: David Pollock, PEng.
General Manager Engineering Services


Concurrence: Al Horsman
Chief Administrative Officer

Attachments:
(A) Map



Metro Vancouver Urban Containment Boundary



SCALE:
N. T. S.



CITY OF MAPLE RIDGE
ENGINEERING
DEPARTMENT

12566 223 STREET
IN RELATION TO THE
URBAN CONTAINMENT BOUNDARY

DATE: FEBRUARY 2020

FILE/DWG No

SK0436

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Local Area Service – 20300 Block Hampton Street Extension
Bylaw No. 7616-2020

MEETING DATE: March 3, 2020
FILE NO: 11-5320-20-40-002
MEETING: CoW

EXECUTIVE SUMMARY:

In 1882 Port Hammond was subdivided, although municipal services were not constructed. Over time, roads and municipal services were extended as properties developed but the 20300 Block of Hampton Street between Eltham Street and Melville Street was never serviced and the lots remained vacant. In 2016, six property owners along the 20300 Block of Hampton Street petitioned the City and requested that a Local Area Service (LAS) process be undertaken. Through the LAS process, the City finances the works up-front and completes the work. Following construction, all associated costs with the works are paid 100% by the property owners.

The Hampton Street LAS works were completed in 2019 and the project is now under a one-year maintenance period which ends on June 11, 2020. The final step in the LAS process is for Council to adopt the Local Area Service Bylaw to have the final cost assigned to the property owners.

At the time of the original petition, the estimated cost of the work to the property owners was \$815,707.56. The consultant identified significant challenges with the site during the detailed design that resulted in additional estimated construction cost. A revised formal petition with a total estimated project cost of \$1,015,000.00 was circulated to the six property owners and the majority signed the petition to proceed with the LAS. The final cost is now determined as \$882,675.36 which is just slightly over the original estimate and is significantly lower than the revised formal petition cost approved by the majority of property owners. These costs will be assigned 100% to the property owners through the Local Area Service Bylaw.

A summary of the Hampton Street Local Area Service process is as follows:

2016: Informal Petition from property owners
Formal LAS Petition authorized by Council and circulated to property owners
Formal Petition accepted and returned and determined sufficient and valid
2017: Design completed
2018: Contract awarded
2019: Construction complete
2020: One-year maintenance period

This report seeks Council's adoption of the attached LAS bylaw to apply the costs to the properties.

RECOMMENDATION:

That Maple Ridge 20300 Block Hampton Street Extension Bylaw No. 7616-2020 be given first, second and third reading.

DISCUSSION:

a) Background Context:

The Port Hammond area was subdivided in 1882 including rededication of road right-of-way, however, the infrastructure for the 20300 Block of Hampton Street between Eltham Street and Melville Street was never constructed, and the properties remained vacant.

The construction of the Hampton Street extension LAS works are now complete and the one-year maintenance period will expire on June 11, 2020. In accordance with the City's LAS policy, the costs associated with the Local Area Service are to be borne 100% by property owners.

b) Desired Outcome:

The desired outcome of this report is to obtain Council's approval and adoption of an LAS bylaw for the City to start billing the property owners of Hampton Street.

c) Strategic Alignment:

Council's Strategic Plan directs staff to provide high quality municipal services to our customers in a cost effective and efficient manner and to continue to use a user-pay philosophy. Utilizing the LAS legislation and process is one method that the City can use to partner and provide services with neighborhoods in alignment with Council's Strategic Plan.

d) Citizen/Customer Implications:

The final cost of the Hampton Street extension LAS has now been determined to be \$882,675.36. The final individual commuted cost for each of the six benefiting property owners is now \$147,112.56.

The property owners may elect to pay the entire amount of their share of the final cost in full, without interest, by doing so before May 4, 2020 or pay by 15 annual installments, amortized at an interest rate of 4.25% with an option of paying off the balance plus applicable interest at any time during the term without incurring a penalty. This long-term interest rate is based on prevailing market borrowing rates that are available to the City.


e) Interdepartmental Implications:

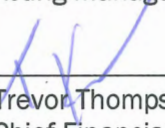
Following adoption of the bylaw by Council, Engineering Department staff will send a letter to the property owners providing details of the payment options.

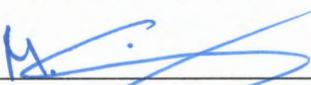
Subsequently, Finance Department staff will receive and process the commuted payment, or add the 15 installments to the property owners' annual taxes (should the property owner choose to make annual payments).


CONCLUSIONS:

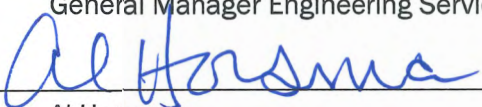
The LAS project approved by Council for the extension of 20300 Block Hampton Street is now complete. The final cost of the works has been determined. Accordingly, 20300 Block Hampton Street Extension Bylaw No. 7616-2020 establishes the LAS charges and is submitted to Council for adoption.


Prepared by: Rachel Ollenberger, ASCT.
Acting Manager of Infrastructure Development


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


Reviewed by: Michael Canning, PEng.
Acting Municipal Engineer


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


Concurrence: Al Horsman
Chief Administrative Officer

Attachments:

(A) 20300 Block Hampton Street Extension Bylaw No. 7616-2020

CITY OF MAPLE RIDGE

BYLAW NO. 7616-2020

A Bylaw to establish a Local Area Service for 20300 Block Hampton Street Extension

WHEREAS Council has been petitioned to provide a municipal service pursuant to Section 210, Division 5 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 service does constitute a sufficient petition signed by majority of the property owners, representing at least half of the value of the parcels that are liable to be specially charged;

AND WHEREAS Council has deemed it 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 that will benefit from the service.

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

1. This Bylaw shall be cited for all purposes as “20300 Block Hampton Street Extension Bylaw No. 7616-2020”.
2. The Local Area Service is described as an extension of the 20300 Block of Hampton Street between Eltham Street and Melville Street (as outlined in Schedule ‘A’ attached) complete with 92m of 200mm of watermain, 70m of 375mm storm main, 84m of 200mm sanitary main, water, sanitary and storm service connections.
3. The Local Area Service has been completed and the final cost of the Works is contained in Schedule ‘B’ attached.
4. Costs for the Local Area Service will be recovered according to the cost distribution shown in Schedule ‘C’ attached.

READ a first time the day of , 2020.

READ a second time the _____ day of _____, 2020.

READ a third time the _____ day of _____, 2020.

RECONSIDERED AND ADOPTED the day of , 2020.

PRESIDING MEMBER

Attachments Schedules A, B, & C

CORPORATE OFFICER

Completion Certificate

Date: March 3, 2020

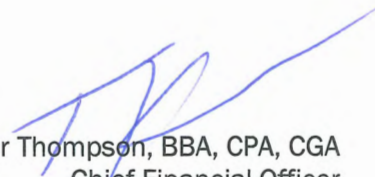
File: 11-5320-20-40-002

This is to certify that the Works authorized under the Maple Ridge Local Area Service for 20300 Block Hampton Street Extension between Eltham Street and Melville Street is complete.



Michael Canning, PEng.
Acting Municipal Engineer

As required under the Maple Ridge Local Area Service for 20300 Block Hampton Street Extension between Eltham Street and Melville Street, I hereby certify that the final cost of the Works has amounted to \$882,675.36.



Trevor Thompson, BBA, CPA, CGA
Chief Financial Officer

cc Corporate Officer
Manager, Revenue & Collections

Engineer's Report

Final Costs & Apportionment

20300 Block Hampton Street Extension Local Area Service

by Formal Petition

Pursuant to Section 10 of the 'Maple Ridge Local Area Service for 20300 Block Hampton Street Extension between Eltham Street and Melville Street, the following provides the final costs and apportionment thereof.

20300 Block Hampton Street Extension Local Area Service

Location: Hampton Street between Eltham Street and Melville Street

Total cost of the Works	\$882,675.36
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Municipal contribution (0%)	Nil
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Cost apportioned to existing 6 parcels	\$882,675.36
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Cost Distribution

Number of existing lots	6
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Individual Owner's share (Cost per lot for the 6 lots)	\$147,112.56
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Per annum individual Owner's share (6 lots) (Amortized over 15 years at 4.25 % per annum)	\$13,463.80
--	-------------

Life of the Works	40 Years
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All costs are final

Maple Ridge Engineering Ltd. 2020-07-16

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: **First and Second Reading**
Official Community Plan Amending Bylaw No. 7620-2020;
Second Reading
Zone Amending Bylaw No. 7409-2017;
11060 Cameron Court

MEETING DATE: March 3, 2020
FILE NO: 2017-262-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property located at 11060 Cameron Court (Appendix A and B) from RS-3 (One Family Rural Residential) to RS-1d (One Family Urban (Half Acre) Residential), with a density bonus, to permit a future subdivision of approximately 18 lots. Council granted first reading to Zone Amending Bylaw No 7409-2017 and considered the early consultation requirements for the Official Community Plan (OCP) amendment on January 16, 2018.

The proposed RS-1d (One Family Urban (Half Acre) Residential) zone utilizing the Density Bonus will allow the development of RS-1b (One Family Urban (Medium Density) Residential) sized single family lots of 557m². The proposed zone and Density Bonus complies with the policies of the Official Community Plan (OCP). However, an amendment to the OCP is required to adjust the areas designated Low Density Residential and to amend the Conservation boundary.

In order to achieve the Density Bonus provision and have RS-1b (One Family Urban (Medium Density) Residential) zone sized lots a Density Bonus contribution of approximately \$55,800.00 will be required.

Pursuant to Council Policy, this application is subject to the City-wide Community Amenity Contribution Program at a rate of \$5,100.00 per single family lot, for an estimated amount of \$86,700.00.

RECOMMENDATIONS:

- 1) That, in accordance with Section 475 of the *Local Government Act*, opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7620-2020 on the municipal website and requiring that the applicant host a Development Information Meeting (DIM), and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;
- 2) That Official Community Plan Amending Bylaw No. 7620-2020 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
- 3) That it be confirmed that Official Community Plan Amending Bylaw No. 7620-2020 is consistent with the Capital Expenditure Plan and Waste Management Plan;

- 4) That Official Community Plan Amending Bylaw No. 7620-2020 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7409-2017 be given second reading, and be forwarded to Public Hearing;
- 6) That the following terms and conditions be met prior to final reading:
 - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii) Amendment to Official Community Plan Schedule "A", Chapter 10.2 Albion Area Plan, Schedule 1: Albion Area Plan, Figure 1: Northeast Albion and Schedule "C";
 - iii) Road dedication on Cameron Court as required;
 - iv) Design and construction of a sanitary sewer pump station, which requires the acquisition of land to facilitate the sanitary pump station at the sole cost of the applicant. This requirement must be filled to the City satisfaction;
 - v) Park dedication as required, including construction of walkways; and removal of all debris and garbage from park land to the City's satisfaction;
 - vi) Submission of a site grading and storm water management plan to the City's satisfaction;
 - vii) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;
 - viii) Registration of a Restrictive Covenant for the protection of the Environmentally Sensitive areas (wetlands) on the subject property;
 - ix) Registration of a Statutory Right-of-Way plan and agreement for infrastructure;
 - x) Registration of a Reciprocal Cross Access Easement Agreement;
 - xi) Registration of a Restrictive Covenant for Tree Protection, and Stormwater Management;
 - xii) Registration of a Restrictive Covenant controlling the future subdivision layout and restricting the building areas on lots to facilitate the optimum subdivision design incorporating the lands to the south addressed as 11045 Cameron Court and 24495 110th Avenue;
 - xiii) Removal of existing buildings;
 - xiv) 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; and if so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site;

- xv) That a voluntary contribution, in the amount of \$86,700.00 (\$5,100 per lot X 17 lots) be provided in keeping with the Council Policy with regard to Community Amenity Contributions; and
- xvi) Payment of the Density Bonus provision of the RS-1d (One Family Urban (Half Acre) Residential), in the amount \$55,800.00 (\$3,100 per lot X 18 lots).

DISCUSSION:

1) Background Context:

Applicant:	WSP Canada Inc., Dexter Hirabe
Legal Description:	Lot 1 Except: Part Subdivided by Plan 66748, Section 10, Township 12, NWP61001
OCP:	
Existing:	Low Density Residential, Conservation
Proposed:	Conservation boundary adjustment
Zoning:	
Existing:	RS-3 (One Family Rural Residential)
Proposed:	RS-1d (One Family Urban (Half Acre) Residential), with a Density Bonus through the Community Amenity Program
Surrounding Uses:	
North:	Use: Single-Family Residential, Animal Stables
	Zone: RS-3 (One Family Rural Residential)
	Designation: Low Density Residential, Low/Medium Density Residential, Conservation
South:	Use: Single-Family Residential
	Zone: RS-3 and RS-2 (One Family Suburban Residential)
	Designation: Low Density Residential
East:	Use: Kanaka Creek Park
	Zone: RS-3
	Designation: Park
West:	Use: Single-Family Residential
	Zone: RS-3
	Designation: Low Density Residential and Conservation
Existing Use of Property:	Single-Family Residential
Proposed Use of Property:	Single-Family Residential
Site Area:	1.947 ha (4.81 acres)
Access:	Cameron Court
Servicing requirement:	Urban Standard

2) Project Description:

The applicant has requested to rezone the subject property from RS-3 (One Family Rural Residential) to RS-1d (One Family Urban (Half Acre) Residential), with a Density Bonus.

The RS-1d (One Family Urban (Half Acre) Residential) zone, the base density is a minimum net lot area of 2,000m², minimum lot width of 30m, and a minimum lot depth of 40m. A Density Bonus is an option in the RS-1d (One Family Urban (Half Acre) Residential) zone and shall be applied as follows:

- a. An Amenity Contribution of \$3,100 per lot will be required in any subdivision containing one or more lots with an area of less than 2,000m².
- b. The maximum density permitted through the Density Bonus option is:
 - i. minimum net lot area of 557m²;
 - ii. minimum lot width of 14.0m;
 - iii. minimum lot depth of 27m.
- c. Zoning requirements consistent with the RS-1b (One Family Urban (Medium Density) Residential) zone will apply and supersede the zoning requirements for the RS-1d zone.

The proposal consists of 18 lots amounting to a Density Bonus Contribution of approximately \$55,800.00. As per Council direction, this application will also be subject to the City-wide Community Amenity Contribution Program which will require a contribution of \$5,100.00 per lot. (Appendix E)

The proposed subdivision design of the subject property will eventually require portions of those lands located directly south addressed as 11045 Cameron Court and 24495 110th Avenue to be consolidated with the subject property in order to create lots that currently cannot be created as they would not meet minimum parcel size; lot width or depth. Until the lands to the south develop, a restrictive covenant will be required to protect portions of the lands under application from being built upon in order to secure the design of the ultimate subdivision concept of the subject property as well as 11045 Cameron Court and 24495 110th. (Appendix E)

This application is one of several along the 110th Avenue corridor all of which require the installation of a sanitary sewer pump station. The details and final location of the sanitary sewer pump station has not been finalized with Engineering. Until such time that Engineering is satisfied with the details of the sanitary sewer pump station being constructed under this application and other applications along this corridor cannot proceed beyond third reading.

3) Planning Analysis:

i) Official Community Plan:

The subject property is located within the Albion Area Plan and is currently designated Low Density Residential and Conservation.

The Low Density Residential designation corresponds with single detached residential development at a lot density urban standard with lot sizes at 2000m² (half acre). Higher densities may be supportable in compliance with the Density Bonus Program regulations prescribed in the Zoning Bylaw and Albion Area Plan.

The Conservation designation identifies ecologically sensitive lands that require protection in order to ensure that their health, diversity and integrity are maintained. They are considered to be of high environmental or geological sensitivity.

Albion Plan Policy 10.2.2 – is intended to meet the needs of the community and respond to changes in housing form and demand over time by enabling an additional means of providing neighbourhood amenities. The Albion Area Plan Community Amenity Program provides the opportunity for a Density Bonus within a number of zones identified with the Albion Zoning Matrix. Within these zones, 'bonus' density may be achieved through an Amenity Contribution toward community amenities that will be located within the boundaries of the Plan Area.

The application is in compliance with *OCP Amending Bylaw No. 6995–2013*, that establishes the Density Bonus Program, and in compliance with the proposed *Zone Amending Bylaw No. 6996–2013*, that permits a Density Bonus option in the *Low Density Residential* designation in the Albion Area Plan. The applicant intends to apply the Density Bonus option to this project, as discussed above in the Project Description.

For the proposed development, an OCP amendment will be required to adjust the Low Density Residential designation and Conservation area boundary for protection of the natural features. (Appendix C)

ii) Zoning Bylaw:

The current application proposes to rezone the property located at 11060 Cameron Court from RS-3 (One Family Residential) to RS-1d (One Family Urban (Half Acre) Residential) with a Density Bonus, to permit future subdivision of 18 RS-1b One Family Urban (Medium Density) sized single family lots. The application of the Density Bonus, which is specific to the Albion Area Plan, will permit the application to reduce the single-family lot size from RS-1d (One Family Urban (Half Acre) Residential) base density of 2,000m² to 557m². A Density Bonus Contribution of \$3,100 per lot for each lot that is less than 2,000m² is required for a total of \$55,800.00. As per Council direction, this application will also be subject to the City-wide Community Amenity Contribution Program and will result in a contribution of \$86,700.00 based on \$5,100.00 payable on 17 lots.

iii) Proposed Variances:

The applicant has not applied for any variances to facilitate the proposed subdivision layout. Any variances that maybe required to the RS-1d (One Family Urban (Half Acre) Residential) zone will be subject of a future Council report. With the Density Bonus provision of the to RS-1d (One Family Urban (Half Acre) Residential) zone, the RS-1b One Family Urban (Medium Density) zone siting requirements apply.

iv) Development Permits:

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

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

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

v) Development Information Meeting:

A Development Information Meeting was held at Albion Elementary School Gym on November 28, 2019. There were 17 people in attendance. A summary of the main comments and discussions with the attendees was provided by the applicant as shown below in italics:

- *"The future road extension of Cameron Court to meet 112th Street will pass through rough terrain and will not be able to maintain the 30m setback from top of bank on Dunlop Creek.*
- *Want the City require you to complete the road and upgrade services between lots 4 and 5 to your north property line? Currently you are showing services ending on Road A. A w/m loops in addition to the one from 112th Ave will be required on the old guide plan. "*

The applicant has not provided any response to the comments from the Developer Information Meeting.

vi) Parkland Requirement:

For this project, there is sufficient land that is proposed to be dedicated as park on the subject property and this land will be required to be dedicated as a condition of Final Reading.

4) Environmental Implications:

The subject property is influenced by slopes; trees; and a water course. The applicant's Professional Environmental Professional has submitted the following documents in support of the application:

- Environmental Impact Assessment;
- Geotechnical Report;
- Arborist Report; and
- Watercourse Assessment report.

The Environmental Section is satisfied that the reports submitted meet Maple Ridge's Environmental Development Permit objectives and requirements. The Geotechnical Investigation Report prepared by Western Geotechnical Consultants dated May 17, 2018 will require updating as this report did not review the environmental setbacks. In addition, the geotechnical report assumes that all roof leaders will go directly to the City's storm water system which does not fulfill the Tier A storm water requirements; therefore, an updated Geotechnical report will be required to satisfy the Tier A storm water requirements.

5) Interdepartmental Implications:

i) Engineering Department:

Sanitary Sewer:

In order for the proposed development to be serviced by sanitary sewer a pump station is required at the sole cost of the applicant. The location of the required sanitary sewer pump station has not been agreed upon by the applicant and the City. The location of the pump station needs to be approved and accepted by the City before adoption of Zone Amending Bylaw 7409-2017; and security from the applicant will be required for the full cost of the sanitary sewer pump station.

Stormwater Drainage:

There is no existing storm drainage system fronting the property. A storm sewer main would need to be installed upon the site as a condition of rezoning. The preliminary drawings show the drainage

system outfall to the nearby Kanaka Creek system. This would require a design and sign off from a Qualified Environmental Professional. The drainage proposal would need to be referred to the City's environmental staff as well as the appropriate agencies. It is expected that an outfall of this nature would require permission from the Province.

A stormwater management plan is needs to be provided with respect to the proposed development and should include all contributing factors such as adjacent lots, road run off etc. This will also need to be accompanied by storm sewer design and catchment analysis. The discharge to the creek will need to be controlled via a source control facility such as a flow control manhole.

Water:

The existing 150mm watermain does not meet the minimum size of 200mm. In addition it does not provide sufficient fire flow and is exceeding the maximum length for a dead end watermain. As it would for other development on 110 Avenue, the existing 150mm watermain would need to be upgraded to a minimum 250mm main from 240 Street provided that this is, sufficient in delivering the required 60-120 L/s required for single family residential. The developers engineer will need to demonstrate that this is achievable. The watermain could also be looped to the existing system on 112 Avenue.

The preliminary plans show the watermain extending north through the site, under Dunlop Creek and through an existing SROW on 24364 112 Avenue. There is an additional existing SROW on the subject property that is not identified on the preliminary plans, the proposed watermain extension is shown through the ROW, it will need to be confirmed that this is feasible given the nature of the SROW.

Any option would require assessment of the existing water distribution system.

Forests, Lands, Natural Resource Operations and Rural Development - Approval

The proposed storm water outfall to Kanaka creek may require approval from the Province and other government agencies as applicable.

Geotechnical:

The geotechnical report must be reviewed by the geotechnical engineer of record with respect to the final civil design.

ii) Parks & Leisure Services Department:

The Long Term Multipurpose Trail Plan Figure 5 of the OCP, identifies a trail through the subject property as identified on Appendix "F".

iii) Fire Department:

The new proposed subdivision will require City fire hydrants. Hydrants should be located close to proposed lot 13 and lot 19 of the subdivision concept plan.

6) School District No. 42 Comments:

Pursuant to Section 476 of the Local Government Act, consultation with School District No. 42 is required at the time of preparing or amending the OCP. A referral was sent to School District No. 42 a copy of the response is attached as Appendix G.

7) Intergovernmental Issues:

i) Local Government Act:

An amendment to the OCP requires the local government to consult with any affected parties and to adopt related bylaws in compliance with the procedures outlined in Section 477 of the *Local Government Act*. The amendment required for this application, a revision of the Conservation boundary, is considered to be minor in nature. It has been determined that no additional consultation beyond existing procedures is required, including referrals to the Board of the Regional District, the Council of an adjacent municipality, First Nations, the School District or agencies of the Federal and Provincial Governments.

The amendment has been reviewed with the Financial Plan/Capital Plan and the Waste Management Plan of the Greater Vancouver Regional District and determined to have no impact.

CONCLUSION:

It is recommended that first and second reading be given to OCP Amending Bylaw No. 7620-2020, that second reading be given to Zone Amending Bylaw No. 7409-2017, and that application 2017-262-RZ be forwarded to Public Hearing.

"Original signed by Wendy Cooper"

Prepared by: **Wendy Cooper, M.Sc., MCIP, RPP
Planner**

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

"Original signed by Al Horsman"

Concurrence: **Al Horsman
Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

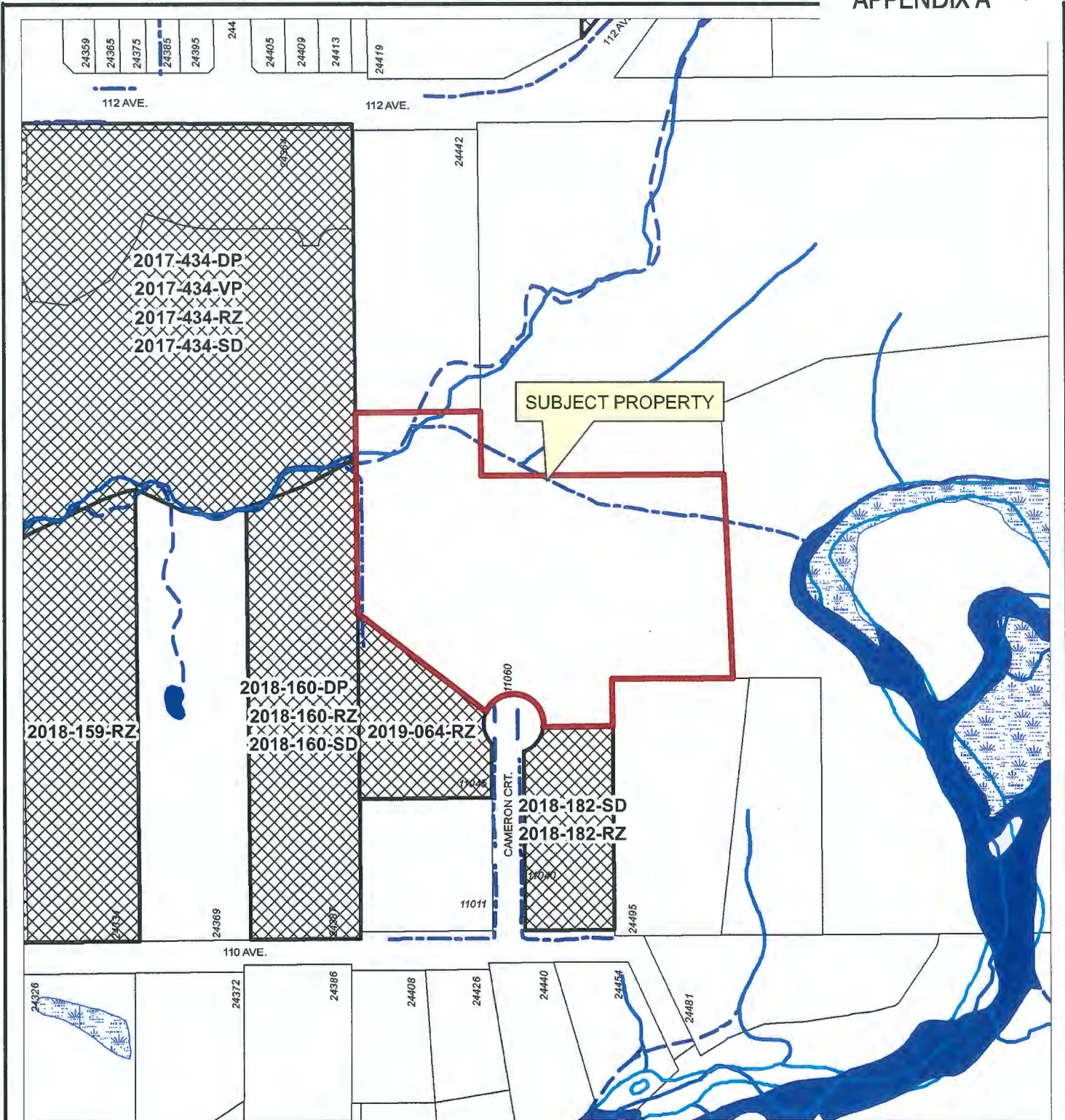
Appendix C – OCP Amending Bylaw No. 7620-2020

Appendix D – Zone Amending Bylaw No. 7409-2017

Appendix E – Subdivision Plan

Appendix F – Park Trail

Appendix G – School District #42



Scale: 1:2,500

Legend

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

11060 CAMERON COURT
PID: 002-672-987

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

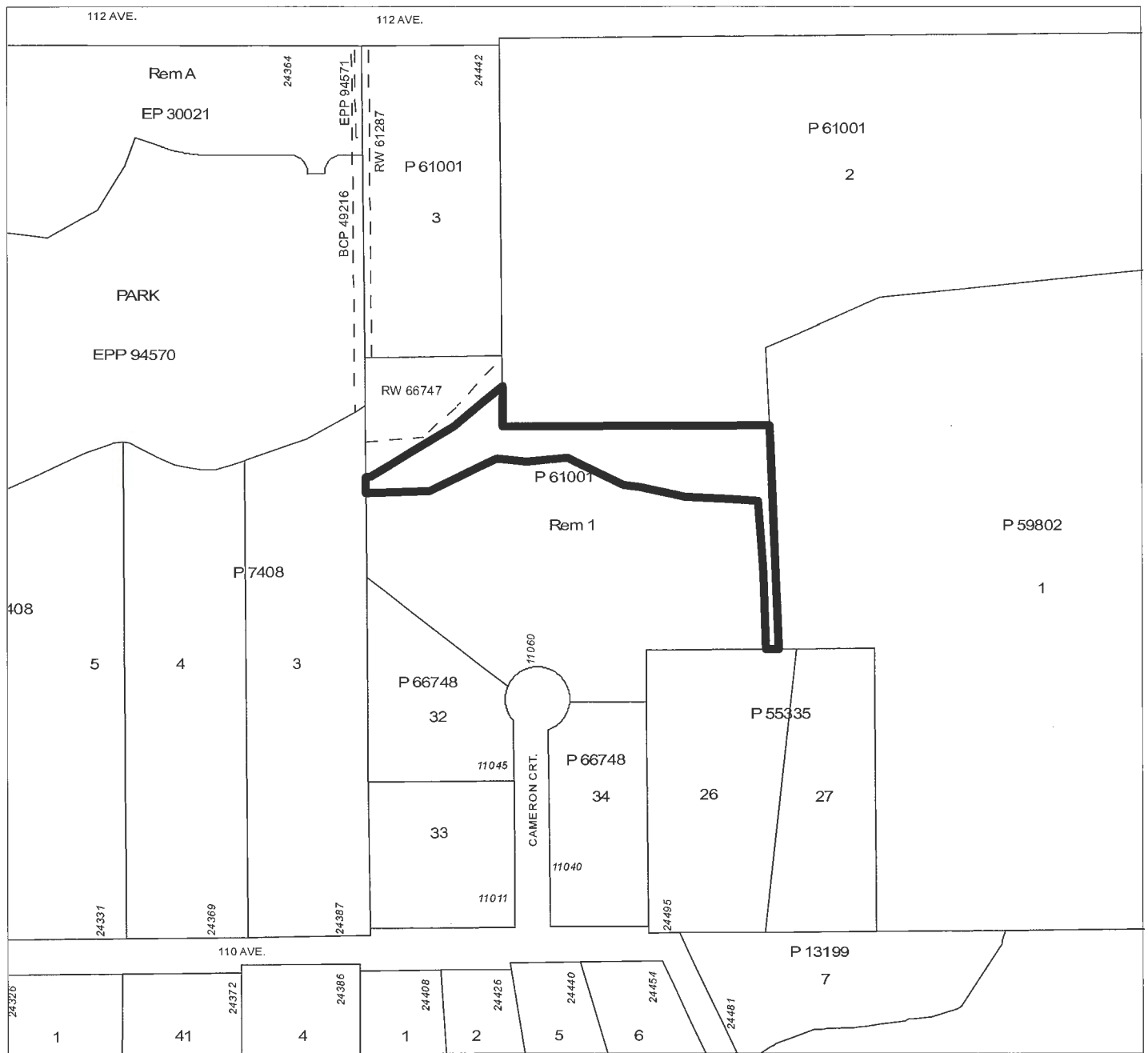
mapleridge.ca

FILE: 2017-262-RZ
DATE: Feb 14, 2020

BY: PC



CORPORATE OFFICER



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7620-2020

Map No. 1016

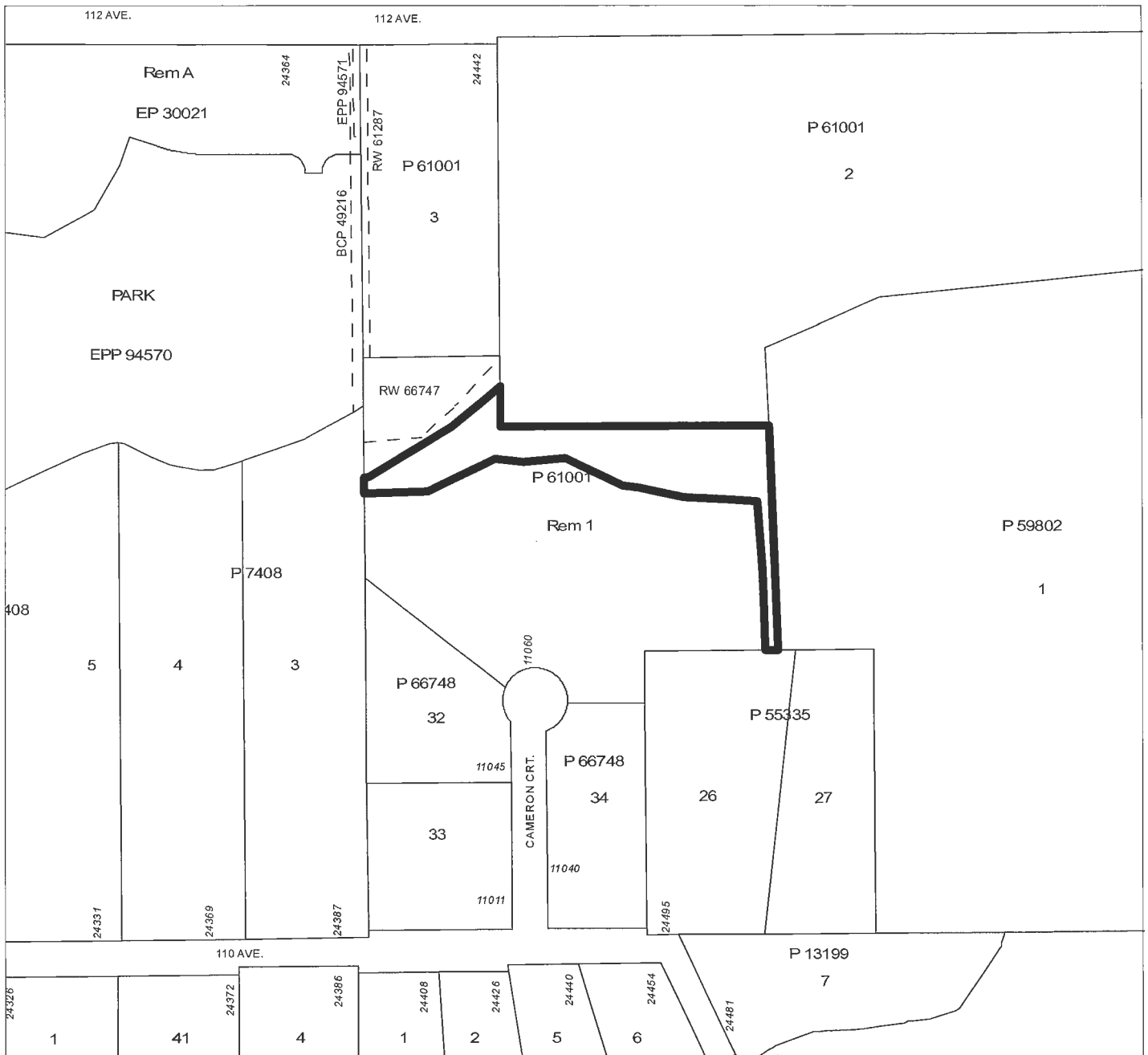
Purpose: To Amend Albion Area Plan Schedule 1

From: Low Density Residential

To: Conservation



SCALE 1:2,500



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7620-2020
 Map No. 1017
 Purpose: To Amend Schedule C As Shown

 To Add To Conservation





MAPLE RIDGE ZONE AMENDING

Bylaw No. 7409-2017

Map No. 1742

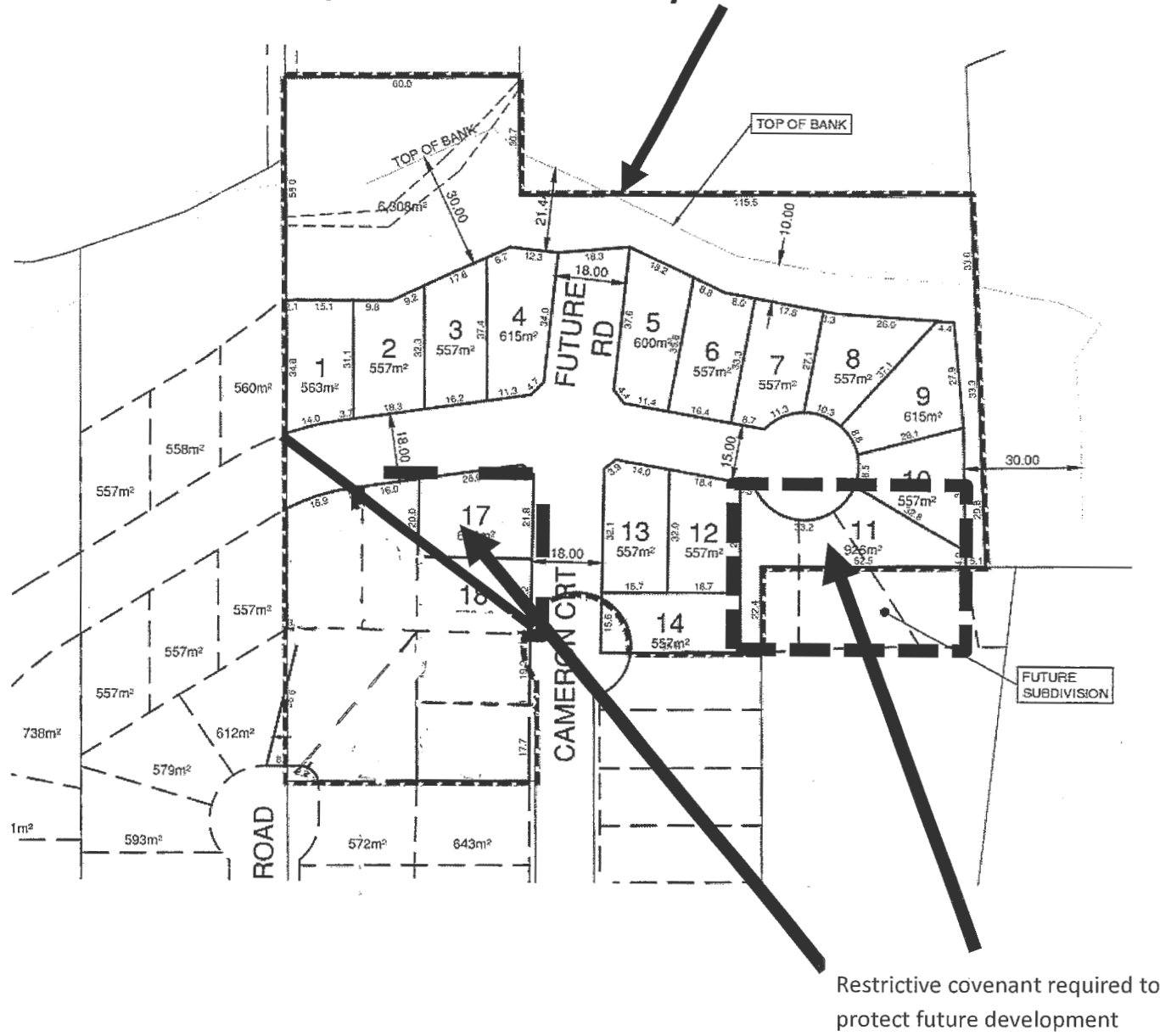
From: RS-3 (One Family Rural Residential)

To: RS-1d (One Family Urban (Half Acre) Residential)



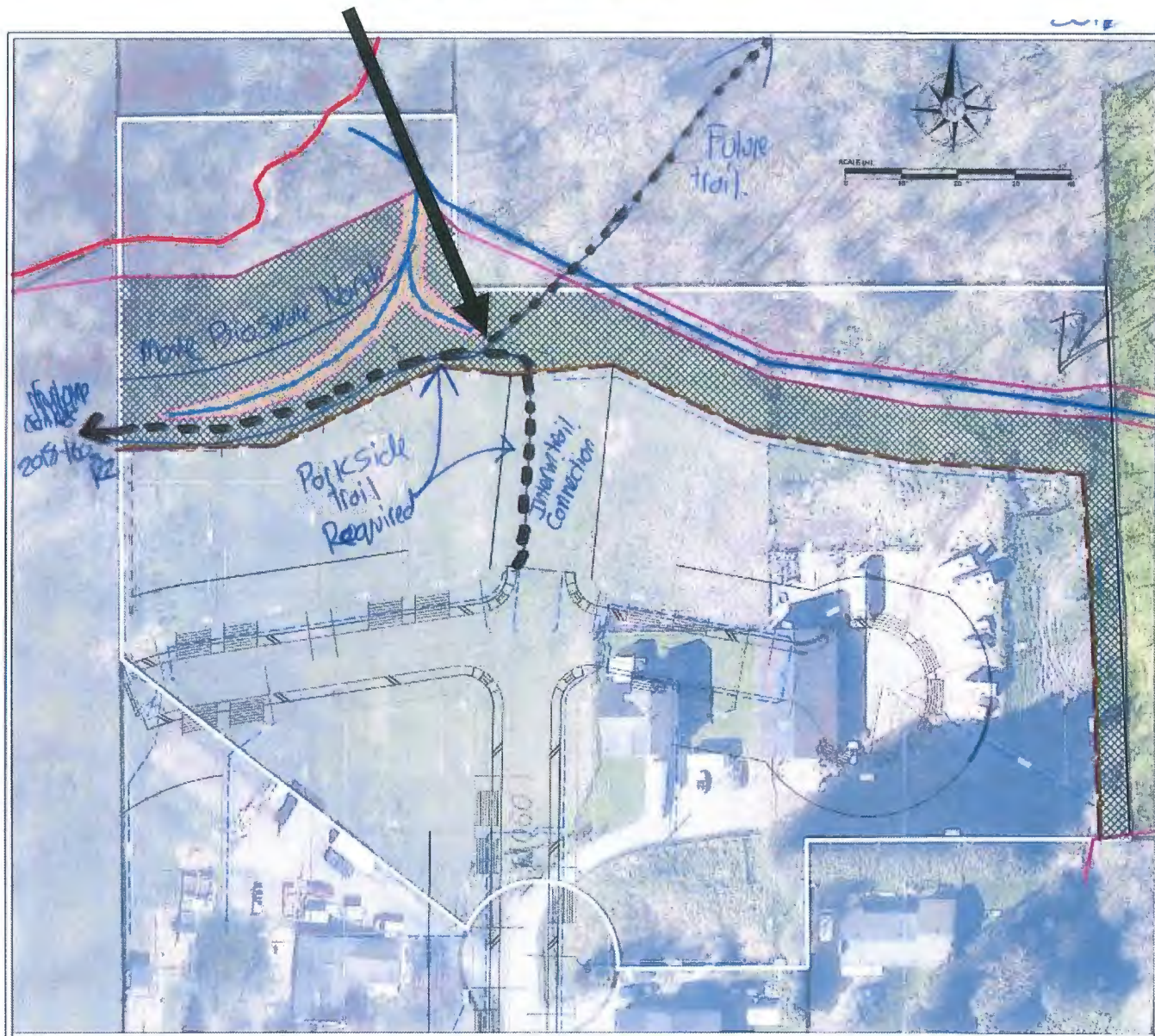
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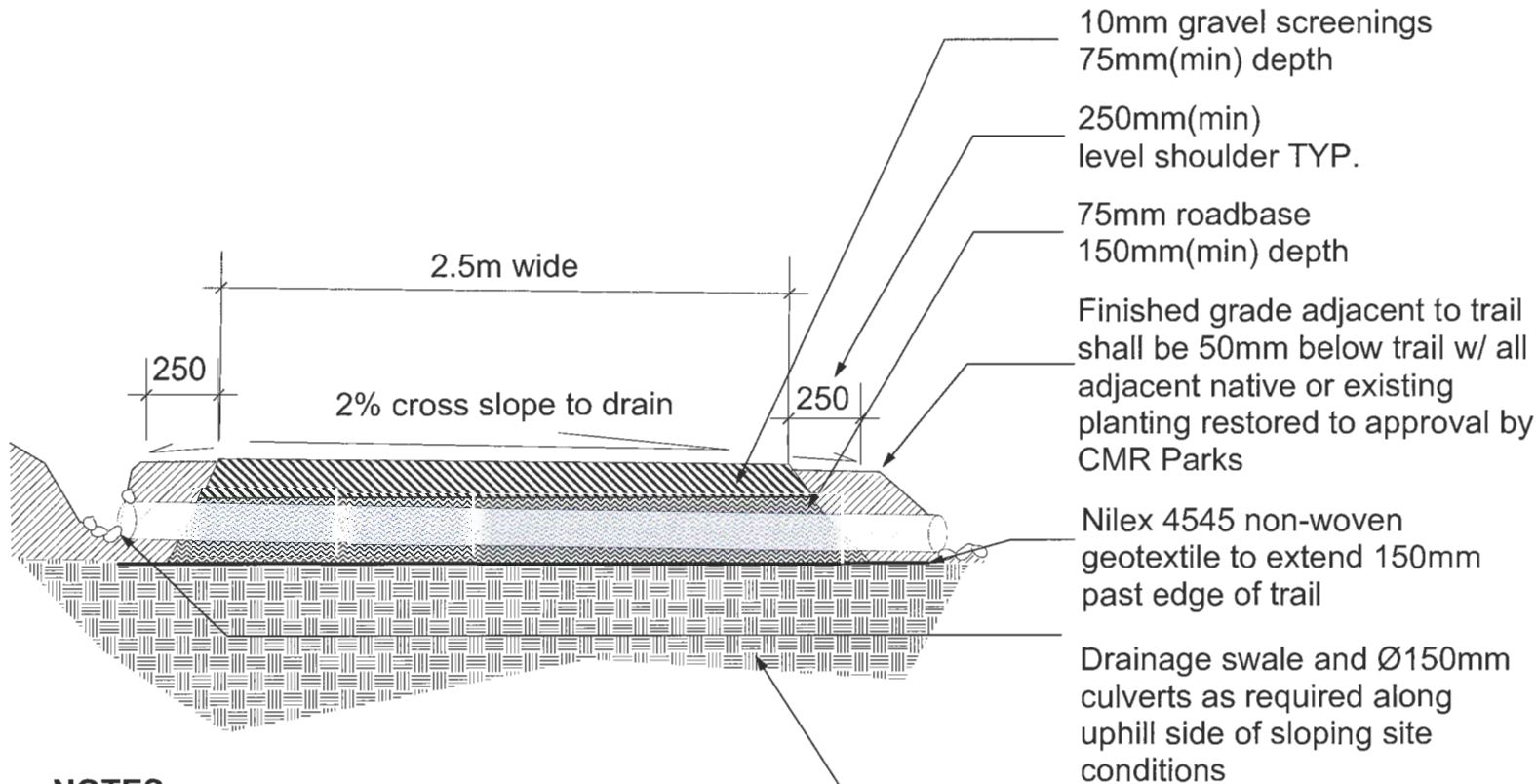
Proposed subdivision layout



Park Trail to be constructed by applicant.

**Until property develops to the west a
temporary trail will be constructed in the
road dedication**





NOTES:

- Each lift of roadbase shall be compacted to refusal with vibratory roller (min. 120 type)
- Design longitudinal slope shall be 12%. Slopes up to 15% may be accepted with prior City approval.
- Provide culverts every 20m or as required.
- Culverts and swales to direct water to natural drainages.
- Trail layout to avoid significant trees and root zones.
- Trail layout to be approved by City representative.



issued:

project:

title:

PARKSIDE TRAIL. STANDARD DETAIL

scale: 1:10

drawn: CN
checked: VR
date: Feb 01, 2019

Copyright reserved. This drawing is the property of the City of Maple Ridge and may not be used without the City's written permission.

Contractors shall verify and be responsible for all dimensions on site. City of Maple Ridge Parks department shall be informed of any changes made on site.

sheet no:

revision:



February 14, 2020

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

Attention: Wendy Cooper, M.Sc., MCIP, RPP

Dear Ms. Cooper:

Re: File #: 2017-262-RZ
Legal: Lot 1 Except: Part Subdivided by Plan 66748, Section 10, Township 12, NWP61001
Location: 11060 Cameron Court
From: RS-3 (One Family Rural Residential)
To: RS-1d (One Family Urban (Half Acre) Residential)

The proposed application would affect the student population for the catchment areas currently served by Blue Mountain Elementary and Garibaldi Secondary.

Blue Mountain Elementary has an operating capacity of 291 students. For the 2019-20 school year the student enrolment at Blue Mountain Elementary is 282 students (97% utilization) including 104 students from out of catchment.

Garibaldi Secondary has an operating capacity of 1050 students. For the 2019-20 school year the student enrolment at Garibaldi Secondary is 898 students (86% utilization) including 724 students from out of catchment.

Sincerely,

Flavia Coughlan
Secretary Treasurer
The Board of Education of School District No. 42 (Maple Ridge – Pitt Meadows)

cc: Rick Delorme
Karen Yoxall



mapleridge.ca

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First Reading
Zone Amending Bylaw No. 7614-2020;
20786 River Road

MEETING DATE: March 3, 2020
FILE NO: 2019-393-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 20786 River Road from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill), to permit a future construction of eight (8) dwelling units in the form of Courtyard Housing. To proceed further with this application additional information is required as outlined below.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of \$4,100.00 per ground oriented dwelling unit, with the first one being exempted, for an estimated amount of \$28,700.00.

RECOMMENDATIONS:

1. That Zone Amending Bylaw No. 7614-2020 be given first reading; and
2. That the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999.

DISCUSSION:

a) Background Context:

Applicant:	Zeyuan Zhou
Legal Description:	Lot 37 District Lot 277 Group 1 NWD Plan 31152
OCP:	
Existing:	RES (Urban Residential)
Proposed:	RES (Urban Residential)
Zoning:	
Existing:	RS-1 (One Family Urban Residential)
Proposed:	RT-2 (Ground-Oriented Residential Infill)
Surrounding Uses:	
North:	Use: Residential
	Zone: RS-1 (One Family Urban Residential)
	Designation: Urban Residential

South:	Use:	Maple Ridge Elementary School
	Zone:	P-1 (Park and School)
	Designation:	Institutional
East:	Use:	Maple Ridge Elementary School
	Zone:	P-1 (Park and School)
	Designation:	Institutional
West:	Use:	Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Single-Family & Compact Residential (Hammond Area Plan)
Existing Use of Property:		Residential
Proposed Use of Property:		Residential
Site Area:		0.20 HA. (0.5 acres)
Access:		River Road
Servicing requirement:		Urban Standard

b) Site Characteristics:

The subject site located at 20786 River Road is relatively flat and vacant, with some trees and shrubs along the front as well as along the side and rear common to the adjacent Maple Ridge Elementary School.

c) Project Description:

An application has been received for the property located at 20786 River Road (See Appendices A and B) for a Courtyard Housing development consisting of eight (8) dwelling units in the built form of four (4) duplexes. There will be a Courtyard open space traversing the site east-west midway through the development. An internal drive aisle will provide access to the garage of each unit. There will be an equal number of units with side-by-side and tandem garage parking. Special surface treatment will be applied over the portion of the drive aisle crossing the courtyard area.

A preliminary analysis of the design is included in the Development Permit section of this report.

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

d) Planning Analysis:

Official Community Plan:

The development site is currently designated Urban Residential. The proposed RT-2 (Ground-Oriented Residential Infill) Zone is consistent with this designation. This property is at the periphery of the Hammond Area Plan and the lands to the west are designated Single-Family and Compact Residential, which envisions a similar density and infill-housing form.

A number of OCP Infill Policies apply to this site and are evaluated with respect to the proposal's design as follows:

- The overall OCP objective is to encourage growth within the Urban Area Boundary (UAB), including growth through infill by a mix of housing types and tenures (Policy 3-1).

This is achieved by the increased density being proposed through this project.

- In changing the single family residential to a Courtyard Housing form, Policy 3-19-b sets the criteria with respect to achieving street-oriented buildings, including developing a design "that resemble a single detached dwelling, with an emphasis on orientation to the street."

The units facing River Road are front facing and will achieve this requirement. The detailed design will be refined through the Development Permit process.

- Policy 3-21 requires attention be paid to having site plans, setbacks and building massing that respects existing development patterns and are sensitive to the surrounding neighbourhood.

The massing is sensitive to the surrounding neighbourhood. With Maple Ridge Elementary School on the two other sides, the setback and height variances can be justified.

Zoning Bylaw:

The current application proposes to rezone the property located at 20786 River Road from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill) (see Appendix C) to permit eight (8) dwelling units in a Courtyard Housing form (see Appendix D). The site generally meets the minimum width, depth and site area required for Courtyard Housing in the Zoning Bylaw. Variances being requested by the applicant include relaxation for front (from 7.5 to 4.5 metres) and rear lot lines (from 7.5 to 1.5 metres). The setback to the residential lands to the west will comply with the 2.25 metre requirement. Any other variations from the requirements of the proposed zone will require further variances within the Development Variance Permit application.

Parking:

Parking is being provided based on the townhouse requirement of 2 parking spaces per unit plus 0.2 visitor spaces per unit. There are eight (8) townhouse spaces provided, four (4) of which are side-by-side and an equal number are tandem. The tandem parking garages provide partial aprons. There is one (1) visitor parking in compliance with the parking requirement.

Development Permits:

Council in Workshop on April 18, 2016, approved a report that formed the framework to proceed with amendments to the Residential Policies contained in the Official Community Plan and creation of the RT-2 Ground-Oriented Residential Infill Zone adopted by Council on January 29, 2019, for the purpose of facilitating multiplex infill developments, specifically including Triplex, Fourplex and Courtyard Housing forms.

As part of this framework, new Development Permit Area Guidelines are to be established specific to multiplex infills, with the OCP to be amended accordingly. A preliminary draft will be presented to the Advisory Design Panel in March for their input and comment. A report with the recommended guidelines is scheduled to be brought forward to Council in the second quarter of 2020.

In the meantime, multiplex projects such as the subject Courtyard Housing require:

- A Multi-Family Development Permit Area application in accordance with Section 8.7 of the OCP. The form and character guidelines contained therein would apply, to the extent applicable to these infill housing forms; and
- Compliance with Interim Guidelines developed with the input of the Advisory Design Panel on April 18, 2018.

Although this project is before Council for first reading, the conceptual plan has been reviewed by staff relative to the Interim Guidelines. The full submission will have additional details to allow a more detailed review before a second reading report is submitted to Council; however, the following observations can be made:

Interim Guideline	Preliminary Staff Analysis
<ul style="list-style-type: none"> • Not a rowhouse form • Dwelling units may be located in more than one building on a lot. 	The character from the street (River Road) reads as single family dwellings. The built form is a clustering of four (4) duplexes.
<ul style="list-style-type: none"> • Orientation is characterized by units that are facing inwards towards each other. 	The duplexes face each other with a common north/south drive aisle. Each unit to have its own private outdoor space. The full submission will need to demonstrate sufficient space is being provided for each unit.
<ul style="list-style-type: none"> • Pedestrian walkways lead from the street to an inner courtyard area. 	Apart from the units facing on to the Courtyards, the drive aisle appears to be providing this link. This will require further attention as the project proceeds.
<ul style="list-style-type: none"> • Courtyards are programmed for flexible and interactive outdoor space but are not intended for parking. 	At this point, these details are not required. The size and the shape of the courtyard does give sufficient flexibility for the "outdoor amenity" noted on the site plan to be developed and programmed as the project proceeds.
<ul style="list-style-type: none"> • Where lane access is available, parking will be located at the rear of the property. 	Not applicable. All parking (except for one surface parking space for visitors) are enclosed in garages, as described earlier.
<ul style="list-style-type: none"> • Scale and massing shall be compatible with the surrounding area 	The building height complies with the RT-2 requirement of 9.5 metres, which is the same maximum height as for the property to the west and across River Road to the north zoned RS-1. Maple Ridge Elementary School abuts to the east and south. Given the height compliance and duplex built form, the proposal is of a scale and massing that is compatible.
<ul style="list-style-type: none"> • Mix of unit sizes 	These will be 3 and 4 bedroom units. The details will be coming forward as the project progresses.

Advisory Design Panel:

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

Development Information Meeting:

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

e) Interdepartmental Implications:

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

- a) Engineering Department;
- b) Operations Department;
- c) Fire Department;
- d) Building Department;
- e) Parks Department;
- f) School District;
- g) Utility companies;
- h) Ministry of Transportation and Infrastructure; and
- i) Canada Post.

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

This application has not been forwarded to the Engineering Department for comments at this time; therefore, an evaluation of servicing and site access requirements have not been undertaken. We anticipate that this evaluation will take place between first and second reading.

f) Development Applications:

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

- 1. A complete Rezoning Application (Schedule C);
- 2. A Multi-Family Residential Development Permit Application (Schedule D); and
- 3. A Development Variance Permit (Schedule E).

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

CONCLUSION:

The development proposal is in compliance with the OCP; therefore, it is recommended that Council grant first reading subject to additional information being provided and assessed prior to second reading.

"Original signed by Adrian Kopystynski"

Prepared by: **Adrian Kopystynski M. Sc., MCIP, RPP, MCAHP
Planner**

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

"Original signed by Al Horsman"

Concurrence: **Al Horsman
Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

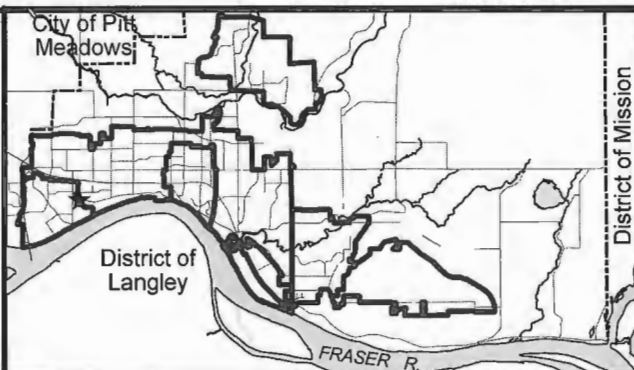
Appendix C – Zone Amending Bylaw No. 7614-2020

Appendix D – Proposed Site Plan

APPENDIX A



Scale: 1:2,500



20786 RIVER ROAD
PID: 006-579-868



FILE: 2019-393-RZ
DATE: Nov 15, 2019

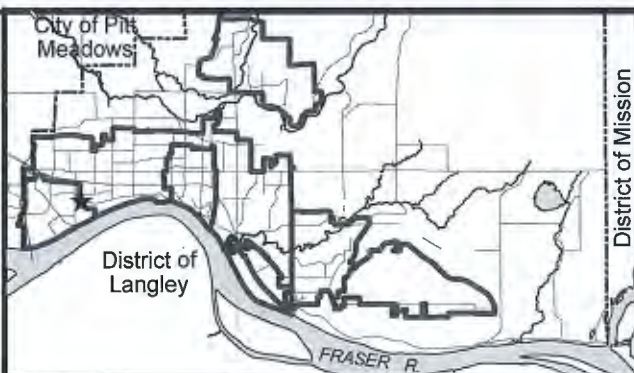
BY: PC



Aerial Imagery from the Spring of 2018



Scale: 1:2,500



20786 RIVER ROAD
PID: 006-579-868

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2019-393-RZ
DATE: Nov 15, 2019

BY: PC

APPENDIX C

CITY OF MAPLE RIDGE BYLAW NO. 7614-2020

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. 7614-2020"

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

Lot 37 District Lot 277 Group 1 New Westminster District Plan 31152

and outlined in heavy black line on Map No. 1828 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RT-2 (Ground-Oriented Residential Infill).

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

READ a first time the day of , 20

READ a second time the day of , 20

PUBLIC HEARING held the day of , 20

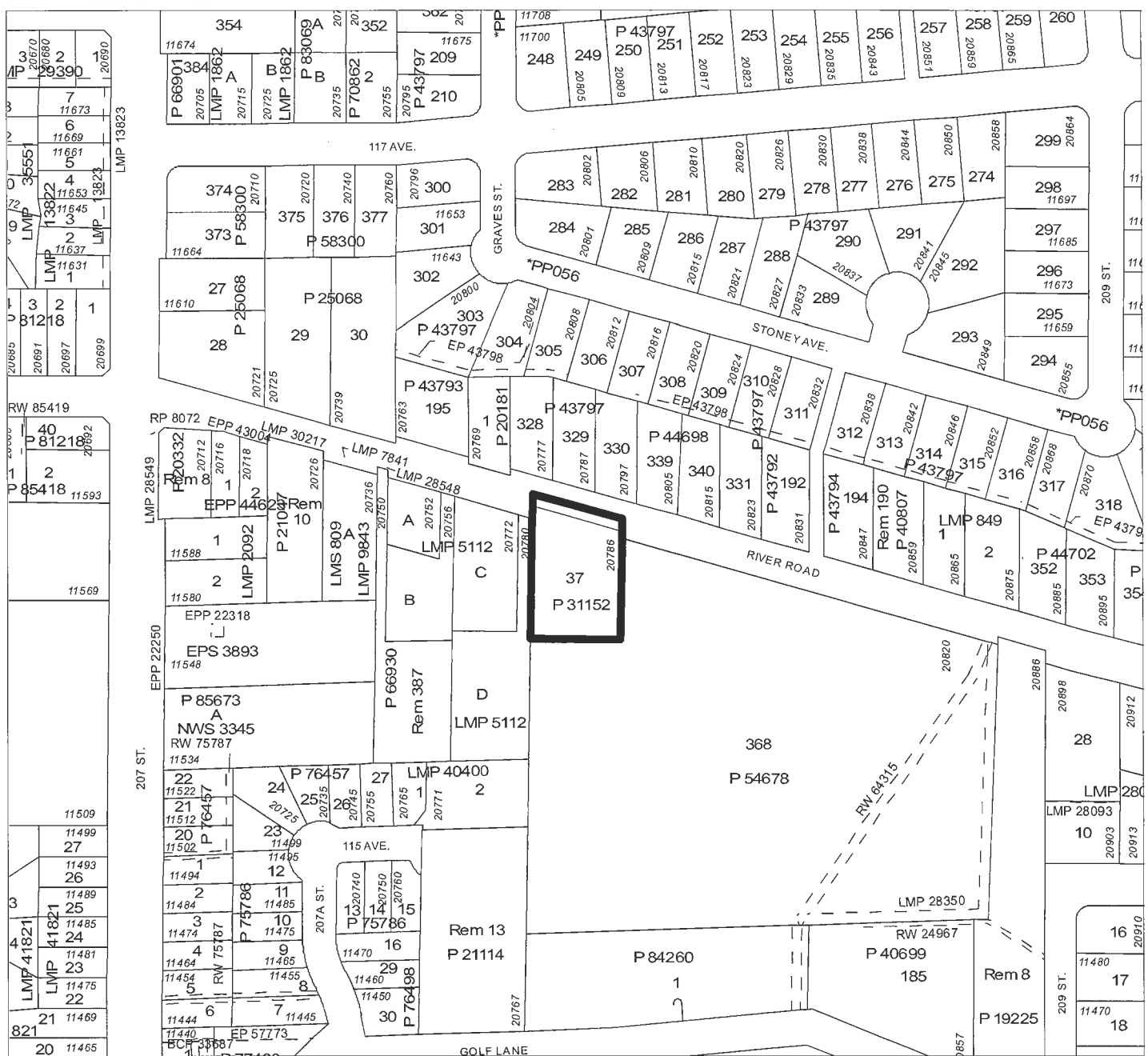
READ a third time the day of , 20

APPROVED by the Ministry of Transportation and Infrastructure this day of , 20

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

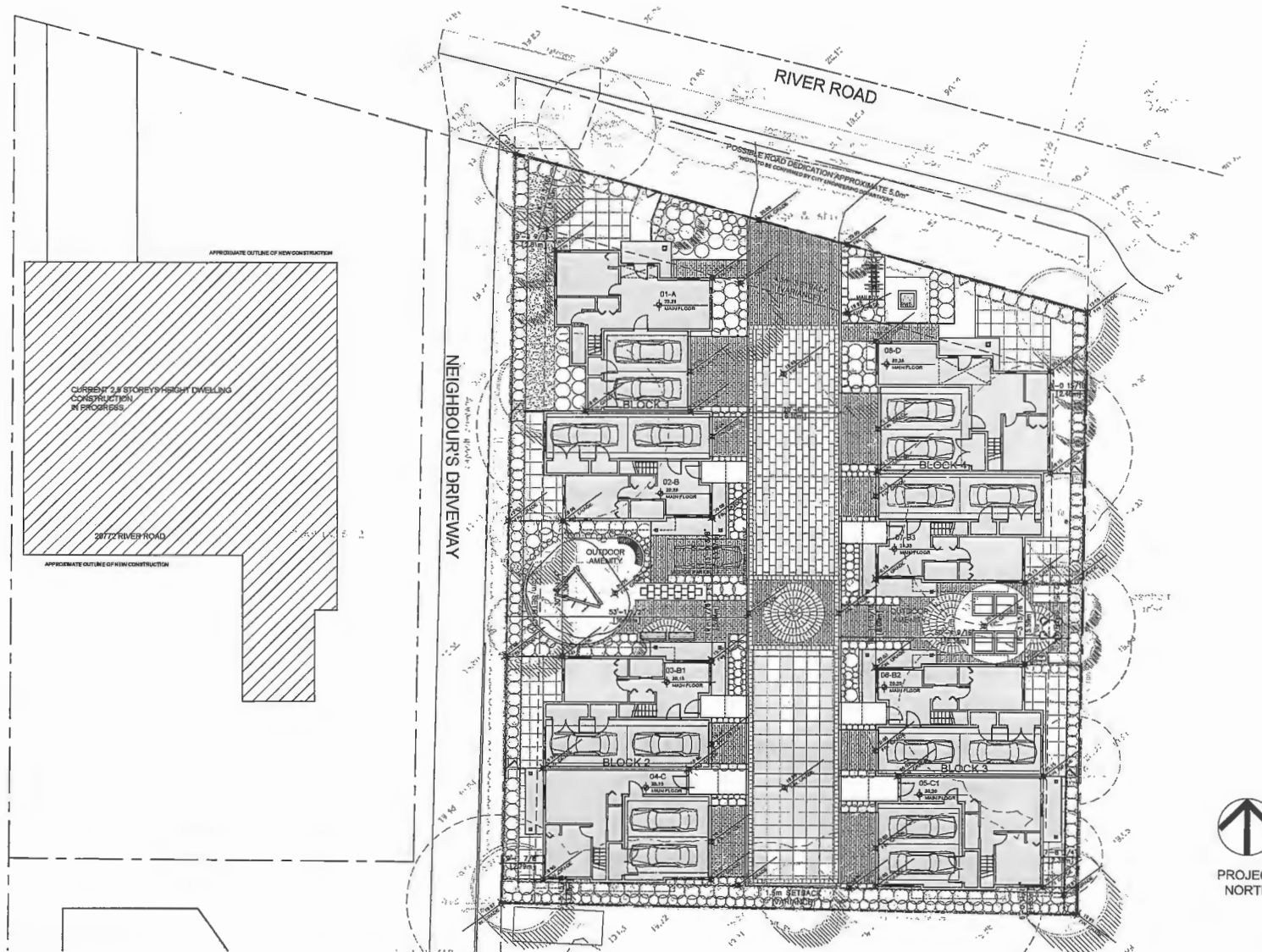
Bylaw No. 7614-2020

Map No. 1828

From: RS-1 (One Family Urban Residential)

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





PROPOSED RT-2 COURTYARD RESIDENTIAL DEVELOPMENT

20786 RIVER ROAD, MAPLE RIDGE, B.C.

BRIMMING CAPITAL INC.
ATELIER PACIFIC ARCHITECTURE INC.
FEB 06, 2020

DP 1.0
SITE PLAN

SCALE: 3/32" = 1'-0"

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: 5% Money in Lieu of Parkland Dedication
22866 128 Avenue

MEETING DATE: March 3, 2020
FILE NO: 2017-580-SD
MEETING: CoW

EXECUTIVE SUMMARY:

The subject property, located at 22866 128 Avenue (see Appendices A and B), is proposed to be subdivided into seven single family residential lots (see Appendix C). This subdivision is subject to the provisions of the *Local Government Act* regarding parkland dedication or payment in lieu of dedication. It is recommended that Council require payment in lieu of parkland dedication for the property located at 22866 128 Avenue.

RECOMMENDATION:

That pursuant to *Local Government Act*, Section 510, regarding 5% parkland dedication or payment in lieu, be it resolved that the owner of land proposed for subdivision at 22866 128 Avenue, under application 2017-580-SD, shall pay to the City of Maple Ridge an amount that is not less than \$62,000.00.

DISCUSSION:

Section 510 of the *Local Government Act* requires the provision of parkland, without compensation, as a condition of subdivision, subject to some exceptions. The land, not to exceed 5% of the area proposed for subdivision, may be acquired in a location acceptable to the City, or a payment equal to 5% of the market value of the area proposed for subdivision is required.

Section 8.9, Watercourse Protection Development Permit Area of the Official Community Plan states that where watercourse protection areas are identified on the lands, the area is to be dedicated into public ownership as Park, where possible, for the preservation, protection, restoration and enhancement of watercourses and riparian areas. These areas also provide large vegetated areas in urban neighbourhoods that provide corridors for wildlife and passive park areas for residents.

Where there is either no watercourse protection areas, or no suitable lands are identified for park dedication, then 5% of the market value of the land is paid to the City. These funds are placed into a special Parkland Acquisition Reserve Fund, for the purpose of acquiring parkland, and is typically used where the ability to achieve parkland through development is limited, such as the Blaney Bog. In this particular instance, there is no watercourse protection area or suitable lands present and it is therefore, recommended that money in lieu of parkland dedication be provided.

In keeping with past practice, the City has requested that an appraisal be provided for the 5% market value of the subject property. This appraisal is based on zoned but not serviced land.

A report from a qualified real estate appraiser has determined that the market value of the land is \$1,240,000.00, which indicates that the 5% value of this property is \$62,000.00.

CONCLUSION:

As there is no suitable land identified for park dedication, it is recommended that Council require 5% payment in lieu, as prescribed in the appraisal.

"Original signed by Adam Rieu"

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

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

"Original signed by Al Horsman"

Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Property Map

Appendix B – Ortho Map

Appendix C – Subdivision Plan

APPENDIX A



Scale: 1:2,500

Legend

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

22866 128 AVENUE

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

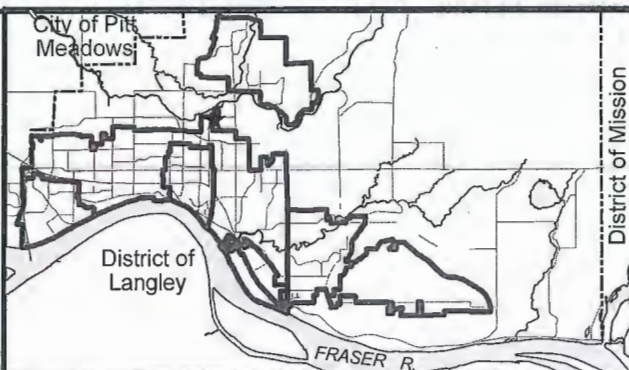
mapleridge.ca

FILE: 2017-580-SD
DATE: Dec 20, 2017

BY: LP



Scale: 1:2,500



22866 128 AVENUE

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2017-580-SD
DATE: Dec 20, 2017

BY: LP

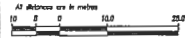
BARELAND STRATA PLAN OF LOT 'ONE'
SECTION 20 TOWNSHIP 12
NEW WESTMINSTER DISTRICT PLAN EPP96459

City Address:
 22085 128 Avenue
 Maple Ridge, B.C.

B.C.G.S. 92 0.028

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

Scale 1:500

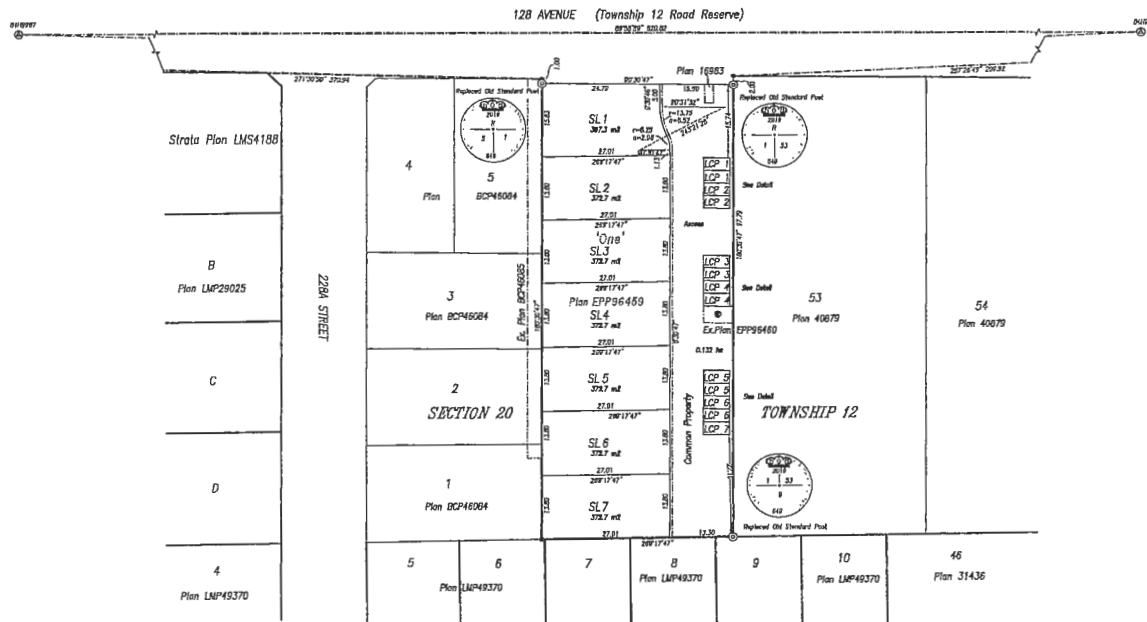


The intended plot size of this plan is 854 mm in width by
 550 mm in height (D Size) when plotted at a scale of 1:500

A Covenant in the name of
 City of Maple Ridge
 pursuant to Section 210 of the Land Title Act
 is a condition of approval for this subdivision.

(BURNS) (1:100) - NEW BRIDGE 4.0 B.C.L. 100 ZONE 10
 ESTIMATED ACCURACY - 0.01000000
 POINT CHAINED (1:100) - 0.01000000
 UNIT 1 - 0.01000000
 UNIT 2 - 0.01000000

(BURNS) (1:100) - NEW BRIDGE 4.0 B.C.L. 100 ZONE 10
 ESTIMATED ACCURACY - 0.01000000
 POINT CHAINED (1:100) - 0.01000000
 UNIT 1 - 0.01000000
 UNIT 2 - 0.01000000



PLAN EPS 6331



TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Development Variance Permit
20060 113B Avenue

MEETING DATE: March 3, 2020
FILE NO: 2020-033-DVP
MEETING: C o W

EXECUTIVE SUMMARY:

A Development Variance Permit application has been received to support the construction of an over-height retaining wall required to locate a back-up generator for the future Golden Ears Pump Station. The Golden Ears Pump Station is a Metro Vancouver Pump Station and holding tank that will serve the majority of the urban area of Maple Ridge. The requested variance is to:

1. Increase the maximum retaining wall height from 1.2m (3.9 ft.) to 3.4m (11.2 ft.) at its highest point.

It is recommended that Development Variance Permit 2020-033-DVP be approved.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2020-033-DVP respecting property located at 20060 113B Avenue.

DISCUSSION:

a) Background Context

Applicant:	M. Snowdowne, North America Construction (1993) Ltd.
Legal Description:	Lot 8, District Lot 280, Group 1, New Westminster District Plan 86659
OCP :	
Existing:	Maple Meadows Business Park
Proposed:	Maple Meadows Business Park
Zoning:	
Existing:	M-3 (Business Park)
Proposed:	M-3 (Business Park)
Surrounding Uses:	
North:	Use: 113B Avenue Roundabout
	Zone: M-3 (Business Park)
	Designation: Maple Meadows Business Park
South:	Use: Metro Vancouver Pump Station
	Zone: M-3 (Business Park) and RS-3 (One Family Rural Residential)
	Designation: Maple Meadows Business Park

East:	Use:	Golden Ears Off-Ramp to 113B Avenue
	Zone:	M-3 (Business Park)
	Designation:	Maple Meadows Business Park
West:	Use:	113B Avenue Road Right-of-Way
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Maple Meadows Business Park and Conservation

Existing Use of Property:	MOTI Control Building
Proposed Use of Property:	Golden Ears Pump Station Back-Up Generator
Site Area:	0.2 ha (0.5 acre)
Access:	113B Avenue Roundabout

b) Project Description:

In preparation of building the new Golden Ears Pump Station, a back-up generator pad is required for construction at the subject property, located at 20060 113B Avenue (see Appendices A and B). In order for the back-up generator to be constructed above the flood construction elevation, a retaining wall that is taller than what is permitted by the Zoning Bylaw needs to be constructed, therefore a variance is being requested. The Golden Ears Pump Station is a Metro Vancouver Pump Station and holding tank that will serve the majority of the urban area of Maple Ridge.

c) Variance Analysis:

The Zoning Bylaw establishes general minimum and maximum regulations for the size, shape and siting of buildings and structures. A Development Variance Permit allows Council some flexibility in the approval process.

The requested variances and rationale for support are described below (see Appendices C and D):

1. *Maple Ridge Zoning Bylaw No 3510 -1985, Section 403, (8) Maximum Retaining Wall Height:* To increase the maximum retaining wall height from a maximum exposed height of 1.2m (3.9 ft.) to 3.4m (11.2 ft.) at its highest point.

Note that the back-up generator location and retaining wall straddle the property line of 20060 113B Avenue and the City's road Right-of-Way. The City supports the location of this structure within the Right-of-Way; however an easement or agreement may be required at the Building Permit stage.

d) Citizen/Customer Implications:

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

CONCLUSION:

The proposed variance for the increased retaining wall height is supported as it is required to locate the back-up generator for the Golden Ears Pump Station to be located above the flood construction elevation.

It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2020-033-DVP.

"Original signed by Michelle Baski"

Prepared by: **Michelle Baski, ASCT, MA**
Planner 2

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

"Original signed by Al Horsman"

Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Proposed Retaining Wall with Height Variances Indicated

Appendix D – Proposed Overall Site Plan



20060 113B AVENUE
PID: 016-469-763

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2020-033-VP
DATE: Feb 12, 2020

BY: PC



Scale: 1:2,500

Legend

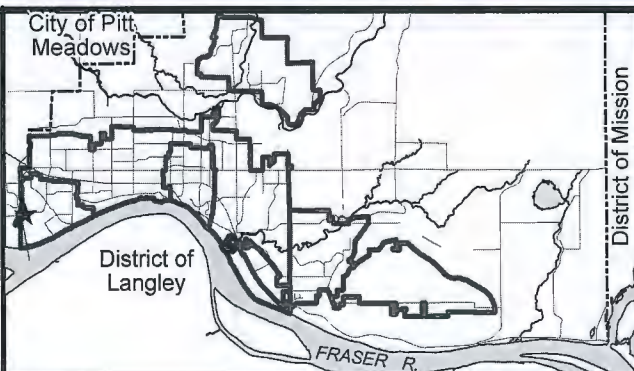
- Canal Edge
- - - Ditch Centreline
- . . . Edge of Marsh
- Canal
- Marsh
- ▤ Active Applications (RZ/SD/DP/VP)



Aerial Imagery from the Spring of 2018



Scale: 1:2,500



20060 113B AVENUE
PID: 016-469-763

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2020-033-VP
DATE: Feb 12, 2020

BY: PC



mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	MEETING DATE:	March 3, 2020
FROM:	Chief Administrative Officer	FILE NO:	2019-425-RZ
		MEETING:	C o W
SUBJECT:	First Reading Zone Amending Bylaw No. 7606-2020 25057, 25123, and 25171 112 Avenue		

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties, located at 25057 (eastern half), 25123, and 25171 112 Avenue, from the RS-3 (One Family Rural Residential) zone to the R-1 (Residential District), R-2 (Urban Residential District) and R-3 (Special Amenity Residential District) zones. This rezoning is intended to permit a future subdivision of approximately 19 R-1 (Residential District) zoned lots, 28 R-2 (Urban Residential District) zoned lots and 37 R-3 (Special Amenity Residential District) zoned lots, for a total of approximately 84 lots. To proceed further with this application, additional information is required as outlined below.

Council endorsed a planning process, to be undertaken collaboratively with the applicant, to prepare a Land Use and Servicing Concept Plan for North East Albion. This process was triggered by a different rezoning application, submitted by the same applicant, for four properties located on the south-east corner of the intersection of 112 Avenue and Lockwood Street. The applicant has opted to move forward with their development applications on the north side of 112 Avenue instead, including this subject application, and a multi-family townhouse application to the west on 112 Avenue (2019-426-RZ).

This is one of the first rezoning applications to proceed after the draft North East Albion Land Use and Servicing Concept Plan was endorsed by Council on October 1, 2019. In 2019, City staff and the team of consultants undertook an extensive engagement process to gain insights from landowners and community residents on how the area should develop. The resulting North East Albion Land Use and Servicing Concept Plan represents an attempt at a balance of the research insights, community interests, and policy expectations for North East Albion, as one of the City's growth neighbourhoods. The plan emphasizes the development of a complete community by integrating environmental stewardship, the protection of natural resources and the preservation of ecosystems, while balancing the social and economic objectives of the community. Staff are currently working on the Official Community Plan amendment to the Albion Area Plan; however, in the meantime, the North East Albion Land Use and Servicing Concept Plan is to be used to guide the evaluation of specific development proposals in the North East Albion Area. This subject application is in keeping with the proposed land use designation within the North East Albion Land Use and Servicing Concept Plan. An amendment to the Official Community Plan will be required to change the land use designation to be consistent with the North East Albion Land Use and Servicing Concept Plan.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of \$5,100.00 per single family lot created.

RECOMMENDATIONS:

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

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

2. That Zone Amending Bylaw No. 7606-2020 be given first reading; and
3. That the applicant provide further information as described on Schedules A, B, E, F, and G of the *Development Procedures Bylaw No. 5879-1999*, along with the information required for an Intensive Residential Development Permit and a Subdivision application.

DISCUSSION:

a) Background Context:

Applicant:	EPIC NE Albion Homes Ltd.
Legal Descriptions:	Lot 74, Section 14, Township 12, New Westminster District Plan 61607; Parcel "H" (Reference Plan 2047), Except Part in Statutory Right of Way Plan LMP30004, South West Quarter Section 14, Township 12, New Westminster District; and Lot 1, Section 14, Township 12, New Westminster District Plan 70166
OCP:	
Existing:	Low/Medium Density Residential
Proposed:	Single Family and Conservation
Zoning:	
Existing:	RS-3 (One Family Rural Residential)
Proposed:	R-1 (Residential District), R-2 (Urban Residential District) and R-3 (Special Amenity Residential District)

Surrounding Uses:

North:	Use:	Kanaka Creek Regional Park
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Park and Park within the ALR
South:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential) and RG-2 (Suburban Residential Strata Zone)
East:	Designation:	Low/Medium Density Residential and Suburban Residential
	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
West:	Designation:	Suburban Residential and Agricultural
	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Low/Medium Density Residential (the draft North East Albion Land Use and Servicing Concept Plan designates it as Environmentally Sensitive Areas and Townhouse)

Existing Use of Properties:	Vacant and Single Family Residential
Proposed Use of Properties:	Single Family Residential and Conservation
Site Area:	6.67 ha (16.5 acres)
Access:	Proposed new streets and lanes
Servicing requirement:	Urban Standard

b) Site Characteristics:

The subject properties, located at 25057 (eastern half), 25123, and 25171 112 Avenue, are located on the north side of 112 Avenue, west of 252 Street. There are currently single family homes on 25057 and 25123 112 Avenue, and 25171 112 Avenue is vacant and is heavily treed (see Appendices A and B). A watercourse divides the 25057 112 Avenue property from the north to the south, and an additional watercourse crosses the north-east corner of 25171 112 Avenue. There are some steep slopes located on the properties as well (see Appendix C).

c) Project Description:

The applicant is proposing to rezone and subdivide the subject properties from the RS-3 (One Family Rural Residential) zone to create approximately 19 R-1 (Residential District) zoned lots, 28 R-2 (Urban Residential District) zoned lots, and 37 R-3 (Special Amenity Residential District) zoned lots, for a total of approximately 84 lots. The property located at 25057 112 Avenue is divided from the north to the south by a watercourse, which will serve as a natural boundary between this single family subdivision on the eastern portion of the property and the multi-family townhouse development that is proposed for the western portion of 25057 112 Avenue and the adjacent five parcels, under application 2019-426-RZ.

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

d) **Planning Analysis:**

Official Community Plan:

The subject properties are located within the North East Albion Area Plan and are currently designated *Low/Medium Density Residential* in the Albion Area Plan, but are shown as *Single Family* in the North East Albion Land Use and Servicing Concept Plan (see Appendix D). This application is moving in advance of the North East Albion OCP amendment; however, the proposed use is in keeping with the designation shown in the North East Albion Land Use and Servicing Concept Plan. An OCP amendment will be required to re-designate the site to *Single Family* to allow the proposed single family zoning and the remaining portions of the northern and western portions of the properties as *Conservation* lands adjacent to Kanaka Creek Regional Park.

The *Single Family* designation is intended for detached dwellings on larger residential to smaller urban lots. The inclusion of smaller single family lots will allow for more affordable home-ownership opportunities for single family homes. The opportunity to include secondary suites or detached garden suites on larger residential lots will also enhance affordability and the potential for rental opportunities in North East Albion. Intensive residential areas may also permit attached building forms along collector and arterial roads or when clustering away from environmentally sensitive areas. Significant tree clusters are located on the north-east and north-west corners of the subject properties which are intended to be preserved, allowing for the intensive residential zoning along 112 Avenue and 252 Street. If the significant tree clusters are not preserved, then the smaller single family zoning would not be supported. 112 Avenue is intended to be a minor arterial route. The diversity of single family housing forms and unit sizes are intended to provide a smooth transition between townhouse units and rural and agricultural land uses east of 252 Street.

Development in North East Albion must be designed to buffer and protect watercourses in order to preserve and improve the water quality and quantity within the watercourses and subsequently in Kanaka Creek and its tributaries. *Conservation* areas around the watercourses and to Kanaka Creek Regional Park to the north are proposed with this development.

Zoning Bylaw:

The current application proposes to rezone the subject properties from the RS-3 (One Family Rural Residential) zone to 19 R-1 (Residential District) zoned lots, 28 R-2 (Urban Residential District) zoned lots and 37 R-3 (Special Amenity Residential District) zoned lots, for a total of approximately 84 lots (see Appendices E and F).

Any variations from the requirements of the proposed zone will require a Development Variance Permit application. The applicant is proposing attached garages for the R-3 (Special Amenity Residential District) zoned lots, which will require a variance for the interior lot line setback for accessory residential structures. Additional variances may be required once full details have been received.

Development Permits:

Pursuant to Section 8.8 of the OCP, an Intensive Residential Development Permit application is required to ensure the current proposal provides emphasis on high standards in aesthetics and quality of the built environment, while protecting important qualities of the natural environment.

Pursuant to Section 8.9 of the OCP, a Watercourse Protection Development Permit application is required to ensure the preservation, protection, restoration and enhancement of watercourse and riparian areas.

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

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

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

Advisory Design Panel:

As the proposed development is for single family lots, Advisory Design Panel review is not required.

Development Information Meeting:

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

e) Interdepartmental Implications:

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

- a) Engineering Department;
- b) Operations Department;
- c) Fire Department;
- d) Building Department;
- e) Parks Department;
- f) School District;
- g) Utility companies;
- h) Metro Vancouver;
- i) Agricultural Land Commission;
- j) Fisheries & Oceans Canada;
- k) Ministry of Environment; and
- l) Canada Post.

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

Engineering Department:

This application has not been forwarded to the Engineering Department for detailed comments at this time; therefore, an evaluation of servicing and site access requirements have not been undertaken. However, the Land Use and Servicing Concept planning work did include a conceptual servicing review and the details are highlighted below.

A roundabout is proposed at the 112 Avenue and 252 Street intersection to facilitate movement as the arterial roadway turns north at 252 Street. A bike lane and multi-use pathway are proposed for 112 Avenue and 252 Street.

Sanitary servicing for the area will require a number of pump stations; detailed design will confirm the exact locations.

North East Albion is not currently serviced with water, therefore the City recently had a Master Water Plan completed by a consultant that considered future upgrades on the City system at large. Water servicing will need to comply with the overall servicing concepts outlined in the Master Water Plan.

Stormwater management concepts have been developed for North East Albion, based on modelling results and include the following:

- Proposed trunk storm sewer network and major flow paths;
- Onsite source volume and water quality control best management practices;
- Additional detention requirements;
- Regional stormwater management features; and groundwater protection measures.

The evaluation of the proposed servicing for this development will take place between first and second reading, to ensure that it complies with the North East Albion Land Use and Servicing Concept Plan.

f) Early and Ongoing Consultation:

In respect of Section 475 of the *Local Government Act* for consultation during an OCP amendment, it is recommended that no additional consultation is required beyond the early posting of the proposed OCP amendments on the City's website, together with an invitation to the public to comment.

g) Development Applications:

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

1. An OCP Amendment Application (Schedule A);
2. A complete Rezoning Application (Schedule B);
3. A Development Variance Permit Application (Schedule E);
4. A Watercourse Protection Development Permit Application (Schedule F);
5. A Natural Features Development Permit Application (Schedule G);
6. An Intensive Residential Development Permit Application; and
7. A Subdivision Application.

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

CONCLUSION:

The development proposal is in compliance with the North East Albion Land Use and Servicing Concept Plan that was endorsed by Council on October 1, 2019, therefore, it is recommended that Council grant first reading, subject to additional information being provided and assessed prior to second reading.

It is expected that once complete information is received, Zone Amending Bylaw No.7606-2020 may be amended and an OCP Amendment to adjust the *Conservation* boundary may be required.

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

"Original signed by Michelle Baski"

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

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

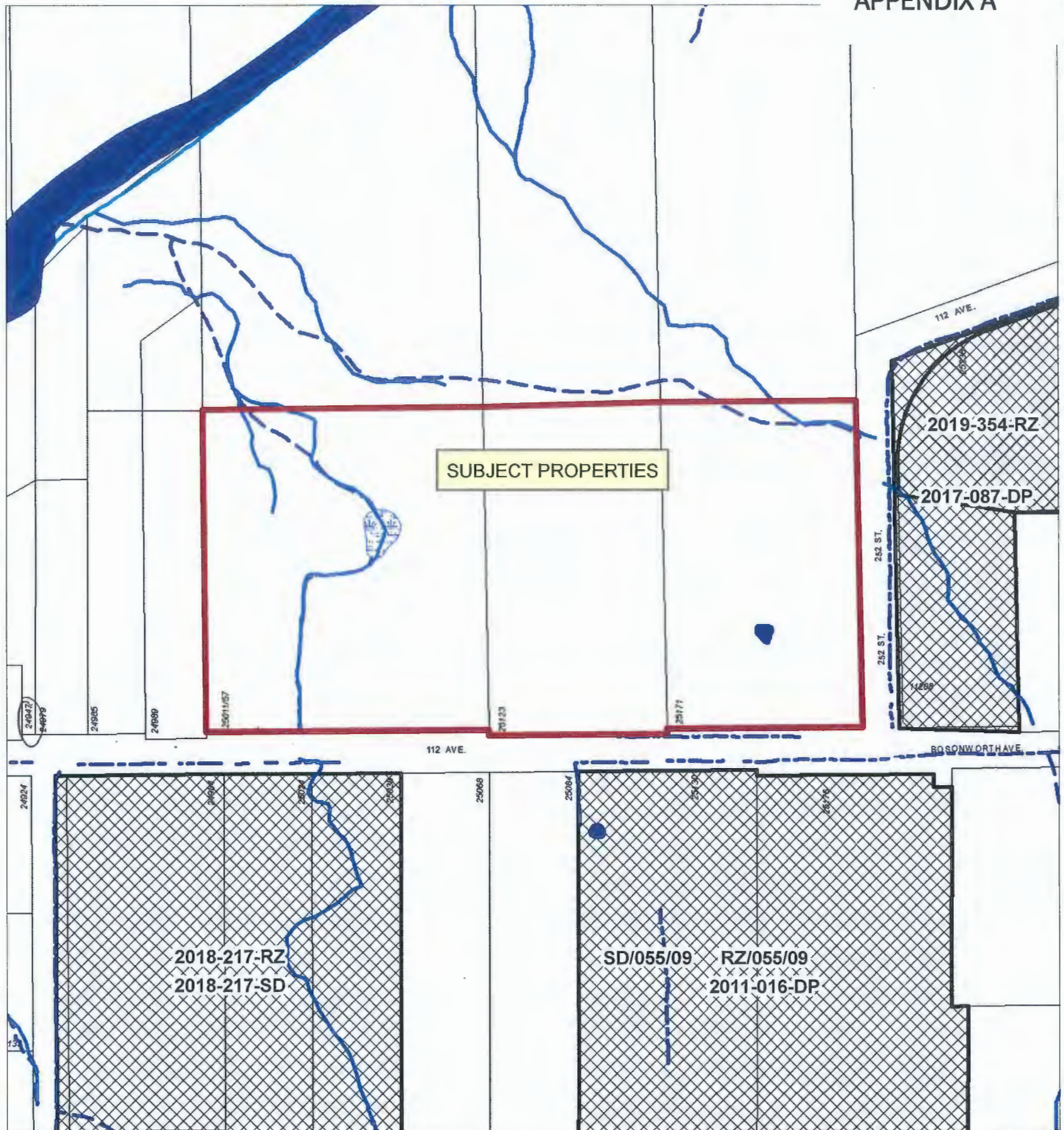
"Original signed by Al Horsman"

Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Environmental Context Map
- Appendix D – Draft North East Albion Land Use Plan
- Appendix E – Zone Amending Bylaw No. 7606-2020
- Appendix F – Proposed Subdivision Plan

APPENDIX A



Scale: 1:3,000

Legend

- Stream
- - - Ditch Centreline
- Edge of River
- - - Edge of Marsh
- Indefinite Creek
- Lake or Reservoir
- Marsh
- River
- Active Applications (RZ/SD/DP/NP)

25057, 25123/71 112 AVENUE
PID'S: 002-806-517, 013-303-171 &
002-267-802

PLANNING DEPARTMENT



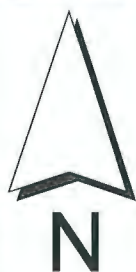
MAPLE RIDGE

British Columbia

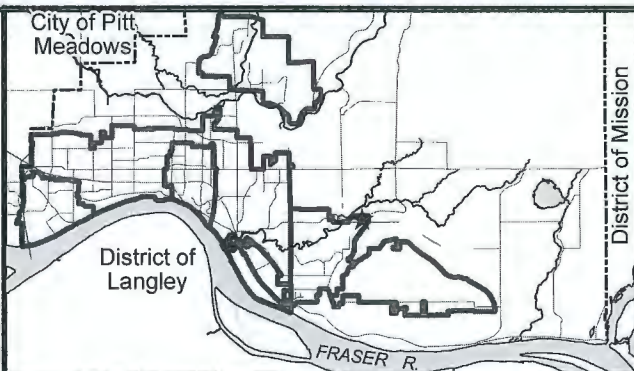
mapleridge.ca

FILE: 2019-425-RZ
DATE: Dec 19, 2019

BY: PC



Scale: 1:3,000



25057, 25123/71 112 AVENUE
PID'S: 002-806-517, 013-303-171 &
002-267-802

PLANNING DEPARTMENT



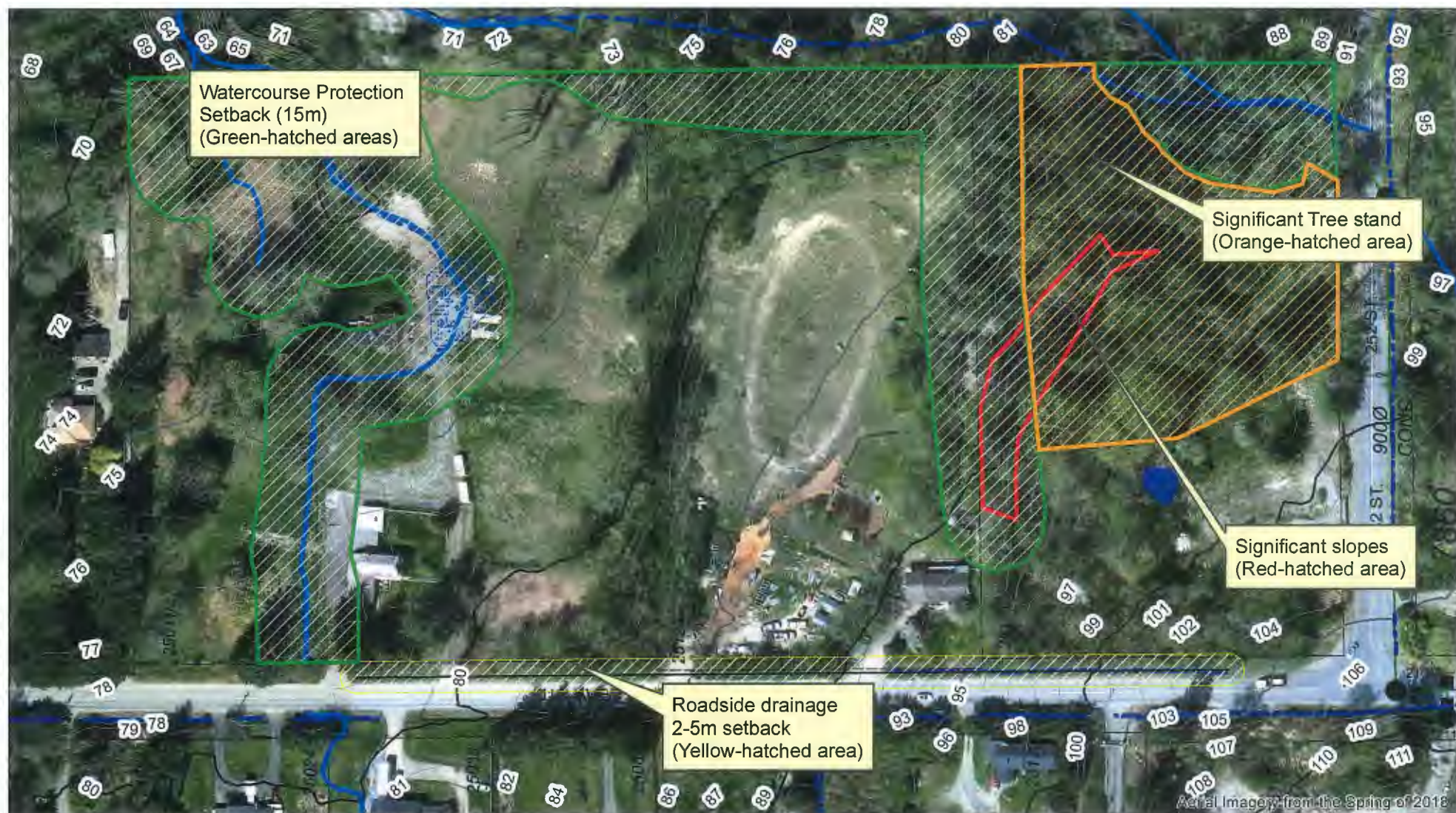
MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2019-425-RZ
DATE: Dec 19, 2019

BY: PC



Scale: 1:1,700

Preliminary Environmental Context for properties at 25011, 25057, 25123 and 25171 112th 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: Subject Map 2018

DATE: Feb 19, 2020

BY: MP

STATION 3: PROPOSED CONCEPT PLAN

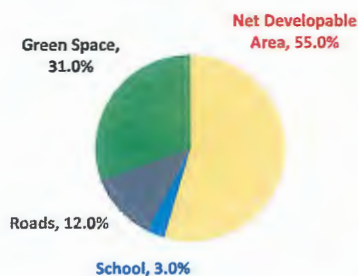
Proposed Land Use Concept Plan

LAND USE STATISTICS

The overall land-use concept plan shows how the environmental, residential land uses, commercial space, parks and trails all fit together.

The plan responds to the design principles by providing residential units needed to support new commercial and recreational spaces, and introducing a robust trail network to integrate a green, vibrant and connected neighbourhood.

Percentages By Area



Residential Area by Housing Type

Single Family	62%
Duplex, Triplex, Fourplex	6%
Cluster Townhouse	5%
Townhouse & Mixed-Use	26%

This plan projects an estimated population of 3000 people, given regional population per unit estimates.

Site specific considerations will determine the buildout population.

Green Space Areas

Neighbourhood Parks

Introducing two locations for public green space with play features for a range of ages.

Activated School Park

The neighbourhood park co-located with the elementary school will feature a full-sized active use sports field as well as looping trails and playgrounds

Multi-Use Pathways

Gravel and asphalt multi-use pathways that connect North East Albion with South Albion and Kanaka Creek Regional Park, including Cliff Falls.

Equestrian Trail

Maintaining and enhancing equestrian connections to the existing trail network.

Environmental Areas

Protecting the health and integrity of the watercourses and tributaries that feed into Kanaka Creek Regional Park.

Residential and Retail Typologies

Single Family



Detached homes. May include duplex, triplex, and fourplex that appear as a single family house in certain locations

Duplex, Triplex, Fourplex



Ground-oriented multi-family homes that appear as a single family house

Cluster Townhouse



Multi-family townhomes developed with a clustered layout to maximize preservation of significant tree stands

Townhouse

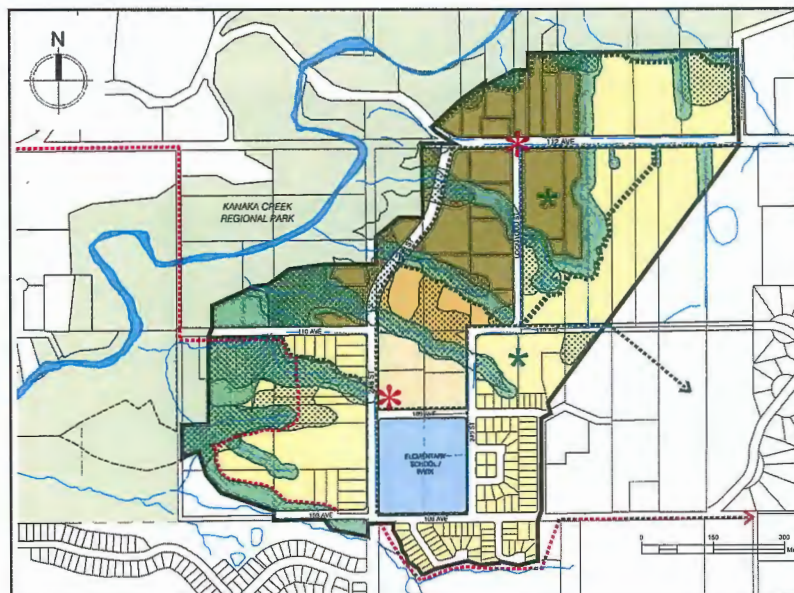


Multi-family homes in areas without significant tree clusters; on strata roads with visitor parking

Mixed Use Commercial



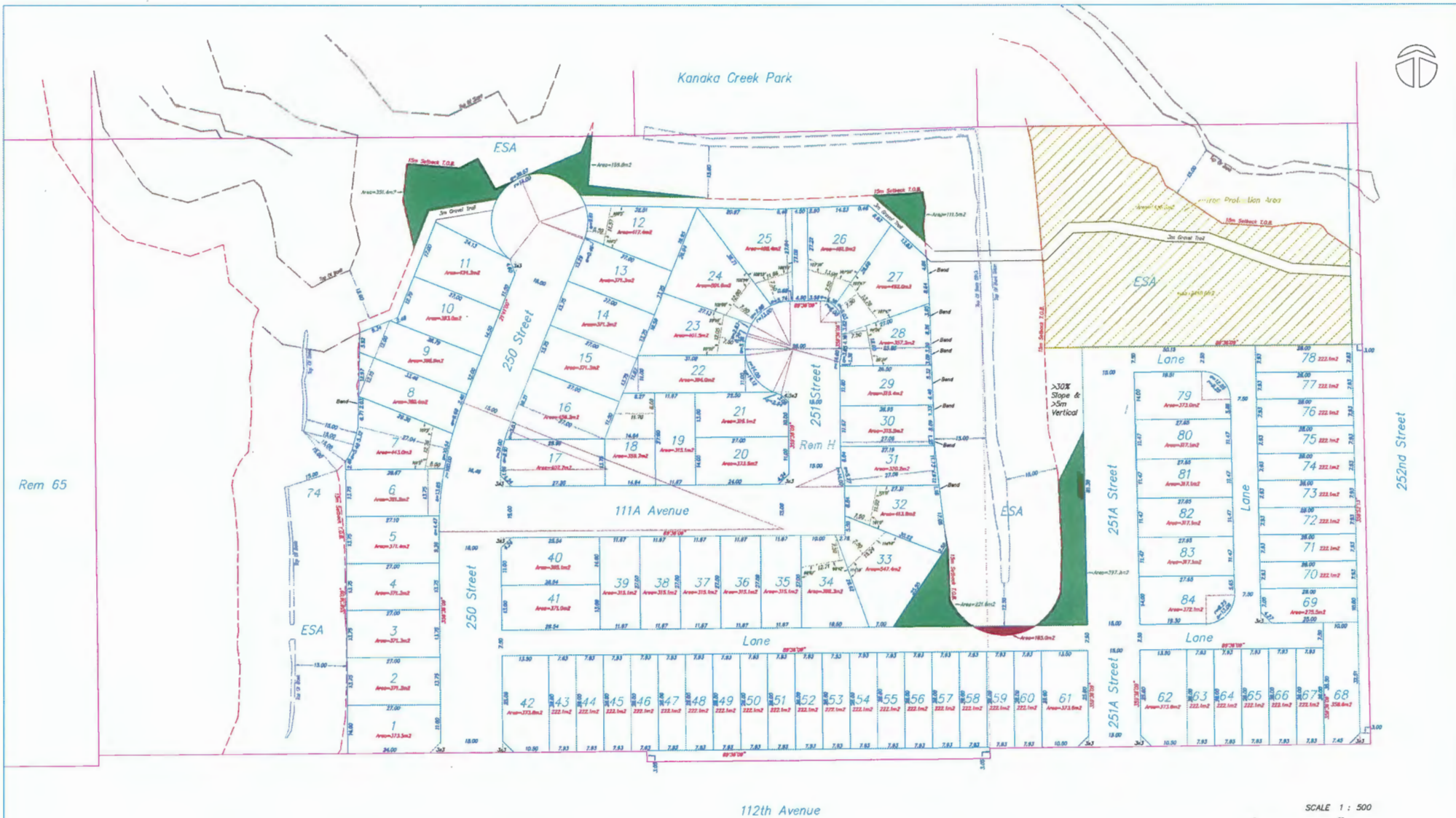
Low-rise townhouse or apartment homes stacked above ground-level commercial



Legend

- SINGLE FAMILY
- DUPLEX, TRIPLEX, FOURPLEX
- CLUSTER TOWNHOUSE
- TOWNHOUSE
- SCHOOL / PARK
- METRO VANCOUVER PARK
- ENVIRONMENTALLY SENSITIVE AREAS
- NE ALBION PLAN AREA
- SIGNIFICANT TREE CLUSTERS
- MULTI-USE TRAIL
- EQUESTRIAN TRAIL
- POTENTIAL PARK SITE
- VILLAGE COMMERCIAL NODE (GROUND-LEVEL RETAIL)

CORPORATE OFFICER



Rem 65

252nd Street

112th Avenue

SCALE 1 : 500



Terra Pacific

Land Surveying Ltd
22371 St. Anne Avenue, Maple Ridge, BC
Phone: 604-463-2501 Fax: 604-463-4501

Client: **EPIC Homes**

Project: **25057, 25123, and 25171 112th Avenue
Maple Ridge, BC**

Drawing Title:
**Riparian Compensation Areas For Proposed
84 Lot Subdivision**

Notes:
Riparian area is 1241.9 m².
Riparian Lane is 186.0 m².
See Provisions area in 2000's map.

Legend:

- Riparian Core
- Riparian Lane
- Tree Protection

Paper Size: 22" x 34"
Date: February 3, 2020
File: MR17-8275SUB_rev_Riparian



mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	MEETING DATE:	March 3, 2020
FROM:	Chief Administrative Officer	FILE NO:	2019-426-RZ
		MEETING:	C o W
SUBJECT:	First Reading Zone Amending Bylaw No. 7608-2020 24909, 24947, 24979, 24985, 24989, and 25057 112 Avenue		

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties, located at 24909, 24947, 24979, 24985, 24989, and 25057 (western half) 112 Avenue, from the RS-3 (One Family Rural Residential) zone to the RM-1 (Townhouse Residential District) zone, to permit the future construction of approximately 153 townhouse units. To proceed further with this application additional information is required as outlined below.

Council endorsed a planning process, to be undertaken collaboratively with the applicant, to prepare a Land Use and Servicing Concept Plan for North East Albion. This process was triggered by a different rezoning application, submitted by the same applicant, for four properties located on the south-east corner of the intersection of 112 Avenue and Lockwood Street. The applicant has opted to move forward with their development applications on the north side of 112 Avenue instead, including this subject application, and a single family subdivision application to the east on 112 Avenue (2019-425-RZ).

This is one of the first rezoning applications to proceed after the draft North East Albion Land Use and Servicing Concept Plan was endorsed by Council on October 1, 2019. In 2019, City staff and the team of consultants undertook an extensive engagement process to gain insights from landowners and community residents on how the area should develop. The resulting North East Albion Land Use and Servicing Concept Plan represents an attempt at a balance of the research insights, community interests, and policy expectations for North East Albion, as one of the City's growth neighbourhoods. The plan emphasizes the development of a complete community by integrating environmental stewardship, the protection of natural resources and the preservation of ecosystems, while balancing the social and economic objectives of the community. Staff are currently working on the Official Community Plan amendment to the Albion Area Plan; however, in the meantime, the North East Albion Land Use and Servicing Concept Plan is to be used to guide the evaluation of specific development proposals in the North East Albion Area. This subject application is in keeping with the proposed land use designation within the North East Albion Land Use and Servicing Concept Plan. An amendment to the Official Community Plan will be required to change the land use designation to be consistent with the North East Albion Land Use and Servicing Concept Plan.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of \$4,100.00 per townhouse unit created.

RECOMMENDATIONS:

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

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

2. That Zone Amending Bylaw No. 7608-2020 be given first reading; and
3. That the applicant provide further information as described on Schedules A, C, D, E, F, and G of the *Development Procedures Bylaw No. 5879-1999*.

DISCUSSION:

a) Background Context:

Applicant:	EPIC NE Albion Homes Ltd.
Legal Descriptions:	Lot A Section 14 Township 12 New Westminster District Plan 72158; Lot 1 Section 14 Township 12 New Westminster District Plan 69242; Lot 1 Section 14 Township 12 New Westminster District Plan 72997; Lot 78 Section 14 Township 12 New Westminster District Plan 69240; Lot 65 Except: Parcel A (Reference Plan LMP38023) Section 14 Township 12 New Westminster District Plan 47126; Lot 74 Section 14 Township 12 New Westminster District Plan 61607;
OCP:	
Existing:	Low/Medium Density Residential
Proposed:	Townhouse and Conservation
Zoning:	
Existing:	RS-3 (One Family Rural Residential)
Proposed:	RM-1 (Townhouse Residential District)

Surrounding Uses:

North:	Use:	Kanaka Creek Regional Park
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Park and Park within the ALR
South:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Low/Medium Density Residential (the draft North East Albion Land Use and Servicing Concept Plan designates it as Townhouse)
East:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Low/Medium Density Residential (the draft North East Albion Land Use and Servicing Concept Plan designates it as Single Family)
West:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Low/Medium Density Residential (the draft North East Albion Land Use and Servicing Concept Plan designates it as Townhouse)
Existing Use of Properties:		Single Family Residential
Proposed Use of Properties:		Multi-Family Residential
Site Area:		5.4 ha (13.4 acres)
Access:		Proposed new cul-de-sac and 112 Avenue
Servicing requirement:		Urban Standard

b) Site Characteristics:

The subject properties, located at 24909, 24947, 24979, 24985, 24989, and 25057 (western half) 112 Avenue, are located on the north side of 112 Avenue, at the end of Lockwood Street (see Appendices A and B). There are currently single family homes on the properties, with some steep slopes and a watercourse that divides 25057 112 Avenue property from the north to the south. There are some steep slopes located on the properties as well (see Appendix C).

c) Project Description:

The applicant is proposing to rezone the subject properties from the RS-3 (One Family Rural Residential) zone to develop approximately 153 townhouse units under the RM-1 (Townhouse Residential District) zone. The property located at 25057 112 Avenue is divided by a watercourse, which will serve as a natural boundary between this multi-family townhouse development on the western portion of the property and the single family subdivision that is proposed for the eastern portion of 25057 112 Avenue and the adjacent two parcels, under application 2019-425-RZ.

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

d) **Planning Analysis:**

Official Community Plan:

The subject properties are located within the North East Albion Area Plan and are currently designated *Low/Medium Density Residential* in the Albion Area Plan, but are shown as *Townhouse* in the North East Albion Land Use and Servicing Concept Plan (see Appendix D). This application is moving in advance of the North East Albion OCP amendment; however, the proposed use is in keeping with the designation shown in the North East Albion Land Use and Servicing Concept Plan. An OCP amendment will be required to re-designate the properties to *Townhouse* to allow the proposed multi-family development and the remaining portions of the northern and eastern portions of the properties as *Conservation* adjacent to Kanaka Creek Regional Park.

The *Townhouse* designation is intended to accommodate urban townhouses in areas with access to major circulation routes, commercial areas, and public amenities. The proposed townhouse developments are in close proximity to amenities and services, where residents can walk or bike, rather than drive their cars. Typical townhouse developments may consist of primarily two to three-storey buildings that house multiple dwelling units and provide some form of indoor and outdoor amenity spaces. These developments will feature private strata parking. Stacked townhouses up to three-storeys are permitted along arterial roads, adjacent to commercial nodes, with surface or underground parking. 112 Avenue will be considered a minor arterial road and a potential Park site is proposed to be located to the south of the subject properties, on the south-east corner of 112 Avenue and Lockwood Street.

There are significant tree clusters identified along the northern boundary of the subject properties, adjacent to Kanaka Creek Regional Park, and a multi-use trail is proposed to run along the northern end of the subject properties.

Development in North East Albion must be designed to buffer and protect watercourses in order to preserve and improve the water quality and quantity within the watercourses and subsequently in Kanaka Creek and its tributaries. *Conservation* areas around the watercourses and to Kanaka Creek Regional Park to the north are proposed with this development.

Zoning Bylaw:

The current application proposes to rezone the subject properties from the RS-3 (One Family Rural Residential) zone to the RM-1 (Townhouse Residential District) zone, to permit the future construction of approximately 153 townhouse units (see Appendices E and F).

Any variations from the requirements of the proposed zone will require a Development Variance Permit application. The applicant is proposing to have approximately 25 units (16%) with single-car garages, with the second parking space located on the driveway apron outside of the garage. The RM-1 (Townhouse Residential District) zone requires unenclosed parking to be bounded by a landscape screen of not less than 1m (3.3 ft.) in height. It is likely that the applicant will be seeking a variance to this requirement. Additional variances may be required once full details have been received.

Development Permits:

Pursuant to Section 8.7 of the OCP, a Multi-Family Development Permit application is required to ensure the current proposal enhances existing neighbourhoods with compatible housing styles that meet diverse needs, and minimize potential conflicts with neighbouring land uses.

Pursuant to Section 8.9 of the OCP, a Watercourse Protection Development Permit application is required to ensure the preservation, protection, restoration and enhancement of watercourse and riparian areas.

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

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

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

Advisory Design Panel:

A Multi-Family Development Permit is required and must be reviewed by the Advisory Design Panel prior to second reading.

Development Information Meeting:

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

e) Interdepartmental Implications:

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

- a) Engineering Department;
- b) Operations Department;
- c) Fire Department;
- d) Building Department;
- e) Parks Department;
- f) School District;
- g) Utility companies;
- h) Metro Vancouver;
- i) Agricultural Land Commission;
- j) Fisheries & Oceans Canada;
- k) Ministry of Environment; and
- l) Canada Post.

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

Engineering Department:

This application has not been forwarded to the Engineering Department for detailed comments at this time; therefore, an evaluation of servicing and site access requirements have not been undertaken. However, the Land Use and Servicing Concept planning work did include a conceptual servicing review, and the details are highlighted below.

A cul-de-sac is proposed to access the subject property at the west end of the development, with a secondary access proposed off of 112 Avenue. 112 Avenue is proposed to be a minor arterial road, therefore a secondary access may be supported at this location. A bike lane and multi-use pathway are proposed for 112 Avenue.

Sanitary servicing for the area will require a number of pump stations; detailed design will confirm the exact locations.

North East Albion is not currently serviced with water, therefore the City recently had a Master Water Plan completed by a consultant that considered future upgrades on the City system at large. Water servicing will need to comply with the overall servicing concepts outlined in the Master Water Plan.

Stormwater management concepts have been developed for North East Albion, based on modelling results and include the following:

- Proposed trunk storm sewer network and major flow paths;
- Onsite source volume and water quality control best management practices;
- Additional detention requirements;
- Regional stormwater management features; and groundwater protection measures.

The evaluation of the proposed servicing for this development will take place between first and second reading, to ensure that it complies with the North East Albion Land Use and Servicing Concept Plan.

f) Early and Ongoing Consultation:

In respect of Section 475 of the *Local Government Act* for consultation during an OCP amendment, it is recommended that no additional consultation is required beyond the early posting of the proposed OCP amendments on the City's website, together with an invitation to the public to comment.

g) Development Applications:

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

1. An OCP Amendment Application (Schedule A);
2. A complete Rezoning Application (Schedule C);
3. A Development Permit Application (Schedule D);
4. A Development Variance Permit Application (Schedule E);
5. A Watercourse Protection Development Permit Application (Schedule F); and
6. A Natural Features Development Permit Application (Schedule G).

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

CONCLUSION:

The development proposal is in compliance with the North East Albion Land Use and Servicing Concept Plan that was endorsed by Council on October 1, 2019, therefore, it is recommended that Council grant first reading subject to additional information being provided and assessed prior to second reading.

It is expected that once complete information is received, Zone Amending Bylaw No.7608-2020 may be amended and an OCP Amendment to adjust the *Conservation* boundary may be required.

"Original signed by Michelle Baski"

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

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

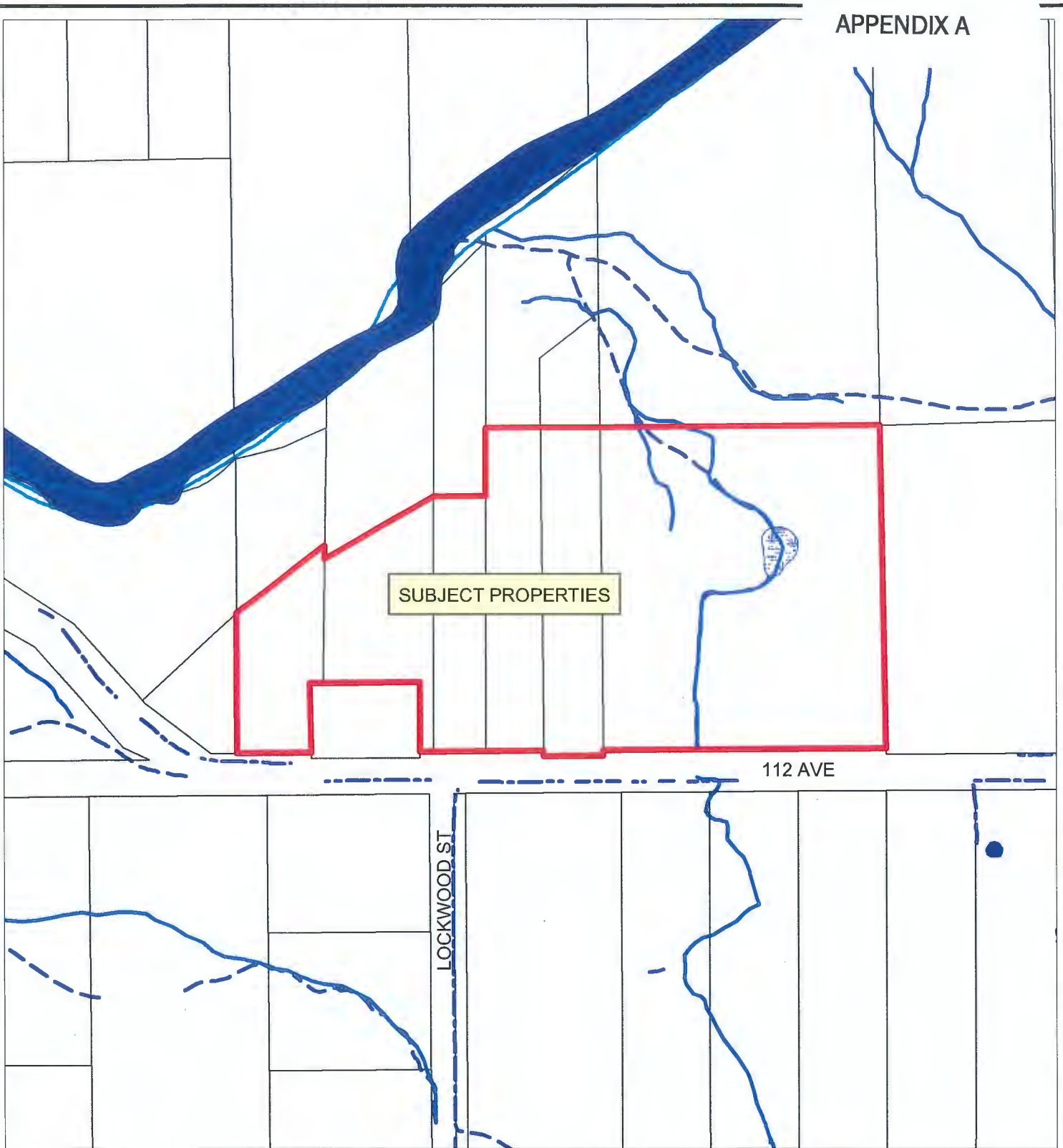
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

"Original signed by Al Horsman"

Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Environmental Context Map
- Appendix D – Draft North East Albion Land Use Plan
- Appendix E – Zone Amending Bylaw No. 7608-2020
- Appendix F – Proposed Site Plan



SUBJECT PROPERTIES


112 AVE

LOCKWOOD ST



Scale: 1:3,000

Legend

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

24909/47/85/89 & 25057 112 AVENUE
PID'S: 001-432-168, 005-483-841,
001-430-467, 003-301-249 & 002-806-517

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

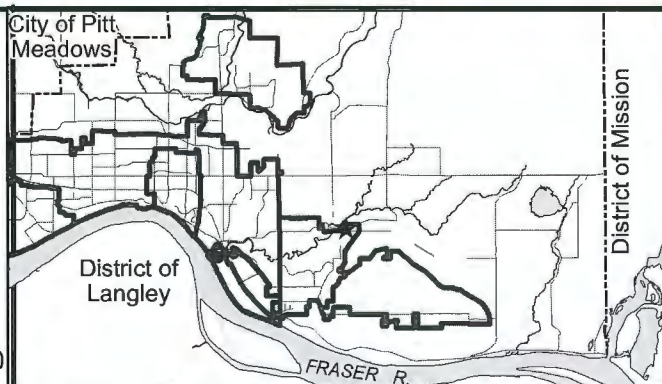
mapleridge.ca

FILE: 2019-426-RZ
DATE: Feb 5, 2020

BY: AC



Scale: 1:3,000



24909/47/85/89 & 25057 112 AVENUE
PID'S: 001-432-168, 005-483-841,
001-430-467, 003-301-249 & 002-806-517

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2019-426-RZ

DATE: Feb 5, 2020

BY: AC



Scale: 1:1,632

Preliminary Environmental Context
for properties at 24909, 24947,
24979, 24985, 24989, 25011 and
25071 112th 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

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FILE: Subject Map 2018

DATE: Feb 19, 2020

BY: MF

APPENDIX C

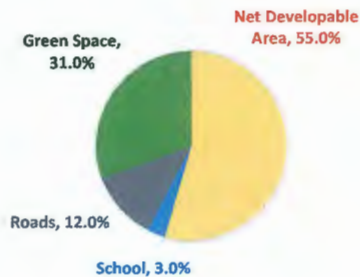
Proposed Land Use Concept Plan

LAND USE STATISTICS

The overall land-use concept plan shows how the environmental, residential land uses, commercial space, parks and trails all fit together.

The plan responds to the design principles by providing residential units needed to support new commercial and recreational spaces, and introducing a robust trail network to integrate a green, vibrant and connected neighbourhood.

Percentages By Area



Residential Area by Housing Type

Single Family	62%
Duplex, Triplex, Fourplex	6%
Cluster Townhouse	5%
Townhouse & Mixed-Use	26%

This plan projects an estimated population of 3000 people, given regional population per unit estimates.

Site specific considerations will determine the buildout population.

Green Space Areas

Neighbourhood Parks

Introducing two locations for public green space with play features for a range of ages.

Activated School Park

The neighbourhood park co-located with the elementary school will feature a full-sized active use sports field as well as looping trails and playgrounds

Multi-Use Pathways

Gravel and asphalt multi-use pathways that connect North East Albion with South Albion and Kanaka Creek Regional Park, including Cliff Falls.

Equestrian Trail

Maintaining and enhancing equestrian connections to the existing trail network.

Environmental Areas

Protecting the health and integrity of the watercourses and tributaries that feed into Kanaka Creek Regional Park.

Residential and Retail Typologies

Single Family



Detached homes. May include duplex, triplex, and fourplex that appear as a single family house in certain locations

Duplex, Triplex, Fourplex



Ground-oriented multi-family homes that appear as a single family house

Cluster Townhouse



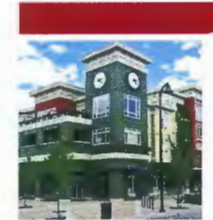
Multi-family townhomes developed with a clustered layout to maximize preservation of significant tree stands

Townhouse

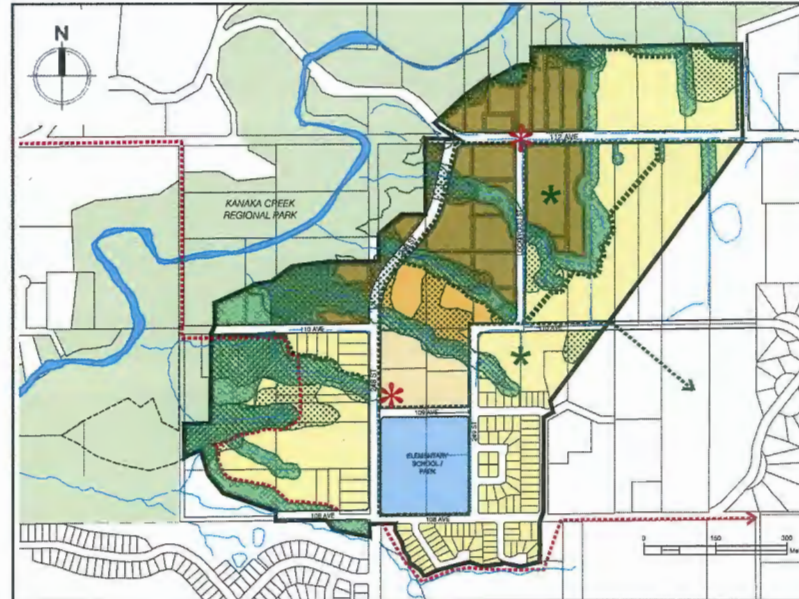


Multi-family homes in areas without significant tree clusters; on strata roads with visitor parking

Mixed Use Commercial



Low-rise townhouse or apartment homes stack above ground-level commercial



Legend

- SINGLE FAMILY
- DUPLEX, TRIPLEX, FOURPLEX
- CLUSTER TOWNHOUSE
- TOWNHOUSE
- SCHOOL / PARK
- METRO VANCOUVER PARK
- ENVIRONMENTALLY SENSITIVE AREAS
- NE ALBION PLAN AREA
- SIGNIFICANT TREE CLUSTERS
- MULTI-USE TRAIL
- EQUESTRIAN TRAIL
- POTENTIAL PARK SITE
- VILLAGE COMMERCIAL NODE (GROUND-LEVEL RETAIL)

CORPORATE OFFICER

SITE AREA = 292,942 SF

- UNIT A (3 BED) @ 1,345 SF x 25 = 33,625 SF
- UNIT B (3 BED) @ 1,372 SF x 57 = 78,204 SF
- UNIT B1 (3 BED) @ 1,485 SF x 14 = 20,790 SF
- UNIT C (2 BED) @ 1,066 SF x 27 = 28,782 SF
- UNIT D (4 BED) @ 1,767 SF x 28 = 49,476 SF

TOTAL: 151 UNITS = 210,877 SF
0.72 FSR



112TH AVENUE



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REVISIONS

**FORMWERKS
ARCHITECTURAL**

1425 West 5th Ave., Vancouver, BC V6J 1N5
Tel: (604) 255-1111 Fax: (604) 255-1112

PROJECT

**KANAKA SPRINGS
TOWNHOUSE 1**

112 TH AVENUE
MAPLE RIDGE, BC

DRAWING

**CONTEXT
PLAN**

SCALE	SHEET
1:500	A1
DATE	
FEBRUARY 2020	

APPENDIX F



mapleridge.ca

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First Reading
Zone Amending Bylaw No. 7536-2019
11405 236 Street

MEETING DATE: March 3, 2020
FILE NO: 2019-051-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 11405 236 Street, from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential District), to permit the future construction of approximately 18 townhouse units.

Pursuant to Council Policy 6.31, this application is subject to the Community Amenity Contribution charge of approximately \$73,800.00 (\$4,100.00 per attached ground-oriented dwelling unit). In addition to the Community Amenity Contribution, the applicant is seeking additional density beyond the permitted density of 0.6 Floor Space Ratio within the RM-1 (Townhouse Residential District) zone. The developer is seeking a Floor Space Ratio of 0.75, and is willing to pay the Density Bonus of \$344.46/m² (\$32.00/ft²), which equals approximately \$230,640.00. The subject property is located on a Major Corridor as provided under the Official Community Plan.

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

RECOMMENDATIONS:

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

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

2. That Zone Amending Bylaw No. 7536-2019 be given first reading; and
3. That the applicant provide further information as described on Schedules A, C, D, E, F and G of the *Development Procedures Bylaw No. 5879-1999*.

DISCUSSION:

a) Background Context:

Applicant:	J. Arora, D F Architecture Inc.
Legal Description:	Lot 3, Section 16, Township 12, New Westminster District Plan 7289
OCP:	
Existing:	Urban Residential and Conservation
Proposed:	Urban Residential and Conservation
Zoning:	
Existing:	RS-3 (One Family Rural Residential)
Proposed:	RM-1 (Townhouse Residential District)
Surrounding Uses:	
North:	Use: Multi-Family Residential Zone: RM-1 (Townhouse Residential District) Designation: Urban Residential
South:	Use: Multi-Family Residential Zone: RM-1 (Townhouse Residential District) Designation: Urban Residential
East:	Use: Single Family Residential Zone: CD-1-93 (Amenity Residential District) Designation: Urban Residential
West:	Use: Conservation Zone: RS-3 (One Family Residential) Designation: Conservation
Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Multi-Family Residential
Site Area:	2 ha (5 acres)
Access:	236 Street
Servicing requirement:	Urban Standard

b) Site Characteristics:

The subject property, located at 11405 236 Street, is located on the west side of 236 Street just south of 114A Avenue, and it is approximately 2 ha (5 acres) in size. The eastern portion of the property has a developable area that is relatively flat (see Appendices A and B). The western portion of the property has some steep slopes, some exceeding 25%, and watercourses that are part of the Cottonwood Creek system (see Appendix C). The geotechnical and environmental assessments will determine the required setbacks from these features.

c) Project Description:

The applicant is proposing a Multi-Family development consisting of approximately 18 townhouse units. All of the units are designed to have double-car garages, be three storeys high, with four bedrooms.

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

boundaries and yields, OCP designations and Bylaw particulars, and may require application for further development permits.

d) **Planning Analysis:**

Official Community Plan:

The property is designated *Urban Residential and Conservation* in the OCP. The proposed RM-1 (Townhouse Residential District) zone for townhouses is consistent with the *Major Corridor Residential* development of the *Urban Residential* land use designation. Although 236 Street is not identified as a Major Corridor on Figure 4 of the OCP, it is built to a Collector standard, and therefore townhouse development can be supported, based on Policy 3-18 2), which states the following:

2) *Major Corridor Residential – General Characteristics:*

a) *Major Corridor Residential is characterized by the following:*

- i. *has frontage on an existing Major Road Corridor as identified on Figure 4 Proposed Major Corridor Network Plan, or has frontage on a road built in whole or part to a collector, arterial, TransLink Major Road, or Provincial Highway standard;*

An amendment to the OCP will be required to adjust the land use boundaries to establish the extent of the *Conservation* boundary.

Zoning Bylaw:

The current application proposes to rezone the subject property RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential District) (see Appendix D) to permit the construction of approximately 18 townhouse units (see Appendix E). It is anticipated that the development will seek variances for interior and rear yard setbacks. A Development Variance Permit application will be required and will be the subject of a future report to Council.

The applicant is seeking a Floor Space Ratio (FSR) of 0.75. The permitted density within the RM-1 (Townhouse Residential District) zone is 0.6. At the Council Meeting of December 10, 2019, Council gave final reading to Zone Amending Bylaw No. 7569-2019, which permits a density bonus within the RM-1 (Townhouse Residential District) zone up to 0.75. The additional density may be obtained by providing a cash contribution at a rate of \$344.46/m² (\$32.00/ft²) for properties located within the Town Centre Area, or on a Major Corridor. Since 236 Street is a Major Corridor as per the OCP the additional density can be supported with an approximately \$230,640.00 density bonus contribution.

Development Permits:

Pursuant to Section 8.7 of the OCP, a Multi-Family Development Permit application is required to ensure the current proposal enhances existing neighbourhoods with compatible housing styles that meet diverse needs, and minimize potential conflicts with neighbouring land uses.

Pursuant to Section 8.9 of the OCP, a Watercourse Protection Development Permit application is required to ensure the preservation, protection, restoration and enhancement of watercourse and riparian areas.

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

- All areas designated Conservation on Schedule “B” or all areas within 50 metres of an area designated Conservation on Schedule “B”;
- All lands with an average natural slope of greater than 15 percent;
- All floodplain areas and forest lands identified on Natural Features Schedule “C”

to ensure the preservation, protection, restoration and enhancement of watercourse and riparian areas.

Advisory Design Panel:

A Multi-Family Development Permit is required and must be reviewed by the Advisory Design Panel prior to second reading.

Development Information Meeting:

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

e) Interdepartmental Implications:

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

- a) Engineering Department;
- b) Operations Department;
- c) Fire Department;
- d) Building Department;
- e) Parks Department;
- f) School District;
- g) Fisheries & Oceans Canada;
- h) Ministry of Environment; and
- i) Canada Post.

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

This application has not been forwarded to the Engineering Department for comments at this time; therefore, an evaluation of servicing and site access requirements have not been undertaken. We anticipate that this evaluation will take place between first and second reading.

f) Development Applications:

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

- a) An Official Community Plan Application (Schedule A);
- b) A complete Rezoning Application (Schedule C);
- c) A Multi-Family Residential Development Permit Application (Schedule D);
- d) A Development Variance Permit Application (Schedule E);
- e) A Watercourse Protection Development Permit Application (Schedule F); and
- f) A Natural Features Development Permit Application (Schedule G).

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

g) Early and Ongoing Consultation:

In respect of Section 475 of the *Local Government Act* for consultation during an OCP amendment, it is recommended that no additional consultation is required beyond the early posting of the proposed OCP amendments on the City's website, together with an invitation to the public to comment.

CONCLUSION:

The development proposal is in compliance with the OCP, therefore, it is recommended that Council grant first reading subject to additional information being provided and assessed prior to second reading.

It is recommended that Council not require any further additional OCP consultation.

It is expected that once complete information is received, Zone Amending Bylaw No.7536-2019 will be amended and an OCP Amendment to adjust the *Conservation* boundary may be required.

"Original signed by Michelle Baski"

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

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

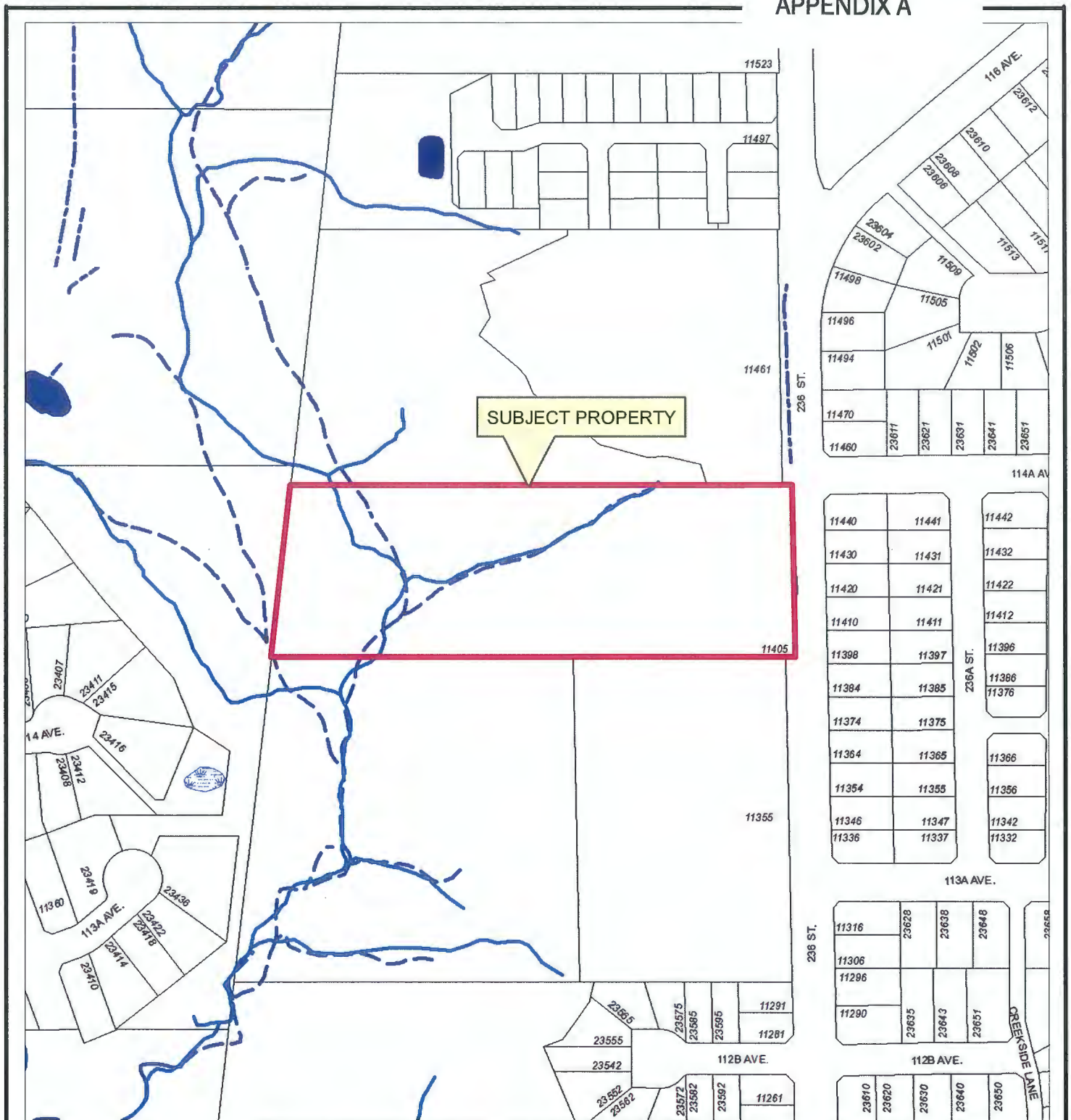
**Approved by: Christine Carter, M.PL, MCIP, RPP
GM Planning & Development Services**

"Original signed by Al Horsman"

**Concurrence: Al Horsman
Chief Administrative Officer**








The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Environmental Context Map
- Appendix D – Zone Amending Bylaw No. 7536-2019
- Appendix E – Proposed Site Plan



Scale: 1:2,500

Legend

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

11405 236 STREET



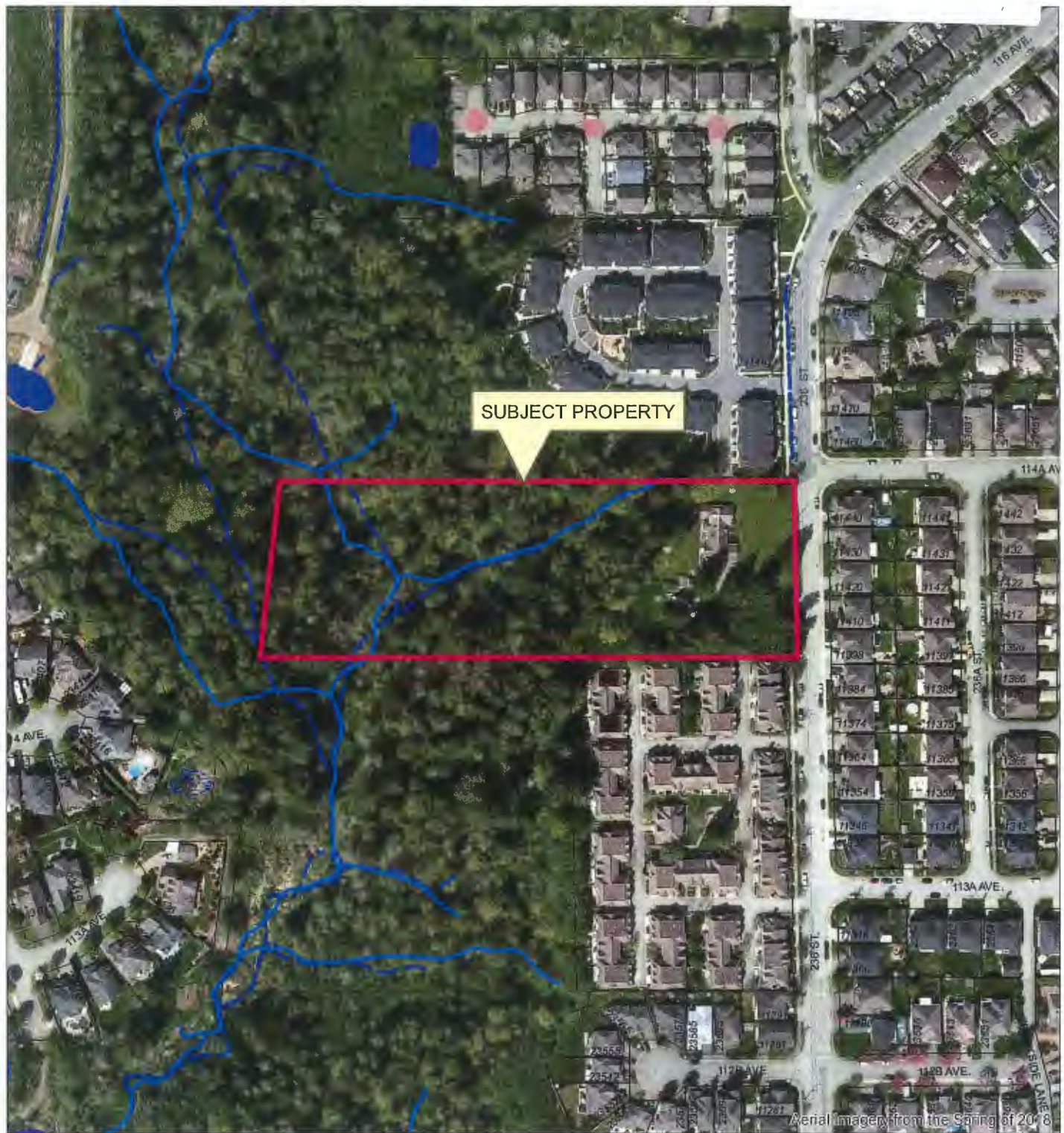
MAPLE RIDGE

British Columbia

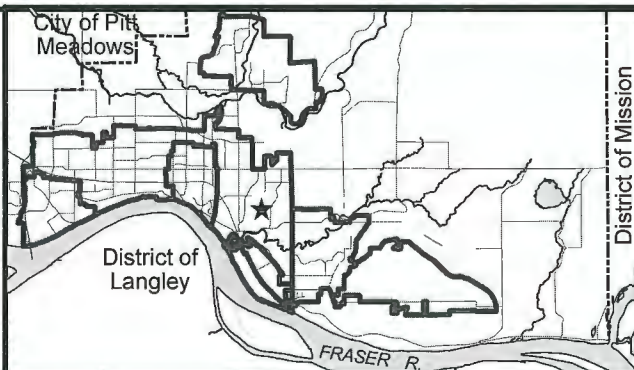
mapleridge.ca

FILE: 2019-051-RZ
DATE: Feb 8, 2019

BY: PC



Scale: 1:2,500



11405 236 STREET

PLANNING DEPARTMENT



MAPLE RIDGE

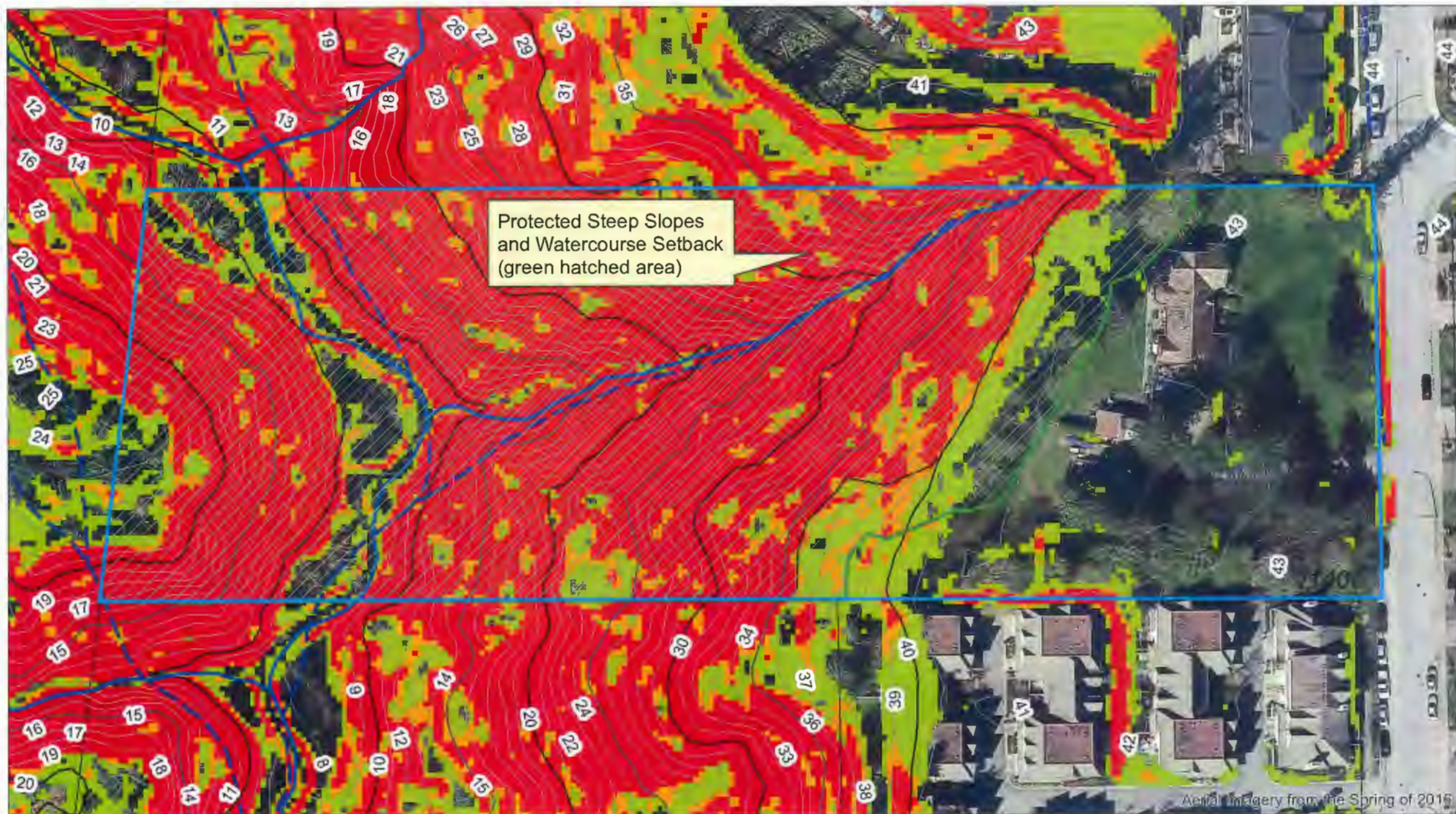
British Columbia

mapleridge.ca

FILE: 2019-051-RZ

DATE: Feb 8, 2019

BY: PC



Scale: 1:1,100

Preliminary Environmental Context for 11405 236th St.

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

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FILE: Subject_Map10.4.1.mxd

DATE: Mar 6, 2019

BY: MP

CORPORATE OFFICER



NOTES:



2019-11-11	REVISED AS PER CITY COMMENTS
2019-08-20	REVISED AS PER CITY COMMENTS
2019-04-28	REVISED AS PER CITY COMMENTS
2019-03-23	REVISED AS PER CITY COMMENTS
2018-09-11	1P SUBMISSION
2017-07-25	PRELIMINARY APPROVAL

df
ARCHITECTURE
INC.

1209-6171 SHELL ROAD
RICHMOND, BRITISH COLUMBIA
CANADA, V6X 3Z5
TEL: 604-284-5184 F: 604-284-5131
info@dfarchitecture.ca

PROJECT:
TOWNHOUSE DEVELOPMENT
11405 - 236 STREET
MAPLE RIDGE, BC

CLIENT:
ENCORE WEST DEVELOPMENT LTD.
6186 140B ST.
MAPLE RIDGE, B.C.
V3X 0G9

DISCLAIMER: NOTED: THIS PLAN AND DESIGN ARE ARE AT ALL TIMES BEING FOR THE PURPOSE OF A PRELIMINARY DESIGN AND SHOULD BE USED OR REPRODUCED WITHOUT THE ARCHITECT'S WRITTEN CONSENT.

DESIGN:	DF
CHECKED:	JA
SCALE:	1:200
JOB NO.:	WPL-016
DATE:	JULY 2017
SHEET TITLE:	

SITE LAYOUT

DRAWING NO.:
A-100

1 SITE LAYOUT
Scale: 1:200

APPENDIX E

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First and Second Reading
Official Community Plan Amending Bylaw No. 7118-2014;
Second Reading
Zone Amending Bylaw No. 7119-2014;
20894 Lougheed Highway

MEETING DATE: March 3, 2020
FILE NO: 2014-069-RZ
MEETING: CoW

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property located at 20894 Lougheed Highway from RS-1 (One Family Urban Residential) to CS-1 (Service Commercial), to permit future construction of a mixed-use building with five commercial lease units at ground level, and one residential unit above.

This application requires an amendment to the Official Community Plan (OCP) to re-designate the land use(s) from *Urban Residential* and *Conservation* to *Commercial* and *Conservation*. An amendment will be required to adjust the boundary around a watercourse and the steeply sloped area, which increases the Conservation area. Due to the proximity to a watercourse, a Watercourse Protection Development Permit application is also in process.

Council granted first reading to Zone Amending Bylaw No. 7119-2014 and considered the early consultation requirements for the Official Community Plan (OCP) amendment on February 23, 2016. The minimum lot size for the proposed CS-1 Service Commercial zone is 929 m². The subject property is 3040 m² (0.75 acres).

Pursuant to Council policy, this application is exempt from the Community Amenity Contribution Program, as only one residential unit is proposed.

RECOMMENDATIONS:

- 1) That, in accordance with Section 475 of the *Local Government Act*, opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7118-2014 on the municipal website, and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;
- 2) That Official Community Plan Amending Bylaw No. 7118-2014 be given first and second reading, and Zone Amending Bylaw No. 7119-2014 be given second reading, and be forwarded to Public Hearing;
- 3) That the following terms and conditions be met prior to final reading:
 - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;

- ii) Approval from the Ministry of Transportation and Infrastructure;
- iii) Road dedication on Loughheed Highway as required;
- iv) Park dedication as required for conservation lands and for the protection of the Environmentally Sensitive Areas on the subject property, including construction of walkways; and removal of all debris and garbage from park land;
- v) Registration of a Statutory Right-of-Way Plan for sanitary sewer services;
- 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 protecting the Residential Parking;
- viii) Registration of a Restrictive Covenant for protecting the Visitor Parking;
- ix) Registration of a Restrictive Covenant for Tree Protection, if the Douglas Fir and its roots area can not be completely protected as needed within the dedicated Park land;
- x) Registration of a Restrictive Covenant for on-site Stormwater Management;
- xi) Removal of existing buildings;
- xii) A Professional Engineer's certification that adequate water quantity for domestic and fire protection purposes is provided;
- xiii) 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(ies);
- xiv) 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, and 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: Pivotal Development Consultants Ltd. Wayne Jackson
 Owner: M K Meadow Development Ltd

Legal Description: Lot 1, District Lot 250, New Westminster District Plan 12376

OCP:
 Existing: Urban Residential, and Conservation
 Proposed: Commercial, and Conservation

Zoning:

Existing: RS-1 (One Family Urban Residential)
Proposed: CS-1 (Service Commercial)

Surrounding Uses:

North:	Use:	Park, and Residential
	Zone:	P-1 (Park and School), and RS-1B (One Family (Medium Density) Residential
	Designation:	Conservation, and Urban Residential
South:	Use:	Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
East:	Use:	Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential and Conservation
West:	Use:	Commercial
	Zone:	CS-1 (Service Commercial)
	Designation:	Commercial

Existing Use of Property:	Residential
Proposed Use of Property:	Commercial Mixed Use
Site Area:	0.304 ha (0.75 acres)
Access:	Lougheed Highway
Servicing:	Urban Standard

2) Background:

The subject property located at 20894 Lougheed Highway is approximately 0.304 ha (0.75 acres) in size, and is relatively flat, except for 31% of the property designated as conservation area in the north-east corner. McKenney Creek is crossing the property and the banks of the watercourse exceed slopes of 25% in some areas. The subject property is bounded by residential properties to the east and south, a commercial property to the west (Bob's A-Z Rental) and park and single residential properties to the north, on the other side of Lougheed Highway (See Appendix A and B). There are some significant trees on the property that are intended to be retained and protected.

3) Project Description:

An application has been received to develop a commercial mixed use building for the subject property located at 20894 Lougheed Highway. The applicant is requesting to rezone to CS-1 (Service Commercial) to be able to develop a mixed use building with five commercial lease units at ground level (approx. 421m²) and an apartment above of approximately 140m². The proposed building height is 7.5m. The architectural plans show five commercial units on the ground level, and a partial second level which will contain one apartment. The applicant has not identified the nature of the businesses or tenants that would occupy the units, but did confirm the CS-1 (Service Commercial) zone is appropriate.

The location of the building and parking lot is specifically designed to fit within the setbacks from the Creek and slopes, the setbacks from the Ministry of Transportation, and to protect some significant trees on the property. The building design, window and deck locations have been placed sensitively to minimize negative impacts on existing homes to the south and to focus views to the park areas.

4) Planning Analysis:

i) Official Community Plan:

The development site is currently designated *Urban Residential and Conservation*. For the proposed development an OCP amendment is required to re-designate most of the *Urban Residential* area to *Commercial* to allow the proposed CS-1 (Service Commercial) zoning, and to adjust the *Conservation* boundary. Through the draft Lougheed Transit Corridor Concept Plan, which was presented at the December 3, 2019 Council Workshop, the subject property has been identified for ongoing evolution of market uses and provide flexibility in the range of uses permitted, from highway commercial to light industrial employment. The development is consistent with the Concept Plan.

The subject property is located just east of the Commercial area on Lougheed Highway, which extends west to the boundary with Pitt Meadows. The adjacent property to the west, located at 20850 Lougheed, is a commercial site with CS-1 (Service Commercial) zoning. The property to the east is designated Conservation and Urban Residential. Given the location of a portion of McKenney Creek along the frontage of the easterly property, no future commercial use is possible there.

The proposed OCP amendment will permit commercial uses on the site, consistent with the intent of the General Commercial policies in the OCP as described in Section 6.3.4. The creek on the east side of the property separates it from the residential areas to the east, forming a natural separation between Commercial and Residential uses. The site will continue to have this natural separation between commercial and residential uses through the amendment of the Conservation area, protecting and enhancing McKenney Creek. The proposed development is consistent with the surrounding uses and the intent of the OCP.

ii) Zoning Bylaw:

The current application proposes to rezone the property located at 20894 Lougheed Highway from RS-1 (One Family Urban Residential) to CS-1 (Service Commercial) to permit the future development of a mixed use building. The minimum lot size for the current RS-1 (One Family Urban Residential) zone is 668m², and the minimum lot size for the proposed CS-1 (Service Commercial) zone is 929m². The subject property is 3,040m².

iii) Proposed Variances:

Variations from the requirements of the proposed zone will require a Development Variance Permit application. The applicant applied for a variance to reduce the setback to the proposed building in the rear yard from 6.0m to 1.2m, in order to preserve two significant trees on the property. Furthermore, the apartment portion of the building is proposed to be 8.47m high, which will require a variance. These variances will be the subject of a future Council report.

iv) Development Permits:

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

Pursuant to Section 8.9 of the OCP, a Watercourse Protection Development Permit application is required to ensure the preservation, protection, restoration and enhancement of watercourse and riparian areas.

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

- All areas designated *Conservation* on Schedule "B" or all areas within 50 metres of an area designated *Conservation* on Schedule "B";
- All lands with an average natural slope of greater than 15 percent;
- All floodplain areas and forest lands identified on Schedule "C"

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

v) Advisory Design Panel:

The Advisory Design Panel (ADP) reviewed the form and character of the proposed development and the landscaping plans at a meeting held on May 16, 2018 (see Appendix E and F).

Following presentations by the project Architect and Landscape Architect, the ADP made the following resolution that:

"That the following concerns regarding File No. 2014-069-DP 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 further review and evaluation.

Landscape Comments:

1. *Respecting trees and landscaping:*
 - a. *Incorporate the tree management requirements from an updated arborist report to include all trees on site ie: trees contained in Environmental area not shown on current landscape plan;*
 - b. *Add tree protection fencing to the drawings and notes for monitoring during construction;*
 - c. *Incorporate permanent landscaping on rooftop deck for screening;*
 - d. *Confirm that landscape at South perimeter is meeting screening and buffer; requirements of the Zoning bylaw (General Requirements) between residential and commercial zones;*
 - e. *Add coniferous trees to improve screening in South landscape buffer.*
2. *Respecting the pedestrian environment and safety:*
 - a. *Add benches, trash receptacles and other site furnishing to enhance the commercial space;*
 - b. *Clarify locations of guard rails at retaining walls;*
 - c. *Provide a pedestrian connection from Lougheed Hwy to the building.*
3. *Respecting landscaping plan details:*
 - a. *On landscape drawing provide details for reference such as for site furnishings, paving, fencing, walls, guard rails, railings, etc.;*
 - b. *Include sections for critical landscape areas such as retained trees and areas near accessible space that have change in grade.*
4. *Confirm if the existing grade is being maintained around the existing significant tree, follow the recommendations of the arborist.*

Architectural Comments:

1. *Respecting form and character:*
 - a. *Improve architectural character to the building;*
 - b. *Consider using alternate materials and an alternate colour palette;*
 - c. *Consider adding contrasting colours to the facades to break the mass;*
 - d. *Add articulation to the facades facing the street;*
 - e. *De-emphasize the horizontal nature of the building by adding more vertical elements;*
 - f. *Consider increasing fenestration to allow more light completed with sun shade on the southern and western facades.*
2. *Respecting the residential element:*
 - a. *Improve the delineation between entrances for commercial and residential uses;*
 - b. *Provide wayfinding signage to the residence and commercial unit 5;*
 - c. *Distinguish character of entrance for residential entry such as a recess.*
3. *Respecting roof or roof top matters:*
 - a. *Delete mansard roof and match residential roof to commercial roof;*
 - b. *Rooftop units must be screened or demonstrate that they are not visible from the other side of Lougheed Hwy;*
 - c. *If rooftop units are visible from Lougheed Highway, provide suitable rooftop screening;*
 - d. *Confirm locations of rooftop units for commercial units 4 and 5.*
4. *Respecting the site and site plan:*
 - a. *Add pylon signage at Lougheed frontage coordinated with the building architecture;*
 - b. *Match garbage kiosk with architecture of project;*
 - c. *Provide landscape lighting and building lighting layout;*
 - d. *Verify parking calculations for the range of anticipated uses, such as restaurants and offices;*
 - e. *Identify the required loading space and demonstrate how loading vehicle can manoeuvre on the site and have adequate clearance (respect to tree canopy).*
5. *Other items:*
 - a. *Demonstrate that the project conforms with CPTED principles;*
 - b. *Consider taking advantage of the North view for the residential unit."*

The applicant has been working with staff to address the above concerns, and have submitted revised documents.

The ADP comments have been addressed and are reflected in the current plans. A detailed description of how these items were incorporated into the final design will be included in a future development permit report to Council.

vi) Development Information Meeting:

A Development Information Meeting was held at Maple Ridge Seniors Activity Centre, located at 12150 224 Street, on April 24, 2019. Two people attended the meeting.

A summary of the main comments and discussions with the attendees was provided by the applicant and include the following main points:

Living south of the proposed, there is a concern of losing backyard privacy, where it is suggested to add some sort of higher screening or trees.

5) Environmental Implications:

The subject property is located to the south side of Lougheed Highway, with McKenney Creek bisecting the north east corner of the site. A 15m top of bank setback has been proposed along the forested ravine. Parkland dedication will be required to ensure qualitative and quantitative enhancement of McKenney Creek (see Attachment H).

A very large Douglas Fir is located in the centre of the subject property, which might be the largest fir encountered within Maple Ridge, with an estimated age of over 120 years. This tree appears to be in good health and its protection is therefore required. The obvious priority in its preservation is safety. The protection of the structural root system of this tree must be assured, and a protective covenant may be required to protect the root system. The applicant has furthermore been working with their qualified professional Arborist and our Environmental Planners to propose a development with best levels of effort to ensure the protection of this Fir and its root system.

6) Traffic Impact:

As the subject property is located within 800 metres of the Lougheed Highway, a referral has been sent to the Ministry of Transportation and Infrastructure. Preliminary approval was recently granted on February 6, 2020, with the following conditions:

- *no storm drainage shall be directed into the Ministry of Transportation and Infrastructure systems. All storm water is to be directed to a municipal maintained system.*
- *all structures are to be located at least 4.5 metres back from the highway right-of-way.*
- *under the Ministry's maintenance contract, our contractor provides landscaping and maintenance services related to highway safety and do not undertake work for aesthetic reasons.*
- *approval of this rezoning application does not constitute approval of any proposed landscaping plan.*

Ministry approval of the Zone Amending Bylaw will be required as a condition of final reading.

7) Interdepartmental Implications:

i) Engineering Department:

Along with the typical engineering referral comments to be resolved, a sanitary sewer service connection through the adjacent property to the sewer on Camwood Avenue, designed by the developers civil engineer was required. The consultant confirmed the site can be adequately served by this connection and that the sewer is able to handle the additional flow. An easement has been registered over the adjacent property on Camwood Avenue, along the west edge of 20897 Camwood Avenue.

8) Intergovernmental Issues:

i) Local Government Act:

An amendment to the OCP requires the local government to consult with any affected parties and to adopt related bylaws in compliance with the procedures outlined in Section 477 of the *Local Government Act*. The amendment required for this application, to amend the Conservation boundary, is considered to be minor in nature. It has been determined that no additional consultation beyond existing procedures is required, including referrals to the Board of the Regional District, the Council of an adjacent municipality, First Nations, the School District or agencies of the Federal and Provincial Governments.

CONCLUSION:

It is recommended that first and second reading be given to OCP Amending Bylaw No. 7118-2014, that second reading be given to Zone Amending Bylaw No. 7119-2014, and that application 2014-069-RZ be forwarded to Public Hearing.

"Original signed by Therese Melser"

Prepared by: **Therese Melser**
Planning Technician

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

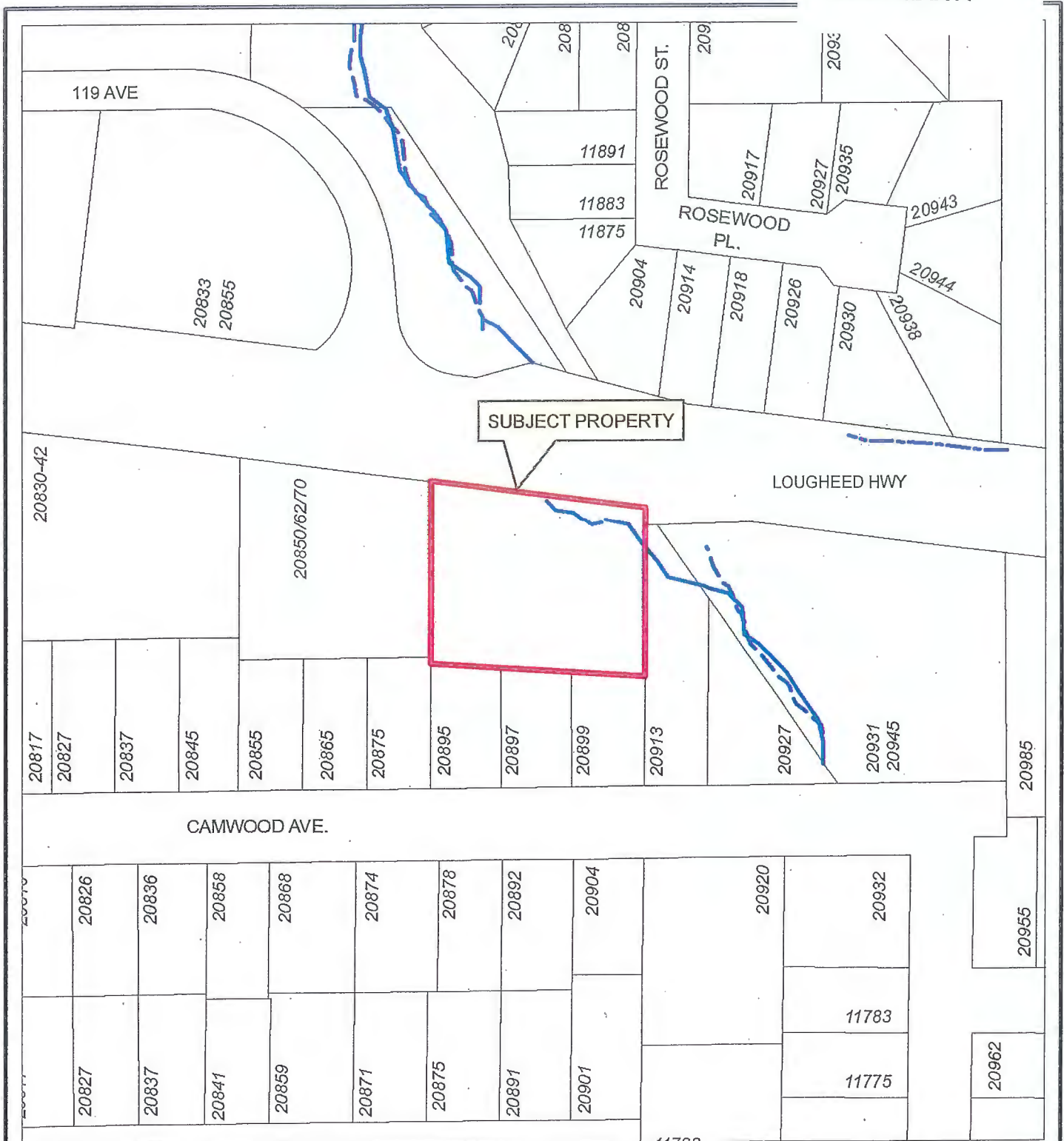
"Original signed by David Pollock" for

Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – OCP Amending Bylaw No. 7118-2014
Appendix D – Zone Amending Bylaw No. 7119-2014
Appendix E – Site Plan
Appendix F – Building Elevation Plans
Appendix G – Landscape Plan including Conservation area

APPENDIX A



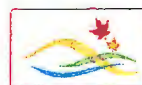
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Legend

- Stream
- - - Ditch Centreline
- - - Indefinite Creek

20894 LOUGHEED HWY

PLANNING DEPARTMENT



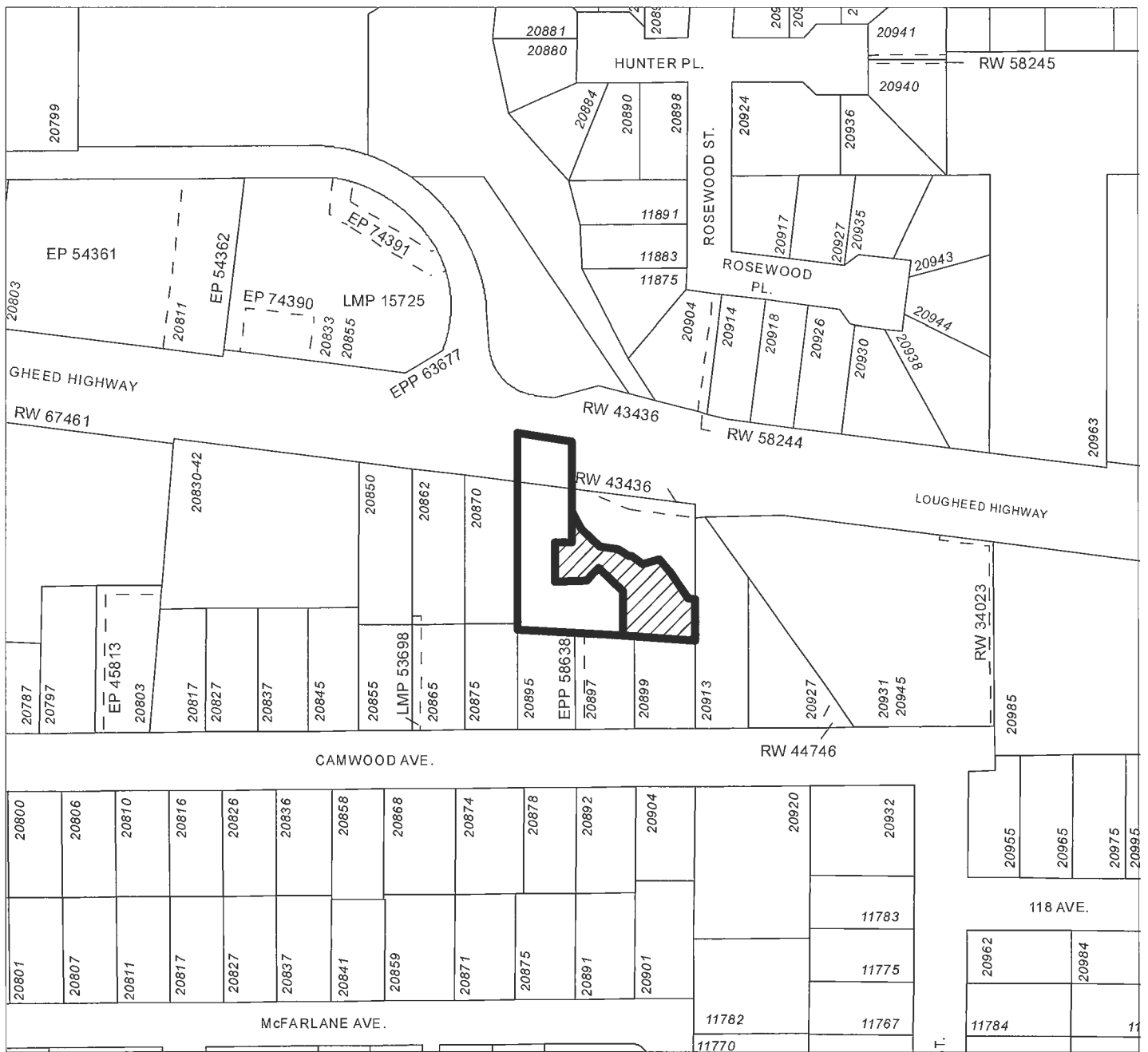
MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2014-069-RZ
DATE: Jan 11, 2016

BY: PC

CORPORATE OFFICER



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7118-2014

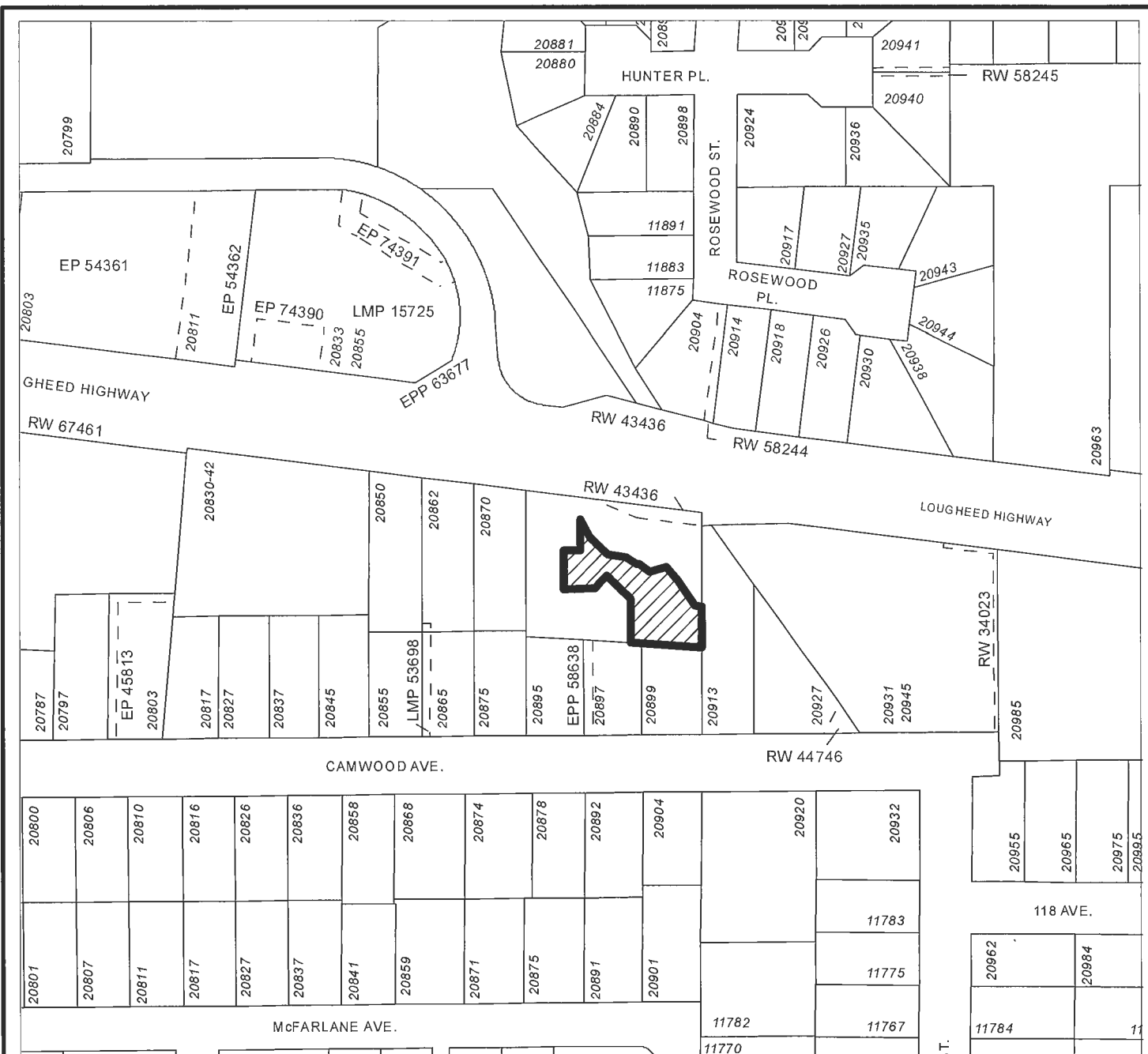
Map No. 892

From: Urban Residential and Conservation

To:  Commercial
 Conservation



SCALE 1:2,000



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7118-2014
 Map No. 893
 Purpose: To Amend Schedule C As Shown

 To Add to Conservation



CITY OF MAPLE RIDGE

BYLAW NO. 7119-2014

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. 7119-2014."
2. That parcel or tract of land and premises known and described as:

Lot 1 Except: Firstly; Part on Plan 25556, Secondly; Part on SRW Plan 43436
District Lot 250 Group 1 New Westminster District Plan 12376

and outlined in heavy black line on Map No. 1630 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to CS-1 (Service Commercial).

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

READ a first time the 23rd day of February, 2016.

READ a second time the day of , 20

PUBLIC HEARING held the day of , 20

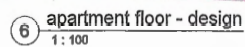
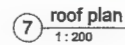
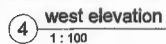
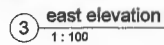
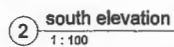
READ a third time the day of , 20

APPROVED by the Ministry of Transportation and Infrastructure this day of , 20

ADOPTED the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



checked by _____

checked by _____

APPENDIX F



Split faced block - Painted
Ralph Lauren
Chalk Stripe
RL4355

Stucco - Painted
Ralph Lauren
Box Pleat
RL4008

Roof:
Vicwest
White White QC 56076



Fascia:
Vicwest
Charcoal QC 16078

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The General Contractor shall check and verify all dimensions and quantities and materials to be installed. This drawing shall be used for construction unless stated or noted by the architect.

The design documents prepared solely for the use of the client and are not to be used for any other purpose. The client shall be responsible for the construction of any work to be done by any other party.

Rev A, April 4-05
working drawings
Rev B, April 18-05
working drawings
Rev C, Oct 9-07
design updates
Rev D, March 13-08
perspective updated

Aug 4/17 - DP submission

DO NOT COPY WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT

NOT TO BE USED FOR CONSTRUCTION UNLESS THE PROJECT HAS BEEN APPROVED BY THE ARCHITECT

architect

Architectural Inc.

David Lander Architects Inc. 416-491-4141
2200, The Queensway, Suite 200, Scarborough, Ontario M1S 1Y7
Tel: 416-491-4141 Fax: 416-491-4142
Web: www.davidlander.com

project
re-zoning
proposal

30004 Longwood Highway, Maple Ridge, BC

drawing 002

perspective from east

and

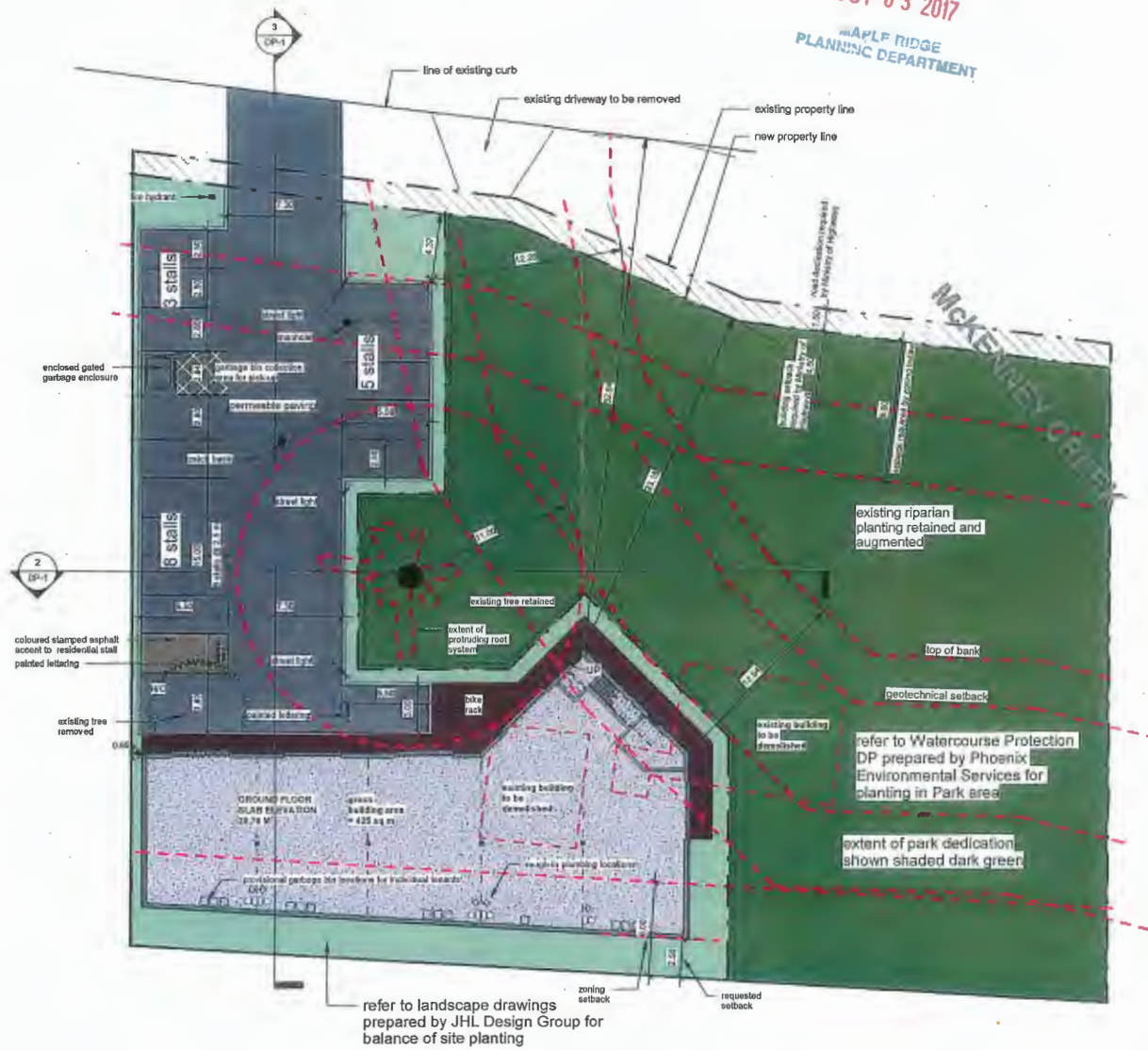
project # 15-109 drawing #

scale as shown

drawn by GDL DP-3

checked by

RECEIVED
OCT 03 2017
MAPLE RIDGE
PLANNING DEPARTMENT



TO: His Worship Mayor Michael Morden
and Members of Council
MEETING DATE: March 3, 2020
FILE NO: 09-4560-20
FROM: Chief Administrative Officer
MEETING: COW
SUBJECT: Inter Municipal TNS Business Licence Agreement Bylaw No. 7622-2020
and Inter Municipal TNS Business Licence Bylaw No. 7623-2020

EXECUTIVE SUMMARY:

This report recommends that the City of Maple Ridge participate in an Inter Municipal Business Licence (IMBL) for ride hailing companies (Transportation Network Services) on the basis of the terms noted in this report, effective on April 1, 2020. The IMBL will streamline the licensing process across the region and allow ride hailing companies to operate in all participating municipalities (Appendix III) with a single business licence.

The terms of the IMBL were developed collectively by the participating municipalities in a fast-tracked process convened by TransLink at the direction of the Mayors' Council December 12, 2019. The proposed ride hailing IMBL establishes the following:

- **Licensing Authority:** The City of Vancouver will be the licensing authority for the IMBL which means that all ride hailing companies will need to obtain a licence from Vancouver, in order to conduct ride hailing business in any of the participating Region 1 municipalities.
- **Licence Fee:** The IMBL fee will be \$155 per company plus \$150 for each vehicle that signs up to operate with the company. Incentives are provided for zero emission vehicles (reduction to \$30 per vehicle) and wheelchair accessible vehicles (reduction to \$0). The proposed fees are set to be program cost recoverable and not to be prohibitive for companies.
- Licence fee revenue will be shared among participating municipalities. The City of Vancouver will first retain funds sufficient to recover costs for set-up and administration of the licence program (Appendix IV) and remaining revenues will be shared based on the percent of total regional pick-ups and drop-offs that occur within each municipality. The information on pick-ups and drop-offs occurring in each municipality will be provided by the licensees.
- The City of Vancouver will retain funds sufficient to recover the cost of administering the licence (Appendix IV). Remaining licence fee revenue will be shared among participating municipalities based on the percent of total regional pick-ups and drop-offs that occur within each of their boundaries. The information on pick-ups and drop-offs occurring in each municipality will be provided by the licensees.
- **Licence Conditions:** Companies will be required to comply with the municipal bylaws and regulations of each participating municipality. Each municipality retains authority to enforce its own bylaws, for example street and traffic regulations, and also to suspend or cancel an IMBL. Staff in participating municipalities have established a shared protocol for escalating enforcement and communicate enforcement actions between each other prior to any municipality considering suspension or cancellation of a licence.

Because the terms of the proposed ride hailing IMBL were developed on a compressed timeline, they should be considered as interim. Staff of participating municipalities will continue to collaborate over the coming months on opportunities for future refinement. For example, there may be opportunities to further incentivize wheelchair accessible or zero emission vehicles, and to adjust the licence fee structure. As more companies are licensed and staff better understand the true costs for licensing and for monitoring industry impacts, such changes can be considered.

The proposed IMBL for ride hailing supports the City of Maple Ridge's commitment to regionally coordinated transportation.

RECOMMENDATION:

That the following recommendations be forwarded to the next available Council meeting.

1. That Inter Municipal TNS Business Licence Agreement Bylaw No. 7622-2020 be given first, second and third reading; and
2. That Inter Municipal TNS Business Licence Bylaw No. 7623-2020 be given first, second and third reading.

DISCUSSION:

a) Background:

Provincial legislation in force since September 2019 has reduced the municipal authority to regulate Passenger Directed Vehicles (PDV) such as taxis, limousines and ride hailing vehicles. The Province now has sole authority to regulate company fleet size and operational boundaries, to set vehicle standards, and to issue driver Chauffeur Permits.

While the province's new regulations surrounding PDV activities limit the role of municipalities in establishing local regulations, municipalities retain authority to:

- Issue business licences;
- Set business licence requirements; and
- Regulate business activities, such as street and curb use and pick-up and drop-off locations, through bylaws.

The Province regulates Passenger Directed Vehicles through the Passenger Transportation Act, the Motor Vehicle Act, and the Commercial Transportation Act. Companies that operate passenger directed transportation services are licensed by the independent, provincially appointed BC Passenger Transportation Board (PTB). Municipalities may issue business licences to companies once those companies have been licensed by the PTB.

The PTB has the authority to determine operating boundaries, and has established a regional, cross-municipal, approach to ride hailing. Maple Ridge is part of Region 1 (Whistler-Lower Mainland) comprised of 32 municipalities. In December 2019, Council directed staff to work with other Region 1 municipalities and with TransLink to develop a region-wide Inter Municipal business licence (IMBL). In January 2020, the PTB approved 3 companies to operate in Region 1.

An IMBL is a business licence that allows mobile businesses to operate across participating municipalities with the purchase of one licence. An IMBL is formed through common bylaws enacted by each participating municipality. The first bylaw, the **IMBL TNS Business Licence**

Agreement Bylaw (Appendix I), allows municipalities to enter into agreement with the partner municipalities. It addresses terms such as the licence fee, revenue sharing formula and distribution, and overall administration of the licence. The second bylaw, the **IMBL TNS Business Licence Bylaw (Appendix II)**, is the formal mechanism through which the IMBL is implemented in each municipality and sets out the various terms and conditions that apply to the IMBL across the participating municipalities.

When implementing an IMBL participating municipalities work together to determine:

- the types of businesses eligible to be covered under the particular IMBL (e.g. trades/construction);
- how much to charge for an IMBL;
- the model for collecting and sharing revenue from the sales of the IMBL (e.g. seller retains revenue from sales or cost sharing among jurisdictions); and
- the terms of the bylaw to be enacted by each participating municipality.

In Region 1, there are four existing sub-regional IMBL groups: Fraser Valley, Metro West, North Shore and Tri-cities that cover mobile businesses such as trades, construction, and catering. None of these existing IMBLs apply to vehicles for hire or any other transport services.

The process of developing an IMBL generally takes six months to a year. For ride hailing, a year long process carried the risk that a patchwork of municipal licensing frameworks would emerge and have a potentially negative impact on the regional roll-out of the industry. On December 12, 2019 the Mayors' Council on Regional Transportation directed TransLink to facilitate an expedited IMBL development process with Region 1 municipalities with agreement on bylaw terms by January 31, 2020.

Region 1 municipalities commenced work in late December 2019. An IMBL Working Group was established and met weekly throughout the month of January 2020 to develop the proposal for an IMBL for ride-hailing. The proposed IMBL bylaws establish licensing authority; licence fee and structure; licence conditions; and licence fee revenue sharing among participating municipalities (Appendix I and Appendix II). They represent the outcome of two-thirds majority based voting undertaken by the IMBL Working Group members. Staff advocated and voted for licence terms and conditions that reflected the Council approved licensing framework from October 2019, which considered the City's Climate Emergency Response, Transportation 2040, and principles for ride-hailing regulation.

Participating municipalities will bring reports to their Councils in February and March 2020 recommending approval of the bylaws as presented. If approved, the IMBL will take effect on April 1, 2020.

The terms of the **IMBL TNS Business Licence Bylaw** should be understood as interim and the effectiveness of the licence will be assessed over the coming months, as more companies are licenced and operating.

b) Analysis

The IMBL bylaws establish the following.

Licensing authority

The City of Vancouver will be the licensing authority (sole issuer) for the IMBL. This means that all ride hailing companies will need to obtain a licence from Vancouver, in order to conduct ride hailing business in any of the participating Region 1 municipalities.

Given the expedited timeframe to develop a licencing scheme, the working group agreed that the City of Vancouver is well positioned for this role as it has developed an infrastructure to support tracking and issuing TNS business licences.

Licence Fee and Structure

Companies will pay a company fee of \$155 plus a per vehicle fee of \$150 for each vehicle. Incentives are provided for zero emission vehicles (reduction to \$30 per vehicle) and wheelchair accessible vehicles (reduction to \$0). The discounted fee for zero emission vehicles provides a meaningful incentive while acknowledging that they have an administrative cost and physical impact on streets. Wheelchair accessible vehicles are understood to be more expensive to purchase and maintain than non-accessible vehicles, and municipalities want to encourage their participation in ride-hailing as much as possible. Therefore, a \$0 per vehicle fee is proposed.

Licence fees are to be pro-rated to align with the City of Vancouver's calendar licensing structure.

Companies will self-report monthly all new vehicles operating under their licence, and whether they are standard, zero emission or wheelchair accessible. Once a vehicle has been reported and the associated fee paid, the vehicle may operate for the remainder of the calendar year. Participating municipalities will be advised monthly of new vehicle additions, for the purposes of street use management.

The per vehicle fee structure was agreed upon as it can be implemented immediately; it enables incentives for specific vehicle types; and it is equitable among companies of all fleet sizes.

The per vehicle fee of \$150 was set with the aim of achieving administrative program cost recovery (Appendix IV), and recovery of costs to participating municipalities associated with monitoring business activity and impacts in their communities. Because ride hailing is a new business type the full costs of licensing and monitoring are not yet known. The licence fee is comparable to licensing fees in other Canadian jurisdictions such as the City of Calgary.

Monitoring Industry Impacts – Access to Data

Access to detailed trip data is critical for municipalities in understanding the impact of ride hailing in their communities at both the system-wide and street levels. At the street level it can be used to establish solutions to mitigate safety concerns and congestion impacts. For example identification of locations for supportive infrastructure like street parking repurposed into ride hailing pick-up and drop-off zones. It can also highlight locations that may require enforcement attention. The BC Passenger Transportation Branch collects comprehensive vehicle and trip data from companies. In early February, the Province confirmed that municipalities will be able to access these data on a regular, on-going basis through a Partnership Agreement with the Passenger Transportation Branch. Consequently, detailed trip data will not be a requirement of the IMBL; municipalities will benefit from access to provincial data, and companies will benefit from not having to duplicate data submission efforts.

As a condition of the IMBL, licenced ride hailing companies will still be required to report the total number of pick-ups and drop-offs occurring in each participating municipality so as to enable the City of Vancouver to calculate the share of revenue owed to each participating municipality.

Licence Fee Revenue Sharing

Licence fee revenue will be shared among participating municipalities. The City of Vancouver will first retain funds sufficient to recover costs for set-up and administration of the licence program,(Appendix IV) and remaining revenues will be shared based on the percent of total regional pick-ups and drop-offs that occur within each municipality.

Year 1 of the IMBL program includes set-up costs that are expected to fall in subsequent years as the program is regularized. At the end of each licence year, the City of Vancouver will provide participating municipalities with a year-end account of costs, and revenue to be shared.

c) Licence Requirements

Companies will be required to comply with the municipal bylaws and regulations of each participating municipality.

Each participating municipality will retain authority to enforce its own bylaws, for example street and traffic regulations, and also to suspend or cancel an IMBL. Because suspension or cancellation of a licence would affect all participating municipalities, staff in participating municipalities will establish a shared protocol for escalating enforcement prior to any municipality considering suspension or cancellation. This protocol will include communicating with the Provincial Registrar and Passenger Transportation Branch about on-going concerns with a company or vehicle.

The Province will be enforcing compliance with provincial regulations and licence conditions. Field investigations will be carried out by the Commercial Vehicle Safety and Enforcement (CVSE) Branch; the Registrar of the Passenger Transportation Branch is authorized to investigate and audit companies for issues including compliance with licence conditions and public safety. At this time, the number of provincial enforcement staff that will be assigned to address potential issues in Region 1 is not available.

d) Next Steps

Should the proposed IMBL bylaws be approved by Council and by other participating municipalities, Vancouver staff are prepared to issue IMBL licences on April 1, 2020; prepare invoices; and set-up revenue distribution.

In considering adjustments to the ride-hailing IMBL, staff will consider opportunities to include limousines as they are also authorized by the PTB to operate across municipal boundaries. The PTB has announced that it will review its regulations with regard to taxi operating areas, but taxis cannot be considered for an IMBL at this time as they are largely restricted to operating within single municipalities.

Public/Civic Agency Input

The working group held an industry information session on January 22, inviting the 17 TNS operators who had applied to the PTB to operate in Region 1 at that time. Participants were informed about the proposed IMBL framework, including specifics, such as fee structure and data requirements. At the time of the consultation, the proposed IMBL included data submission requirements that have since been removed. Fifteen of the applicants invited sent representatives.

In addition to the comments given during the information session, three companies submitted written comments following the session. The working group reviewed and considered all comments submitted.

The TNS industry representatives were generally appreciative of the expedited IMBL process, particularly as two of the applicants received PTB approval during the process and had a more urgent need for an IMBL.

The key concerns heard by the working group were:

1. Fee structure and smaller operators: The working group heard concerns that the fee structure disadvantaged smaller operators who are less able to absorb the per-vehicle charges compared to larger operators.
2. Fee structure and TNS fluidity: The working group heard concerns that the way that fees are charged – based on vehicles that sign on with the company rather than number of vehicles in operation – do not match the fluid nature of the ride-hailing industry which tends to have high driver turnover.
3. Data requirements and granularity: The working group also heard concerns about the level of granularity required for data submissions, with respect to customer privacy.

The working group will take key concerns 1 and 2 under advisement and consider options to address these concerns as part of the ongoing development of a permanent IMBL. The concerns are significant enough and industry perspectives varying enough that further work and consultation is required, and was not possible prior to the January 31 deadline for the interim IMBL.

Regarding data requirement concerns, the working group has since determined that detailed data submission will not be required as part of the IMBL. Municipalities will access provincially collected data through a Partnership Agreement with the Provincial Transportation Branch.

Alternatives:

If Council chooses not to support the proposed bylaws as presented, the remaining participating municipalities that adopt the bylaws will enter the agreement and ride hailing companies would not be able to operate under this licence in any non-participating municipality.

Interdepartmental Implications:

Staff from both Licencing & Bylaws and Engineering Departments have been involved in this review and will work together to monitor the implementation over the next year.

Financial


Year one (2020) set up and administration of the proposed Inter Municipal Business Licence is estimated to cost the City of Vancouver \$140,000. It is anticipated that these costs will be recovered through licence fee revenue. Should year one licence fee revenue be insufficient for cost recovery, the City will seek to recover outstanding costs from future year IMBL revenues.

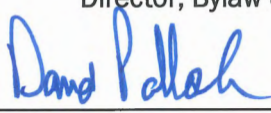
The City of Vancouver will obtain a share of the licence fee revenue that remains once administrative program costs have been recovered. That share will be based on Vancouver's proportion of regional pick-ups and drop-offs and will be used to offset costs related to monitoring industry impacts in the municipality.


CONCLUSIONS:

There is strong public support for ride hailing in the Lower Mainland, and the Province has now authorized three companies to operate in Region 1 (Whistler - Lower Mainland). The proposed IMBL for ride hailing will support the regional roll-out of the industry as companies will be able to operate in participating municipalities with only one business licence. Should Council approve the recommendation to participate in an Inter Municipal Business Licence (IMBL) for ride hailing companies under the terms noted in this report, the licence will be effective as of April 1, 2020.


Prepared by: R. MacNair
Senior Advisor, Bylaw & Licensing Services


Co-Prepared by: Michelle Orsetti
Director, Bylaw & Licensing Services


Reviewed by: David Pollock, P.Eng
General Manager: Engineering Services


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


Concurrence: Al Horsman
Chief Administrative Officer

Attachments:

- Appendix I: IMBL TNS Agreement Bylaw 7622-2020
- Appendix II: IMBL TNS Business Licence Bylaw 7623-2020
- Appendix III: List of Participating Municipalities
- Appendix IV: IMBL Cost Recovery

APPENDIX I



City of Maple Ridge

Inter Municipal TNS Business Licence Agreement Bylaw No. 7622 - 2020

Effective Date:

City of Maple Ridge

Inter Municipal TNS Business Licence Agreement Bylaw
No. 7622 - 2020

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City of Maple Ridge

Inter Municipal TNS Business Licence Agreement Bylaw No. 7622-2020

A bylaw to enter into an agreement among the Participating Municipalities
regarding an Inter Municipal Transportation Network Services Business Licence

WHEREAS the Council of the City of Maple Ridge deems it expedient to provide for a bylaw to enter into an agreement among the Participating Municipalities regarding an Inter Municipal Transportation Network Services Business Licence;

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

Part 1 Citation

- 1.1 This bylaw may be cited as "Inter Municipal TNS Business Licence Agreement Bylaw No. 7622-2020.

Part 2 Bylaw Agreement

- 2.1 Council hereby authorizes the City to enter into an Agreement with the Participating Municipalities in substantially the form and substance of the Agreement attached to this Bylaw as Schedule A, and also authorizes the Corporate Officer to execute the Agreement on behalf of the City, and to deliver it to the Participating Municipalities on such terms and conditions as the Corporate Officer deems fit.
- 2.2 This Bylaw is to come into force and take effect on the date of its enactment.

Schedules

Schedule A – Inter Municipal TNS Business Licence Agreement

READ A FIRST TIME on [Date]

READ A SECOND TIME on [Date]

READ A THIRD TIME on [Date]

ADOPTED by the Council on [Date]

PRESIDING MEMBER

CORPORATE OFFICER

Schedule A Inter Municipal TNS Business Licence Agreement

WHEREAS the City of Burnaby, the Corporation of Delta, the Corporation of the City of New Westminster, the City of Richmond, the City of Vancouver, the City of Abbotsford, the Village of Anmore, the Bowen Island Municipality, the City of Chilliwack, the City of Coquitlam, the Corporation of the District of Kent, the City of Langley, the Corporation of the Township of Langley, the Village of Lions Bay, the City of Maple Ridge, the Corporation of the City of North Vancouver, the Corporation of the District of North Vancouver, the Corporation of the City of Pitt Meadows, the Corporation of the City of Port Coquitlam, the City of Port Moody, the District of Squamish, the City of Surrey, the City of Vancouver, the Corporation of the District of West Vancouver, the Resort Municipality of Whistler, and the City of White Rock (the “**Participating Municipalities**”), wish to permit transportation network services (“TNS”) businesses to operate across their jurisdictional boundaries thereby eliminating the need to obtain a separate municipal business licence in each jurisdiction;

NOW THEREFORE the Participating Municipalities agree as follows:

1. The **Participating Municipalities** agree to establish an **Inter Municipal TNS Business Licence** among the **Participating Municipalities**, pursuant to section 14 of the *Community Charter* and section 192.1 of the *Vancouver Charter*.
2. The **Participating Municipalities** will request their respective municipal Councils to each ratify this Agreement and enact a Bylaw to implement an **Inter Municipal TNS Business Licence** effective April 1, 2020.
3. In this Agreement:

“**Accessible Vehicle**” means a motor vehicle designed and manufactured, or converted, for the purpose of transporting persons who use mobility aids;

“**Administrative Costs**” means the direct and indirect costs and investments attributable to setting up and administering the **Inter Municipal TNS Business Licence**, including wages, materials, corporate overhead and rent;

“**Business**” has the same meaning as in the *Community Charter*;

“**Community Charter**” means the Community Charter, S.B.C. 2003, c. 26, as may be amended or replaced from time to time;

“**Inter Municipal TNS Business**” means a TNS Business that has been licenced to operate in the Region 1 operating area by the Passenger Transportation Board;

“**Inter Municipal TNS Business Licence**” means a business licence which authorizes an **Inter Municipal TNS Business** to be carried on within the jurisdictional boundaries of any or all of the **Participating Municipalities**;

“**Inter Municipal TNS Business Licence Bylaw**” means the Bylaw adopted by the Council of each **Participating Municipality** to implement *the Inter Municipal TNS Business Licence* contemplated by this Agreement;

"Mobility Aid" has the same meaning as in the *Passenger Transportation Act*, S.B.C 2004, c. 39, as may be amended or replaced from time to time;

"Municipal Business Licence" means a licence or permit, other than an **Inter Municipal TNS Business Licence**, issued by a **Participating Municipality** that authorizes a **Business** to be carried on within the jurisdictional boundaries of that **Participating Municipality**;

"Participating Municipality" means any one of the **Participating Municipalities**;

"Premises" means one or more fixed or permanent locations where the **TNS Business** ordinarily carries on **Business**;

"TNS Business" means a person carrying on the business of providing **Transportation Network Services**;

"Transportation Network Services" has the same meaning as in the *Passenger Transportation Act*, S.B.C 2004, c. 39, as may be amended or replaced from time to time;

"Vancouver Charter" means the *Vancouver Charter*, S.B.C. 1953, c. 55, as may be amended or replaced from time to time; and

"Zero Emission Vehicle" means a motor vehicle that is exclusively propelled by electricity or hydrogen from an external source.

4. Subject to the provisions of the **Inter Municipal TNS Business Licence Bylaw**, each **Participating Municipality** will permit a **TNS Business** that has obtained an **Inter Municipal TNS Business Licence** to carry on the **Business** of providing **Transportation Network Services** within that **Participating Municipality** for the term authorized by the **Inter Municipal TNS Business Licence** without obtaining a **Municipal Business Licence** for the **TNS Business** in that **Participating Municipality**.
5. All **Inter Municipal TNS Business Licences** will be issued by the City of Vancouver.
6. The City of Maple Ridge may issue an **Inter Municipal TNS Business Licence** to a **TNS Business** if the **TNS Business** is an **Inter Municipal TNS Business** and meets the requirements of the **Inter Municipal TNS Business Licence Bylaw**, in addition to the requirements of the City of Maple Ridge **Business Licencing and Regulation Bylaw**.
7. Notwithstanding that a **TNS Business** may hold an **Inter Municipal TNS Business Licence** that would make it unnecessary to obtain a **Municipal Business Licence** for the **TNS Business** in the **Participating Municipalities**, the **TNS Business** must still comply with all orders and regulations under any municipal business licence **Bylaw** in addition to those under any other **Bylaws**, regulations, or provincial or federal laws that may apply within any jurisdiction in which the **TNS Business** carries on **Business**.
8. Any **Participating Municipality** may require that the holder of an **Inter Municipal TNS Business Licence** also obtain a **Municipal Business Licence** for any **Premises** that are maintained by the licence holder within the jurisdiction of the **Participating Municipality**.

9. The annual **Inter Municipal TNS Business Licence** fee is \$155, plus \$150 for each vehicle operating under the authority of the **Inter Municipal TNS Business**, except that the per vehicle fee for **Zero Emission Vehicles** will be \$30, and there will be no per vehicle fee charged for **Accessible Vehicles**. Any fees paid by an applicant to any **Participating Municipality** for a **Municipal Business Licence** for the **TNS Business** prior to the availability of the **Inter Municipal TNS Business Licence** that are not refunded by that **Participating Municipality** will be credited against the initial **Inter Municipal TNS Business Licence** fee owing under this section 9.
10. The fee for any additional vehicles that begin operating under the authority of an **Inter Municipal TNS Business Licence** holder after the annual licence fee is paid will be the per vehicle fee set out in section 9, pro-rated by dividing the applicable annual per vehicle fee by 12 and multiplying the resulting number by the number of months remaining in that calendar year, including any partial months which will be counted as whole months.
11. The City of Maple Ridge will distribute the revenue generated from **Inter Municipal TNS Business Licence** fees amongst all **Participating Municipalities** based on the City of Maple Ridge retaining an amount to cover its **Administrative Costs**, with the remaining fees to be distributed proportionally to the **Participating Municipalities**, including the City of Vancouver, based on the number of pick-ups and drop-offs in that *Participating Municipality*. The City of Maple Ridge will provide the other **Participating Municipalities** with an itemized accounting of the fees collected and disbursed, including an accounting of its **Administrative Costs**, at the time it distributes the remaining fees to those **Participating Municipalities**.
12. If the revenue generated from **Inter Municipal TNS Business Licence** fees in the initial year is insufficient to cover the **Administrative Costs** relating to the initial set up of the , then the City of Maple Ridge may retain such portion of the **Inter Municipal TNS Business Licence** fees collected in the subsequent year or years as is necessary to reimburse the City of Maple Ridge for such initial **Administrative Costs**, until the full amount has been recovered.
13. Any revenue payable to a **Participating Municipality** in the initial year will be offset by any fees collected and not refunded by that **Participating Municipality** for a **Municipal Business Licence** for the **TNS Business** prior to the availability of the **Inter Municipal TNS Business Licence**, and if the fees collected by the **Participating Municipality** exceed the amount owing to that **Participating Municipality**, then that **Participating Municipality** shall remit the difference to the City of Maple Ridge for inclusion in the revenue distribution set out above.
14. The revenue generated from **Inter Municipal TNS Business Licence** fees collected from January 1 to December 31 inclusive that is to be distributed to the **Participating Municipalities** in accordance with section 11, including the fees collected for any additional vehicles under section 10, will be distributed by the City of Maple Ridge by February 28 of the year following the year in which fees were collected.
15. The length of term of an **Inter Municipal TNS Business Licence** is 12 months, except that the length of term of the initial **Inter Municipal TNS Business Licence** issued to an **Inter Municipal TNS Business** by the City of Maple Ridge may be less than 12 months in order to harmonize the expiry date of the **Inter Municipal TNS Business**

- Licence with the calendar year, in which case the annual fee will be pro-rated by dividing the applicable annual licence fee by 12 and multiplying the resulting number by the number of months remaining in that calendar year, including any partial months which will be counted as whole months.
16. An **Inter Municipal TNS Business Licence** will be valid within the jurisdictional boundaries of all of the **Participating Municipalities** until its term expires, unless the **Inter Municipal TNS Business Licence** is suspended or cancelled. If a **Participating Municipality** withdraws from the **Inter Municipal TNS Business Licence** among the **Participating Municipalities** in accordance with the **Inter Municipal TNS Business Licence Bylaw**, then the **Inter Municipal TNS Business Licence** will cease to be valid within the jurisdictional boundary of that former **Participating Municipality**.
 17. A **Participating Municipality** may exercise the authority of the City of Maple Ridge as the issuing municipality and suspend *an Inter Municipal TNS Business Licence* in relation to conduct by the holder within the **Participating Municipality** which would give rise to the power to suspend a business licence under the **Community Charter** or **Vancouver Charter** or under the business licence Bylaw of the **Participating Municipality**. The suspension will be in effect throughout all of the **Participating Municipalities** and it will be unlawful for the holder to carry on the **Business** authorized by the **Inter Municipal TNS Business Licence** in any **Participating Municipality** for the period of the suspension.
 18. A **Participating Municipality** may exercise the authority of the of the City of Maple Ridge as the issuing municipality and cancel an **Inter Municipal TNS Business Licence** in relation to conduct by the holder within the **Participating Municipality** which would give rise to the power to cancel a business licence under the **Community Charter** or **Vancouver Charter** or the business licence Bylaw of the **Participating Municipality**. The cancellation will be in effect throughout all of the **Participating Municipalities**.
 19. The suspension or cancellation of an **Inter Municipal TNS Business Licence** under section 17 or 18 will not affect the authority of a **Participating Municipality** to issue a **Municipal Business Licence**, other than an **Inter Municipal TNS Business Licence**, to the holder of the suspended or cancelled **Inter Municipal TNS Business Licence**.
 20. Nothing in this Agreement affects the authority of a **Participating Municipality** to suspend or cancel any **Municipal Business Licence** issued by that municipality or to enact regulations in respect of any category of **Business** under section 15 of the **Community Charter**.
 21. A **Participating Municipality** may, by notice in writing to each of the other **Participating Municipalities**, withdraw from the **Inter Municipal TNS Business Licence** among the **Participating Municipalities**, and the notice must:
 - (a) set out the date on which the withdrawing municipality will no longer recognize the validity within its boundaries of **Inter Municipal TNS Business Licences**, which date must be at least six months from the date of the notice; and

(b) include a certified copy of the municipal Council resolution or Bylaw authorizing the municipality's withdrawal from the Inter Municipal TNS Business Licence .

22. Nothing contained or implied in this Agreement shall fetter in any way the discretion of the Councils of the **Participating Municipalities**. Further, nothing contained or implied in this Agreement shall prejudice or affect the **Participating Municipalities'** rights, powers, duties or obligations in the exercise of their functions pursuant to the **Community Charter, Vancouver Charter, or the *Local Government Act***, as amended or replaced from time to time, or act to fetter or otherwise affect the **Participating Municipalities'** discretion, and the rights, powers, duties and obligations under all public and private statutes, Bylaws, orders and regulations, which may be, if each **Participating Municipality** so elects, as fully and effectively exercised as if this Agreement had not been executed and delivered by the **Participating Municipalities**.
23. Despite any other provision of this Agreement, an **Inter Municipal TNS Business Licence** granted in accordance with the **Inter Municipal TNS Business Licence Bylaw** does not grant the holder a licence to operate in any jurisdiction other than within the jurisdictional boundaries of the **Participating Municipalities**. Furthermore, a business licence granted under any other **Inter Municipal TNS Business licence** is deemed not to exist for the purposes of this Agreement even if a **Participating Municipality** is a participating member of the other inter municipal **TNS Business licence** .
24. This Agreement may be executed in several counterparts, each of which shall be deemed to be an original, and may be delivered by email or facsimile transmission, and each such counterpart, howsoever delivered, shall be deemed to be an original. Such counterparts together shall constitute one and the same instrument, notwithstanding that all of the **Participating Municipalities** are not signatories to the original or the same counterpart.
25. In the event that the municipal Council of a **Participating Municipality** other than the City of Maple Ridge does not ratify this Agreement, then that municipality will not be considered a **Participating Municipality** for the purposes of this Agreement, and the terms and conditions of this Agreement shall be effective as among the other **Participating Municipalities**.

Signed and delivered on behalf of the **Participating Municipalities**, the Councils of each of which have, by Bylaw, ratified this Agreement and authorized their signatories to sign on behalf of the respective Councils.

APPENDIX II



City of Maple Ridge

Inter Municipal TNS Business Licence Bylaw No. 7623-2020

Effective Date:

City of Maple Ridge

Inter Municipal TNS Business Licence Bylaw No. 7623-2020

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City of Maple Ridge

Inter Municipal TNS Business Licence Bylaw No. 7623-2020

A bylaw respecting the granting of an Inter Municipal TNS Business Licence

WHEREAS the municipalities that have entered or will enter into the **Inter Municipal TNS Business Licence Agreement** (the “**Participating Municipalities**”) wish to permit licensed **transportation network services** (“**TNS**”) businesses to operate across their jurisdictional boundaries thereby eliminating the need to obtain a separate municipal business licence in each jurisdiction;

AND WHEREAS each of the **Participating Municipalities** has or will adopt a similar Bylaw to implement the **Inter Municipal TNS Business Licence**;

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

Part 1 Citation

- 1.1 This bylaw may be cited as Inter Municipal TNS Business Licence Bylaw No. 7623-2020.

Part 2 Severability

- 2.1 If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsequent, paragraph, subparagraph, clause or phrase.

Part 3 Definitions

- 3.1 In this bylaw:

“**Accessible Vehicle**” means a motor vehicle designed and manufactured, or converted, for the purpose of transporting persons who use mobility aids;

“**Business**” has the same meaning as in the **Community Charter**;

“**Community Charter**” means the **Community Charter**, S.B.C. 2003, c. 26, as may be amended or replaced from time to time;

“**Inter Municipal TNS Business**” means a **TNS Business** that has been licensed to operate in the **Region 1** operating area by the **Passenger Transportation Board**;

"Inter Municipal TNS Business Licence" means a business licence which authorizes an Inter Municipal TNS Business to be carried on within the jurisdictional boundaries of any or all of the Participating Municipalities;

"Mobility Aid" has the same meaning as in the *Passenger Transportation Act*, S.B.C 2004, c. 39. as may be amended or replaced from time to time;

"Municipal Business Licence" means a licence or permit, other than an Inter Municipal TNS Business Licence, issued by a Participating Municipality that authorizes a *Business* to be carried on within the jurisdictional boundaries of that Participating Municipality;

"Participating Municipality" means any one of the Participating Municipalities;

"Premises" means one or more fixed or permanent locations where the TNS Business ordinarily carries on Business;

"TNS Business" means a person carrying on the business of providing Transportation Network Services;

"Transportation Network Services" has the same meaning as in the *Passenger Transportation Act*, S.B.C 2004, c. 39, as may be amended or replaced from time to time;

"Zero Emission Vehicle" means a motor vehicle that is exclusively propelled by electricity or hydrogen from an external source.

Part 4 General Regulations

- 4.1 Subject to the provisions of this Bylaw, each Participating Municipality will permit a TNS Business that has obtained an Inter Municipal TNS Business Licence to carry on the Business of providing Transportation Network Services within that Participating Municipality for the term authorized by the Inter Municipal TNS Business Licence without obtaining a Municipal Business Licence for the TNS Business in that Participating Municipality.
- 4.2 All Inter Municipal TNS Business Licences will be issued by the City of Vancouver.
- 4.3 The City of Vancouver may issue an Inter Municipal TNS Business Licence to a TNS Business if the TNS Business is an Inter Municipal TNS Business and meets the requirements of this Bylaw, in addition to the requirements of the City of Maple Ridge Business Licencing and Regulation Bylaw.

- 4.4 Notwithstanding that a TNS Business may hold an Inter Municipal TNS Business Licence that would make it unnecessary to obtain a Municipal Business Licence for the TNS Business in the Participating Municipalities, the TNS Business must still comply with all orders and regulations under any municipal business licence Bylaw in addition to those under any other Bylaws, regulations, or provincial or federal laws that may apply within any jurisdiction in which the TNS Business carries on Business.
- 4.5 Any Participating Municipality may require that the holder of an Inter Municipal TNS Business Licence also obtain a Municipal Business Licence for any Premises that are maintained by the licence holder within the jurisdiction of the Participating Municipality.
- 4.6 The annual Inter Municipal TNS Business Licence fee is \$155, plus \$150 for each vehicle operating under the authority of the Inter Municipal TNS Business, except that the per vehicle fee for Zero Emission Vehicles will be \$30, and there will be no per vehicle fee charged for Accessible Vehicles. Any fees paid by an applicant to any Participating Municipality for a Municipal Business Licence for the TNS Business prior to the availability of the Inter Municipal TNS Business Licence that are not refunded by that Participating Municipality will be credited against the initial Inter Municipal TNS Business Licence fee owing under this section 4.6.
- 4.7 The fee for any additional vehicles that begin operating under the authority of an Inter Municipal TNS Business License holder after the annual license fee is paid will be the per vehicle fee set out in section 4.6, pro-rated by dividing the applicable annual per vehicle fee by 12 and multiplying the resulting number by the number of months remaining in that calendar year, including any partial months which will be counted as whole months.
- 4.8 The length of term of an Inter Municipal TNS Business Licence is 12 months, except that the length of term of the initial Inter Municipal TNS Business Licence issued to an Inter Municipal TNS Business by the City of Maple Ridge may be less than 12 months in order to harmonize the expiry date of the Inter Municipal TNS Business Licence with the calendar year, in which case the annual fee will be pro-rated by dividing the applicable annual license fee by 12 and multiplying the resulting number by the number of months remaining in that calendar year, including any partial months which will be counted as whole months.
- 4.9 An Inter Municipal TNS Business Licence will be valid within the jurisdictional boundaries of all of the Participating Municipalities until its term expires, unless the Inter Municipal TNS Business Licence is suspended or cancelled. If a Participating Municipality withdraws from the Inter Municipal TNS Business Licence among the Participating Municipalities in accordance with this Bylaw, then the Inter Municipal TNS Business Licence will cease to be valid within the jurisdictional boundary of that former Participating Municipality.

- 4.10 A **Participating Municipality** may exercise the authority of the City of Vancouver as the issuing municipality and suspend an **Inter Municipal TNS Business Licence** in relation to conduct by the holder within the **Participating Municipality** which would give rise to the power to suspend a business licence under the *Community Charter* or *Vancouver Charter* or under the business licence Bylaw of the **Participating Municipality**. The suspension will be in effect throughout all of the **Participating Municipalities** and it will be unlawful for the holder to carry on the **Business** authorized by the **Inter Municipal TNS Business Licence** in any **Participating Municipality** for the period of the suspension.
- 4.11 A **Participating Municipality** may exercise the authority of the City of Vancouver as the issuing municipality and cancel an **Inter Municipal TNS Business Licence** in relation to conduct by the holder within the **Participating Municipality** which would give rise to the power to cancel a business licence under the *Community Charter* or *Vancouver Charter* or the business licence Bylaw of the **Participating Municipality**. The cancellation will be in effect throughout all of the **Participating Municipalities**.
- 4.12 The suspension or cancellation of an **Inter Municipal TNS Business Licence** under section 4.10 or 4.11 will not affect the authority of a **Participating Municipality** to issue a **Municipal Business Licence**, other than an **Inter Municipal TNS Business Licence**, to the holder of the suspended or cancelled **Inter Municipal TNS Business Licence**.
- 4.13 Nothing in this Bylaw affects the authority of a **Participating Municipality** to suspend or cancel any **Municipal Business Licence** issued by that municipality or to enact regulations in respect of any category of **Business** under section 15 of the *Community Charter*.
- 4.14 A **Participating Municipality** may, by notice in writing to each of the other **Participating Municipalities**, withdraw from the **Inter Municipal TNS Business Licence** among the **Participating Municipalities**, and the notice must:
- a) set out the date on which the withdrawing municipality will no longer recognize the validity within its boundaries of **Inter Municipal TNS Business Licences**, which date must be at least 6 months from the date of the notice; and
 - b) include a certified copy of the municipal Council resolution or Bylaw authorizing the municipality's withdrawal from the **Inter Municipal TNS Business Licence**.
- 4.15 The invalidity or unenforceability of any provision of this Bylaw shall not affect the validity or enforceability of any other provisions of this Bylaw and any such invalid or unenforceable provision shall be deemed to be severable.
- 4.16 Despite any other provision of this Bylaw, an **Inter Municipal TNS Business Licence** granted in accordance with this Bylaw does not grant the holder a licence to operate in any jurisdiction other than within the jurisdictional boundaries of the **Participating Municipalities**.

- 4.17 A business licence granted under any other Inter Municipal TNS Business licence is deemed not to exist for the purposes of this Bylaw, even if a Participating Municipality is a participating member of the other Inter Municipal TNS Business licence.

Part 5 Offence and Penalty

- 5.1 Every person who violates a provision of this bylaw, or who consents, allows or permits an act or thing to be done in violation of a provision of this bylaw, or who neglects to or refrains from doing anything required to be done by a provision of this bylaw, is guilty of an offence and is liable to the penalties imposed under this bylaw, and is guilty of a separate offence each day that a violation continues to exist.
- 5.2 Every person who commits an offence is liable on summary conviction to a fine or to imprisonment, or to both a fine and imprisonment, not exceeding the maximum allowed by the *Offence Act*.

READ A FIRST TIME on [Date]

READ A SECOND TIME on [Date]

READ A THIRD TIME on [Date]

ADOPTED by the Council on [Date]

PRESIDING MEMBER

CORPORATE OFFICER

APPENDIX III

INTER MUNICIPAL TNS BUSINESS LICENCE - PARTICIPATING MUNICIPALITIES

Abbotsford
Anmore
Bowen Island
Burnaby
Chilliwack
Coquitlam
Delta
Kent
Langley (City)
Langley (Township)
Lions Bay
Maple Ridge
New Westminster
North Vancouver (City)
North Vancouver (District)
Pitt Meadows
Port Coquitlam
Port Moody
Richmond
Squamish
Surrey
Vancouver
West Vancouver District
Whistler
White Rock

APPENDIX IV

IMBL Administrative Program Cost

Estimated Year 1 Total Cost: \$140,000

Includes:

- Privacy Management
- Legal Services
- Policy Development
- Corporate Support, Materials and Rent
- Licence processing including fee administration and reconciliation

The City of Maple Ridge will retain licence fee revenue sufficient to recover IMBL administrative program costs. Any remaining funds will be distributed among participating municipalities based on the percent of total regional pick-ups and drop-offs that occur within each of their boundaries.