

City of Maple Ridge

COUNCIL MEETING AGENDA

April 10, 2018

7:00 p.m.

Council Chamber

MEETING DECORUM

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

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

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

100 ***CALL TO ORDER***

200 ***AMENDMENTS TO THE AGENDA***

300 ***APPROVAL OF THE AGENDA***

400 ***ADOPTION OF MINUTES***

401 Minutes of the Regular Council Meeting of March 27, 2018

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

600 ***DELEGATIONS***

650 ***QUESTIONS FROM THE PUBLIC***

Note: Questions from the Public are limited to 15 minutes unless extended by a motion approved by the majority of Council

700 ***ITEMS ON CONSENT***

701 ***Minutes***

701.1 Development Agreements Committee Meetings of March 27, 2018

701.2 Meetings of Committees and Commissions of Council

- Active Transportation Advisory Committee – November 29, 2017
- Advisory Design Panel – February 21, 2018
- Municipal Advisory Committee on Accessibility Issues and Inclusiveness – November 16, 2017 and January 18, 2018
- Social Policy Advisory Committee – February 7, 2018

702 ***Reports***

702.1 **Albion Community Centre Design Update**

Staff report dated April 10, 2018 outlining the need for affordable infant and toddler care and out of school care in the community and providing an update on design elements to support the development of the Albion Community Centre as a multi-use community facility.

703 ***Correspondence***

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

800 ***UNFINISHED BUSINESS***

900 ***CORRESPONDENCE***

1000 ***BYLAWS***

Bylaws for Adoption

1001 **2017-281-RZ, 21428, 21460, 21472 Dewdney Trunk Road**

1001.1 **21428, 21460 and 21472 Dewdney Trunk Road
Maple Ridge Official Community Plan Amending Bylaw No. 7357-2017**

To designate from Urban Residential to Institutional
Adoption

1001.2 **21428 Dewdney Trunk Road
Maple Ridge Zone Amending Bylaw No. 7360-2017**

To rezone from RS-1 (One Family Urban Residential) to P-6 (Civic
Institutional) to permit expansion of the Maple Ridge Cemetery
Adoption

1002 **2017-291-RZ, 24093 and 24137 104 Avenue and PID 009-437-061**

1002.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7369-2017**

To designate from Medium Density Residential and Institutional to
Institutional and Conservation and to add to Conservation
Adoption

1002.2 **Maple Ridge Zone Amending Bylaw No. 7364-2017**

To rezone from RS-3 (One Family Rural Residential) and RS-2 (One Family
Suburban Residential) to P-1 (Park and School) to permit two P-1 (Park and
School) zoned lots for the construction of a new School District-owned
elementary school and City-owned community centre.
Adoption

1003 **Maple Ridge Ticket Information Utilization Amending Bylaw No. 7426-2018**

To provide updated regulations for staff to pursue compliance with any
violations of the Drinking Water Conservation Plan Bylaw
Adoption

1100 ***REPORTS AND RECOMMENDATIONS***

Public Works and Development Services

1101 **2018-012-RZ, 23795 and 23831 Dewdney Trunk Road, RS-3 to RM-1**

Staff report dated April 10, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7432-2018 to rezone from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential) for future development of approximately 29 units 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. .

1102 **2018-084-RZ, 22108, 22118, 22126, 22136, 22146, 22154 and 22164 Lougheed Highway, RS-1 to RM-2**

Staff report dated April 10, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7449-2018 to rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to allow for future development of a four to five storey apartment building with approximately 120 to 150 units and underground parking be given first reading and that the applicant provide further information as described on Schedules C and D of the Development Procedures Bylaw No. 5879-1999.

1103 **2016-055-RZ, 23183 136 Avenue, A-2 to RM-1**

Staff report dated April 10, 2018 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7446-2018 to revise conservation boundaries be given first and second readings and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7238-2016 to rezone from A-2 (Upland Agricultural) to RM-1 (Townhouse Residential) to permit future development of approximately 54 townhouse units be given second reading as amended and be forwarded to Public Hearing.

1104 **2017-216-DP, PID 017-967-546, Wildfire Development Permit**

Staff report dated April 10, 2018 recommending that the Corporate Officer be authorized to sign and seal 2017-216-DP to fulfill requirements of the Wildfire Development Permit Area guidelines to permit a proposed four lot subdivision under the RS-2 (One Family Suburban Residential) zone.

1105 2017-385-DP, 11907 228 Street, Housing Agreement Bylaw

Staff report dated April 10, 2018 recommending that 11907 228 Street Housing Agreement Bylaw No. 7447-2018 to secure units as below-market rental housing in perpetuity be given first, second and third reading.

1106 Award of Contract: Pavement Rehabilitation Program

Staff report dated April 10, 2018 recommending that the extension for the 2016 Contract for Pavement Rehabilitation be awarded to BA Blacktop Ltd.; that additional work locations may be added under extra work provisions up to 25% of the contract and that the Corporate Officer be authorized to sign the contract.

Financial and Corporate Services (including Fire and Police)

1131 British Columbia Lottery Corporation Request to Increase the Maximum Number of Slot Machines

Staff report dated April 10, 2018 recommending that the maximum number of slot machines permitted at the Chances Maple Ridge located at 22692 Lougheed Highway be increased to a maximum of 250 slot machines.

Parks, Recreation & Culture

1151 Award of Contract – Arthur Peake Field Civil Works

Staff report dated April 10, 2018 recommending that Contract ITT-PL17-79: Artificial Turf Field – Civil Works for Arthur Peake/Golden Ears Elementary be awarded to Cedar Crest Lands (BC) Ltd., that a contingency be authorized, that the Financial Plan Bylaw be amended to include additional funding from the Gaming Revenue for the Arthur Peake Synthetic Field Project and further that the Corporate Officer be authorized to execute the contract.

1152 Award of Contract – Arthur Peake Centre and Samuel Robertson Technical Secondary School Synthetic Field Carpeting

Staff report dated April 10, 2018 recommending that Contract RFP-PL18-17: Supply and Installation of the Sports Field Synthetic Turf Surfacing at Arthur Peak Centre and Samuel Robertson Technical Secondary School (“SRT”) be awarded to Worldwide Turf Incorporated, that the next Financial Plan Bylaw include a draw from the Turf Field Replacement Reserve to fund the replacement of the synthetic turf at SRT and further that the Corporate Officer be authorized to execute the contract.

Administration

1171

Other Committee Issues

1191

1200 ***STAFF REPORTS***

1300 ***OTHER MATTERS DEEMED EXPEDIENT***

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

1500 ***ADJOURNMENT***

QUESTIONS FROM THE PUBLIC

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

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

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

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

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

For more information on these opportunities contact:

Clerk's Department at **604-463-5221** or clerks@mapleridge.ca.

Mayor and Council at mayorandcouncil@mapleridge.ca.

Checked by: _____

Date: _____

401 Minutes of Regular and Special Council Meetings

City of Maple Ridge

COUNCIL MEETING MINUTES

March 27, 2018

The Minutes of the City Council Meeting held on March 27, 2018 at 7:07 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

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

Appointed Staff

P. Gill, Chief Administrative Officer
D. Boag, Acting General Manager of Parks, Recreation & Culture
F. Quinn, General Manager Public Works and Development Services
T. Thompson, Interim Director of Finance
C. Carter, Director of Planning
L. Benson, Corporate Officer
A. Gaunt, Confidential Secretary

ABSENT

Mayor N. Read
Councillor K. Duncan

Other staff as required

D. Pollock, Municipal Engineer
R. MacNair, Manager of Bylaw and Licensing Services
M. Baski, Planner 2
A. Kopystynski, Planner 2

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

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

Note: Councillor Shymkiw chaired the meeting in the absence of Mayor Read.

100 ***CALL TO ORDER***

200 ***AMENDMENTS TO THE AGENDA***

Items 1001 and 1152 were withdrawn from the agenda.

300 ***APPROVAL OF THE AGENDA***

R/2018-160

It was moved and seconded

That the agenda for March 27, 2018 be amended with the withdrawal of Item 1001 and Item 1152 and be adopted as amended.

CARRIED

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

401 Minutes of the Special Council Meeting of March 13, 2018 and the Regular Council Meeting of March 13, 2018

R/2018-161

It was moved and seconded

That the minutes of the Special Council Meeting of March 13, 2018 and the Regular Council Meeting of March 13, 2018 be adopted as circulated.

CARRIED

402 Minutes of the Public Hearing of March 13, 2018

R/2018-162

It was moved and seconded

That the minutes of the Public Hearing of March 13, 2018 be adopted as circulated.

CARRIED

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

600 ***DELEGATIONS*** – Nil

650 ***QUESTIONS FROM THE PUBLIC*** – Nil

700 ***ITEMS ON CONSENT***

701 ***Minutes***

701.1 Development Agreements Committee Meetings - March 6, March 13 and March 21, 2018

701.2 Committees and Commissions of Council

- Community Heritage Commission – February 8, 2018

702 **Reports**

702.1 **Disbursements for the month ended February 28, 2018**

Staff report dated March 27, 2018 recommending that the disbursements for the month ended February 28, 2018 be received for information.

702.2 **2018 Council Expenses**

Staff report dated March 27, 2018 providing an update for Council expenses recorded to date.

703 **Correspondence** – Nil

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

R/2018-163

It was moved and seconded

That Items 701.1, 701.2, 702.1 and 702.2 on the “Items on Consent” agenda be received into the record.

CARRIED

800 ***UNFINISHED BUSINESS***

801 **Proposed Resolutions for the Lower Mainland Local Government Association (“LMLGA”) Conference**

Councillor Bell reviewed the resolutions for Items 1 to 3. Councillor Masse reviewed the resolutions for Items 4 to 5.

R/2018-164

It was moved and seconded

That the following resolutions be forwarded to the Lower Mainland LGA:

- 1. Compulsory Labelling of Genetically Modified Foods**
- 2. Ending Discrimination in Tenancies**
- 3. Supporting Innovation in Home Heating Systems**
- 4. Increasing the Number of Family Practitioners in BC**
- 5. Review of BC's Fee for Service Model**

R/2018-165

It was moved and seconded

That the "Compulsory Labelling of Genetically Modified Foods" resolution be revised to include the text "and Genetically Engineered Foods"

CARRIED

MOTION AS AMENDED CARRIED

900 ***CORRESPONDENCE*** – Nil

1000 ***BYLAWS***

Note: Item 1001 was withdrawn

1001 **2017-291-RZ, 24093 and 24137 104 Avenue and PID 009-437-061**

1002 **Maple Ridge Highway and Traffic Amending Bylaw No. 7418-2018**
To provide updated regulations for compliance with current parking and
storage issues
Adoption

R/2018-166

It was moved and seconded

That Bylaw No. 7418-2018 be adopted.

CARRIED

Councillor Masse, Councillor Shymkiw - OPPOSED

- 1003 **Maple Ridge Ticket Information Utilization Amending Bylaw No. 7419-2018**
To allow consistency with the Highway and Traffic Amending Bylaw
Adoption

R/2018-167

It was moved and seconded

That Bylaw No. 7419-2018 be adopted.

CARRIED

- 1004 **Maple Ridge Zone Amending Bylaw No. 7428-2018**
Text amendment to prohibit the retail sale of cannabis
Adoption

R/2018-168

It was moved and seconded

That Bylaw No. 7428-2018 be adopted.

CARRIED

Councillor Speirs - OPPOSED

- 1005 **Maple Ridge Business Licencing and Regulation Amending Bylaw No. 7441-2018**
To ensure definitions match amendments to the Zoning Bylaw to better support home occupations
Adoption

R/2018-169

It was moved and seconded

That Bylaw No. 7441-2018 be adopted.

CARRIED

- 1006 **Maple Ridge Drinking Water Conservation Plan Bylaw No. 7425-2018**
Staff report dated March 27, 2018 recommending adoption as amended

To reflect Metro Vancouver's Drinking Water Conservation Plan and maintain alignment with Metro Vancouver member municipalities in the consistent application of that plan.

Adoption

R/2018-170

It was moved and seconded

That Bylaw No. 7425-2018 be adopted.

CARRIED

1007 **Maple Ridge Water Service Amending Bylaw No. 7427-2018**

To update the bylaw to reflect the new naming of the Water Shortage Response Plan Bylaw to the Drinking Water Conservation Plan Bylaw Adoption

R/2018-171

It was moved and seconded

That Bylaw No. 7427-2018 be adopted.

CARRIED

1008 **Alternative Approval Process Results and Loan Authorization Bylaws**

Staff report dated March 27, 2018 recommending adoption

1008.1 **Maple Ridge Leisure Centre Renovation Loan Authorization Bylaw No. 7370-2017**

To authorize the borrowing of a portion of the estimated cost to renovate the Maple Ridge Leisure Centre Adoption

R/2018-172

It was moved and seconded

That Bylaw No. 7370-2017 be adopted.

CARRIED

1008.2 **Telosky Stadium Synthetic Fields Loan Authorization Bylaw No. 7371-2017**

To authorize the borrowing of the estimated cost of constructing synthetic fields at Telosky Stadium Adoption

R/2018-173

It was moved and seconded

That Bylaw No. 7371-2017 be adopted.

CARRIED

- 1008.3 Albion Community Centre Loan Authorization Bylaw No. 7372-2017**
To authorize the borrowing of the estimated cost of constructing the Albion Community Centre
Adoption

R/2018-174

It was moved and seconded

That Bylaw No. 7372-2017 be adopted.

CARRIED

- 1008.4 Silver Valley Neighbourhood Gathering Places Loan Authorization Bylaw No. 7373-2017**
To authorize the borrowing of the estimated cost of constructing Silver Valley Neighbourhood Gathering Places
Adoption

R/2018-175

It was moved and seconded

That Bylaw No. 7373-2017 be adopted.

CARRIED

- 1008.5 Hammond Community Centre Renovation Loan Authorization Bylaw No. 7374-2017**
To authorize the borrowing of the estimated cost to renovate the Hammond Community Centre
Adoption

R/2018-176

It was moved and seconded

That Bylaw No. 7374-2017 be adopted.

CARRIED

- 1008.6 Whonnock Lake Canoe and Kayak Facility Improvement Loan Authorization Bylaw No. 7375-2017**
To authorize the borrowing of the estimated cost of improving the Whonnock Lake Canoe and Kayak Facility
Adoption

R/2018-177

It was moved and seconded

That Bylaw No. 7375-2017 be adopted.

CARRIED

1008.7 Maple Ridge Secondary School Track Facility Upgrades Loan Authorization Bylaw No. 7376-2017

To authorize the borrowing of the estimated cost of constructing the Maple Ridge Secondary Track Facility Upgrades
Adoption

R/2018-178

It was moved and seconded

That Bylaw No. 7376-2017 be adopted.

CARRIED

1008.8 Ice Sheet Addition Loan Authorization Bylaw No. 7377-2017

To authorize the borrowing of the estimated cost of adding an ice sheet
Adoption

R/2018-179

It was moved and seconded

That Bylaw No. 7377-2017 be adopted.

CARRIED

1100 *REPORTS AND RECOMMENDATIONS*

Public Works and Development Services

1101 2017-548-RZ, 12313 McNutt Road, RS-3 to RS-2

Staff report dated March 27, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7433-2018 to rezone from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) to permit subdivision into two single family lots be given first reading and that the applicant provide further information as described on Schedules B, E and G of the Development Procedures Bylaw No. 5879-1999, along with information required for a Subdivision application.

M. Baski, Planner gave a PowerPoint presentation providing the following information:

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

- Development Proposal
- Site Context outlining slopes
- Proposed Subdivision Plan

R/2018-180

It was moved and seconded

That Bylaw No. 7433-2018 be given first reading; and

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

CARRIED

Councillor Speirs - OPPOSED

1102 2017-553-RZ, 12848 240 Street, RS-3 and RS-2 to R-2

Staff report dated March 27, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7424-2018 to rezone from RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential) to R-2 (Urban Residential District) to allow future subdivision into approximately 13 single family residential lots be given first reading and that the applicant provide further information as described on Schedules A, B, F and J of the Development Procedures Bylaw No. 5879-1999, along with information required for a Subdivision application.

R/2018-181

It was moved and seconded

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

- 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;**
- The Board of any Regional District that is adjacent to the area covered by the plan;**
- The Council of any municipality that is adjacent to the area covered by the plan;**
- First Nations;**
- Boards of Education, Greater Boards and Improvements District Boards; and**
- The Provincial and Federal Governments and their agencies.**

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

That Bylaw No.7424-2018 be given first reading; and

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

CARRIED

1103 2018-004-RZ, 22567, 22583 and 22577 Brown Avenue, RS-1 to RM-2

Staff report dated March 27, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7445-2018 to rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to permit a 46 unit apartment building be given first reading and that the applicant provide further information as described on Schedules C and D of the Development Procedures Bylaw No. 5879-1999.

A. Kopystynski, Planner gave a PowerPoint presentation providing the following information:

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

R/2018-182

It was moved and seconded

That Bylaw No. 7445-2018 be given first reading; and

That the applicant provide further information as described on Schedules C and D of the Development Procedures Bylaw No. 5879-1999, along with the additional information described in Section g).

CARRIED

1104 2017-078-RZ, 22368 North Avenue, Housing Agreement Bylaw

Staff report dated March 27, 2018 recommending that 22368 North Avenue Housing Agreement Bylaw No. 7443-2018 to secure six dwelling units as affordable rental units for persons with developmental disabilities in perpetuity be given first, second and third readings.

R/2018-183

It was moved and seconded

That Bylaw No. 7443-2018 be given first, second and third reading.

CARRIED

1105 Frogstone Bar & Grill Liquor Primary Licence Application

Staff report dated March 27, 2018 recommending that the application by Frogstone Bar & Grill at 2 – 22932 Loughheed Highway, Maple Ridge, for a Liquor Primary License with a Family Food Service Endorsement be supported and that a copy of the resolution be forwarded to the Liquor Control and Licensing Branch.

R/2018-184

It was moved and seconded

- 1. That the application by Frogstone Bar & Grill at 2 – 22932 Loughheed Highway Maple Ridge for a Liquor Primary License with a Family Food Service Endorsement be supported, based on the information contained in the Council report dated March 27, 2018.**
- 2. That a copy of the resolution be forwarded to the Liquor Control and Licensing Branch in accordance with the legislative requirements.**

CARRIED

Councillor Masse - OPPOSED

1106 Maple Ridge Ticket Information Utilization Amending Bylaw No. 7426-2018

Staff report dated March 27, 2018 recommending that Maple Ridge Ticket Information Utilization Amending Bylaw No. 7426-2018 to provide updated regulations for staff to pursue compliance with any violations to the Drinking Water Conservation Plan Bylaw be given first, second and third reading.

R/2018-185

It was moved and seconded

That Bylaw No. 7426-2018 be given first, second and third reading.

CARRIED

Financial and Corporate Services (including Fire and Police)

1131 Maple Ridge/Pitt Meadows Community Services Development Proposal

Staff report dated March 27, 2018 recommending that a program to provide assistance to the Maple Ridge/Pitt Meadows Community Services project be developed as recommended by the Audit & Finance Committee.

R/2018-186

It was moved and seconded

That a program to provide assistance to the Maple Ridge/Pitt Meadows Community Services project that follows the framework of the recently expired Town Centre Incentive Plan be developed as recommended by the Audit & Finance Committee.

CARRIED

Parks, Recreation & Culture

1151 Funding Model for Youth Wellness Centre Concept

Staff report dated March 27, 2018 providing options for funding for construction of a Youth Wellness Centre, one of which will be provided to Maple Ridge/Pitt Meadows Community Services.

R/2018-187

It was moved and seconded

That the following option be provided to Maple Ridge/Pitt Meadows Community Services for the construction of a Youth Wellness Centre:

- **Use of the land adjacent to Greg Moore Youth Centre valued at approximately \$500,000; and a cash contribution of \$500,000, contingent on the balance of funding being secured.**

CARRIED

Note: Item 1152 was withdrawn.

1152 Award of Contract – Arthur Peake Field Civil Works

Administration – Nil

Other Committee Issues – Nil

1200 *STAFF REPORTS* – Nil

1300 *OTHER MATTERS DEEMED EXPEDIENT* – Nil

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

1500 *ADJOURNMENT* – 8:01 p.m.

Certified Correct

T. Shymkiw, Acting Mayor

L. Benson, Corporate Officer

700 *ITEMS ON CONSENT*

701.1 Development Agreements Committee

**CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE**

March 27, 2018
Mayor's Office

CIRCULATED TO:

Kiersten Duncan, Acting Mayor
Chair

Paul Gill, Chief Administrative Officer
Member

Catherine Schmidt, Recording Secretary

1. 17-128309 BG

LEGAL: Lot 16 Section 33 Township 12 New Westminster District
Plan EPP25323

LOCATION: 23292 138B Avenue

OWNER: Regula Vickery and Zoltan Glashutter

REQUIRED AGREEMENTS: Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 17-128309 BG.

CARRIED

2. 2016-274-DP

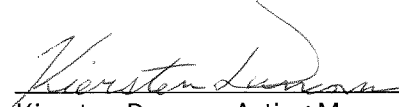
LEGAL: Lot 11 Section 24 Township 12 New Westminster District
Plan LMP

LOCATION: Lot 11, LMP6975, Roll No. 73612-0011-0

OWNER: Bella Vista Home Builders Ltd. and Esparanza
Developments Ltd.

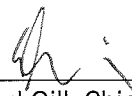
REQUIRED AGREEMENTS: Enhancement and Maintenance Agreement

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 2016-274-DP.

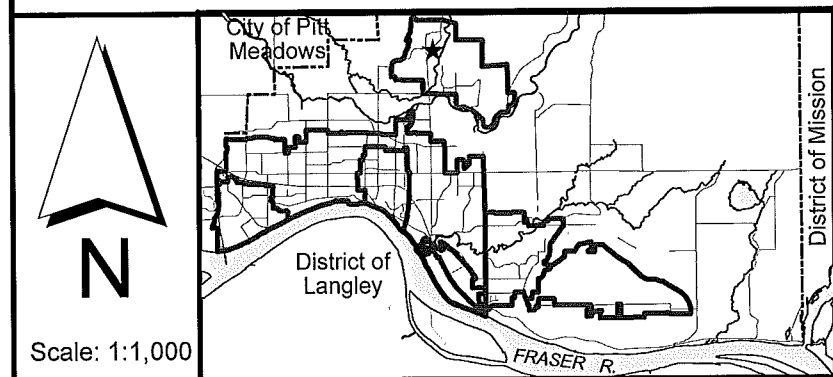
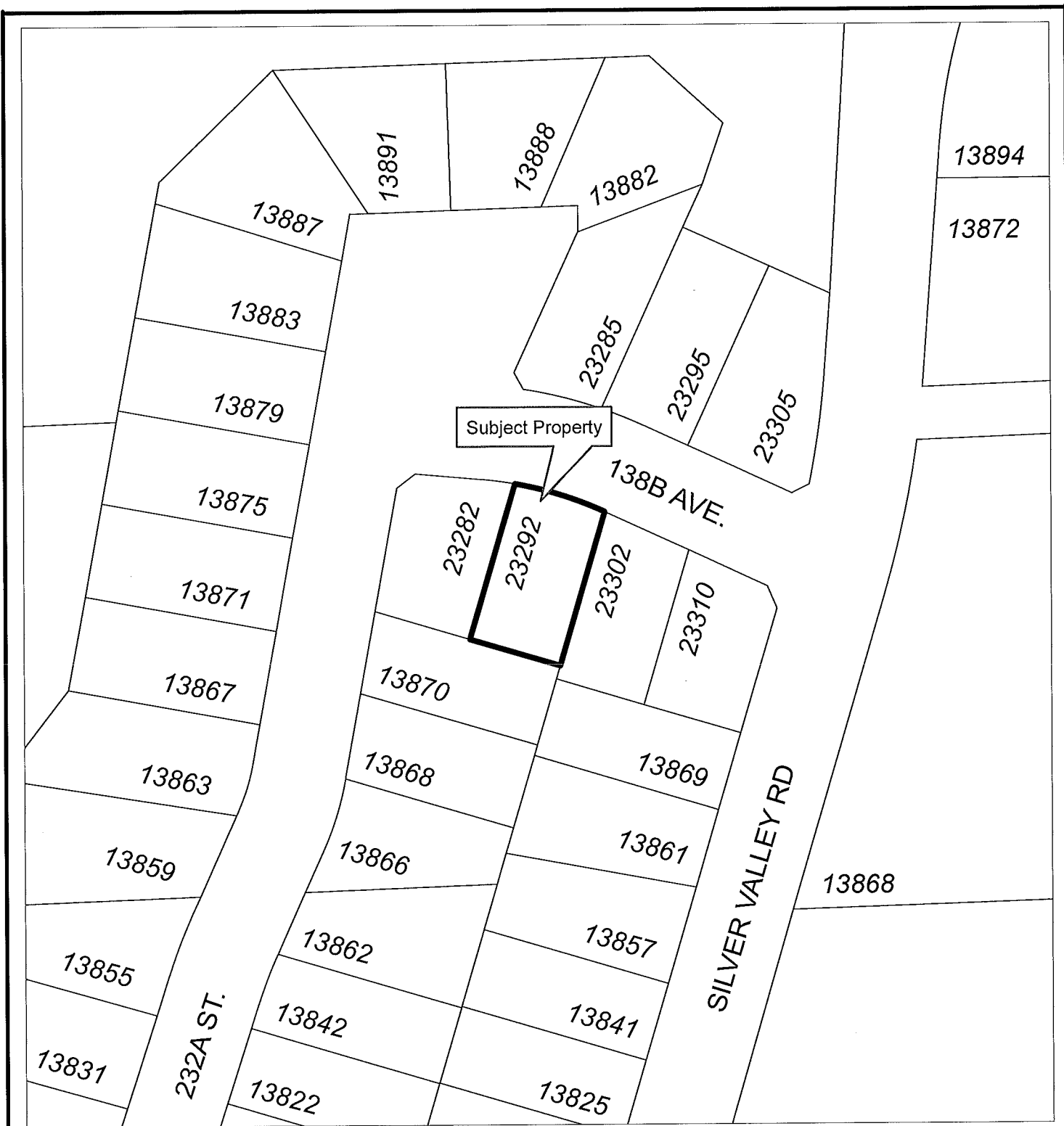



Kiersten Duncan, Acting Mayor
Chair

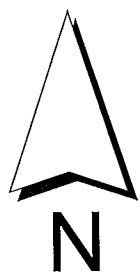
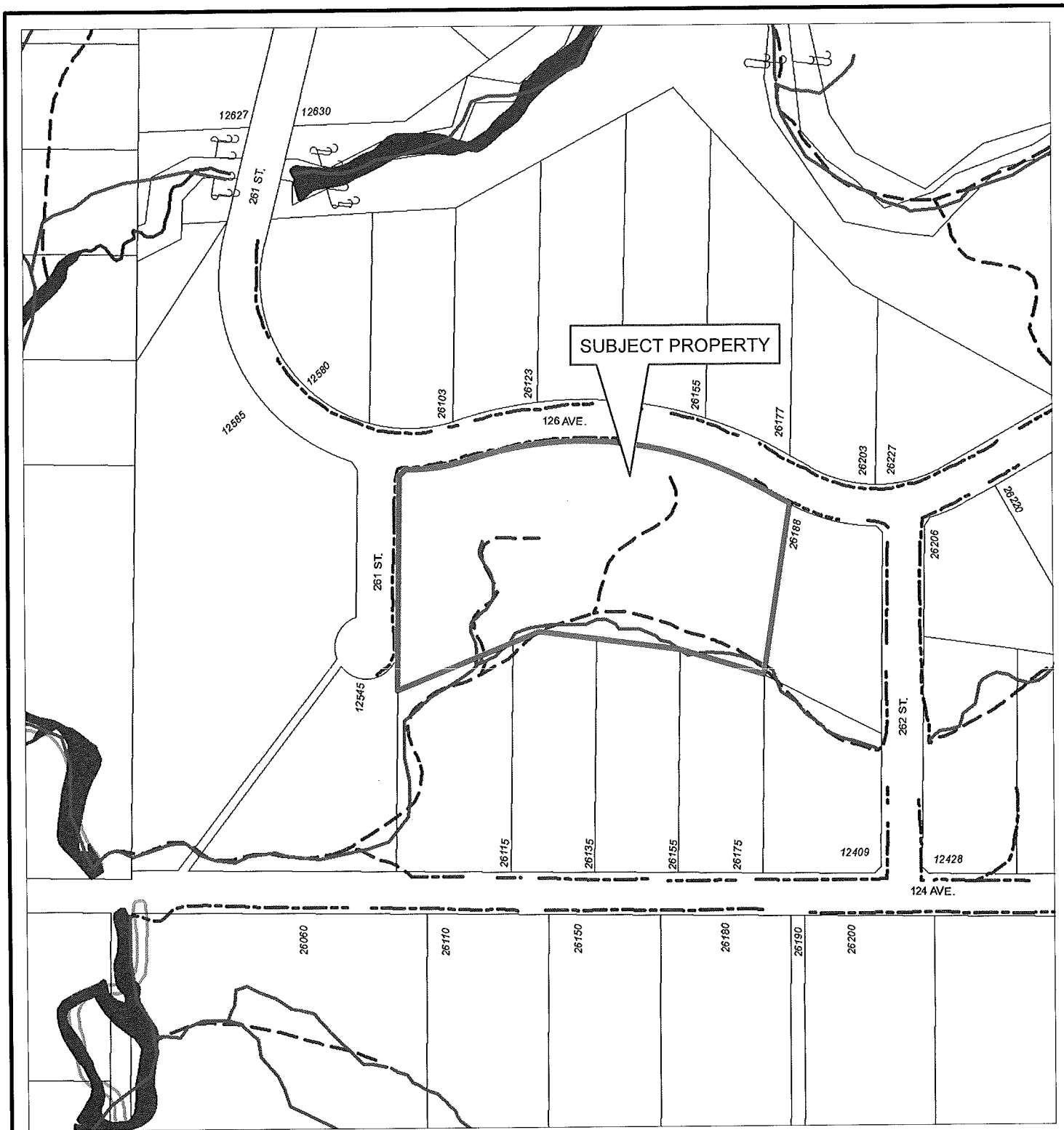
CARRIED



Paul Gill, Chief Administrative Officer
Member







23292 138B Ave	
ENGINEERING DEPARTMENT	
 MAPLE RIDGE British Columbia	
mapleridge.ca	
FILE: Untitled	BY: LM
DATE: Mar 22, 2018	



Scale: 1:2,500

Legend

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

LOT 11 LMP6975
ROLL NO. 73612-0011-0

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

mapleridge.ca

2016-274-DP
DATE: Jul 20, 2016

BY: JV

701.2 Minutes of Meetings of Committees and Commissions of Council



**City of Maple Ridge
ADVISORY DESIGN PANEL**

The Minutes of the Regular Meeting of the Maple Ridge Advisory Design Panel held in the Blaney at
Maple Ridge Municipal Hall, 11995 Haney Place, Maple Ridge, British Columbia, on Wednesday,
February 21, 2018 at 4:13 pm.

PANEL MEMBERS PRESENT

Craig Mitchell, Chair	Architect
Shida Neshat-Behzadi	Architect
Stephen Heller	Landscape Architect

PANEL MEMBERS ABSENT

Shan Tennyson, Vice Chair	Landscape Architect
Steven Bartok	Architect

STAFF MEMBERS PRESENT

Adrian Kopystynski	Staff Liaison
Amanda Allen	Committee Clerk

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

R/2018-008

It was moved and seconded

That the agenda for the February 21, 2018 Advisory Design Panel meeting be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

R/2018-009

It was moved and seconded

That the minutes of the Maple Ridge Advisory Design Panel meeting dated January 17, 2018 be adopted as circulated.

CARRIED

4. PROJECTS

4.1 2016-202-DP

Applicant:	Wayne Bissky
Project Architect:	Wayne Steven Bissky Architecture and Urban Design Inc.
Project Landscape Architect:	Paul Whitehead, Greenway Landscape Architecture
Proposal:	OCP and Rezoning to facilitate a mixed use residential approximately 148 units and commercial development including a banquet facility.
Location:	20542 and 20556 Dewdney Trunk Road
File manager:	Wendy Cooper

The project team made a presentation of the project plans, provided a 3-D model of the proposed development and presented a video of the mixed-use project. Panel members and the project team discussed the addition of public art on the City of Maple Ridge right of way fronting Dewdney Trunk Road. ADP will inform the Maple Ridge Public Art Steering Committee and Engineering Department of the development project and how its strategic location could lend well to a future public art installation that welcomes people into the City.

R/2018-010

It was moved and seconded

That the following concerns regarding File No. 2016-202-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 information.

Landscape Comments:

1. Widen walkways and stairs to the upper level of both sites to improve pedestrian access;
2. Consider creating a main pedestrian entrance to Site B, such as shifting the ramp to the West and combining the two stairways;
3. Confirm ramp width on both sites are kept to minimum requirements to increase pedestrian friendliness and safety;
4. Indicate the slope of the vehicle ramps on both sites and, if possible, provide a secondary pedestrian walkway adjacent to the vehicle ramp for another direct access to the upper level;
5. Ensure street trees are provided along the Dewdney Trunk Road boulevard;
6. Consider providing commercial retail space in Building 2 facing the courtyard;
7. Relocate public art from the South side on 119 Avenue to the courtyard and add an additional public art piece to the North West corner of Building 1 on Site A;
8. Consider shifting the play area to a location with more sunshine;
9. Consider adding amphitheater style seating to the play area;
10. Consider adding program elements that appeal to older children, youth and teenagers;
11. Consider adding public art on Dewdney Trunk Road, preferably on the podium;
12. Consider enhancing the termination of the pathway on the East side of the site to provide a seating node, plaza, or public art feature;
13. Provide a landscape lighting plan for both sites that details lighting along pedestrian pathways.

Architectural Comments:

1. Consider the reflective finish for the application of white cladding to avoid glare;
2. Consider providing exterior sun shades on the Western exposures;

3. Consider the addition of red and yellow colours to enhance continuity between the buildings on sites A and B;
4. Consider increasing the solid elements on the North façades of Buildings 1, 2 and 3 on Site B to improve the balance between the solid and void elements;
5. Consider adding elements that will animate the main entrance of each residential building;
6. Provide more detailed information for Buildings 1 and 2 on site A concerning recycling and garbage and how the building is serviced;
7. Include a freestanding sign for banquet hall and/or retail spaces that incorporates an architectural element from the building design;
8. Coordinate the yellow cladding on Building 2 to match the treatment of the red cladding of Building 1 on Site A.

CARRIED

4.2 2017-377-DP

Applicant:	Geoff Lawlor Architects
Project Architect:	Geoff Lawlor
Project Landscape Architect:	Jenny Liu, JHL Design
Proposal:	11 unit townhouse development
Location:	23415 Cross Road
File manager:	Chee Chan

The Staff Liaison provided an overview of the proposed project. The project team made a presentation of the project plans. There was discussion on some of the units lending themselves to be designed as adaptive units on the first level.

R/2018-011

It was moved and seconded

That the following concerns regarding File No. 2017-377-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 information:

Landscape Comments:

1. Provide additional grading information and landscape layering in the highlighted locations identified in the attached Appendix A inserted as details in the landscaping package;
2. Wherever possible include details for landscape materials in the landscape package, ie: site furnishing, fences, hardscape;
3. Ensure details for landscape elements are referenced and included within the landscape drawings;
4. Specify height and proposed material of all retaining walls.

Architectural Comments:

1. Consider changing the slope of the front entrance roof to slope away from the building;
2. Consider changing the antique light fixture at the front entrance to match the other modern light fixtures;
3. Consider deleting vinyl cladding from the project;
4. Consider introducing the morning sun (using high windows and skylights) with natural ventilation wherever possible into the units.

CARRIED

5. NEW AND UNFINISHED BUSINESS - Nil
6. CORRESPONDENCE - Nil
7. ADJOURNMENT – 8:12 pm.



C. Mitchell, Chair

/aa

City of Maple Ridge
ACTIVE TRANSPORTATION ADVISORY COMMITTEE
MEETING MINUTES

The Minutes of the Regular Meeting of the Active Transportation Advisory Committee, held in
Blaney Room at Maple Ridge City Hall, 11995 Haney Place, Maple Ridge, British Columbia, on
Wednesday, November 29, 2017 at 7:00 pm

COMMITTEE MEMBERS PRESENT

Ineke Boekhorst	Downtown Maple Ridge Business Improvement Association
Kino Roy, Vice-Chair	Youth Rep
Paul Yeoman, Chair	Member at Large
Wayne Stevens	Seniors Rep
Dave Rush	Cycling Rep
Susan Carr	School District 42 Rep
Kim McLennan	Fraser Health
Franklin Salguero	Member at Large
Councillor Duncan	Council Liaison

STAFF MEMBERS PRESENT

David Pollock	Staff Liaison / Municipal Engineer
Renee Moffatt	Committee Clerk

REGRETS/ABSENTS

Bijan Naghipour	Member at Large
Cpl. Steven Martin	Ridge Meadows RCMP – Traffic Services

1. CALL TO ORDER AND INTRODUCTIONS

The Chair called the meeting to order at 7:01pm.

2. AGENDA ADOPTION

R17-029

It was moved and seconded

That the agenda dated November 29 be adopted.

CARRIED

3. MINUTES APPROVAL

R17-030

It was moved and seconded

That the minutes dated October 25, 2017 be approved.

CARRIED

4. DELEGATIONS

4.1 STP Presentation – David Pollock

The Staff Liaison presented the Strategic Transportation Plan (STP) PowerPoint Presentation to the Committee. The presentation provided information on the background, major road projects, proposed pedestrian upgrades, bicycle plans and transit strategy. The presentation also gave an overview of the short term and long term funding. The Committee provided questions and concerns on the STP. Ineke Boekhorst shared her concerns on signage. The Staff Liaison will provide what funding TransLink specifies every year for the Major Road Network.

Note: Ineke Boekhorst left the room at 7:27pm and returned at 7:29pm

5. NEW & UNFINISHED BUSINESS

5.1 Update on Report to Council

The Staff Liaison informed the Committee that the two recommendations put forth from the Committee in November (speed limit on 224th and restricting the use of bicycles on certain streets) was deferred to a December or early January Council meeting.

5.2 2017 & 2018 Committee Work Plan / Strategy (40 minute mark)

The Chair requested the Committee read the Strategic Transportation Plan before the next Committee meeting in January 2018. Possible priorities for 2018 include input to transportation-related Capital Works, Translink Mobility Pricing and transportation-related comments for large Scale Development.

R17-031

The motion was moved and second

That the 2018 ATAC meeting schedule will go forward with bi-monthly meetings.

CARRIED

5.3 New Cycling Routes Subcommittee

The Chair requested to hold off until 2018.

5.4 Requests for Agenda Items

Nil

6. SUBCOMMITTEE UPDATES

- 6.1 Cycling on Sidewalks Subcommittee
Nothing to Report.

7. CORRESPONDENCE – Nil

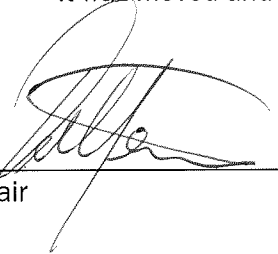
8. QUESTION PERIOD – Nil

9. ROUNDTABLE

Kino Roy – Presented a photo of construction signs blocking bike lanes and sidewalks so that pedestrians and people with mobility issues would have to go on the road. The Staff Liaison will look into the issue.

10. ADJOURNMENT

It was moved and seconded that the meeting be adjourned at 8:20pm.



Chair

/rm

**MAPLE RIDGE/PITT MEADOWS
MUNICIPAL ADVISORY COMMITTEE ON ACCESSIBILITY AND INCLUSIVENESS**

The Minutes of the Regular Meeting of the Maple Ridge/Pitt Meadows Municipal Advisory
Committee on Accessibility and Inclusiveness, held in the Blaney Room at the Maple Ridge
City Hall on Thursday, November 16, 2017 at 4:00 p.m.

COMMITTEE MEMBERS PRESENT

Kim McLennan	Fraser Health
Mike Murray	School District #42 Trustee
Councillor Bruce Bell	Council Liaison, City of Pitt Meadows
Councillor Craig Speirs	Council Liaison, City of Maple Ridge
Maria Kovacs	Member At Large, Maple Ridge
Gillian Small	Ridge Meadows Association for Community Living
Lisa Grant	City of Pitt Meadows

STAFF PRESENT

Renee Moffatt	Committee Clerk
Petra Frederick	Staff Liaison

GUESTS

REGRETS/ABSENT

Greg Turnbull	Member At Large, Maple Ridge
Paul Oliner	Member at Large, Maple Ridge
Kristina Morrison	Member At Large, Maple Ridge

1. CALL TO ORDER

The Council Liaison called the meeting to order at 4:11 pm. Introductions were made.

2. CHAIR AND VICE-CHAIR ELECTION

Postpone to January

3. AGENDA ADOPTION

R17-015

It was moved and seconded

That agenda dated November 16, 2017 be amended to add items 6.8 Fashion Without
Limits and 6.9 Memberships and be adopted as amended.

CARRIED

4. MINUTE APPROVAL

R17-016

It was moved and seconded

That the minutes dated September 21, 2017 be approved.

CARRIED

5. DELEGATIONS

5.1 Nil

6. NEW AND UNFINISHED BUSINESS

6.1 Leisure Centre Retrofit Update

The Staff Liaison reported that January closer of the Aquatic Centre has been delayed until March 2018. More information on the pool closer can be found at <https://www.mapleridge.ca/1718/Pool-Talk—Aquatic-Lifecycle-Improvement>. Looking at accommodating patrons by offering alternative such as dry land fitness as well as looking into a transportation service to other facilities.

6.2 Accessibility Awards 2017 Review and Planning 2018 (defining categories; subcommittee)

Bruce Bell reported on the success of the Accessibility Awards Event. The staff Liaison advised the Committee that they will be hosting the even again in 2018 and will need to look at potential venues. The mandate has changed which will increase categories and therefore attendance will be higher.

6.3 Snow Angels Program – Winter 2017/18

The Staff Liaison gave a brief history as well as issues and concerns with the Snow Angels program in Maple Ridge and Pitt Meadows. Maple Ridge and Pitt Meadows have gone to the Good Neighbours Helping Good Neighbors approach. People in the community can nominate a Good Neighbours and a signed letter from the Mayor and Council along with a Snow Angel pin will be issued. The Committee discussed advertising options.

R17-017

It was moved and seconded

That MACAI to spend up to \$1000 to promote the Snow Angels program.

CARRIED

6.4 Age friendly Initiative update – TOR; Projects; etc.

The Staff Liaison reported on the Age Friendly initiative and the Report and Action Plan for each municipality. Information on the Terms of Reference and a list of positions for the subcommittee was provided. The Committee Members discussed the Terms of Reference and provided feedback.

R17-018

It was moved and seconded

Whereas the City of Maple Ridge and Pitt Meadows have endorsed the Age Friendly initiative therefor be it resolved that MACAI create a subcommittee with the following Terms of Reference.

CARRIED

- 6.5 Raising the Profile – Declaration of the Community-based seniors' Sector in BC**
The Staff Liaison informed the Committee on the background and purpose of Raising the Profile project.

R17-019

That MACAI recommend to both councils that they endorse the Declaration of the Community based seniors' Sector in BC.

CARRIED

Note: Gillian Small left at 5:08pm

- 6.6 Accessible Parking Update**
The Staff Liaison updated The Committee on the status of Patrick Hughes Parking Initiatives presentation. The recommended 6 handicap parking stall add to Downtown Maple Ridge has been forwarded to Engineering. The Staff Liaison discussed the issues Bylaws has with all handicap parking stall having a 3 hour time limit.

R17-020

It was moved and seconded

To resend the previous motion as amended to say "That MACAI requests staff to provide further information on possible solutions to the parking issues raised during the presentation on parking at the September MACAI meeting; and that Staff work with the relevant City department to bring a resolution on this topic back to MACAI for review".

CARRIED

- 6.7 MACAI Budget Allocation 2018**

R17-021

It was moved and seconded

To carry forward MACAI Budget Allocation 2018 agenda item to January 2018.

- 6.8 Fashion Without Limits**
Councillor Speirs reported on the Fashion Without Limits event he attended. Fashion designers designed clothes for people with wheelchairs, crutches etc. Councillor Speirs discussed MACAI supporting this event in the future. Committee Members provided feedback.

- 6.9 Membership**
The Staff Liaison discussed memberships, new members and positions available for 2018 and advised the committee that she is reaching out to various organization to appoint representatives. The Committee members discussed ways to find representative for the new positions.

7. QUESTION PERIOD - Nil

8. CORRESPONDENCE - Nil

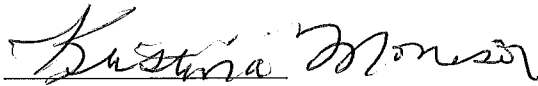
9. ROUNDTABLE

Bruce Bell acknowledged Petra Frederick and all the hard work she has done with the committee.

Maria Kovacs informed The Committee that she was invited by the City of Vancouver's Engineering Department to talk about bike lane issues regarding people with disabilities.

10. ADJOURNMENT

It was moved and seconded that the meeting be adjourned at 5:56 pm



Chair
/rm

**MAPLE RIDGE/PITT MEADOWS
MUNICIPAL ADVISORY COMMITTEE ON ACCESSIBILITY AND INCLUSIVENESS**

The Minutes of the Regular Meeting of the Maple Ridge/Pitt Meadows Municipal Advisory
Committee on Accessibility and Inclusiveness, held in the Blaney Room at the Maple Ridge
City Hall on Thursday, January 18, 2018 at 4:00 p.m.

COMMITTEE MEMBERS PRESENT

Councillor Craig Speirs	Council Liaison, City of Maple Ridge
Councillor Bruce Bell	Council Liaison, City of Pitt Meadows
Kristina Morrison	Member At Large, Maple Ridge
Kim McLennan	Fraser Health
Brad Dinwoodie	Member at Large, Pitt Meadows
Mike Murray	School District #42 Trustee
Gillian Small	Ridge Meadows Association for Community Living
Maria Kovacs	Member At Large, Maple Ridge
Greg Turnbull	Member At Large, Maple Ridge

STAFF PRESENT

Petra Frederick	Recreation Coordinator
	Staff Liaison, City of Maple Ridge
Ryan Slevin	Business Operations Coordinator
	Staff Liaison, City of Pitt Meadows
Amanda Allen	Committee Clerk

GUESTS

Erica Messam	Engineering Technologist, City of Maple Ridge
Michael Eng	Traffic and Transportation Technologist, City of Maple Ridge

REGRETS/ABSENT

Robert Mallinsonn	Member at Large, Maple Ridge
-------------------	------------------------------

1. CALL TO ORDER

P. Frederick, Staff Liaison called the meeting to order at 4:01 pm and introductions were made.

Note: Councillor Speirs joined meeting at 4:05 pm

2. 2018 CHAIR AND VICE CHAIR ELECTION

P. Frederick, Staff Liaison opened the floor to nominations for a Chair.

R/2018-001

It was moved and seconded

That Kristina Morrison be elected Chair of the Municipal Advisory Committee on Accessibility and Inclusiveness for 2018.

CARRIED

P. Frederick, Staff Liaison opened the floor to nominations for a Vice Chair.

R/2018-002

It was moved and seconded

That Gillian Small be elected Vice Chair of the Municipal Advisory Committee on Accessibility and Inclusiveness for 2018

CARRIED

Note: Maria Kovacs joined meeting at 4:09 pm

3. APPROVAL OF THE AGENDA

R/2018-003

It was moved and seconded

That the agenda for the January 18, 2018 Municipal Advisory Committee on Accessibility and Inclusiveness be amended to add the following items:

- **7.3 City of Pitt Meadows Park Accessibility Analysis;**
- **7.4 City of Pitt Meadows Accessible Equipment Purchases;**
- **7.5 City of Pitt Meadows Integrated Daycamps for Summer 2018;**

and that the agenda as amended be approved

CARRIED

4. ADOPTION OF THE MINUTES

R/2018-004

It was moved and seconded

That the minutes of the Municipal Advisory Committee on Accessibility and Inclusiveness meeting dated November 16, 2017 be adopted as circulated subject to spell check.

CARRIED

5. DELEGATIONS/CITY PRESENTATIONS

5.1 232 Street upgrade (between 132A Avenue and Silver Valley Road)

- Use of Urban Braille

- Erica Messam, Engineering Technologist, City of Maple Ridge
- Michael Eng, Traffic and Transportation Technologist, City of Maple Ridge

The Engineering Technologist and the Traffic and Transportation Technologist made a presentation on the proposed upgrades to 232 Street between 132A Avenue and Silver Valley Road. Discussion on universal accessibility, the Rick Hansen Foundation, and the location of the crosswalk in approximation to the roundabout. Discussion on brightly coloured tactile directional strips to keep pedestrians on the sidewalk and away from the bike ramp. A review of the design of the angled crosswalk across 232 Street was suggested by the Committee.

6. NEW AND UNFINISHED BUSINESS

6.1 Snow Angels – Update

P. Frederick, Staff Liaison, provided an update on the Snow Angels program. In conjunction with the Maple Ridge Communications Department, a poster was created and circulated on the City of Maple Ridge social media accounts. The Staff Liaison reported the program was generally well received by the public. The City of Maple Ridge website hosts information on the Snow Angel program and emphasizes neighbours helping each other as a way of creating social interaction and community within the different neighbourhoods. The webpage also contains a link to apply for a grant to host a Snow Angel block party. The Staff Liaison reported on the exploratory idea to extend the Snow Angels program to an 'all seasons' program and will provide an update as the idea progresses.

6.2 Age Friendly Initiative

6.2.1 Council Approved Terms of Reference

P. Frederick, Staff Liaison advised that on December 12, 2017, Maple Ridge Council approved that the Maple Ridge Pitt Meadows Katzie Age Friendly Initiative subcommittee be endorsed as a subcommittee of MACAI based on the draft Terms of Reference attached to the Council report. The Staff Liaison will circulate the Terms of Reference to Committee members via email.

6.2.2 UBCM Funding

P. Frederick, Staff Liaison, advised that a \$15,000 grant was received from the Union of British Columbia Municipalities to review and explore an accessible transportation model for seniors. The AFI subcommittee will review the options for a Maple Ridge model and will bring the data and recommendations to MACAI for discussion.

Note: Greg Turnbull joined meeting at 4:32 pm

6.2.3 CMR Funding

P. Frederick, Staff Liaison, advised that the Maple Ridge Pitt Meadows Katzie Seniors Network has received funding through a City of Maple Ridge grant for a project on dementia friendly cities. This will be an educational initiative where a committee from the Seniors Network will explore a program to make the City of Maple Ridge dementia friendly. The program will likely include training initiatives for City Council, City staff and possibly for private business owners.

6.2.4 Strategy Update

P. Frederick, Staff Liaison, reported that the Age Friendly Initiative subcommittee has created a draft Maple Ridge Implementation Strategy. The draft

Implementation Strategy will soon be circulated to the Seniors Network and MACAI for review and ultimately a recommendation to Council for approval.

Note: Councillor Speirs left meeting at 4:46 pm

6.3 MACAI Awards Review

6.3.1 Formation of Subcommittee

As the MACAI mandate has expanded to include financial, LGBTQ2S, seniors, poverty reduction and youth, P. Frederick, Staff Liaison, suggested a review of the nomination categories for the 2018 MACAI Awards. Discussion on forming a subcommittee to review the existing nomination categories and the potential inclusion of additional categories. Discussion on the number of categories MACAI would like to award in 2018 and how to be inclusive in recognizing the people in the community who do great work.

R/2018-005

It was moved and seconded

That a subcommittee be formed consisting of Maria Kovacs, Ryan Slevin and Petra Frederick to review the MACAI Awards and that a special meeting be called in February to discuss the subcommittee review and recommendations.

CARRIED

6.4 MACAI Budget Allocation 2018

P. Frederick, Staff Liaison, advised that Council has approved \$2,000 of Maple Ridge specific funding for MACAI. The Committee discussed the proposed budget outlined by the Staff Liaison and that remaining funds be allocated throughout the year for special events.

R/2018-006

It was moved and seconded

That the following MACAI expenditures for 2018 be approved:

- A maximum of \$750.00 for the 2018 MACAI Awards;
- A maximum of \$250.00 for Member at Large transportation;
- A maximum of \$150.00 for meeting refreshments.

CARRIED

7. STAFF LIAISONS UPDATE

7.1 Leisure Centre Retrofit Update

P. Frederick, Staff Liaison, provided update on the Leisure Centre Retrofit. The bid closes within a few weeks and a report to Council recommending a proponent is expected to proceed at the end of January 2018. The Staff Liaison anticipates that the earliest the Leisure Centre could close is March 2018.

7.2 Accessible Parking

P. Frederick, Staff Liaison, reported on a meeting with the Engineering and Bylaws Departments. Engineering is reviewing the recommendation of strategically placed accessible parking in the downtown. The Bylaws Department would prefer a community forum with service providers, such as care aids and nurses, to discuss the recommendation regarding the potential use and implementation of a three hour SPARK sticker.

7.3 City of Pitt Meadows Park Accessibility Analysis

R. Slevin, Staff Liaison reported on the Park Accessibility analysis conducted in Summer 2017. The analysis identified recommendations and those regarding Harris Road Park, Mitchell Park and the Pitt Meadows Athletic Park are to be incorporated into the Pitt Meadows Parks and Recreation Master Plan.

7.4 City of Pitt Meadows Accessible Equipment Purchases

R. Slevin, Staff Liaison, reported that the Pitt Meadows Fitness Centre has been updated with a SciFit machine that enables wheel chair access.

7.5 City of Pitt Meadows Integrated Daycamps for Summer 2018

R. Slevin, Staff Liaison, advised that in Summer 2017, City staff reached out to community partners and identified several children in Pitt Meadows who could benefit from integrated daycamps. Staff is preparing for 2018 Summer daycamps and advertisements will be going out to increase awareness and participation.

8. QUESTION PERIOD

Mike Murray requested that the policies on Municipal participation program and leisure access be included as a future MACAI agenda item.

9. CORRESPONDENCE

9.1 2018 MACAI Meeting Schedule

Discussion on the 2018 MACAI meeting schedule.

R/2018-007

It was moved and seconded

That the 2018 Municipal Advisory Committee on Accessibility and Inclusiveness meeting schedule, as attached to the January 18, 2018 MACAI agenda, be adopted.

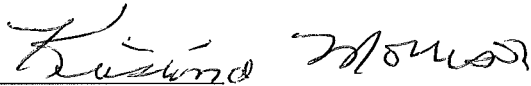
CARRIED

10. ROUNDTABLE

Mr. Murray reported that the School District #42 six year graduation rates for special needs students have increased by six percent in the last year.

11. ADJOURNMENT

It was moved and seconded that the meeting be adjourned at 6:02 pm.

A handwritten signature in cursive script, appearing to read "K. Morrison", is written over a horizontal line.

K. Morrison, Chair

/aa

City of Maple Ridge

SOCIAL POLICY ADVISORY COMMITTEE MEETING MINUTES

The Minutes of the Regular Meeting of the Social Policy Advisory Committee, held in the Blaney Room, at Maple Ridge City Hall, 11995 Haney Place, Maple Ridge, British Columbia, on Wednesday, February 7, 2018 at 7:00 pm

COMMITTEE MEMBERS PRESENT

Councillor Masse	Council Liaison
Tarel Swansky, Vice Chair	Member at Large
Annette Morgan	Maple Ridge-Pitt Meadows-Katzie Seniors Network
Brenna Ayliffe	Fraser Health
Cathy Bennett	Member at Large
Hailey Robinsmith	Member at Large – Youth Rep
Ineke Boekhorst	Downtown Maple Ridge Business Improvement Association
Dr. Ingrid Tyler	Fraser Health
Laura Butler	Member at Large
Cst. Michael Turner	RCMP - Alternate
Valerie Spurell	Fraser Health – Alternate

STAFF MEMBERS PRESENT

Tony Cotroneo	Recreation Manager, Community Services / Staff Liaison
Amanda Allen	Committee Clerk

GUESTS

Bruce Smith	Chief Operating Officer, Coast Mental Health
Jason Payne	Manager, Alouette Heights
Renay Bajkay	Director of Housing Services, Coast Mental Health
Tracy Schonfeld	Director of Community Services, Coast Mental Health

REGRETS/ABSENTS

Susan Carr, Chair	School District 42
Mike Murray	School District #42 - Alternate
Candace Gordon	Maple Ridge-Pitt Meadows-Katzie Community Network

1. CALL TO ORDER AND INTRODUCTIONS

The Staff Liaison called the meeting to order at 7:01 pm and introductions were made.

2. 2018 CHAIR AND VICE CHAIR ELECTIONS

The Staff Liaison opened the floor to nominations for a Chair.

R/2018-001

It was moved and seconded

That Susan Carr be elected Chair of the Social Policy Advisory Committee for 2018.

CARRIED

The Staff Liaison opened the floor to nominations for a Vice Chair.

R/2018-002

It was moved and seconded

That Tarel Swansky be elected Vice Chair of the Social Policy Advisory Committee for 2018.

CARRIED

Note: In absence of Chair Susan Carr, Vice Chair Tarel Swansky chaired the meeting.

3. **APPROVAL OF THE AGENDA**

R/2018-003

It was moved and seconded

That the agenda for the February 7, 2018 Social Policy Advisory Committee meeting be approved.

CARRIED

4. **ADOPTION OF THE MINUTES**

R/2018-004

It was moved and seconded

That the minutes of the Maple Ridge Social Policy Advisory Committee meeting dated May 3, 2017 be adopted.

CARRIED

5. **DELEGATIONS**

5.1 **Coast Mental Health**

- Bruce Smith, Chief Operating Officer, Coast Mental Health
- Renay Bajkay, Director of Housing, Coast Mental Health
- Tracy Schonfeld, Director of Community Services, Coast Mental Health
- Jason Payne, Manager, Alouette Heights

Bruce Smith made a presentation on Coast Mental Health (CMH) and the 3 pillars of recovery of which the organization concentrates: housing, support services, and employment and education. Coast Mental Health operates 47 sites across Metro Vancouver and Alouette Heights illustrates the housing first approach of Coast Mental Health.

Renay Bajkay, Tracy Schonfeld, and Jason Payne made a presentation on Alouette Heights. Coast Mental Health has been operating Alouette Heights for one year. Upon taking over operations, Coast Mental Health immediately addressed the safety issues in the building in order to keep residents and staff safe as well as instituted procedural changes. Staff work with clients using the principles of psycho-social rehabilitation and have a good working relationship with the RCMP, Fire Department and City staff. The presentation highlighted the different work of the outreach teams and reported on their client-centered approach to improving their client's well-being. Coast Mental Health staff answered questions from the Committee.

Note: Item 7 New & Unfinished Business was dealt with following Item 5.

7. **NEW & UNFINISHED BUSINESS**

7.1 **Meeting schedule for 2018**

There was discussion around the proposed 2018 schedule and the potential subcommittee projects for 2018.

R/2018-005

It was moved and seconded

That the 2018 Social Policy Advisory Committee meeting schedule, as attached to the February 7, 2018 SPAC agenda, be adopted.

CARRIED

7.2 **Presentation schedule for 2018**

The Staff Liaison reported that the ICM team is booked for the April 4, 2018 meeting. There was discussion on other potential presentations for the year. The Committee would like to review the 2018 work plan and goals in order to determine the priority of upcoming presentations.

7.3 **Social Policy Engagement Workshop**

Dr. Tyler provided an update on the Social Policy Engagement Workshop on Opioid Overdose Response held on January 30, 2018. The Workshop was well attended and provided robust discussion. Brenna Ayliffe advised that the Photo Voice Project will be featured at the ACT on April 9, 2018 from 12:00pm -8:00pm. There was discussion on holding a presentation at a future SPAC meeting on understanding how to frame language around stigma.

7.4 **Housing First Innovation Labs**

The Staff Liaison reviewed the goal of Housing First Innovation lab.

7.5 **BC Non-Profit Housing Youth Homeless Count**

<http://stophomelessness.ca/homeless-counts/2018-youth-homeless-count/>

The Staff Liaison advised that the Metro Vancouver Youth count is scheduled for April 4-12. A local magnet event will be held by City of Maple Ridge staff to draw Youth to the count at the Greg Moore Youth Centre.

7.6 **Ministry of Social Development and Poverty Reduction- Poverty Reduction Strategy for British Columbia – Opportunities for Input**

<https://engage.gov.bc.ca/bcpovertyreduction/>

Community meetings are slated to help inform the Poverty Reduction Strategy. A community meeting is scheduled in Maple Ridge on March 26, 2018 from 2:30pm-5:00pm. The Vice Chair encouraged members to attend the meeting and requested the next SPAC agenda include a follow up item regarding the Poverty Reduction Strategy for BC.

6. **ROUNDTABLE**

Annette Morgan advised that the Maple Ridge Pitt Meadows Katzie Seniors Network has received a City of Maple Ridge grant for a dementia friendly community initiative they will be working on with the Alzheimer's Society. The Age Friendly Initiative subcommittee received a grant from UBCM and will be reviewing options for a Maple Ridge model of accessible transportation for seniors – a "senior's bus" initiative.

Hailey Robinsmith reported that MP Ruimy and the Constituency Youth Council is hosting a Townhall on Cyber Security. This workshop for seniors on how to stay safe online is scheduled for Saturday, March 3, 2018 from 1:00-3:00pm at the Ridge Meadows Seniors Centre. Sign up for the workshop via e-mail to dan.ruimy@parl.gc.ca.

8. **COMMITTEE UPDATES**

8.1 **Community Network**

Ms. Ayliffe reported that at the February 6, 2018 CN facilitators meeting Jenny Earley and Trish Salisbury were chosen to be the 2018 CN representatives on the Social Planning Advisory Committee. CN is partnering with Family Ed to host a Q-munity workshop scheduled for February 26, 2018 at the Family Education and Support Centre. The topic at the Service Providers workshop is learning how to honour the diversity in the LGBTQ2S community starting with words. Registration for the workshop is through Family Ed. CN is working to update their annual work plan with a focus on the following three priorities: Youth, Poverty, and Healthy Living and Community Well-being.

8.2 **Youth Strategy Update**

The Staff Liaison provided an update on the Youth Strategy. At the December 12, 2017 Council Workshop meeting, Council passed a recommendation directing staff to facilitate the formation of a Youth Planning Table to steward the work of the Youth Strategy. Staff will be attending a Community Network meeting to request participation in the Youth Planning Table. Upon Council endorsement of representation on the Youth Planning Table, a terms of reference will be drafted and submitted to Council for approval.

8.3 **Update from the Opioid Overdose Working Group**

Dr. Ingrid Tyler provided a report on the Opioid Overdose Working Group. A strategic planning session was held in January and the notes from the January 30, 2018 Social Policy Engagement Workshop will help form part of the strategic plan. The Province has announced funding for Community Action Teams and the Opioid Overdose Working Group will investigate applying for a grant to support the continued operation of the Working Group. Dr. Tyler advised that the BC Coroners Service released the updated illicit drug overdose death stats and reported on the Fraser Health statistics within the report:

<https://news.gov.bc.ca/releases/2017PSSG0067-001873>

8.4 **Youth Wellness Centre Update**

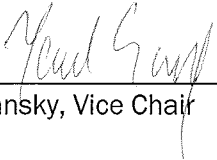
The Staff Liaison provided an update on the Youth Wellness Centre. The Youth Wellness Centre has been awarded \$500,000 in Foundry funding. This is annualized provincial funding for operations. At the December 5, 2017 Council meeting, staff received approval to work with the Province and Foundry to explore a funding model for the Youth Wellness Centre concept. The Staff Liaison advised that consultants have indicated an estimated cost of \$4.2-\$4.6 million for a purpose built youth wellness facility adjacent to the Greg Moore Youth Centre, an ideal location to engage youth in the community due to its proximity to the existing Youth Centre and bus loop.

9. **CORRESPONDENCE** – Nil

10. **QUESTION PERIOD** - Nil

11. **ADJOURNMENT**

It was moved and seconded that the meeting be adjourned at 9:10 pm.



T. Swansky, Vice Chair

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Albion Community Centre Design Update

MEETING DATE: April 10, 2018
FILE NO: 1918503
MEETING: Council

EXECUTIVE SUMMARY:

At the February 20, 2018 Council Workshop, staff was directed to explore options for child care space, library resources, and other design considerations to develop the Albion Community Centre (ACC).

The result of staff's preliminary research on child care in the community confirms the need for additional child care services in Maple Ridge. Based on this need for childcare in the community, staff directed the design team at CHP Architects to include a multi-use child care space in the design of the ACC which would meet licensing requirements. This report outlines the need for affordable infant and toddler care and out of school care in the community. It also provides an update on other design elements to support the development of the ACC as a multi-use community facility.

RECOMMENDATION:

No Recommendation required

DISCUSSION:

a) Background Context:

The City of Maple Ridge (CMR) and School District No. 42 (SD42) have been working together on a joint park/school site that includes an elementary school, learning centre and community centre. In 2016, a public consultation was hosted in the Albion neighbourhood through a collaborative process with SD42 which provided valuable feedback on the community's vision for these facilities. Child care resources and the provision of services and programs for children 0-12 years of age were identified as desirable components.

Child Care

According to the Maple Ridge/Pitt Meadows Child Care Resource and Referral (CCRR) office, wait times for infant care can be as long as two years, and many parents struggle to find after school care and child care outside of the standard hours of work which are Monday to Friday, 8:30am to 5:00pm..

Additional information received from the CCRR includes data specifically related to the current number of child care spaces available in the rapidly growing area of east Maple Ridge, which includes the Albion area (attachment 1, table 3). This information, along with school population statistics for east Maple Ridge, is included in this report as Attachment 1. Considering this data, space in the ACC is being designed that would be suitable for child

care and infant and toddler care benefitting families living in east Maple Ridge, and complementing the preschool and daycare services that will be offered at the adjacent South Albion Elementary School. Daycare services will populate the Community Centre during non-primetime hours and would offset operating costs by a projected \$27 to 37K annually based on similar models of agreements with CMR.

Design Elements

Since the February 20, 2018 Council Workshop, staff have investigated a number of design elements to support the accessibility, sustainability, and multi-functionality of the ACC.

- Facility plans have been reviewed by our accessibility staff and the Municipal Advisory Committee on Accessibility and Inclusiveness.
- With regard to sustainability, a green building design feasibility and costing study is currently underway.
- Covered bicycle parking has been incorporated into the design.
- To expand the breadth of amenities offered at the ACC and further to Council's interest, staff has contacted the Fraser Valley Regional Library to identify opportunities for library services and programs at this site.
- Also of note, staff will be working with the Maple Ridge Historical Society, Museum Curator, First Nations and CHP Architects to identify opportunities to include historical references in the ACC design.
- As well, a presentation/consultation is scheduled with the Maple Ridge Public Art Committee to consider the inclusion of public art in the design of this facility.
- Council is also aware of ongoing discussions with the YMCA regarding a potential operating agreement. As a next step, the YMCA is preparing a presentation on their program offerings to bring to a discussion with the Board of Education which will assist School District No. 42 to provide their feedback on this proposal.

Use of Airspace

Another request arising from the February 20th meeting was that staff investigates the feasibility of allowing future use of the airspace above the ACC. CHP Architects has considered this, and if Council would like to pursue this option, it may be possible. However, it will require a change to the scope, design, construction timeline and cost of the ACC project. Additionally, planning for this possibility in future is difficult as seismic codes change and it is difficult to over-build existing foundations and footings to meet future unknown codes and building programs. In addition, as this has not been incorporated in any of the planning to date, it would impact parking and zoning requirements depending on density and future use. Council direction would be needed to proceed with design and scope modifications to incorporate future air space needs.

b) Desired Outcome:

That the ACC is designed to meet the needs and provided services the community requires while maintaining the desire for flexible multi use space to serve a variety of users.

c) Strategic Alignment:

The ACC and the services it will provide aligns with the 2010 Parks, Recreation and Culture Master Plan, and the Master Agreement on the Cooperation for the Joint Use of Public Facilities and Coordination of Services between the City of Maple Ridge and SD42.

d) Citizen/Customer Implications:

The City and School District No. 42 collaborated on a community consultation process to gather feedback on the design of the School and Community Centre. In addition, further stakeholder consultation(s) have taken place to ensure the ACC design meets the needs and requirements of the community and stakeholders.

e) Business Plan/Financial Implications:

Typically the City leases space to child care operators through a competitive bid process. The ACC child care facility could generate \$27,000 to \$37,000 annually in lease revenue to offset facility operating costs.

With regard to funding, it is relevant to note that both the federal and provincial governments are investing in early learning and child care in the near term. In particular, the Maple Ridge area has received provincial funding for 350 child care spaces, with 308 being developed by SD42 and the remainder by private sector licenced providers. With senior governments' recent attention to child care, staff will seek grant opportunities that would support the provision of child care services at the ACC.

f) Policy Implications:

The City of Maple Ridge should consider implementing a child care needs assessment/strategy (in the future) and an overall review of municipal policies around child care. The inclusion of policies that encourage child care spaces in municipal facilities and allow for no or low rent, reduced lease or competitive market leases are often used to improve the provision of child care in communities. Municipalities across Metro Vancouver vary considerably in the types and variety of child care resources and policies available.

CONCLUSIONS:

Throughout the design process the ACC has been designed as a flexible, multi-use facility that is sustainable and accessible for all members of our community. Based on the preliminary child care data collected and recent Provincial and Federal Government initiatives, staff has included space to accommodate licenced child care uses including infant and toddler care and out of school care including after school programs.

"Original signed by Don Cramb"

Prepared by: Don Cramb, Senior Recreation Manager

"Original signed by Danielle Pope"

Reviewed by: Danielle Pope, Director of Recreation & Community Services

"Original signed by Kelly Swift"

Approved by: Kelly Swift, MBA, BGS, General Manager: Parks, Recreation & Culture

"Original signed by Frank Quinn for"

Concurrence: Paul Gill, CPA, CGA, Chief Administrative Officer

Attachments: (1) Maple Ridge/Pitt Meadows Child Care Resource and Referral office data sheet

Attachment 1

Maple Ridge/Pitt Meadows Child Care Resource and Referral data sheet

Map 1: Maple Ridge East/North (Human Early Learning Partnership UBC)

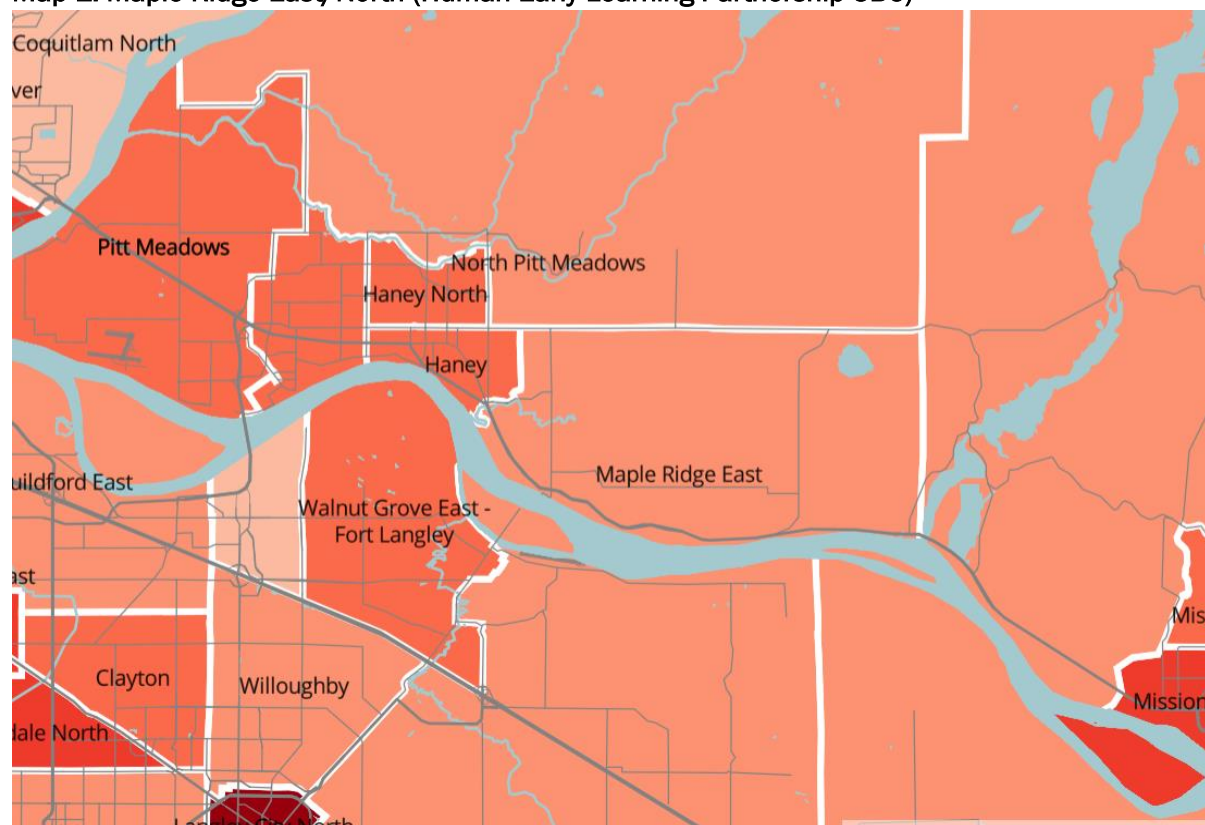


Table 1: Child Care Spaces by Type/Facilities in Maple Ridge

Type	# of Spaces	# of Facilities
Group Child Care (under 36 months)	24	1
Group Child Care (30 months to school age)	101	5
Preschool (30 months to school age)	193	10
In Home Family Child Care	259	37
Group Child Care (School Age)	302	14
In Home Multi-Age Child Care	80	10
Multi-Service Programs	Under 36 months - 172 36 months to School Age - 508 Preschool - 255 School Age - 508 Multi-Age - 48 Family - 7 Total Spaces - 1530	28
Total	2489	101

Table 2: School Population Maple Ridge East/North

Name of School	# of Children (Catchment Area)	#of Children (Total)
Albion	429	560
Blue Mountain	215	308
Webster's Corners	171	210
Whonnock	176	284
Yennadon	450	580
Golden Ears	323	491
Total	1,764	2,433

Table 3: Child Care Spaces by Type/Facilities in Maple Ridge East/North

Type	#of spaces	# of Facilities
Group Child Care (under 36 months)	0	0
Group Child Care (30 months to school age)	20	1
Preschool (30 months to school age)	73	4
In Home Family Child Care	56	8
Group Child Care (School Age)	76	4
In Home Multi-Age Child Care	32	4
Multi-Service Programs	Under 36 months - 47 36 months to School Age - 149 Preschool - 100 School Age - 150 Multi-Age - 8 Family -7 Total Spaces- 461	11
Totals	718	32

1000 Bylaws

City of Maple Ridge

TO:	Her Worship Mayor Nicole Read and Members of Council	MEETING DATE:	April 10, 2018
FROM:	Chief Administrative Officer	FILE NO:	2017-281-RZ
		MEETING:	Council
SUBJECT:	Final Reading: Official Community Plan Amending Bylaw No. 7357-2017 21428, 21460, 21472 Dewdney Trunk Road Zone Amending Bylaw No. 7360-2017 21428 Dewdney Trunk Road		

EXECUTIVE SUMMARY:

Official Community Plan Amending Bylaw No. 7357-2017 and Zone Amending Bylaw No. 7360-2017 have been considered by Council and at Public Hearing and subsequently were granted third reading. The applicant has requested that final reading be granted. The purpose of this application is to designate all three subject properties, 21428, 21460 and 21472 Dewdney Trunk Road as *Institutional* for cemetery use and to rezone 21428 Dewdney Trunk Road to permit the expansion of the Maple Ridge Cemetery.

Council granted first reading to OCP Amending Bylaw No. 7357-2017 and for Zone Amending Bylaw No 7360-2017 on July 25, 2017. Council granted second reading to these two bylaws on November 28, 2017. This application was presented at Public Hearing on January 23, 2018, and Council granted third reading on January 30, 2018.

The applicant has met Council's requirements for this OCP re-designation and rezoning application. Therefore, it is recommended that these OCP and Zone Amending Bylaws be adopted.

RECOMMENDATION:

That Official Community Plan Amending Bylaw No. 7357-2017 be adopted; and

That Zone Amending Bylaw No. 7360-2017 be adopted.

DISCUSSION:

a) Background Context:

Council considered this rezoning application at a Public Hearing held on January 23, 2018. On January 30, 2018 Council granted third reading to OCP Amending Bylaw No. 7357-2017 and Zone Amending Bylaw No. 7360-2017 with the stipulation that the following conditions be addressed prior to final reading:

- 1) Approval from the Ministry of Transportation and Infrastructure;
- 2) Amendment to Official Community Plan Schedule "B"; and

- 3) Road dedication on Dewdney Trunk Road as required.

The following applies to the above:

- 1) Approval of the Zone Amending Bylaw 7360-2017 was granted by the Ministry of Transportation and Infrastructure on February 8, 2018 pursuant to Section 52(3)(a) of the *Transportation Act*.
- 2) Official Community Plan Schedule "B" will be amended with final approval of these bylaws;
- 3) Road dedication on Dewdney Trunk Road has been provided.

CONCLUSION:

As the applicant has met Council's conditions, it is recommended that final reading be given to OCP Amending Bylaw No. 7357-2017 and Zone Amending Bylaw No. 7360-2017.

"Original signed by Chee Chan"

Prepared by: Chee Chan, MUP, MCIP, RPP, BSc
Planner 1

"Original signed by Christine Carter"

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

"Original signed by Frank Quinn"

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

"Original signed by Frank Quinn"

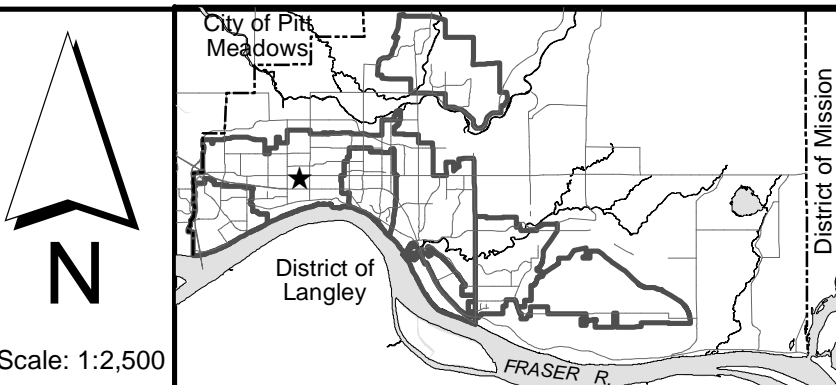
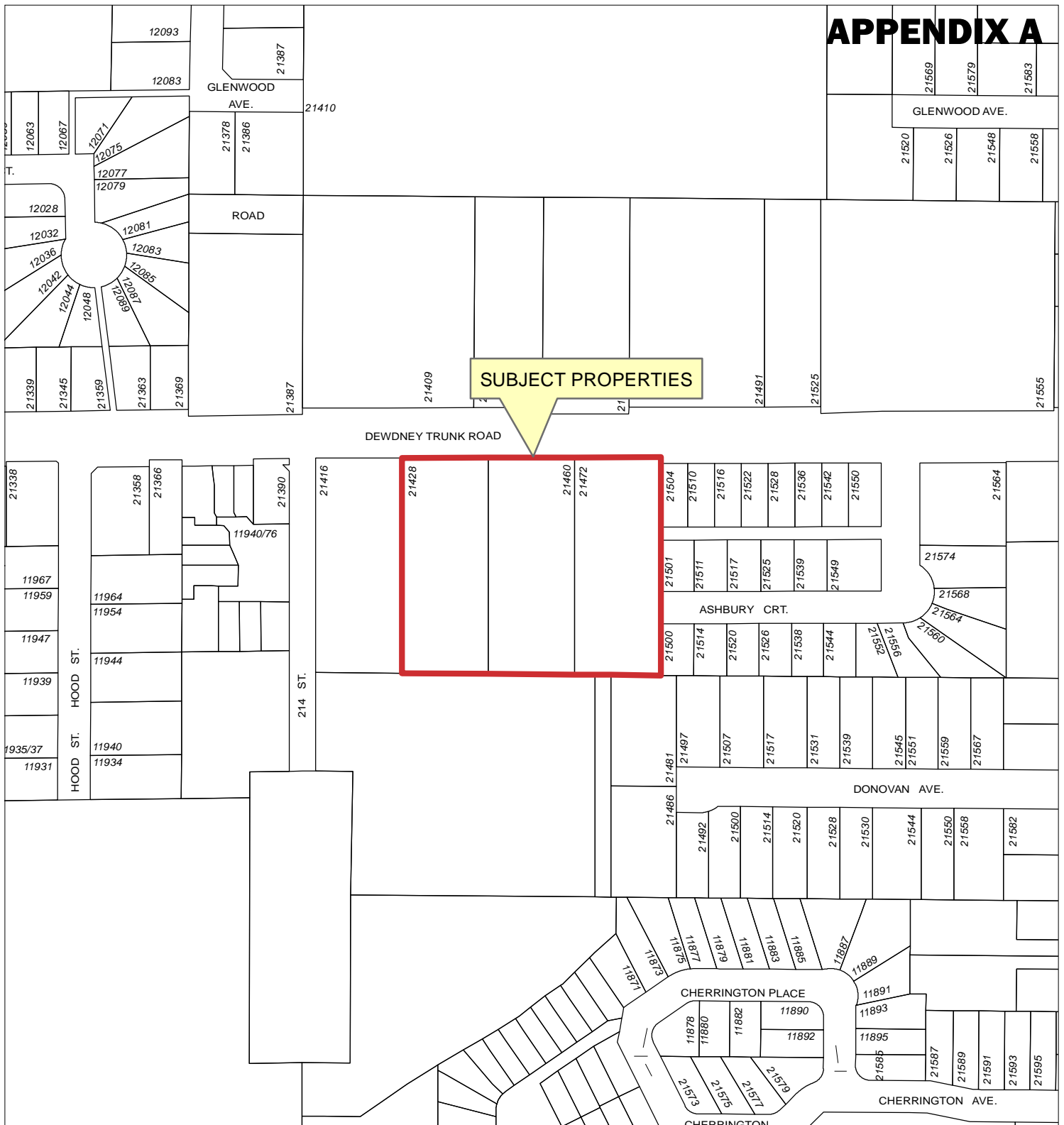
Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – OCP Amending Bylaw No. 7357-2017
Appendix C – Zone Amending Bylaw No. 7360-2017
Appendix D – Proposed Site Plan

APPENDIX A

SUBJECT PROPERTIES



21428/60/72 DEWDNEY TRUNK ROAD

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2017-281-CP
DATE: Jul 20, 2017

BY: PC

Scale: 1:2,500

CITY OF MAPLE RIDGE BYLAW NO. 7357-2017

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

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

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

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7357-2017."
2. Schedule "B" is hereby amended for that parcel or tract of land and premises known and described as:

Lot 2 District Lot 247 Group 1 New Westminster District Plan 8050
Lot 3 District Lot 247 Group 1 New Westminster District Plan 8050
Lot 4 District Lot 247 Group 1 New Westminster District Plan 8050

and outlined in heavy black line on Map No. 951, a copy of which is attached hereto and forms part of this Bylaw, is hereby designated/amended as shown.

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

READ a first time the 25th day of July, 2017.

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

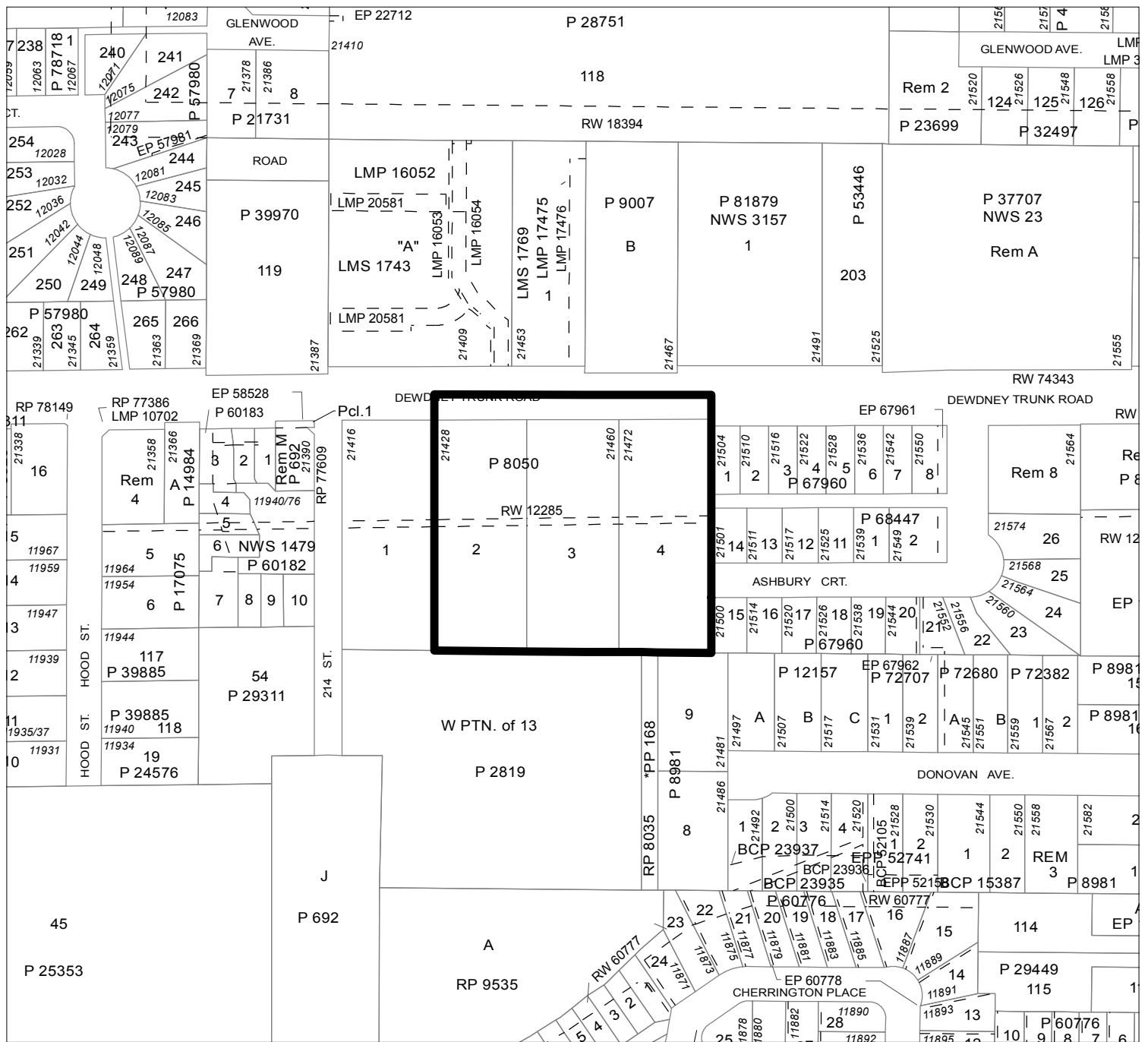
PUBLIC HEARING held the 23rd day of January, 2018.

READ a third time the 30th day of January, 2018.

ADOPTED the day of , 20 .

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7357-2017

Map No. 951

From: Urban Residential

To: Institutional



SCALE 1:2,500

CITY OF MAPLE RIDGE BYLAW NO. 7360-2017

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7360-2017."
2. That parcel or tract of land and premises known and described as:

Lot 2 District Lot 247 Group 1 New Westminster District Plan 8050

and outlined in heavy black line on Map No. 1721 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to P-6 (Civic Institutional).

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

READ a first time the 25th day of July, 2017.

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

PUBLIC HEARING held the 23rd day of January, 2018.

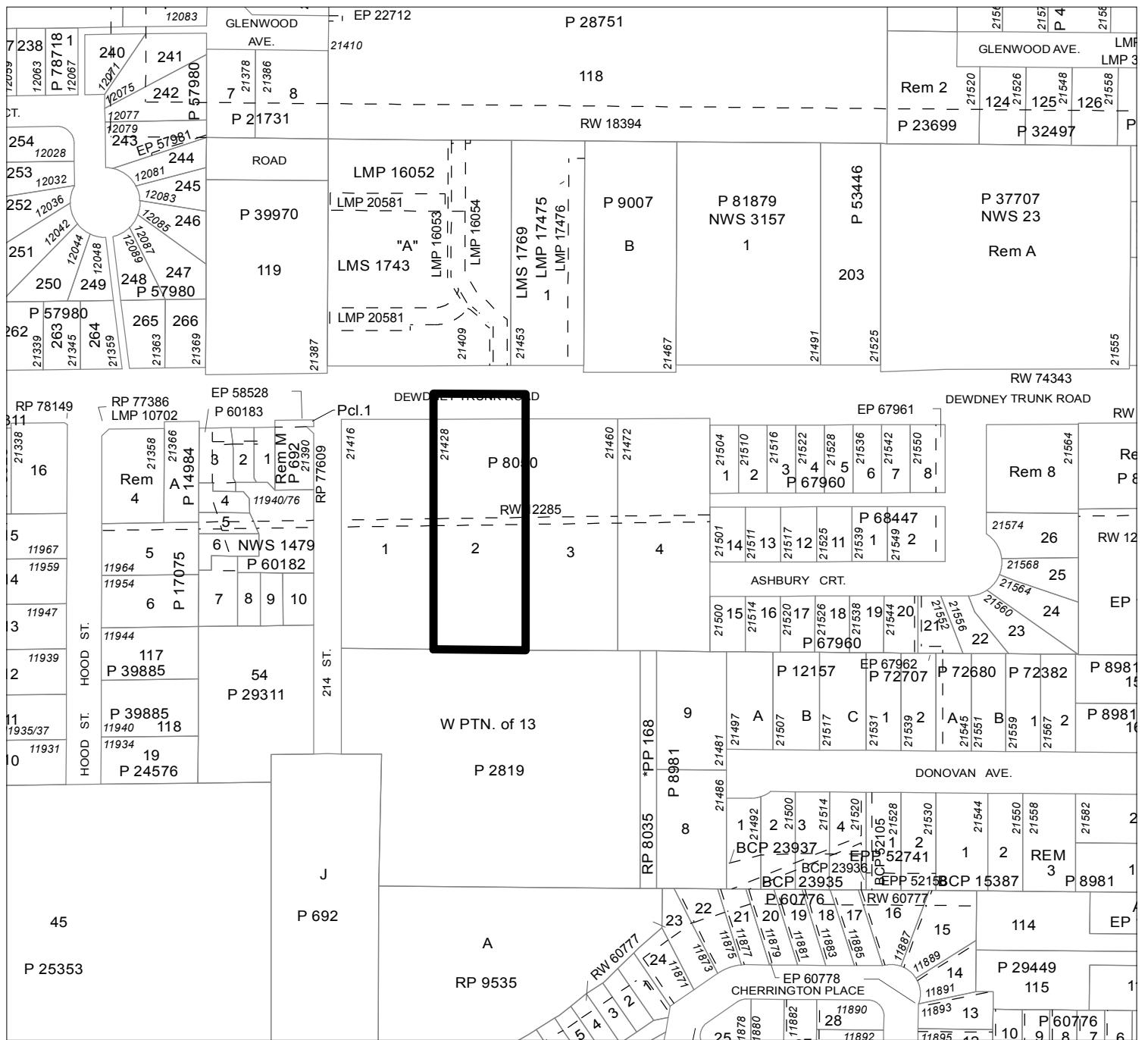
READ a third time the 30th day of January, 2018

APPROVED by the Ministry of Transportation and Infrastructure the 8th day of February, 2018.

ADOPTED the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7360-2017

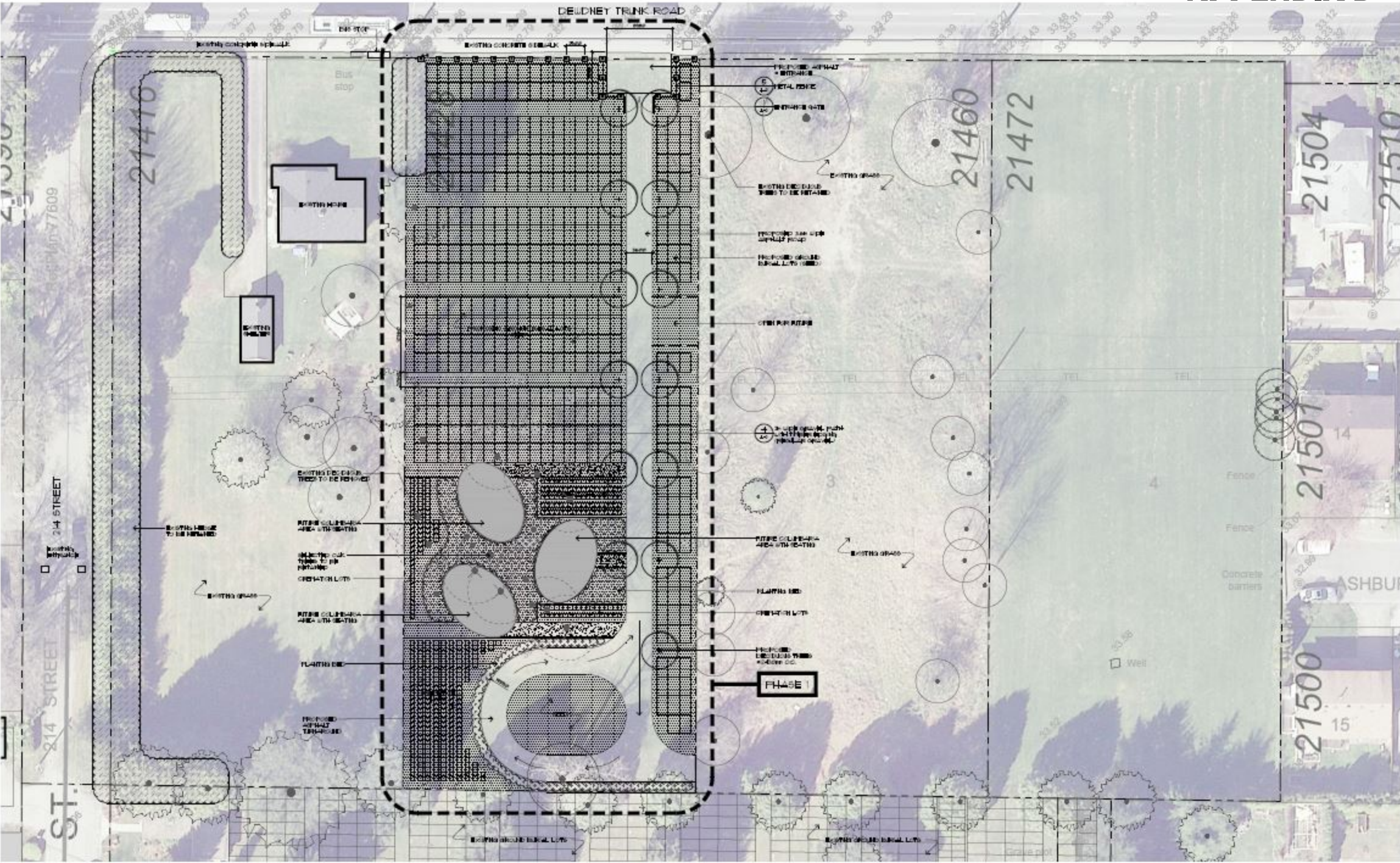
Map No. 1721

From: RS-1 (One Family Urban residential)

To: P-6 (Civic Institutional)



SCALE 1:2,500



NOTE:
THE LOCATION OF EXISTING TREES IS BASED ON
AERIAL PHOTO.

LEGEND

- PROPERTY LINE
- NEW WALL
- OPERATION LOT (EXISTING LOT)
- EXISTING BURIAL LOT (EXISTING LOT)

- GRASS
- REGULAR GRASS WITH TREES/SHRUBS

- EXISTING TREES TO BE RETAINED
- PLANTING BED

- PLANTING BED
- PLANTING BED

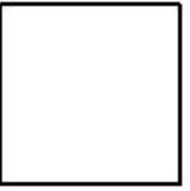
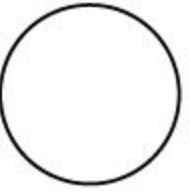
- EXISTING TREES TO BE RETAINED
- EXISTING CONIFEROUS TREES TO BE RETAINED

- EXISTING TREES TO BE RETAINED
- EXISTING CONIFEROUS TREES TO BE RETAINED



LANDSCAPE PLAN-PHASE 1
SCALE: 1:250

CRIVEN/HUSTON/POWERS ARCHITECTS ARCHITECTURE AND LANDSCAPE ARCHITECTURE 9355 YOUNG ROAD, CHILLIWACK B.C., V2P 4S3 TEL: 793-9445



PROJECT NAME:
**MAPLE RIDGE CEMETERY
EXPANSION**
21404 Dewdney Trunk Rd Maple Ridge, BC

NO.	REVISIONS / NOTES	DATE
1	EXHIBITATION / DESIGN	17.09.20
2	REVISION FOR REVISION	17.09.20

PROJECT NUMBER	17093
SCALE	1:250
DATE	2017/09/20
DESIGNED BY	CRIVEN/HUSTON/POWERS ARCHITECTS
CHECKED BY	CRIVEN/HUSTON/POWERS ARCHITECTS
APPROVED BY	CRIVEN/HUSTON/POWERS ARCHITECTS



City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Final Reading
Official Community Plan Amending Bylaw No. 7369-2017
Zone Amending Bylaw No. 7364-2017
24093 and 24137 104 Avenue and PID 009-437-061

MEETING DATE: April 10, 2018
FILE NO: 2017-291-RZ
MEETING: Council

EXECUTIVE SUMMARY:

Official Community Plan Bylaw No. 7369-2017 and Zone Amending Bylaw No. 7364-2017 for the subject properties, located at 24093 and 24137 104 Avenue and Parcel Identifier (PID) 009-437-061, have been considered by Council; Public Hearing was held and subsequently the above mentioned Bylaws were granted third reading. The applicant has requested that final reading be granted. The purpose of the rezoning is to permit two P-1 (Park and School) zoned lots for the construction of a new School District-owned Elementary School and City-owned Community Centre.

Council granted first and second reading for Official Community Plan Amending Bylaw No. 7369-2017 and Zone Amending Bylaw No. 7364-2017 on October 24, 2017. This application was presented at Public Hearing on November 21, 2017, and Council granted third reading on November 28, 2017.

RECOMMENDATIONS:

1. That Official Community Plan Amending Bylaw No. 7369-2017 be adopted; and
2. That Zone Amending Bylaw No. 7364-2017 be adopted.

DISCUSSION:

a) Background Context:

Council considered this rezoning application at a Public Hearing held on November 21, 2017. On November 28, 2017 Council granted third reading to Official Community Plan Amending Bylaw No. 7369-2017 and Zone Amending Bylaw No. 7364-2017, with the stipulation that the following conditions be addressed:

- i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
- 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) Park dedication as required, including construction of walkways and trails; and removal of all debris and garbage from park land;
- iv) Consolidation of the subject properties;
- v) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;
- vi) Registration of a Reciprocal Statutory Right-of-Way Agreement for shared parking;
- vii) Registration of a Reciprocal Cross Access Easement Agreement;
- viii) Registration of a Restrictive Covenant for Tree Protection;
- ix) Registration of a Restrictive Covenant for Stormwater Management;
- x) Submission of a Traffic Impact Study Report and approval of the report from the Engineering Department;
- xi) Removal of existing buildings;
- xii) A Water Supply Operating Permit from Fraser Health will be required for any water supply system serving everything other than a single family dwelling;
- xiii) A Professional Engineer's certification that adequate water quantity for domestic and fire protection purposes can be provided; and
- 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 properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.

The following applies to the above:

- i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the security deposit has been submitted for registration on title, as per the 'Letter of Undertaking' by the solicitor;
- ii) Schedules and Figures will be amended upon adoption of the relevant bylaws;
- iii) Park dedication has been submitted for registration on title, as per the 'Letter of Undertaking' by the solicitor;
- iv) Consolidation of the subject properties is no longer required, as the registration of the Subdivision Plan prior to rezoning will create two new lots, the School District-owned Elementary School and future City-owned Community Centre, as well as the *Conservation* area dedicated to the City around the tributary to Spencer Creek; (see Appendix E);
- v) Registration of a Restrictive Covenant for the Geotechnical Report has been submitted for registration on title as per the 'Letter of Undertaking' by the solicitor;
- vi) Registration of a Reciprocal Statutory Right-of-Way Agreement for shared parking is not required as a condition of rezoning, and will be captured in a separate agreement between the School District and the Parks, Recreation and Culture Department;
- vii) Registration of a Reciprocal Cross Access Easement for servicing has been submitted for registration on title as per the 'Letter of Undertaking' by the solicitor;

- viii) Registration of a Restrictive Covenant for Tree Protection is no longer required, as the trees to be retained onsite are within a protected *Conservation* area;
- ix) Registration of a Restrictive Covenant for Stormwater Management has been submitted for registration on title as per the 'Letter of Undertaking' by the solicitor;
- x) Traffic Impact Study Report has been submitted and approved;
- xi) Existing buildings on the subject properties have been removed;
- xii) A Water Supply Operating Permit is deemed outdated and no longer required;
- xiii) A Professional Engineer's certification that adequate water quantity for domestic and fire protection purposes has been provided;
- xiv) A disclosure statement, dated April 11, 2016, indicates that no underground fuel storage tanks exist on the subject properties; and
- xv) It was later identified that an additional condition was required for an Access Easement Agreement to allow the future Community Centre access to their site via the School District property. This Access Easement has been submitted for registration on title as per the 'Letter of Undertaking' by the solicitor.

CONCLUSION:

As the applicant has met Council's conditions, it is recommended that final reading be given to Official Community Plan Amending Bylaw No. 7369-2017 and Zone Amending Bylaw No. 7364-2017.

"Original signed by Adam Rieu"

Prepared by: Adam Rieu
Planning Technician

"Original signed by Christine Carter"

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

"Original signed by Frank Quinn"

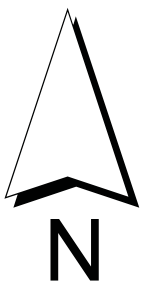
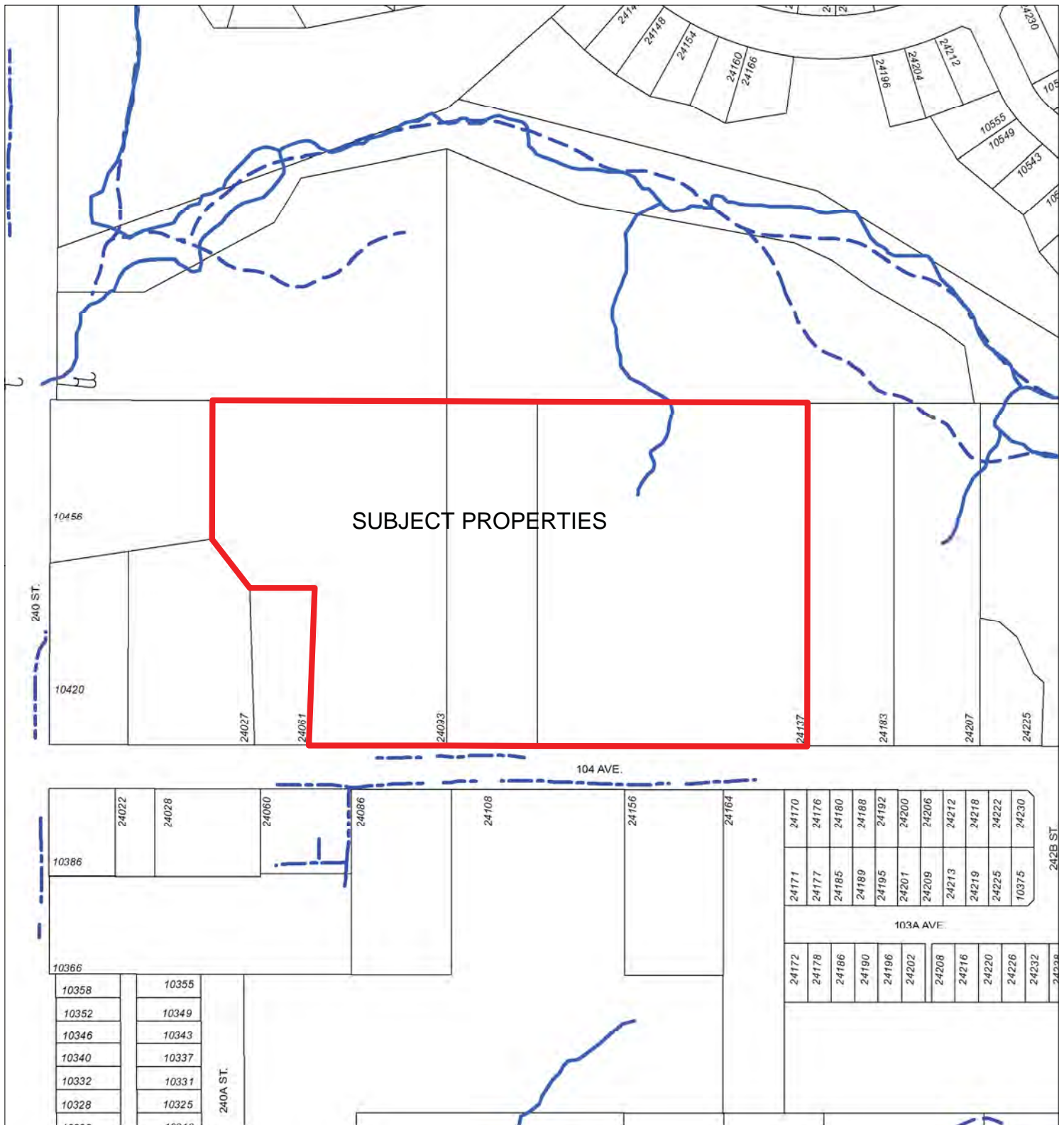
Approved by: Frank Quinn, MBA, P.Eng
GM: Public Works & Development Services

"Original signed by Paul Gill"

Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Official Community Plan Amending Bylaw No.7369-2017
- Appendix C – Zone Amending Bylaw No. 7364-2017
- Appendix D – Site Plan
- Appendix E – Subdivision Plan



Scale: 1:2,500

Legend

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

24093/24137 104 Avenue
009-437-061

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

2017-291-RZ
DATE: Jul 5, 2017

BY: JV

CITY OF MAPLE RIDGE

BYLAW NO. 7369-2017

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

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

AND WHEREAS it is deemed expedient to amend Schedule "A", Chapter 10.2 Albion Area Plan, Schedule 1: Albion Area Plan, and Schedule "C" of the Official Community Plan;

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7369-2017
2. Schedule "A", Chapter 10.2 Albion Area Plan, Schedule 1: Albion Area Plan is hereby amended for that parcel or tract of land and premises known and described as:

Lot 3 Section 10 Township 12 New Westminster District Plan 10921
Lot 4 Section 10 Township 12 New Westminster District Plan 10921
Lot 9 Section 10 Township 12 New Westminster District Plan 14750

and outlined in heavy black line on Map No. 952, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended as shown.

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

Lot 3 Section 10 Township 12 New Westminster District Plan 10921
Lot 4 Section 10 Township 12 New Westminster District Plan 10921
Lot 9 Section 10 Township 12 New Westminster District Plan 14750

and outlined in heavy black line on Map No. 963, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended by adjusting the Conservation boundary.

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

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

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

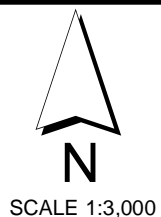
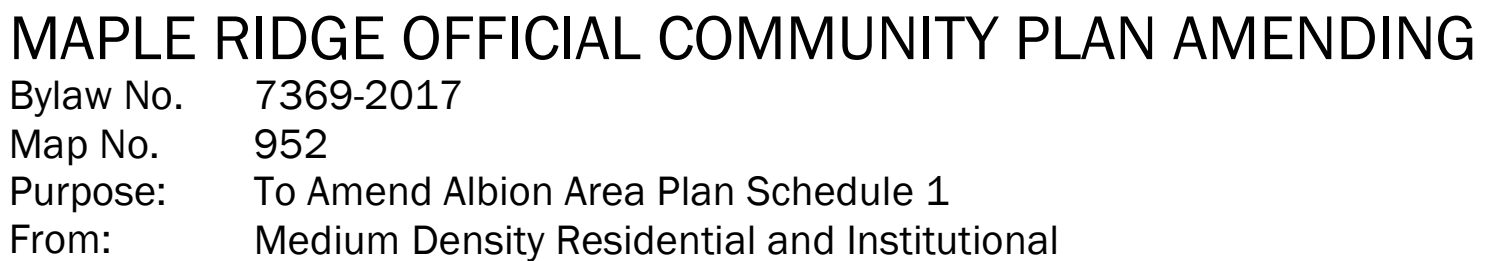
PUBLIC HEARING held the 21st day of November, 2017.

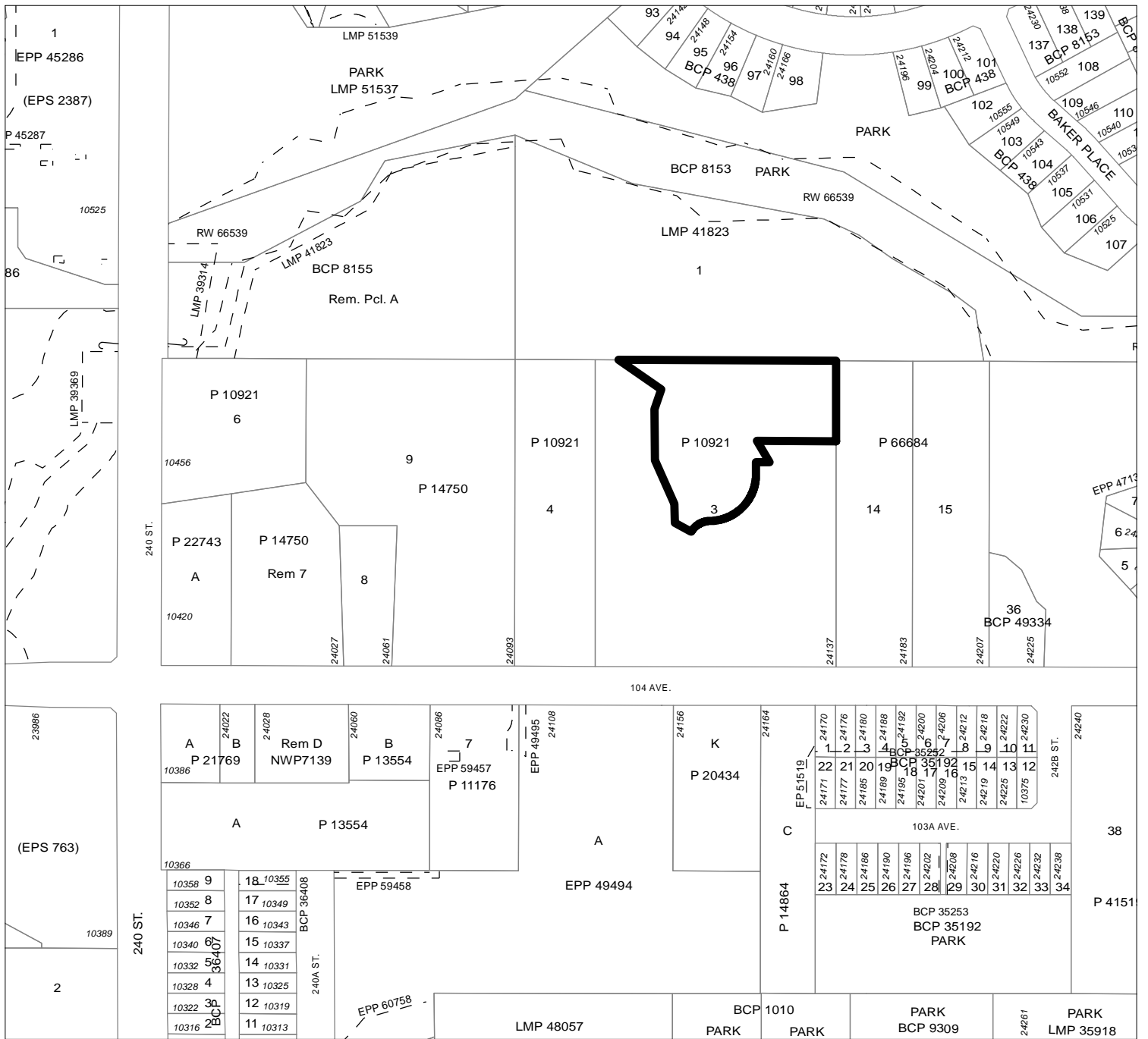
READ a third time the 28th day of November, 2017.

ADOPTED the day of , 20 .

PRESIDING MEMBER

CORPORATE OFFICER

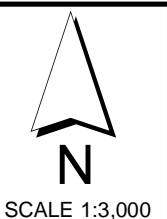




MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7369-2017
 Map No. 963
 Purpose: To Amend Schedule C as shown

 To Add to Conservation



CITY OF MAPLE RIDGE

BYLAW NO. 7364-2017

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7364-2017."
2. That PART 2 INTERPRETATION, ASSEMBLY USE definition is amended by replacing with the following: a use providing for the assembly of persons for charitable, philanthropic, cultural, entertainment uses, public transportation depots, or private educational purposes; includes auditoriums, youth centres, social halls, community centres, group camps, theatres, private schools, kindergartens, and child care centres.

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

Lot 3 Section 10 Township 12 New Westminster District Plan 10921
Lot 4 Section 10 Township 12 New Westminster District Plan 10921
Lot 9 Section 10 Township 12 New Westminster District Plan 14750

and outlined in heavy black line on Map No. 1725 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to P-1 (Park and School).

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

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

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

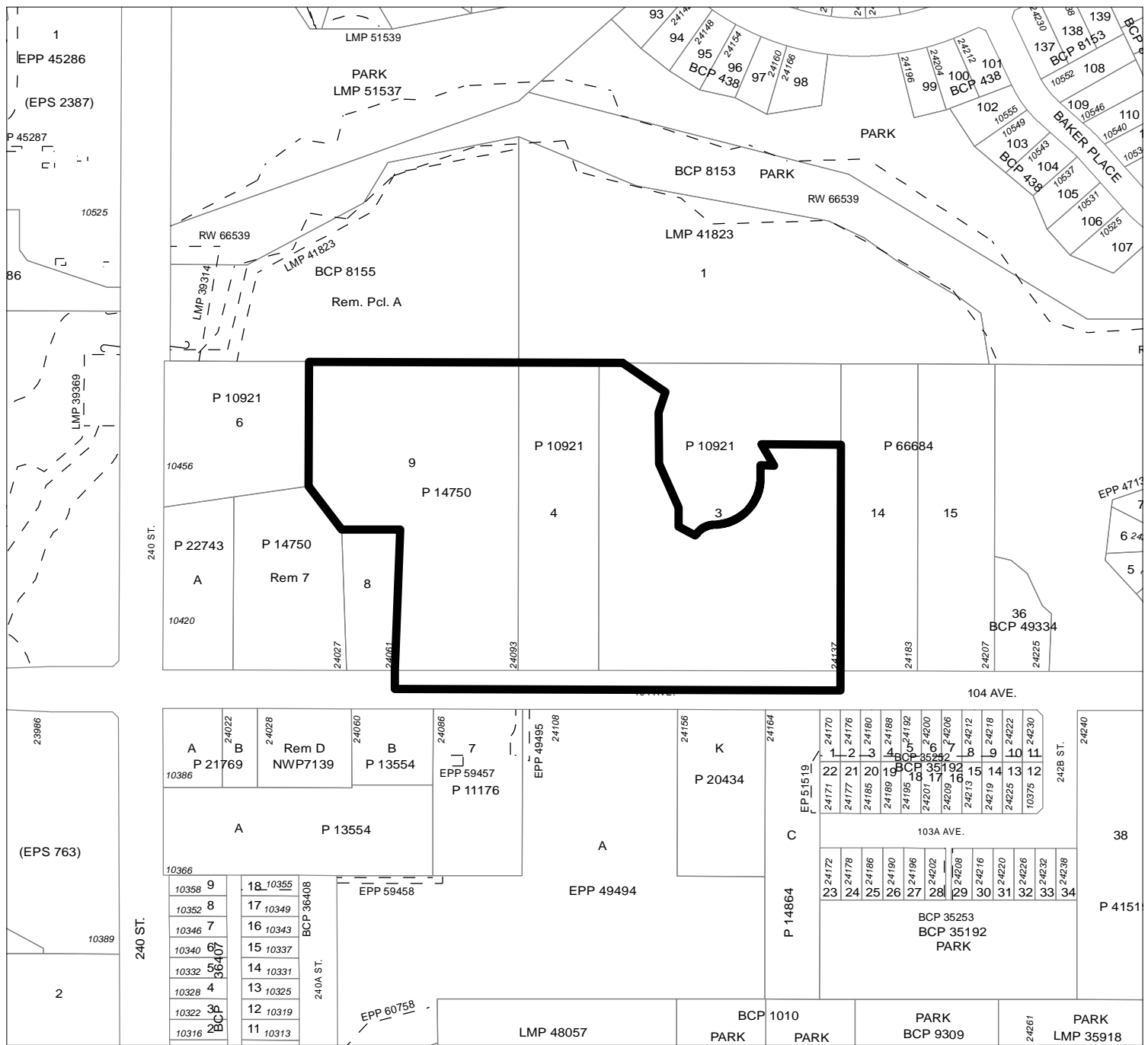
PUBLIC HEARING held the 21st day of November, 2017.

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

ADOPTED the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



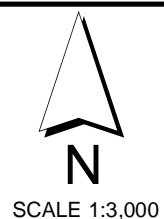
MAPLE RIDGE ZONE AMENDING

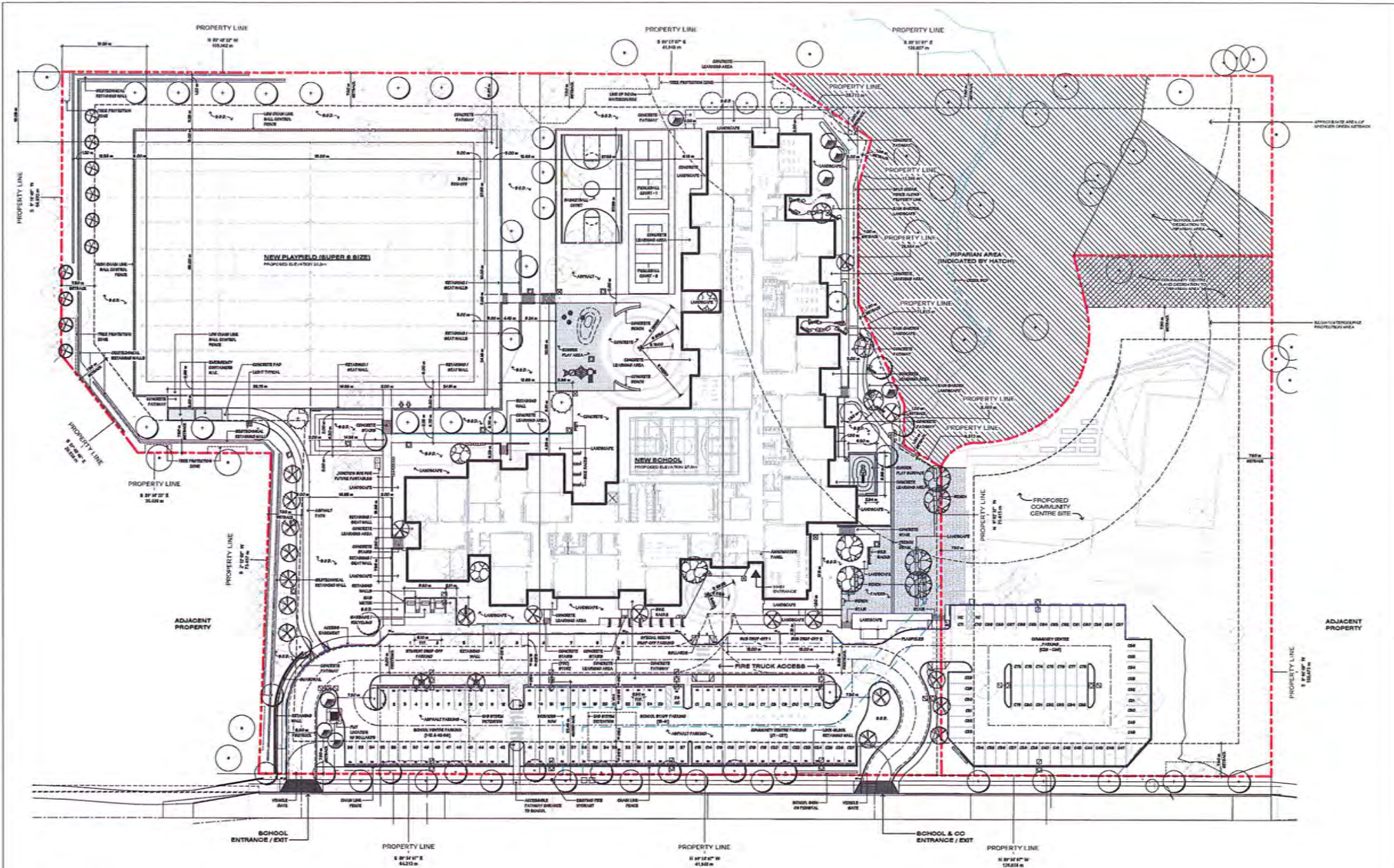
Bylaw No. 7364-2017

Map No. 1725

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

To: P-1 (Park and School)





SITE PLAN OVERALL

SOUTH ALBION ELEMENTARY SCHOOL

SCALE 1:300

JOB NO. 17019

SACRED SPACE & LANDSCAPE ARCHITECTURE

8075 YONGE ROAD
DOWNSIDE, ONT. CANADA
M3J 4G3
TEL: 647 791 0448
FAX: 647 793 0448
EMAIL: chpa@chparchitects.com

CHPA

APPENDIX E

SUBDIVISION PLAN OF LOTS 3 AND 4 PLAN 10921; AND OF LOT 9 PLAN 14750;
SECTION 10 TOWNSHIP 12 NEW WESTMINSTER DISTRICT

B.C.G.S. 92 G.028

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

Scale 1:500

All distances are in metres

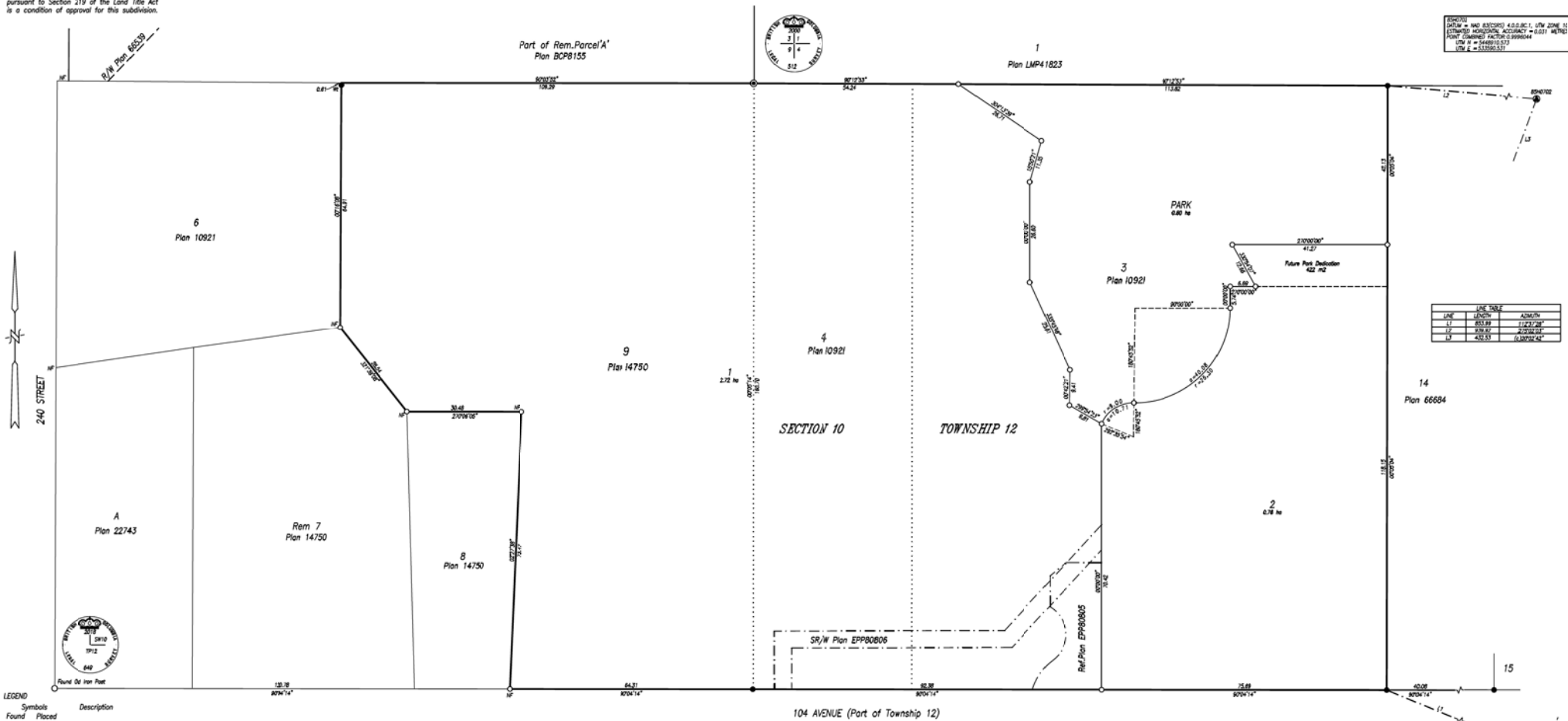
A horizontal number line with arrows at both ends. It has major tick marks labeled 10, 5, 0, 10.0, and 25.0. There are also minor tick marks between the major ones, representing increments of 1 unit.

The intended plot size of this plan is 864 mm in width by 560 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 219 of the Land Title Act
is a condition of approval for this subdivision.

PLAN EPP80804

---PRELIMINARY---



LEGEND

Symbols		Description
Found	Placed	
●	○	Standard Iron Pipe
⊙		Standard Concrete
	⊗	Standard Capped
⦿		Control Monument

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

INTEGRATED AREA NO. 36--MAPLE RIDGE NA083 (CSRS) 4.0.0.BC.1

Grid bearings are derived from observations between geodetic control monuments 88H1391 and 85H0702. The UTM coordinates and estimated horizontal accuracy achieved are derived from the MASCOT published coordinates and standard deviations for geodetic control monuments 88H1391 and 85H0702. This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9996059 which has been derived from geodetic control monuments 88H1391 and 85H0702.

Wade & Associates Land Surveying Ltd.
B.C. Land Surveyors
Maple Ridge and Mission
File H2779-05 Phone 604-463-4753

This plan lies within the Greater Vancouver Regional District

The field survey represented by this plan was completed
on the date of mmmmm, yyyy
S.P. Wade, BCLS 649

City of Maple Ridge

Maple Ridge Ticket Information Utilization Amending Bylaw No.7426-2018

A bylaw to amend Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012

WHEREAS the Council of The City of Maple Ridge deems it expedient to amend the Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012

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

1. This bylaw may be cited as Maple Ridge Ticket Information Utilization Amending Bylaw No. 7426-2018
2. Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012 is amended by deleting the words Maple Ridge Water Shortage Response Plan Bylaw No. 6307-2005 from Schedule 1 and replacing them with Maple Ridge Drinking Water Conservation Plan Bylaw No. 7425-2018
3. Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012 is amended by deleting Schedule 28 in its entirety and replacing it with:

Schedule 28
Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012

From Maple Ridge Drinking Water Conservation Plan Bylaw No. 7425-2018

	Section	Fine
No automatic shut off device	6.1	\$250.00
Unnecessary water run off	6.2	\$250.00
Water artificial turf	6.3	\$250.00
Hose run unnecessarily	6.4	\$250.00
Faulty irrigation system	6.5	\$250.00
Unauthorized Watering	Schedule 1, Part 1	\$250.00
Unauthorized Watering	Schedule 1, Part 2	\$500.00
Unauthorized Watering	Schedule 1, Part 3	\$750.00
Unauthorized Watering	Schedule 1, Part 4	\$1000.00

READ A FIRST TIME the 27th day of March, 2018.

READ A SECOND TIME the 27th day of March, 2018.

READ A THIRD TIME the 27th day of March, 2018.

ADOPTED the ____ day of _____, 2018.

PRESIDING MEMBER

CORPORATE OFFICER

1100 *Reports and Recommendations*

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: **First Reading**
Zone Amending Bylaw No. 7432-2018
23795 and 23831 Dewdney Trunk Road

MEETING DATE: April 10, 2018
FILE NO: 2018-012-RZ
MEETING: Council

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties, located at 23795 and 23831 Dewdney Trunk Road, from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential), for future development of approximately 29 units. The property located at 23795 Dewdney Trunk Road is a remnant parcel in the Agricultural Land Reserve that has been identified as a property that the Agricultural Land Commission would support excluding from the Agricultural Land Reserve. An Agricultural Land Reserve Exclusion application is accompanying this development application.

To proceed further with this application additional information is required as outlined below. Pursuant to Council Policy 6.31, this application is subject to the Community Amenity Contribution charge of approximately \$118,900.00 (\$4,100 per new townhouse dwelling unit created).

RECOMMENDATIONS:

1. That Zone Amending Bylaw No. 7432-2018 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: 1116524 BC Ltd.

Legal Descriptions: Parcel "One" (Explanatory Plan 17000) of Parcel "A" (Reference Plan 1734) of the South East Quarter Section 21, Township 12, New Westminster District; and Lot 27, Section 21, Township 12, New Westminster District Plan LMP30403

OCP:
Existing: Urban Residential
Proposed: Urban Residential

Zoning:
Existing: RS-3 (One Family Rural Residential)
Proposed: RM-1 (Townhouse Residential)

Surrounding Uses:

North:	Use:	Single Family Residential
	Zone:	RS-1b (One Family Urban (Medium Density) Residential)
	Designation:	Urban Residential
South:	Use:	Single Family Residential
	Zone:	RS-1b (One Family Urban (Medium Density) Residential)
	Designation:	Urban Residential and Conservation
East:	Use:	Commercial and Multi-Family Residential
	Zone:	C-2 (Community Commercial) and RM-1 (Townhouse Residential)
	Designation:	Commercial and Urban Residential
West:	Use:	Single Family Residential (under application for Multi-Family Residential)
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Urban Residential

Existing Use of Properties: Single Family Residential

Proposed Use of Properties: Multi-Family Residential

Site Area: 0.68 ha (1.7 acres)

Access: Dewdney Trunk Road

Servicing requirement: Urban Standard

b) Site Characteristics:

The subject properties are located mid-block on the north side of Dewdney Trunk Road between 237 Street and 238B Street, at 23795 and 23831 Dewdney Trunk Road (see Appendices A and B). The properties are relatively flat and are currently occupied by single family dwellings.

c) Project Description:

The applicant is proposing to rezone the subject properties from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential) to allow for a townhouse development of approximately 29 units. This proposal and site layout is consistent with the development application to the west, which is proposing approximately 41 townhouse units.

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 subject properties are designated *Urban Residential – Major Corridor* in the OCP. This designation allows for ground-oriented housing forms such as single detached dwellings, garden suites, duplexes, triplexes, fourplexes, townhouses, apartments, or small lot intensive residential, subject to compliance with Major Corridor Residential Infill policies. The proposed development for townhouses is consistent with the OCP designation.

Zoning Bylaw:

The current application proposes to rezone the subject properties from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential) (see Appendix C) to permit a townhouse development of approximately 29 units (see Appendix D). The applicant is proposing front, rear, and interior setback variances. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

Development Permits:

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

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) School District;
- f) Agricultural Land Commission; and
- g) Canada Post.

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

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

f) Intergovernmental Implications:

The property located at 23795 Dewdney Trunk Road is a remnant parcel in the Agricultural Land Reserve that has been identified as a property that the Agricultural Land Commission would support excluding from the Agricultural Land Reserve. An Agricultural Land Reserve Exclusion application is accompanying this development application. The property is designated *General Urban* in Metro Vancouver's Regional Growth Strategy.

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. 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 Michelle Baski"

Prepared by: Michelle Baski, ASCT, MA
Planner 2

"Original signed by Christine Carter"

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

"Original signed by Frank Quinn"

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

"Original signed by Frank Quinn"

Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer

The following appendices are attached hereto:

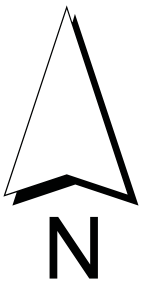
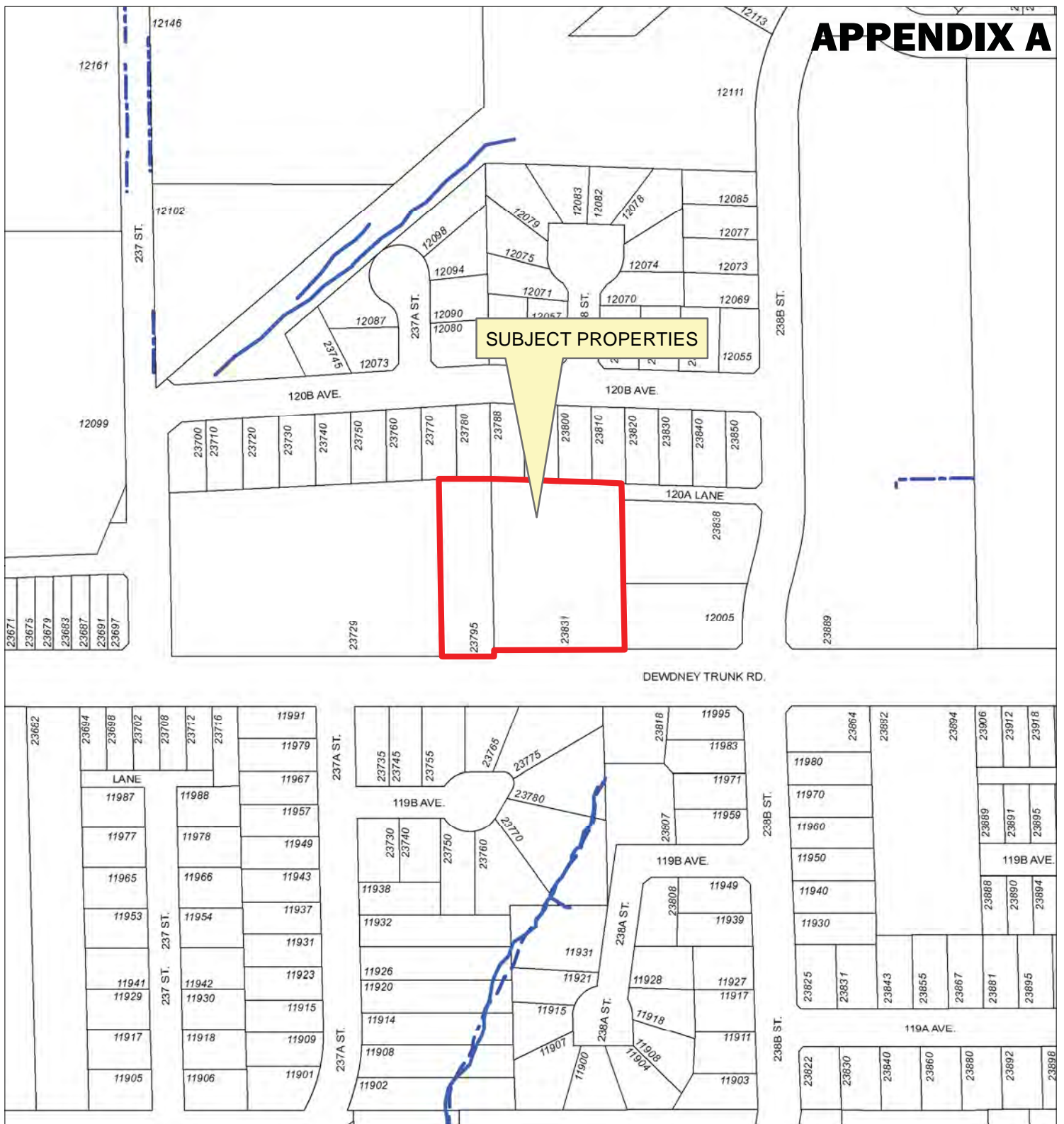
Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Zone Amending Bylaw No. 7432-2018





Appendix D – Proposed Site Plan

APPENDIX A



Scale: 1:2,500

Legend

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

23795 & 23831 Dewdney Trunk Road

PLANNING DEPARTMENT



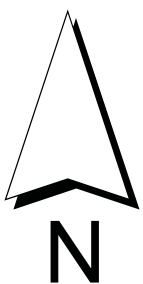
MAPLE RIDGE

British Columbia

mapleridge.ca

2018-012-RZ
DATE: Jan 16, 2018

BY: PC



Scale: 1:2,500

Legend

- Stream
- River
- Major Rivers & Lakes

23795 & 23831 Dewdney Trunk Road

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

2018-012-RZ
DATE: Jan 16, 2018

BY: PC

**CITY OF MAPLE RIDGE
BYLAW NO. 7432-2018**

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7432-2018."

2. That parcels or tracts of land and premises known and described as:

Parcel "One" (Explanatory Plan 17000) Of Parcel "A" (Reference Plan 1734) of the South East Quarter Section 21 Township 12 New Westminster District

and outlined in heavy black line on Map No. 1750 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to RM-1 (Townhouse Residential).

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

READ a first time the _____ day of _____, 20_____

READ a second time the _____ day of _____, 20_____

PUBLIC HEARING held the day of , 20

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

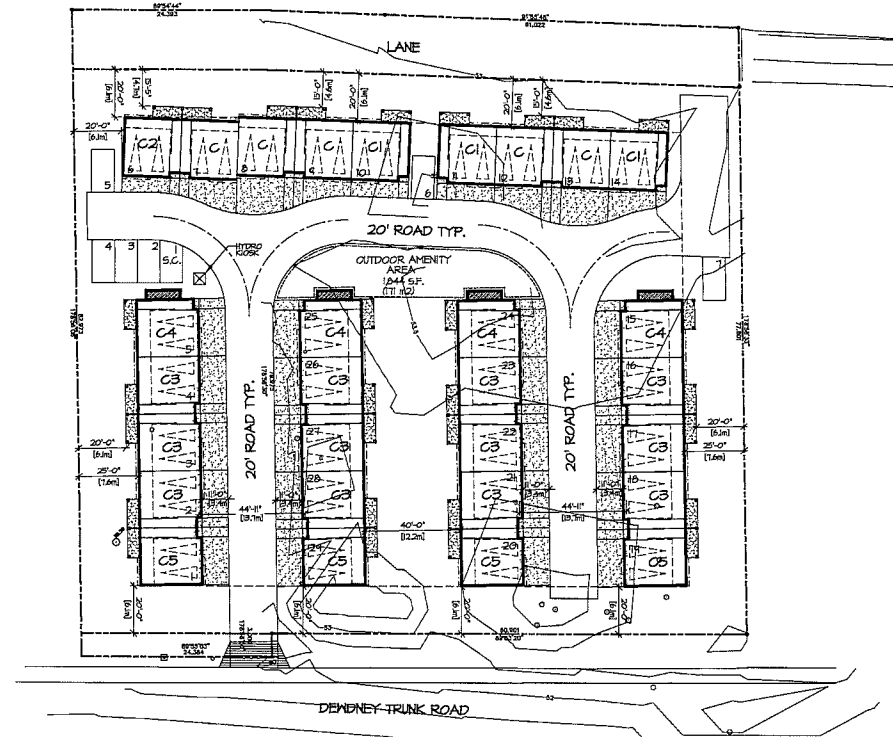
ADOPTED, the day of , 20

CORPORATE OFFICER

APPENDIX D

Project Address:	23795 & 23831 Dewdney Trunk Road Maple Ridge, B.C.				
Zoning Information:	Existing: RS-1 Proposed: RM-1				
Gross Site Area:	73,500 s.f. +/-	1,087	Ac.	0.093	Ha. 8,829 m ²
Road Deduction 1:	7,794 s.f.				724 m ²
Total Road Deduction	7,794 s.f.				724 m ²
Net Site Area:	65,712 s.f. +/-	1,509	Ac.	0.610	Ha. 6,106 m ²
F.A.R.	39,208 s.f.	0.60	FAR		
Density	29 Units	=	19 UPA	47.5	UPH
Site Coverage	21,542 s.f.	32.8%			
Parking Required	2 spaces / unit	58	spaces		
	Visitor 0.2 spaces / unit	5	spaces		
	Total Townhouse	64	spaces		
Parking Provided	Garages	58	spaces		
	Visitor spaces	7	spaces		
	Total	65	spaces		
Amenity	Outdoor:				
	Required:	5.00 m ³ /Unit x	29	=	145 m ³
	Total Proposed:		1,944	s.f.	171 m ²
	Indoor:				
	Total Proposed:		n/a	s.f.	n/a m ²

UNIT BREAKDOWN															
Name	Type	Bent a.f.	Bent s.f.	Main a.m.	Main s.m.	Upper a.m.	Upper s.m.	Garage a.m.	Garage s.m.	Total w/o Ger.m.	Total w/o Ger.s.f.	# of Units	Excluding Garage s.f.	Excluding Ger.m.	
Unit C	3 Bedrooms	24.00	2.23	823.90	57.85	823.00	57.68	496.90	46.58	1270.00	117.95	5.00	\$350.00	\$89.83	
Unit C1	3 Bedrooms	25.00	2.32	628.00	58.34	658.00	61.34	496.00	46.98	1281.00	119.01	5.00	3943.00	357.03	
Unit C2	3 Bedrooms	24.00	2.23	628.00	58.34	628.00	58.34	502.00	48.45	1260.00	118.92	1.00	1260.00	118.92	
Unit C3	3 Bedrooms	30.00	2.79	687.00	61.04	687.00	61.04	524.00	48.58	1344.00	124.86	1.00	16128.00	1468.34	
Unit C4	3 Bedrooms	31.00	2.86	687.00	61.00	687.00	61.50	524.00	48.58	1355.00	125.86	4.00	8420.00	603.53	
Unit C5	3 Bedrooms	30.00	2.79	682.00	61.50	682.00	61.50	526.00	49.05	1354.00	125.79	4.00	5418.00	503.16	
Electrical closets	4 circuits									60.00				243.00	
Total													29.00	38427.00	3810.85



© COPYRIGHT, ALL DESIGNS AND THE
WORKED LINES/SHAPES THEREOF ARE
THE SOLE PROPERTY OF BARNETT
DOMERK ARCHITECTS INC. AND MAY
NOT BE USED WHOLLY OR IN PART
WITHOUT LICENSE BEING PURCHASED.
COPYRIGHT INFRINGEMENT INCLUDES
IDEAS GAINED AND CONVERSION
THEREOF INTO ANY MATERIAL FORM
CANADA COPYRIGHT ACT R.S.C. 1970.

[illegible]

DESIGN :	CLIENT :	PROJECT :	DATE :
L.P.A.	YOUNG EARTH DEVELOPMENTS	23715 & 23051 DENNEY TRUNK RD, MAPLE RIDGE, B.C.	May 14, 19
DRAWN :		SHEET CONTENTS :	SCALE :
			1:500
			CONCEPTUAL SITE PLAN

barnett dembek
2000-2001

UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8



PHONE: (804) 597-7100
FAX: (804) 597-2099
EMAIL: mail@darkltx.com

CLIENT NO.	SHEET NO. AC-101
PROJECT NO. 17049	REV. NO.

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: **First Reading**
Zone Amending Bylaw No. 7449-2018
22108, 22118, 22126, 22136, 22146, 22154, and
22164 Lougheed Highway

MEETING DATE: April 10, 2018
FILE NO: 2018-084-RZ
MEETING: Council

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties, located at 22108, 22118, 22126, 22136, 22146, 22154, and 22164 Lougheed Highway, from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to allow for a four to five storey apartment building with approximately 120 to 150 units and underground parking.

To proceed further with this application additional information is required as outlined below. Pursuant to Council Policy 6.31, this application is subject to the Community Amenity Contribution charge of approximately \$3,100 per apartment dwelling unit created.

RECOMMENDATIONS:

1. That Zone Amending Bylaw No. 7449-2018 be given first reading; and
2. That the applicant provide further information as described on Schedules C and D of the Development Procedures Bylaw No. 5879-1999.

DISCUSSION:

a) Background Context:

Applicant:	R. Acharya, Land Vision Solutions Inc.
Legal Descriptions:	Lots 4 through 10, District Lot 397, Group 1, New Westminster District Plan 8614
OCP:	
Existing:	Low Rise Apartment
Proposed:	Low Rise Apartment
Zoning:	
Existing:	RS-1 (One Family Urban Residential)
Proposed:	RM-2 (Medium Density Apartment Residential)
Surrounding Uses:	
North:	Use: Church
	Zone: P-4 (Place of Worship)
	Designation: Institutional

South:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Single Family Residential
East:	Use:	Salvation Army Caring Place
	Zone:	C-3 (Town Centre Commercial)
	Designation:	Town Centre Commercial
West:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
Existing Use of Properties:		Single Family Residential
Proposed Use of Property:		Multi-Family Residential
Combined Site Area:		0.57 ha (1.4 acres)
Access:		Lane south of Lougheed Highway
Servicing requirement:		Urban Standard

b) Site Characteristics:

The seven subject properties, located at 22108, 22118, 22126, 22136, 22146, 22154, and 22164 Lougheed Highway, are located on the south side of Lougheed Highway, between 221 Street and the Haney Bypass. The properties are relatively flat and are currently occupied by single family residences (see Appendices A and B).

c) Project Description:

The applicant is proposing to rezone the seven subject properties from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to allow for a four to five storey apartment building with approximately 120 to 150 units and underground parking. The applicant is proposing a mix of studio, one bedroom and two bedroom units. A variance would be required to the RM-2 (Medium Density Apartment Residential) zone to allow for a five storey apartment building; however, the applicant has not yet determined the design of the building and if they will be seeking this variance or not.

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 subject properties are located at the western edge of the South of Lougheed (SOLO) precinct in the Town Centre Area Plan and are currently designated *Low Rise Apartment*. This designation is intended for development in a three to five storey apartment form where units are accessed from an internal corridor and residential parking is provided underground.

The following OCP policies would also apply to this rezoning application:

3-31 Maple Ridge supports the provision of rental accommodation and encourages the construction of rental units that vary in size and number of bedrooms.

3-32 Maple Ridge supports the provision of affordable, rental and special needs housing throughout the District.

3-33 Maple Ridge will encourage housing that incorporates “age-in-place” concepts and senior housing designed to accommodate special needs.

The applicant has not indicated how they intend to meet the above-referenced policies at this point; however this will be discussed in a future second reading report to Council.

Housing Action Plan:

Maple Ridge’s vision and commitment to towards housing is encompassed in this statement contained in the Maple Ridge Housing Action Plan (MRHAP):

“Access to safe, affordable, and appropriate housing that meets the diverse and changing needs of the community is a priority.”

The current application will provide approximately 120-150 new apartments in the Town Centre; however, it does not improve the diversity or choice of market rate, owner-occupied residential units as it only offers one and two bedroom units. As mentioned previously, it also does not address the need for rental, affordable, special needs or age-in place housing at this time, which have been fulfilled by other recent applications around the Town Centre Area.

Zoning Bylaw:

The applicant is proposing to rezone the seven subject properties from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) (see Appendix C) to allow for a four to five storey apartment building with approximately 120 to 150 units and underground parking (see Appendix D). The applicant is proposing a mix of studio, one bedroom and two bedroom units.

The minimum lot size for the proposed RM-2 (Medium Density Apartment Residential) zone is 0.13 ha (0.3 acres) and the proposed consolidated lot area is approximately 0.57 ha (1.4 acres). Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

Development Permits:

Pursuant to Section 8.11 of the OCP, a Town Centre Development Permit for the South of Lougheed precinct is required for all multi-family residential, flexible mixed use and commercial development located in the Town Centre.

Advisory Design Panel:

A Town Centre 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) School District;
- f) Ministry of Transportation and Infrastructure; and
- g) Canada Post.

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

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

f) Intergovernmental Implications:

The Ministry of Transportation and Infrastructure (MOTI) has a Haney Bypass Intersection Improvement Project underway. This development application will be referred to MOTI after first reading to determine if they have any concerns or requirements that will impact the proposed development. MOTI will need to approve of Zoning Bylaw No. 7449-2018 prior to the bylaw obtaining final reading.

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. A complete Rezoning Application (Schedule C); and
2. A Town Centre Development Permit Application (Schedule D).

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

CONCLUSION:

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

“Original signed by Michelle Baski”

Prepared by: Michelle Baski, ASCT, MA
Planner 2

“Original signed by Christine Carter”

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

“Original signed by Frank Quinn”

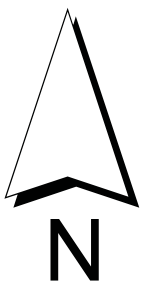
Approved by: Frank Quinn, MBA, P. Eng.
GM: Public Works & Development Services

“Original signed by Frank Quinn”

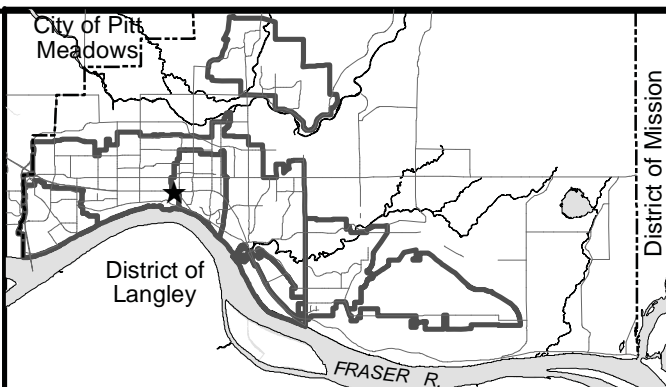
Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Zone Amending Bylaw No. 7449-2018
Appendix D – Proposed Site Plan



Scale: 1:2,500

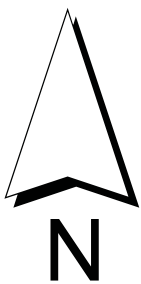


22108 - 22164 Lougheed Hwy

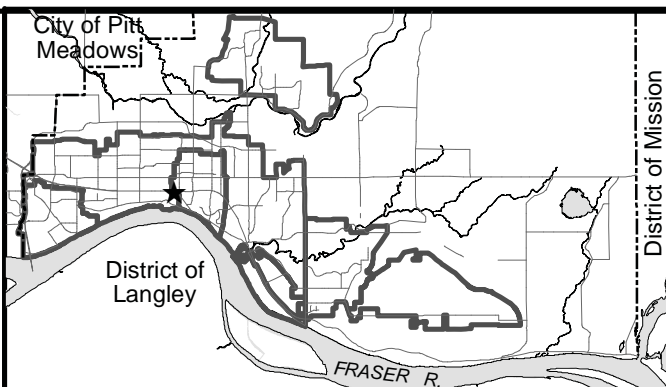


2018-084-RZ
DATE: Mar 8, 2018

BY: JV



Scale: 1:2,500



22108 - 22164 Lougheed Hwy



2018-084-RZ
DATE: Mar 8, 2018

BY: JV

APPENDIX C

**CITY OF MAPLE RIDGE
BYLAW NO. 7449-2018**

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7449-2018."
2. Those parcels or tracts of land and premises known and described as:

Lot 4 District Lot 397 Group 1 New Westminster District Plan 8614
 Lot 5 District Lot 397 Group 1 New Westminster District Plan 8614
 Lot 6 District Lot 397 Group 1 New Westminster District Plan 8614
 Lot 7 District Lot 397 Group 1 New Westminster District Plan 8614
 Lot 8 District Lot 397 Group 1 New Westminster District Plan 8614
 Lot 9 District Lot 397 Group 1 New Westminster District Plan 8614
 Lot 10 District Lot 397 Group 1 New Westminster District Plan 8614

and outlined in heavy black line on Map No. 1756 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to RM-2 (Medium Density Apartment Residential).

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

READ a first time the _____ 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

APPENDIX D



SITE RECONCILIATION:

CIVIC ADDRESSES:
22108, 22118, 22126, 22136, 22146, 22154 and 22164
Lougheed Hwy Maple Ridge BC

ZONING INFORMATION:

Existing Zoning: RS-1 (One Family Urban Residential)
Proposed Zoning: RM-2 (Medium Density Apartment Residential)

Consolidated Gross Lot area: 5,663 sq m (60,956.02 sq ft)
Total anticipated road dedication area: approx 109.50 sq m (1178.65 sq ft)
Consolidated Net Lot area: 5,553.50 sq m (59777.38 sq ft)

Lot Setbacks: required 7.5 m from all lot line.
Lot Density: permitted FSR 1.8 times the Net Lot Area
Total Gross Floor Area= 9,996.3 sq m (107599.27 sq ft), excluding underground parkade area, indoor common activity area (1 sq m per unit), common corridors, staircase/elevator shafts, balconies, patios, storage/mechanical rooms, long term bike storage areas, etc.
If four storeys are supported, this would translate to 2,499 sq m per floor and if five storeys are supported, this would translate to 1,999 sq m per floor.

Building Height: 15.0 m

Usable Open Space: 20% of consolidated lot area= 1,132.6 sq m (12,151.2 sq ft) which is provided within the setbacks and at the pedestrian entrance

Common Activity Area: 1 sq m per unit will be provided indoor and deducted from the Usable Open Space requirement

Resident Parking: the development site lies within the Central Business District of the Town Centre Area, hence the following ratio applies: (the proposed units may vary between 120-150, depending on the mix of Studio, One bedroom or Two bedroom. 10% of the spaces will be for small cars. The parking ratio will apply accordingly based on the requirements stated below)

Bachelor unit = 0.9 spaces/unit
1 bedroom unit = 1 space/unit
2 bedroom unit = 1.1 spaces/unit
3 bedroom unit = 1.2 spaces/unit

Visitor Parking: 0.10 space/unit where on-street supply available and 0.20 space/unit - where on-street supply is not available

Bicycle Parking:
Long term: 1 space per 4 units (will be proposed in the underground parkade)
Short term: 6 spaces for every 20 units (will be proposed at the pedestrian main entrance along the lane)
The number of short-term and long-term parking spaces required will depend on the total number of units, to be determined.

REV	DESCRIPTION	BY	DATE
REVISIONS:			

SITE: 22108,22118,22126,22136,22146,22154,22164 LOUGHEED HWY, MAPLE RIDGE, BC		A-01 DRAWING NO.		22108 PROJECT NO.	08-MAR-18 DATE
TITLE: PRELIMINARY SITE PLAN		1:500 SCALE AT A4	RA DRAWN	RA CHECKED	0 REVISION



Land Vision Solutions Inc
www.LandSolutionsBC.com
Tel: +1 (604) 283-5797 Fax: +1 (604) 283-4693
info@landsolutionsbc.com

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First and Second Reading
Official Community Plan Amending Bylaw No. 7446-2018
Second Reading
Zone Amending Bylaw No. 7238-2016
23183 136 Avenue

MEETING DATE: April 10, 2018
FILE NO: 2016-055-RZ
MEETING: Council

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 23183 136 Avenue, from A-2 (Upland Agricultural) to RM-1 (Townhouse Residential), to permit the future development of approximately 54 townhouse units. Council granted first reading to Zone Amending Bylaw No. 7238-2016 and considered the early consultation requirements for the Official Community Plan (OCP) amendment on April 26, 2016. The proposed development has since been amended to include the northern property, which is now consolidated with the original two properties that had received first reading in 2016.

The proposed development is in compliance with the policies of the Silver Valley Area Plan of the OCP. Ground-truthing on the site has established the developable areas, and as a result, an OCP amendment is required to revise the *Conservation* boundaries of the site.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of \$4,100.00 per townhouse dwelling unit, for an estimated amount of \$221,400.00.

A text amendment to Section 602 of the Zoning Bylaw is proposed to allow a Floor Space Ratio of 0.63. In exchange for the additional density, the applicant is proposing to pay \$3,100 per unit, which is consistent with the Albion Density Bonus contribution rate, but would be applying the rate to the Silver Valley Area Plan, which has not been done before. This density bonus contribution of \$3,100.00 per unit, for an estimated amount of \$167,400.00, is in addition to the Community Amenity Contribution.

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. 7446-2018 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. 7446-2018 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. 7446-2018 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Official Community Plan Amending Bylaw No. 7446-2018 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7238-2016, as amended in the staff report dated April 10, 2018, 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 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan, Figure 3A - Blaney Hamlet, and Figure 4 - Trails/Open Space;
 - iii) Road dedication on 136 Avenue, 137 Avenue, and 232 Street, as required;
 - iv) Park dedication, as required, including construction of multi-purpose trails and removal of all debris and garbage from park land;
 - v) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;
 - vi) Registration of a Restrictive Covenant for protecting the Visitor Parking;
 - vii) Registration of a Restrictive Covenant for Stormwater Management;
 - viii) Removal of existing buildings;
 - ix) A Professional Engineer's certification that adequate water quantity for domestic and fire protection purposes can be provided;
 - x) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.
 - xi) That a voluntary contribution, in the amount of \$167,400.00 (\$3,100/unit) be provided in exchange for the additional density for this proposal; and
 - xii) That a voluntary contribution, in the amount of \$221,400.00 (\$4,100/unit) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

DISCUSSION:

1) Background Context:

Applicant: D. Laird, Aplin & Martin Consultants
Legal Description: Lot 2, Section 32, Township 12, New Westminster District Plan EPP70286

OCP:

Existing: Medium/High Density Residential, Conservation, Civic
Proposed: Medium/High Density Residential, Conservation

Zoning:

Existing: A-2 (Upland Agricultural)
Proposed: RM-1 (Townhouse Residential)

Surrounding Uses:

North:	Use:	Multi-Family Residential
	Zone:	RM-1 (Townhouse Residential)
	Designation:	Medium/High Density Residential
South:	Use:	Single Family Residential (under application for 5 single family lots)
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Low/Medium Density Residential, Eco Cluster, Conservation
East:	Use:	Multi-Family Residential (under application for street Townhouses and single family lots)
	Zone:	RST-SV (Street Townhouses – Silver Valley)
	Designation:	Medium/High Density Residential, Low Density Urban, Eco Cluster, Conservation, and Open Space
West:	Use:	Single Family Residential
	Zone:	A-2 (Upland Agricultural)
	Designation:	Civic and Conservation

Existing Use of Property: Vacant
Proposed Use of Property: Multi-Family Townhouses
Site Area: 1.4 ha (3.5 acres)
Access: 136 Avenue
Servicing: Urban Standard
Companion Applications: 2016-055-DP/VP, 2016-326-DP, 2016-410-DP

2) Project Description:

The subject property is located on the northwest corner of 232 Street and 136 Avenue (see Appendices A and B). The site slopes from the northeast corner down to the west. A watercourse, Cattell Brook, is located to the west of the property, running north-south.

The applicant is proposing to rezone the subject property to permit future construction of a townhouse development with approximately 54 units, all with double car garages. The proposal includes a mix of three and four bedroom units. The units are oriented in a north-south direction and accessed via a private strata road from 136 Avenue. Park dedication for conservation purposes is proposed along the western property line of the property.

3) Planning Analysis:

i) Official Community Plan:

The subject property is located within the Blaney Hamlet of the Silver Valley Area Plan and is currently designated *Medium/High Density Residential, Civic and Conservation*. The *Medium/High Density Residential* designation provides for single family, intensive residential and townhouse forms of development and aligns with the proposed RM-1 (Townhouse Residential) zone. For the proposed development, an OCP amendment will be required to adjust the *Conservation* area boundary for protection of the watercourse, and to remove the remnant 1% *Civic* designation from the north-western corner of the property (see Appendix C).

ii) Zoning Bylaw:

The current application proposes to rezone the subject property from A-2 (Upland Agricultural) to RM-1 (Townhouse Residential) to permit a townhouse development. The development proposal includes variance requests for setbacks, distance between buildings, and Open Space dimension requirements, as discussed below, which will require a Development Variance Permit application.

The maximum allowable density of the RM-1 (Townhouse Residential) is a floor space ratio of 0.6 times the net lot area, excluding a maximum of 50 m² of habitable basement area per unit. This development has a floor space ratio of 0.63, so a site-specific text amendment to the zone will be required to allow for the additional density. The applicant is proposing to pay \$3,100 per unit, which is consistent with the Albion Density Bonus contribution rate, but would be applying the rate to the Silver Valley Area Plan, which has not been done before. In 2016, Policy 2-9 was added to the Official Community Plan, as follows:

2-9 *Community Amenity Contributions and density bonuses may also be considered at Council's discretion for all Official Community Plan and Zoning Bylaw amending applications that are seeking a higher density than is envisioned in Schedule "A" and/or Schedule "B", to help provide a variety of amenities and facilities throughout the municipality.*

This density bonus contribution of \$3,100.00 per unit, for an estimated amount of \$167,400.00, is in addition to the Community Amenity Contribution.

In addition to the site-specific text amendment to allow for the increased density, Zone Amending Bylaw No. 7238-2016 has been amended to include the third property to the north and reflect the current consolidated legal description (see Appendix D).

iii) Proposed Variances:

A Development Variance Permit application has been received for this project and involves the following variances (see Appendix E):

1. To reduce the minimum front yard setback for Blocks 4 and 5, from 7.5 m (24.6 ft.) down to 1.5 m (4.9 ft.) at its shortest distance.
2. To reduce the minimum rear yard setback for Block 1, from 7.5 m (24.6 ft.) down to 4.1 m (13.5 ft.) at its shortest distance.

3. To reduce the minimum exterior yard setback for Blocks 1 through 4, from 7.5 m (24.6 ft.) down to 4.0 m (13.1 ft.) at its shortest distance.
4. To reduce the minimum interior yard setback for Block 9 from 7.5 m (24.6 ft.) down to 4.0 m (13.1 ft.); for Block 10 from 7.5 m (24.6 ft.) down to 1.9 m (6.2 ft.) at its shortest distance; and for Block 11 from 7.5 m (24.6 ft.) down to 3.1 m (10.2 ft.).
5. To reduce the required minimum radius of space unencumbered by buildings from living room windows from 15 m (49.21 ft.) to 12.6 m (41.3 ft.) between Blocks 1 through 4 and Blocks 5 through 7; to 9.9 m (32.5 ft.) between Blocks 5 and 11; to 14.9 m (48.9 ft.) between Blocks 7 and 8 and Blocks 9 and 10; and from 10 m (32.3 ft.) to 9.9 m (32.5 ft.) between Blocks 5 and 6 and Block 11; and
6. To reduce the minimum required Usable Open Space per three bedroom unit with a minimum dimension of not less than 6.0 m (20 ft.) to 4.0 m (13.1 ft.) for its shortest length for all units.

The requested variances to the RM-1 (Townhouse Residential) zone will be the subject of a future report to Council.

iv) Off-Street Parking And Loading Bylaw:

The *Off-Street Parking and Loading Bylaw No. 4350-1990* requires 2 parking spaces per unit and 0.2 spaces per unit to be provided as visitor parking spaces. For 54 units, this amounts to a total of 108 residential parking spaces and 11 visitor parking spaces. Double-car garages are provided for all of the units, providing the required 108 residential parking spaces. Fourteen visitor parking spaces are provided throughout the site, with 2 of them sized for disabled parking spaces. Some of the driveway aprons of Blocks 9 and 10 are also capable of providing additional off-street parking spaces within the development for the individual townhouse units.

v) 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. Accordingly, prior to final zoning approval, the Development Permit must be reviewed and approved. An application for the Development Permit has been received. Adherence of this project to the guidelines will be the subject of a future report to Council and a security will be taken as a condition of the issuance of the Development Permit to ensure that the Development Permit Area guidelines are met.

Pursuant to Sections 8.9 and 8.10 of the OCP, a Watercourse Protection and Natural Features Development Permit application has been received to ensure the preservation and protection of the natural environment of Cattell Brook and the adjacent slopes. The developer will provide restoration, enhancement and replanting works as required, and a security will be taken as a condition of the issuance of the Development Permit to ensure that the Development Permit Area guidelines are met.

Pursuant to Section 8.12 of the OCP, a Wildfire Development Permit application is required for all development identified in wildfire risk areas. The purpose of the Wildfire Development Permit is for the protection of life and property in designated areas that could be at risk for wildland fire; and where this risk may be reasonably abated through implementation of appropriate precautionary measures. An application for the Wildfire Development Permit has been received. Adherence of this

project to the guidelines will be the subject of a future report to Council and a security will be taken as a condition of the issuance of the Development Permit to ensure that the Wildfire Development Permit Area guidelines are met.

vi) **Advisory Design Panel:**

The Advisory Design Panel (ADP) reviewed the development plans for form and character of the proposed development and the landscaping plans at a meeting held on November 15, 2017.

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

Landscape Comments:

1. *Provide a gateway structure at entry to the development emphasizing the character of the development;*
2. *Provide more energy to public amenity space/playground area (i.e. with different surface material, texture, elements and natural play elements, site furniture, etc.)*
3. *Provide pedestrian connection between public amenity space and trails;*
4. *Provide texture to pedestrian crossing and traffic calming measures at selective locations and intervals (i.e. between building breaks) to break up the length of the drive aisles;*
5. *Provide adequate pedestrian lighting in public amenity space and at exterior stairs;*
6. *Provide additional pole lights at strategic locations;*
7. *Create overhead structure at mailbox for weather protection and provide recycling and garbage receptacles at mailbox kiosks;*
8. *Provide more variety of tree species along 232 Street and internal roads;*

Architectural Comments:

9. *Have material at front elevations return along the sides of the end units;*
10. *Consider providing more variation on the facades (materials, colours, glazing, etc.);*
11. *Show rainwater leaders on elevations;*
12. *Consider using longboard for fencing at the front yard (along 232 Street);*
13. *Consider variations in gate access to the units along 232 Street;*
14. *Consider different treatments at bump out at end of buildings 1, 4, 8, 9;*
15. *Consider colour variations to the hardie panel facades labelled 6 that show the wood braces.*

Most of ADP's resolutions have been addressed appropriately and are reflected in the current plans (see Appendices E, F, and G). The applicant has not provided an overhead structure for the mailbox nor recycling/garbage receptacles (item 7); they are not providing longboard fencing (item 12); and they are not providing colour variations to the hardie panel facades (item 15). The applicant considered ADP's resolutions but has a particular style that they prefer. They are also concerned with the additional costs of the longboard fencing and mailbox shelter.

The Multi-Family Development Permit Guidelines for Building Design, Massing, and Siting state that:

5. *Larger buildings, roof forms and building frontages should include design elements and features to:*
 - a) *provide variation in the facades to help reduce the visual length of individual buildings;*

- b) *have the appearance of a series of smaller buildings, or as identifiable parts of a larger concept; and*
- c) *incorporate components that express strong unit identity and incorporate direct access to grade for ground-floor units.*

and

- 9. *Variation in individual unit designs is encouraged to provide visual interest and avoid significant repetition either within a row of townhouses, or between adjacent rows of units.*

Should Council desire the applicant to fully comply with ADP's resolutions, then minor changes should be made to the architectural plans prior to the Multi-Family Development Permit coming to Council for approval. A detailed description of how these items were or were not incorporated into the final design will be the subject of a future report to Council.

vii) Development Information Meeting:

A Development Information Meeting was held at Yennadon Elementary School on March 6, 2018. Approximately 12 residents attended the meeting. A summary of the comments and discussions with the attendees was provided by the applicant as follows:

1. Traffic Concerns

"There were some traffic concerns with proposed access to the site off of 136 Avenue. The concerns came from the resident directly to the west of the site. The applicant advised that the majority of cars leaving the site would go east to 232 Street and would have little impact on the residents to the west."

"There were concerns of speeding on 136 Avenue, and one of the residents would like to see four-way stop signs at 230A Street and 136 Avenue."

2. Tree Removal

"The applicant confirmed that the existing cedar trees on the west property line that are in the proposed park will have to be removed due to fire hazard concerns. There will be extensive enhancement planting in the park."

Note that Staff are not in support of removing the trees and have requested that the Wildfire Hazard Assessment be revised accordingly. This has since been updated and will be the subject of a future report to Council.

3. Removal of vacant houses onsite

"The residents would like to see the two existing empty houses on the property removed as soon as possible."

The applicant has confirmed that the buildings are scheduled to be demolished at the beginning of April and should be completed prior to the Public Hearing on this application.

4. New Sanitary Sewer

"The applicant confirmed that a new sanitary sewer has been constructed on 136 Avenue and that people on septic could apply to the City to hook up to sewer."

As per the *Sanitary Sewer Regulation Bylaw No. 691-1964*, connections would be required if they are smaller than 0.4 ha (1 acre).

4) Environmental Implications:

The Environmental Enhancement Plan, the Arborist Report, the Geotechnical Report, the Wildfire Hazard Assessment, and the Stormwater Management Plan have been reviewed. The Registered Professional Forester has coordinated their recommendations with the environmental consultant, civil engineer, and arborist to ensure the environmental objectives are achieved. The Wildfire Hazard Assessment has been revised to retain the row of cedar trees, as long as the tree crowns do not extend into Fire Priority Zone 1 and the requirements of Fire Priority Zone 2 also apply.

Restoration measures with a cost estimate and security deposit are required, including a five-year maintenance period.

5) Interdepartmental Implications:

i. Engineering Department:

The Engineering Department has identified that all the services required in support of this development do not yet exist. It will be necessary for the owner to enter into a Rezoning Servicing Agreement and provide the securities to do the required work in that Agreement. Required servicing will include:

- Concrete curb and gutter along the frontage of the property on 136 Avenue and 232 Street.
- Road widening on 136 Avenue and 232 Street. This will be coordinated with the Capital Project on 232 Street. No improvements are required along 137 Avenue.
- Sanitary and Storm Sewer construction along 232 Street. This can be coordinated with the development on the east side of 232 Street.
- Concrete sidewalk along 136 Avenue and 232 Street.
- Onsite storm sewer services to be designed to meet the three-tier criteria for stormwater management, as outlined in the *Watercourse Protection Bylaw* and the *Subdivision and Development Services Bylaw*.
- Street lighting and street trees are required, to an arterial standard.
- Underground servicing for all utilities.

ii. Parks Planning and Development:

The Parks Planning and Development Section has reviewed the development application and supports the trail connection along the western property line. The ADP resolution regarding a public connection from the trail to the amenity space (item 3) is not supported by the Parks Department, as they don't want to encourage public use of the private, strata maintained amenity area. There will be a neighbourhood playground and park area nearby at 137 Avenue and 230A Street. There are also adequate pedestrian connections through the development to the north and south already shown, therefore this has not been incorporated into the development.

iii. Fire Department:

The Fire Department has identified that all onsite carriageways must be a minimum width of 6 m and rated to their specifications, which were provided to the developer. Signage indicating that the lanes are fire lanes and that no parking is permitted within the lanes is required. A unit directional

addressing sign, which is visible day and night, is to be permanently mounted at the main entrance, with additional directional signage at intersections within the development. A turn-around has been provided at the north-west end of the development, and emergency access only has been provided from 137 Avenue to the development, restricted to the public with bollards.

iv. Building Department:

The Building Department has reviewed the development application and has provided comments related to Building Code requirements which have been provided to the developer. These comments will be reviewed again at the Building Permit stage.

6) School District 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. The School District responded on February 7, 2018, with the following information:

“The proposed application would affect the student population for the catchment areas currently served by Yennadon Elementary and Garibaldi Secondary School.

Yennadon Elementary has an operating capacity of 545 students. For the 2017-18 school year the student enrolment at Yennadon Elementary was 580 students (104% utilization) including 130 students from out of catchment.

Garibaldi Secondary School has an operating capacity of 1050 students. For the 2017-18 school year the student enrolment at Garibaldi Secondary School was 795 students (75.5% utilization) including 258 students from out of catchment.”

7) Intergovernmental Issues:

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 and the 1% *Civic* designation, 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. 7446-2018, that second reading be given to Zone Amending Bylaw No. 7238-2016, as amended in this report, and that application 2016-055-RZ be forwarded to Public Hearing.

“Original signed by Michelle Baski”

Prepared by: Michelle Baski, ASCT, MA
Planner

“Original signed by Christine Carter”

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

“Original signed by Frank Quinn”

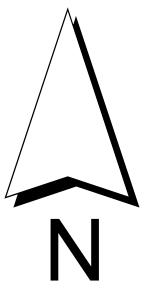
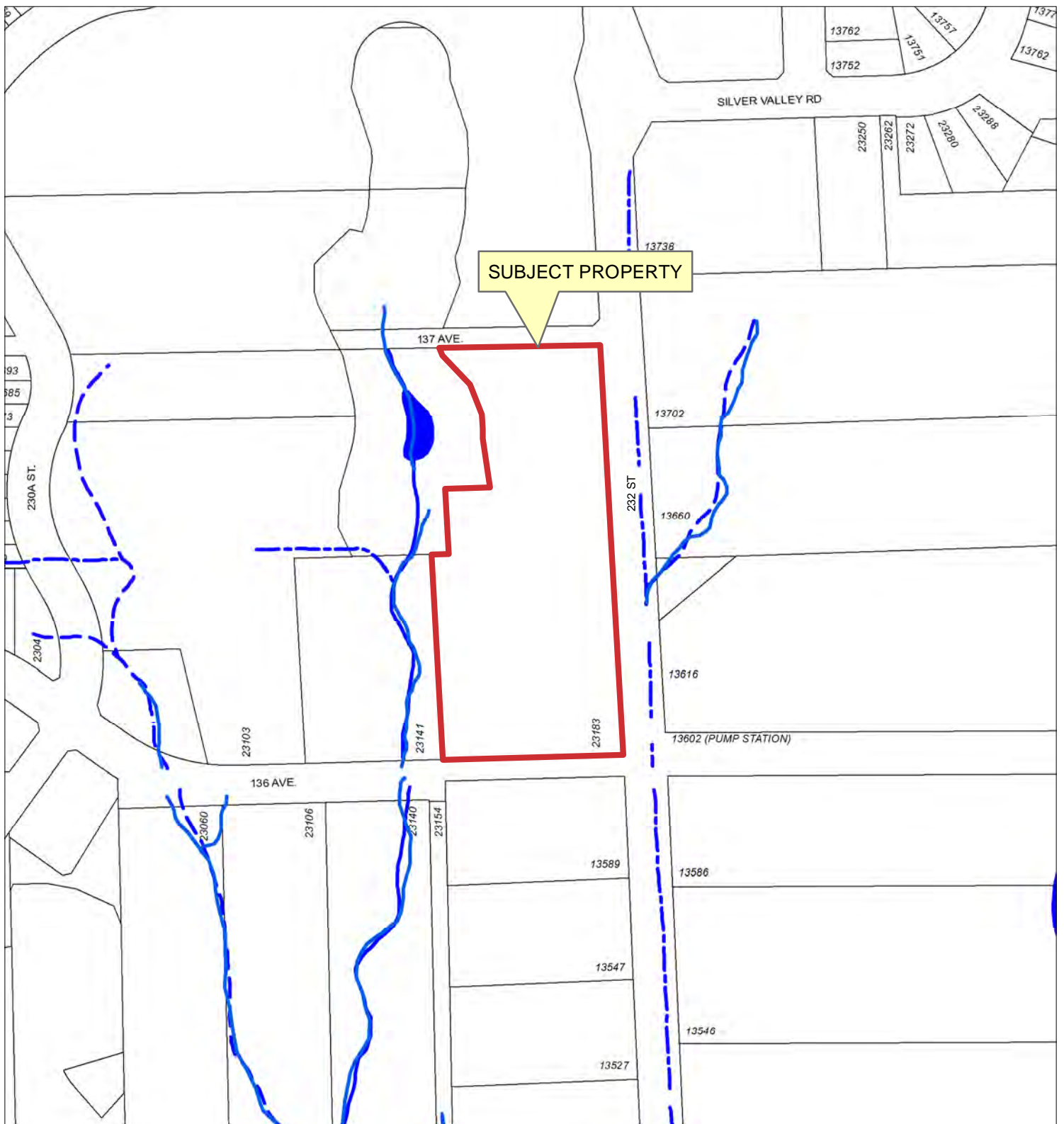
Approved by: Frank Quinn, MBA, P.Eng
GM: Public Works & Development Services

“Original signed by Frank Quinn”

Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – OCP Amending Bylaw No. 7446-2018
Appendix D – Zone Amending Bylaw No. 7238-2016
Appendix E – Site Plan
Appendix F – Typical Building Elevations
Appendix G – Landscape Plan



Scale: 1:2,500

Legend

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

23183 136 AVENUE

PLANNING DEPARTMENT



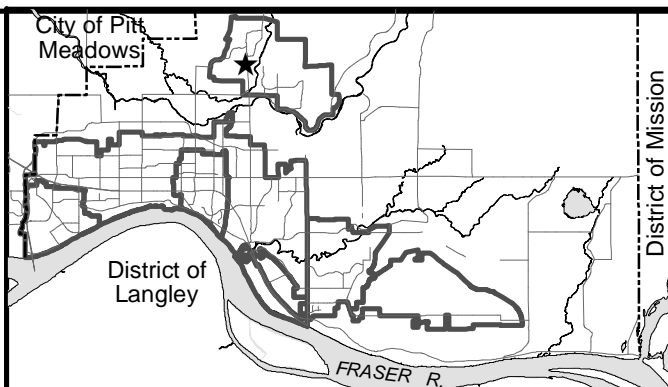
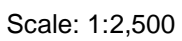
MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2016-055-RZ
DATE: Aug 3, 2017

BY: PC



PLANNING DEPARTMENT

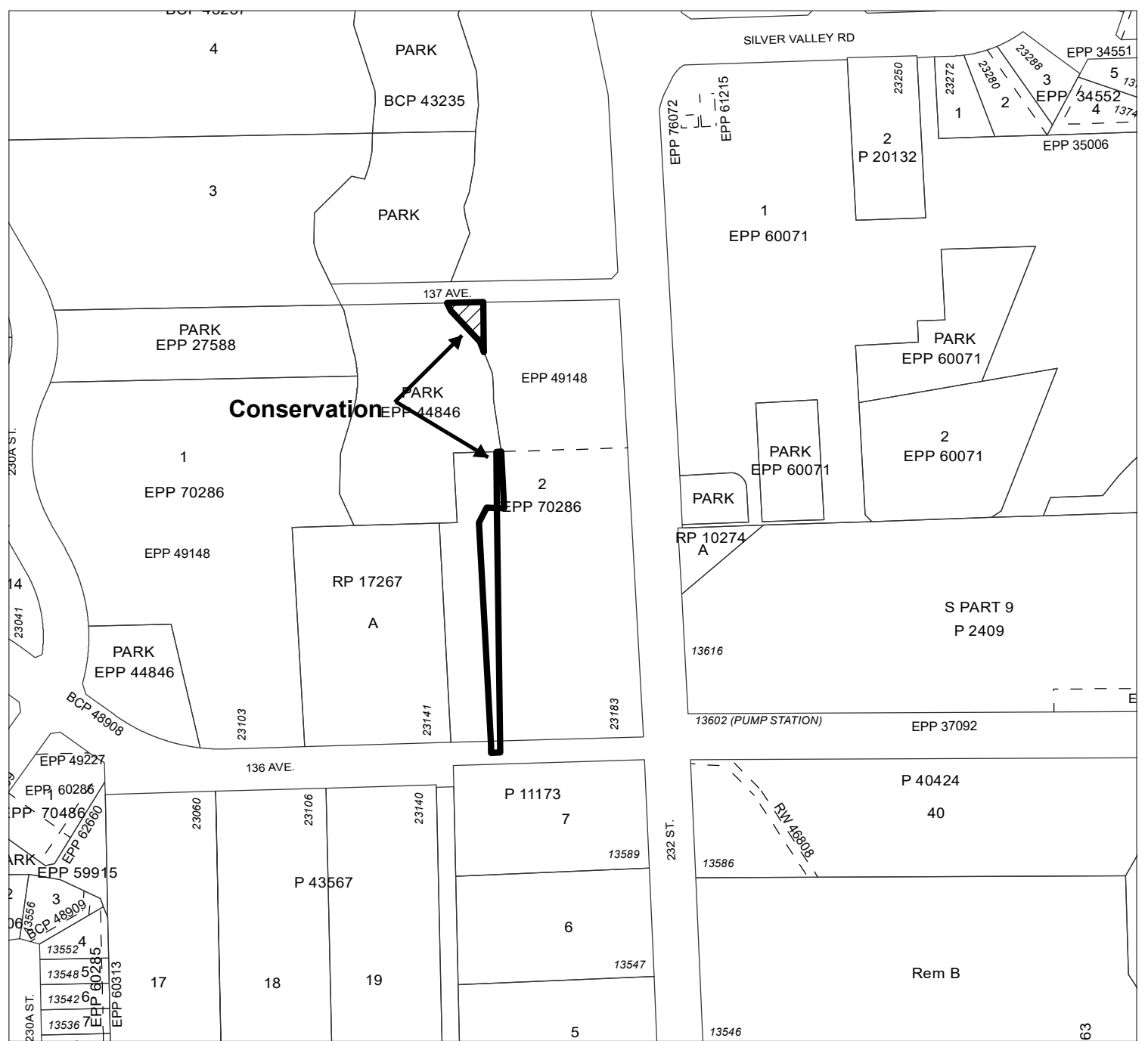


MAPLE RIDGE
British Columbia

mapleridge.ca

BY: PC

CORPORATE OFFICER



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7446-2018

Map No. 974

Purpose: To Amend Figure 2 and 3A of the Silver Valley Area Plan

From: Institutional, Conservation, Medium/High Density Residential

To:  Medium/High Density Residential

 Conservation



SCALE 1:2,500

CITY OF MAPLE RIDGE

BYLAW NO. 7238-2016

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7238-2016."
2. That PART 6 - RESIDENTIAL ZONES, Section 602, RM-1 (Townhouse Residential District) Subsection 5, DENSITY, is amended by adding point c) as follows:
 - c) Notwithstanding the above, all buildings and structures shall not exceed a floor space ratio of 0.63 times the net lot area, excluding a maximum of 50 m² of habitable basement area per unit, for the parcel or tract of land described as 23183 136 Avenue (Lot 2 Section 32 Township 12 New Westminster District Plan EPP70286)
3. Those parcels or tracts of land and premises known and described as:

Lot 2 Section 32 Township 12 New Westminster District Plan EPP70286

and outlined in heavy black line on Map No. 1672 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to RM-1 (Townhouse Residential).
4. Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended and Map "A" attached thereto are hereby amended accordingly.

READ a first time the 26th day of April, 2016.

READ a second time the day of , 20

PUBLIC HEARING held the day of , 20

READ a third time the day of , 20

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7238-2016

Map No. 1672

From: A-2 (Upland Agricultural)

To: RM-1 (Townhouse Residential)



SCALE 1:2,500

APPENDIX E

UNIT BREAKDOWN							
UNIT TYPE	# OF BED ROOMS	# OF UNITS	BASEMENT S.F. (EXCL. 50m2 OF BASEMENT)	MAIN S.F.	UPPER S.F.	TOTAL S.F. PER UNIT (EXCLUDING GARAGE & 50m2 OF BASEMENT)	TOTAL S.F. (EXCLUDING GARAGE & 50m2 OF BASEMENT)
UNIT A	3	21 UNITS	14.6 S.F. (135m2)	642.2 S.F. (59,66m2)	664.4 S.F. (61,72m2)	1321.2 S.F. (122,7 m2)	35,656.2 S.F. (3312.6 m2)
UNIT A1	3	5 UNITS	14.6 S.F. (135m2)	646.8 S.F. (60,09m2)	681.1 S.F. (63,27m2)	1342.5 S.F. (124,7 m2)	6,112.5 S.F. (623.5 m2)
UNIT A2	3	6 UNITS	17 S.F. (156m2)	650.8 S.F. (60,46m2)	673.5 S.F. (62,55m2)	1341.0 S.F. (124,6 m2)	8,046 S.F. (741,6 m2)
UNIT A3	3	3 UNITS	14.6 S.F. (135m2)	646.8 S.F. (60,08m2)	664.2 S.F. (62,17m2)	1320.5 S.F. (123,6 m2)	3,991.5 S.F. (370,8 m2)
UNIT A4	3	2 UNIT	17 S.F. (158m2)	650.8 S.F. (60,46m2)	685.5 S.F. (63,7m2)	1353.3 S.F. (125,7m2)	2,706.6 S.F. (251,4 m2)
UNIT B	4	2 UNITS	104.5 S.F. (9,7m2)	683.7 S.F. (63,55m2)	1015.4 S.F. (94,33m2)	1803.5 S.F. (161,5 m2)	3,607 S.F. (335,0 m2)
UNIT B1	4	5 UNITS	160.2 S.F. (14,88m2)	881.3 S.F. (83,29m2)	1003.4 S.F. (93,23m2)	1844.8 S.F. (171,4 m2)	9,224 S.F. (857,0 m2)
UNIT B2	4	2 UNITS	160.2 S.F. (14,88)	881.3 S.F. (83,29m2)	1003.4 S.F. (93,23m2)	1844.9 S.F. (171,4 m2)	3,684.8 S.F. (342,8 m2)
UNIT C	4	2 UNITS	125 S.F. (61,3m2)	813.7 S.F. (75,6m2)	865 S.F. (80,4m2)	2,403.7 S.F. (223,3 m2)	4,807.4 S.F. (446,6 m2)
6 ELEG. ROOMS							468.0 S.F. (44,0 m2)
						TOTAL: 54 UNITS	78,925.2 S.F. (7331,6 m2)

ZONING: RM-1

GROSS SITE A: 112,002.1 S.F.

GROSS SITE B: 40,664 S.F.

TOTAL GROSS SITE AREA: 152,617.7 S.F. (3,504 Ac) (14,178.65 m2) (1,418 Ha)

ROAD DEDICATION: 5017.68 S.F. (466.16 m2)

PARK AREA: 23,45.8 S.F. (2,150.3 m²)

NET SITE AREA: 124,454.22 S.F. (2.857 Ac.) (11,562.18 m²) (1.156 Ha)

DENSITY: 10.9 U.P.A. 46.71 U.P.Ha (54 UNITS)

SITE COVERAGE: 40.4% (50,307 S.F.) (4,674 m²)

F.A.R. : 0.63 (78,925.2 S.F.) (7,331.6 m²)

AMENITY SPACE:

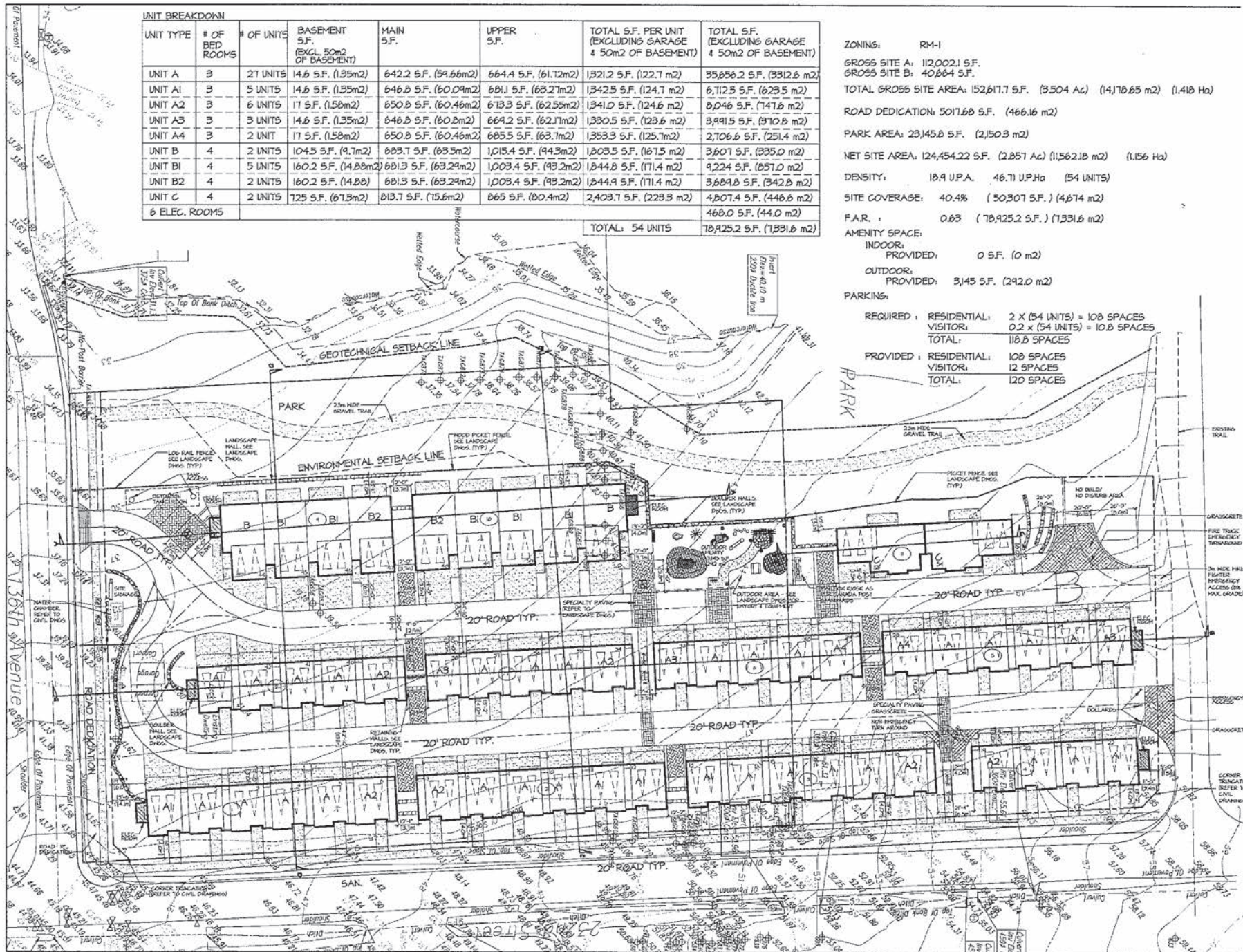
INDOOR:
PROVIDED: 0 S.F. (0 m2)

OUTDOOR: 3:15 P.M. (2000-01-01)

PARKING:

REQUIRED :	RESIDENTIAL:	$2 \times (54 \text{ UNITS}) = 108 \text{ SPACES}$
	VISITOR:	$0.2 \times (54 \text{ UNITS}) = 10.8 \text{ SPACES}$
	<u>TOTAL:</u>	<u>118.8 SPACES</u>

PROVIDED :	RESIDENTIAL:	108 SPACES
	VISITOR:	12 SPACES
	<u>TOTAL:</u>	<u>120 SPACES</u>



©COPYRIGHT ALL RIGHTS AND THE
UNPUBLISHED LITERATURE THEREOF ARE
THE SOLE PROPERTY OF BARNETT
DODGE ARCHITECTS INC. AND MAY
NOT BE USED ORALLY OR IN PART
WITHOUT LICENSE BEING FURNISHED.
COPYRIGHT INFRINGEMENT INCLUDES
IDEAS, DESIGN AND CONSTRUCTION
THEREOF AND ANY MATERIAL FORM
CANADA. COPYRIGHT ACT R.S.C. 1970

[illegible]

--	--	--	--

DESIGN :	DATE :	SCALE :
SM	DEC. 14, 87	1 : 300

156.

AGENT : PAVILLION HOMES AND INC.

PROJECT : 54 TOWNHOUSE DEVELOPMENT
136TH AVENUE & 232 ST MAPLE

SHEET CONTENTS :
CONCEPTUAL SITE PLAN

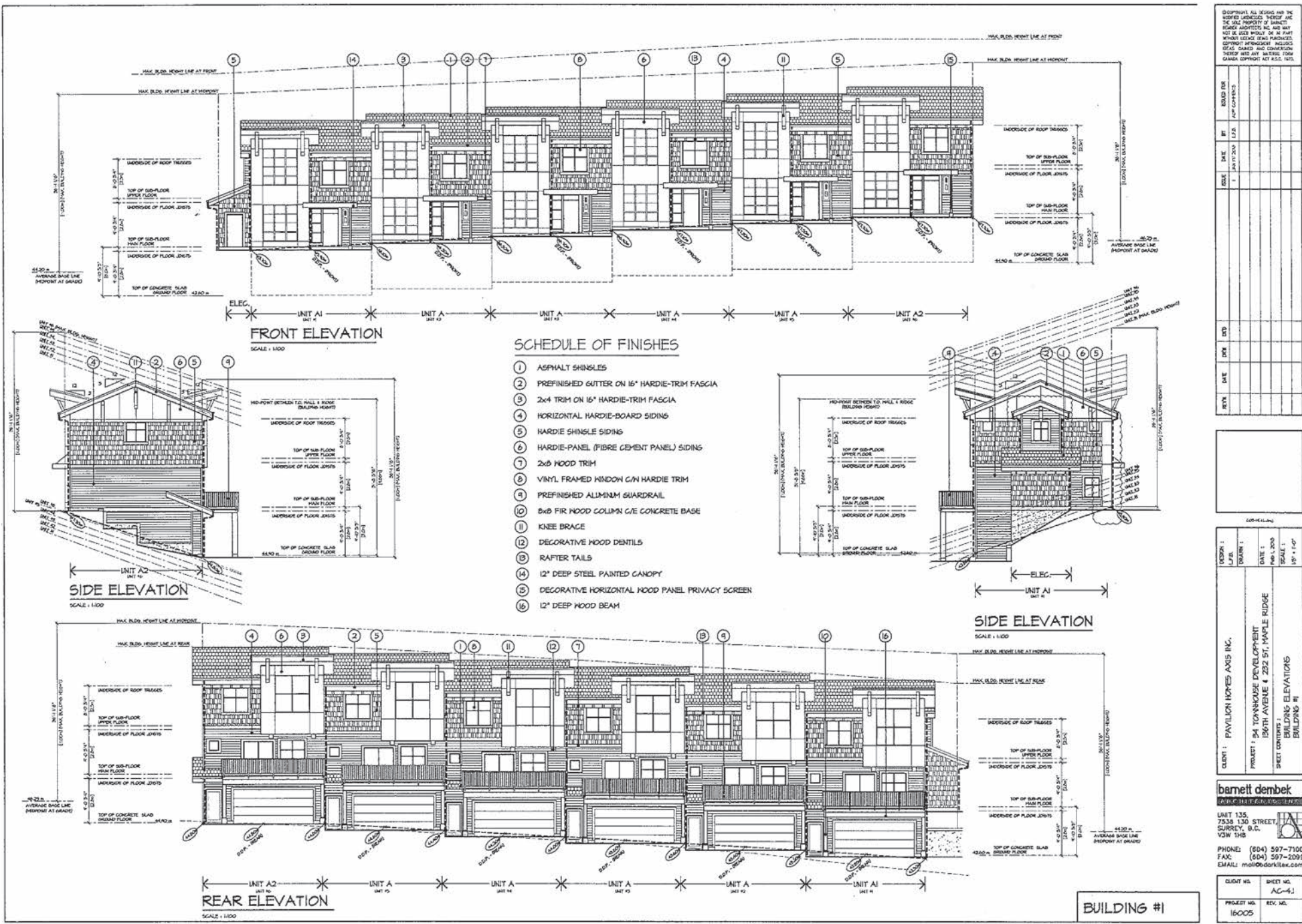
barnett dembek

UNIT 135,
753B 130 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (804) 597-7100
FAX: (804) 597-2099
EMAIL: mail@darkltx.com

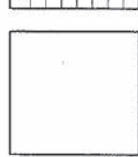
CLIENT NO.	SHEET NO. AC-100
PROJECT NO. 16005	REV. NO.

APPENDIX F



DISCLAIMER: ALL RIGHTS ARE RESERVED BY THE ARCHITECT. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

NO.	DATE	BY	CHKD	REV
1	2017.05.20	JLB		
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				



CLIENT: PAVILION HOMES INC.	PROJECT: 34 TONHOUSE DEVELOPMENT	DATE: 2017.05.20	SCALE: 1/8" = 1'-0"
PROJECT: 1501 AVENUE 4, 222 ST. HAYLE RIDGE		SHEET: CONCRETE BUILDING ELEVATIONS	
SHEET: CONCRETE BUILDING ELEVATIONS		BUILDING #6	

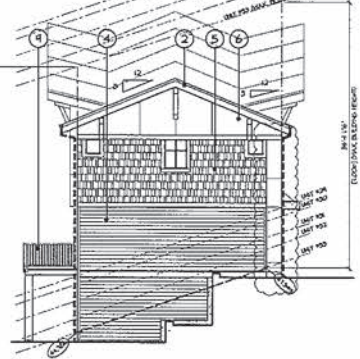
barnett dembek
ARCHITECTS INC.

UNIT 135
7336 1350 STREET,
SURREY, B.C.
V3W 1H5

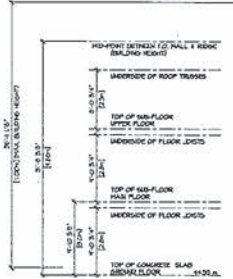
PHONE: (604) 587-7100
FAX: (604) 587-2099
EMAIL: mtd@barnettanddembek.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
16005	AC-4.6

BUILDING #6



SIDE ELEVATION

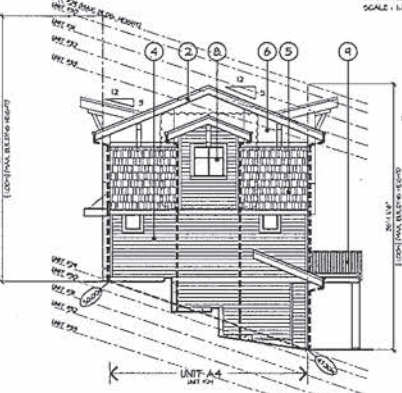
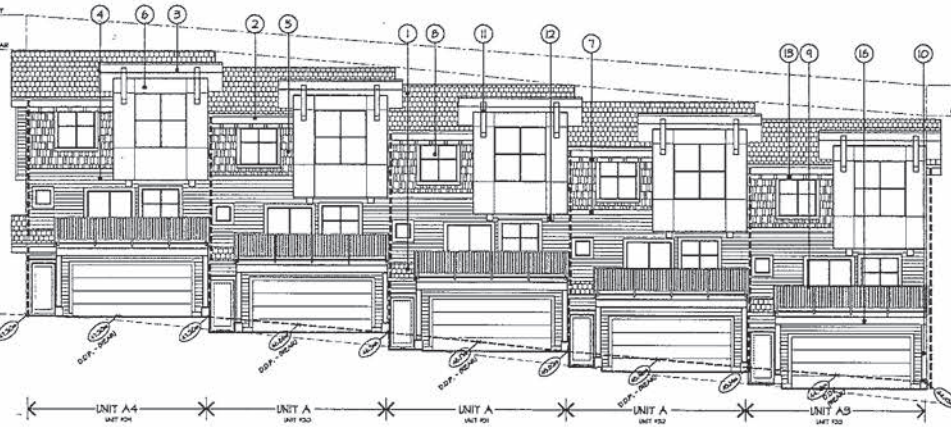


SCHEDULE OF FINISHES

- 1 ASPHALT SHINGLES
- 2 PREFINISHED GUTTER ON 16" HARDIE-TRIM FASCIA
- 3 2x4 TRIM ON 16" HARDIE-TRIM FASCIA
- 4 HORIZONTAL HARDIE-BOARD SIDING
- 5 HARDIE SHINGLE SIDING
- 6 HARDIE-PANEL (FIBRE CEMENT PANEL) SIDING
- 7 2x6 HOOD TRIM
- 8 VINYL FRAMED WINDOW G/N HARDIE TRIM
- 9 PREFINISHED ALUMINUM SUARDRAIL
- 10 6x6 FIR WOOD COLUMN G/AE CONCRETE BASE
- 11 KNEE BRACE
- 12 DECORATIVE HOOD DENTILS
- 13 RAFTER TAILS
- 14 12" DEEP STEEL PAINTED CANOPY
- 15 DECORATIVE HORIZONTAL WOOD PANEL PRIVACY SCREEN
- 16 12" DEEP HOOD BEAM

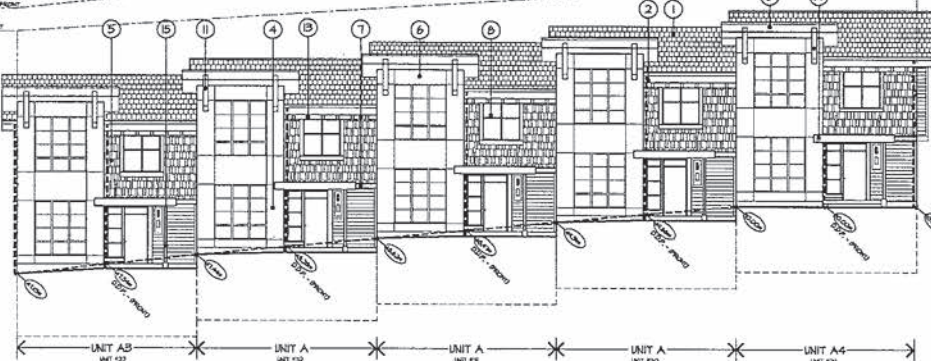
REAR ELEVATION

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



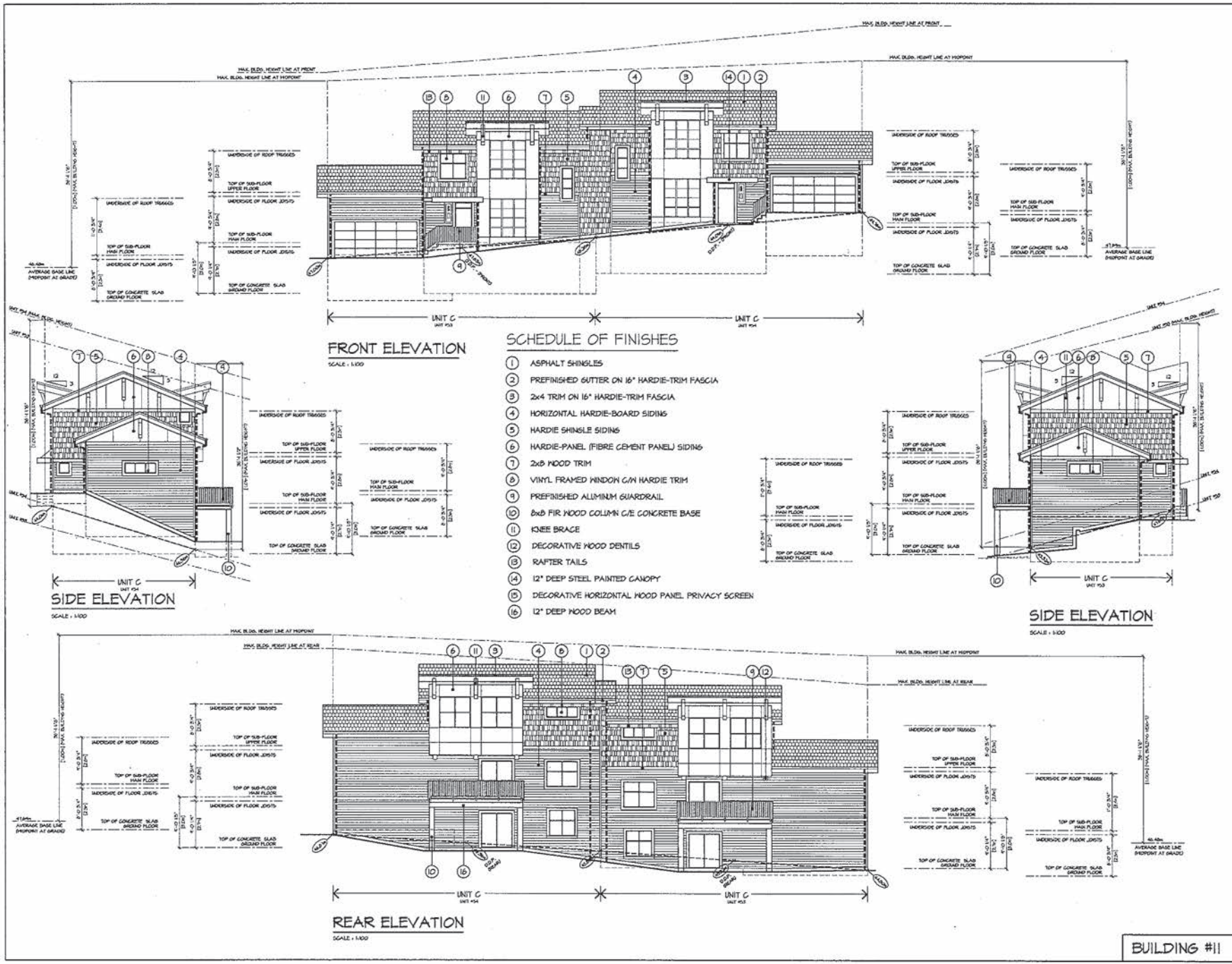
SIDE ELEVATION

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



FRONT ELEVATION

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



© COPYRIGHT, ALL RIGHTS ARE THE PROPERTY OF BARNETT DEMBOK ARCHITECTS INC. AND NOT BE LOANED, REPRODUCED, COPIED, EITHER WHOLLY OR IN PART, WITHOUT EXPRESS WRITTEN PERMISSION. BARNETT DEMBOK ARCHITECTS INC. 1355 1350 STREET, SURREY, B.C. V3W 1H8. CANADA. COPYRIGHT ACT R.S.C. 1970.

REVISION	DATE	BY	REASON
1	2004/01/20	JLB	ISSUED FOR PERMIT

CLIENT: FAVILL HOKES ASSOC. INC.	PROJECT: 34 TOWNHOMES DEVELOPMENT
DATE: 1	SCALE: 1/8" = 1'-0"
SHEET: 1 OF 1	
SHEET: 1 OF 1	

barnett dembok
ARCHITECTS INC.

UNIT 135,
7330 1350 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: info@barnett-dembok.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
16005	AC-A.11

BUILDING #11

APPENDIX G

NOTES

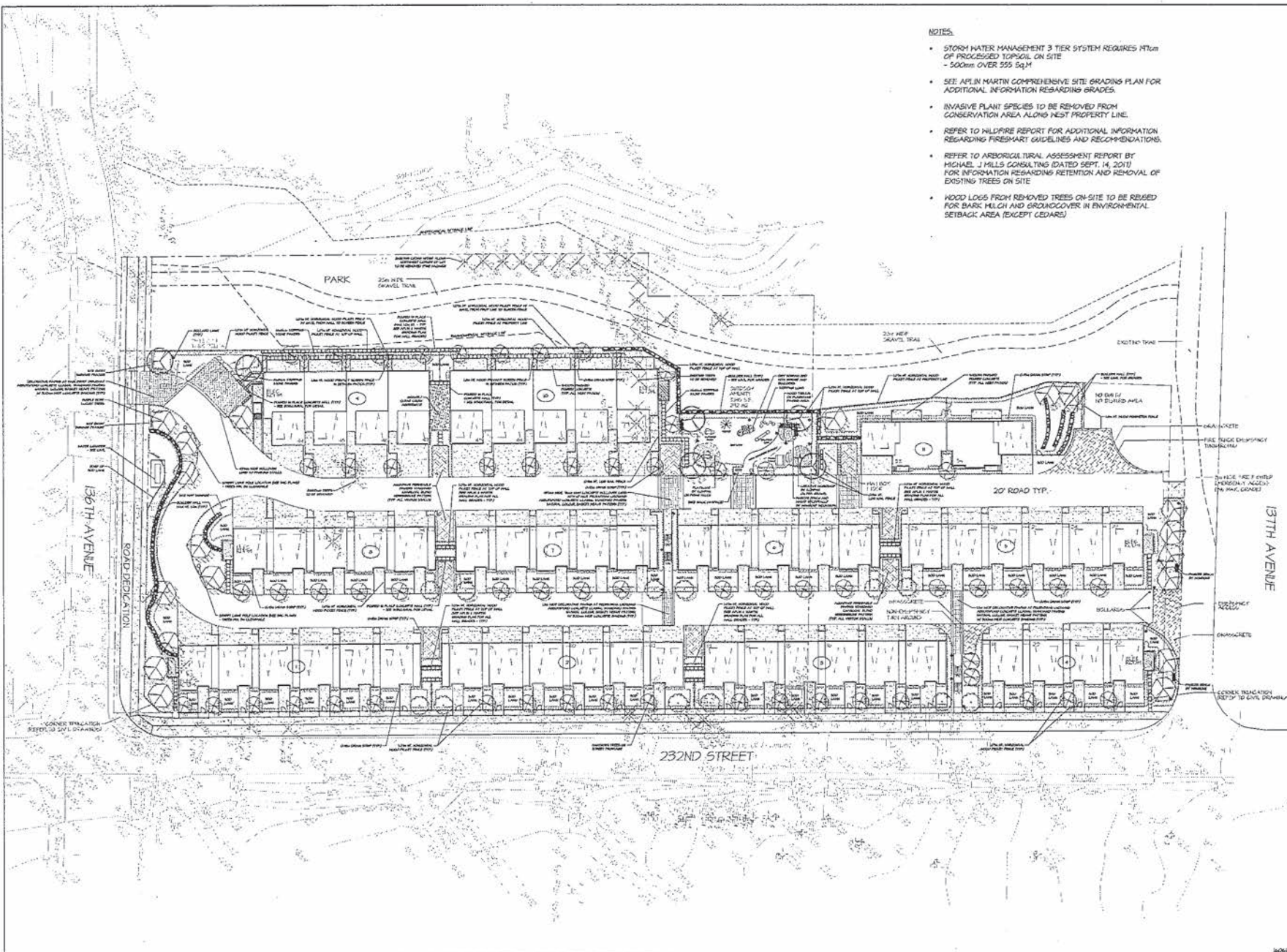
- STORM WATER MANAGEMENT 3 TIER SYSTEM REQUIRES 171mm OF PROCESSED TOPSOIL ON SITE - 500mm OVER 555 SQ.M
- SEE APLIN MARTIN COMPREHENSIVE SITE GRADING PLAN FOR ADDITIONAL INFORMATION REGARDING GRADES.
- INVASIVE PLANT SPECIES TO BE REMOVED FROM CONSERVATION AREA ALONG WEST PROPERTY LINE.
- REFER TO WILDFIRE REPORT FOR ADDITIONAL INFORMATION REGARDING FIREHARVEST GUIDELINES AND RECOMMENDATIONS.
- REFER TO ARBORICULTURAL ASSESSMENT REPORT BY MICHAEL J HILLS CONSULTING DATED SEPT. 14, 2011 FOR INFORMATION REGARDING RETENTION AND REMOVAL OF EXISTING TREES ON SITE.
- WOOD LOGS FROM REMOVED TREES ON-SITE TO BE REUSED FOR BARK MULCH AND GROUND COVER IN ENVIRONMENTAL SETBACK AREA (EXCEPT CEDARS).

©Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.



LANDSCAPE ARCHITECTURE

#220 - 25 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com



12	16/12/11	REV. PER CLIENT MEETING	PHD
11	14/12/11	REV. PER CITY COMMENTS	PHD
10	03/12/11	REV. PER CITY COMMENTS	PHD
9	03/12/11	REV. PER CITY COMMENTS	PHD
8	15/11/11	REV. PER CITY COMMENTS	PHD
7	08/11/11	REV. PER NEW PLANS & GRADING	PHD
6	08/11/11	REVISED FENCING	PHD
5	08/11/11	REV. PER NEW PLANS & GRADING	PHD
4	08/11/11	ADDITIONAL FIRE SAFETY NOTES	PHD
3	08/11/11	REV. PER NEW PLANS & COMMENTS	PHD
2	08/11/11	REVISED PER PLANTING	PHD
1	08/11/11	REVISED PER GRADING	PHD
0	08/11/11	PRELIMINARY DESIGN	PHD
NO. DATE		REVISION DESCRIPTION	DL

SEAL:

PROJECT:
54 TOWNHOUSE DEVELOPMENT
138TH AVENUE & 232 STREET
MAPLE RIDGE, B.C.

PAVILION HOMES ASS INC.

DRAWING TITLE:

LANDSCAPE PLAN

DATE:	JUN.23.10	DRAWING NUMBER:	
SCALE:	1:200		
DRAWN:	PHD		
DESIGN:	PHD		
CHECK:	PHD		

L1

OF 6

30-001-24-22P

M2LA PROJECT NUMBER:

30-001

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
T	10	GRANATÆUS LARVIGATA PAULI	PAUL'S DOUBLE SCARLET HANDBORN	60H CAL 12H STD B4B
	12	LIQUIDAMBAR STRACIFLIA	AMERICAN SWEET GUM	60H CAL 2H STD B4B
	14	ROBINIA PSEUDACACIA PURPLE ROBE	PURPLE ROBE LOCUST	60H CAL 12H STD B4B
	16	SORBUS AUCUPARIA	MOUNTAIN ASH	60H CAL 2H STD B4B
S	124	ARUNDO LINDO	STRAWBERRY TREE	120H HT B4B
	224	BESSENERIA GORDIFOLIA	BEARLEAF BESSENERIA	42 POT 20G1
	271	MAUS SEPPERVIRENS	COMMON BOXWOOD	42 POT 40G1
	52	SALICARIA SHALLO	SALAL	42 POT 40G1
	78	MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY	42 POT 40G1
	81	PHILADELPHUS PURITY	MOCK ORANGE	42 POT 40G1
	172	RHOXODENDRON HASEOPHYLLUM	PACIFIC RHODODENDRON	42 POT 40G1
	204	ROSA HODGSON	HODGSON ROSE	42 POT 40G1
	300	VIBURNUM TOLEBUM COMPACTUM	VIBURNUM	42 POT 40G1
	P	286	DIANTHUS MISSOURIENSIS	BYRONID PRIDE ROSE
310		PHLOX SUBULATA	CREEPING PHLOX	41 POT
G	474	ARCTOSTAPHYLOS UVA-URSI	KINGSMOCK	42 POT 20G1

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER DATA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR SPECIFIED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW HAVE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER HAZEL AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

Copyright reserved. This drawing and design is the property of M2 Landscape Architecture and may not be reproduced or used for other projects without their permission.



#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com



NO.	DATE	REVISION DESCRIPTION	BY
1	2006/11/24	REV. PER CLIENT MEETING	PHI
2	2006/12/01	REV. PER ACP COMMENTS	PHI
3	2007/01/01	REV. PER CITY COMMENTS	PHI
4	2007/01/01	REV. PER CITY COMMENTS	PHI
5	2007/01/01	REV. PER CITY COMMENTS	PHI
6	2007/01/01	REV. PER CITY COMMENTS	PHI
7	2007/01/01	REV. PER CITY COMMENTS	PHI
8	2007/01/01	REV. PER CITY COMMENTS	PHI
9	2007/01/01	REV. PER CITY COMMENTS	PHI
10	2007/01/01	REV. PER CITY COMMENTS	PHI
11	2007/01/01	REV. PER CITY COMMENTS	PHI
12	2007/01/01	REV. PER CITY COMMENTS	PHI
13	2007/01/01	REV. PER CITY COMMENTS	PHI
14	2007/01/01	REV. PER CITY COMMENTS	PHI
15	2007/01/01	REV. PER CITY COMMENTS	PHI
16	2007/01/01	REV. PER CITY COMMENTS	PHI
17	2007/01/01	REV. PER CITY COMMENTS	PHI
18	2007/01/01	REV. PER CITY COMMENTS	PHI
19	2007/01/01	REV. PER CITY COMMENTS	PHI
20	2007/01/01	REV. PER CITY COMMENTS	PHI
21	2007/01/01	REV. PER CITY COMMENTS	PHI
22	2007/01/01	REV. PER CITY COMMENTS	PHI
23	2007/01/01	REV. PER CITY COMMENTS	PHI
24	2007/01/01	REV. PER CITY COMMENTS	PHI
25	2007/01/01	REV. PER CITY COMMENTS	PHI
26	2007/01/01	REV. PER CITY COMMENTS	PHI
27	2007/01/01	REV. PER CITY COMMENTS	PHI
28	2007/01/01	REV. PER CITY COMMENTS	PHI
29	2007/01/01	REV. PER CITY COMMENTS	PHI
30	2007/01/01	REV. PER CITY COMMENTS	PHI
31	2007/01/01	REV. PER CITY COMMENTS	PHI
32	2007/01/01	REV. PER CITY COMMENTS	PHI
33	2007/01/01	REV. PER CITY COMMENTS	PHI
34	2007/01/01	REV. PER CITY COMMENTS	PHI
35	2007/01/01	REV. PER CITY COMMENTS	PHI
36	2007/01/01	REV. PER CITY COMMENTS	PHI
37	2007/01/01	REV. PER CITY COMMENTS	PHI
38	2007/01/01	REV. PER CITY COMMENTS	PHI
39	2007/01/01	REV. PER CITY COMMENTS	PHI
40	2007/01/01	REV. PER CITY COMMENTS	PHI
41	2007/01/01	REV. PER CITY COMMENTS	PHI
42	2007/01/01	REV. PER CITY COMMENTS	PHI
43	2007/01/01	REV. PER CITY COMMENTS	PHI
44	2007/01/01	REV. PER CITY COMMENTS	PHI
45	2007/01/01	REV. PER CITY COMMENTS	PHI
46	2007/01/01	REV. PER CITY COMMENTS	PHI
47	2007/01/01	REV. PER CITY COMMENTS	PHI
48	2007/01/01	REV. PER CITY COMMENTS	PHI
49	2007/01/01	REV. PER CITY COMMENTS	PHI
50	2007/01/01	REV. PER CITY COMMENTS	PHI
51	2007/01/01	REV. PER CITY COMMENTS	PHI
52	2007/01/01	REV. PER CITY COMMENTS	PHI
53	2007/01/01	REV. PER CITY COMMENTS	PHI
54	2007/01/01	REV. PER CITY COMMENTS	PHI
55	2007/01/01	REV. PER CITY COMMENTS	PHI
56	2007/01/01	REV. PER CITY COMMENTS	PHI
57	2007/01/01	REV. PER CITY COMMENTS	PHI
58	2007/01/01	REV. PER CITY COMMENTS	PHI
59	2007/01/01	REV. PER CITY COMMENTS	PHI
60	2007/01/01	REV. PER CITY COMMENTS	PHI
61	2007/01/01	REV. PER CITY COMMENTS	PHI
62	2007/01/01	REV. PER CITY COMMENTS	PHI
63	2007/01/01	REV. PER CITY COMMENTS	PHI
64	2007/01/01	REV. PER CITY COMMENTS	PHI
65	2007/01/01	REV. PER CITY COMMENTS	PHI
66	2007/01/01	REV. PER CITY COMMENTS	PHI
67	2007/01/01	REV. PER CITY COMMENTS	PHI
68	2007/01/01	REV. PER CITY COMMENTS	PHI
69	2007/01/01	REV. PER CITY COMMENTS	PHI
70	2007/01/01	REV. PER CITY COMMENTS	PHI
71	2007/01/01	REV. PER CITY COMMENTS	PHI
72	2007/01/01	REV. PER CITY COMMENTS	PHI
73	2007/01/01	REV. PER CITY COMMENTS	PHI
74	2007/01/01	REV. PER CITY COMMENTS	PHI
75	2007/01/01	REV. PER CITY COMMENTS	PHI
76	2007/01/01	REV. PER CITY COMMENTS	PHI
77	2007/01/01	REV. PER CITY COMMENTS	PHI
78	2007/01/01	REV. PER CITY COMMENTS	PHI
79	2007/01/01	REV. PER CITY COMMENTS	PHI
80	2007/01/01	REV. PER CITY COMMENTS	PHI
81	2007/01/01	REV. PER CITY COMMENTS	PHI
82	2007/01/01	REV. PER CITY COMMENTS	PHI
83	2007/01/01	REV. PER CITY COMMENTS	PHI
84	2007/01/01	REV. PER CITY COMMENTS	PHI
85	2007/01/01	REV. PER CITY COMMENTS	PHI
86	2007/01/01	REV. PER CITY COMMENTS	PHI
87	2007/01/01	REV. PER CITY COMMENTS	PHI
88	2007/01/01	REV. PER CITY COMMENTS	PHI
89	2007/01/01	REV. PER CITY COMMENTS	PHI
90	2007/01/01	REV. PER CITY COMMENTS	PHI
91	2007/01/01	REV. PER CITY COMMENTS	PHI
92	2007/01/01	REV. PER CITY COMMENTS	PHI
93	2007/01/01	REV. PER CITY COMMENTS	PHI
94	2007/01/01	REV. PER CITY COMMENTS	PHI
95	2007/01/01	REV. PER CITY COMMENTS	PHI
96	2007/01/01	REV. PER CITY COMMENTS	PHI
97	2007/01/01	REV. PER CITY COMMENTS	PHI
98	2007/01/01	REV. PER CITY COMMENTS	PHI
99	2007/01/01	REV. PER CITY COMMENTS	PHI
100	2007/01/01	REV. PER CITY COMMENTS	PHI

PROJECT:
54 TOWNHOUSE DEVELOPMENT
136TH AVENUE & 232 STREET
MAPLE RIDGE, B.C.
PAYTON HOMES AND INC.

DRAWING TITLE:
SHRUB PLAN

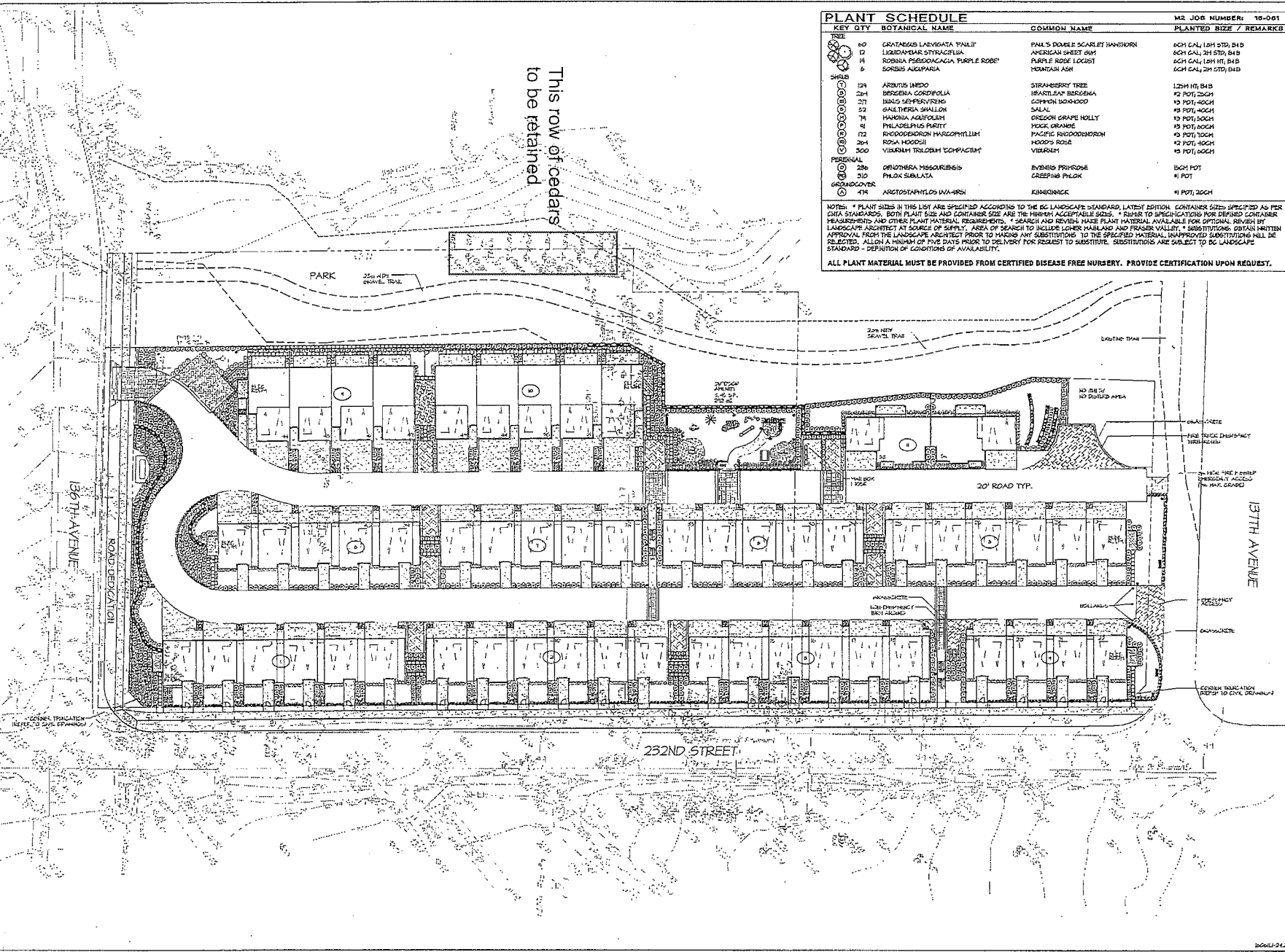
DATE: Jan 23/06
SCALE: 1/3200
DRAWING: PHI
DESIGN: PHI
CHECK: PHI
M2LA PROJECT NUMBER: 16-001

L2

OF 8

160611-24.12P

This row of cedars to be retained





-
- Technical drawing of a 15m drainage structure. The main cross-section shows a sloped structure with a height of 1.07m (42"). Key dimensions and components include:
- 4x4 POST**: Vertical support post on the left side.
 - 15mm GAP AT TOP AND BOTTOM - GATE ONLY**: Gap specification for the gate section.
 - 50mm GAP - GATE ONLY**: Gap specification for the gate section.
 - 25mm GAP (TYP.)**: Typical gap specification for the main structure.
 - 2.0m O.C. MAX**: Maximum on-center spacing for the main structure.
 - 4x4 (PLAT)**: Horizontal support post on the right side.
 - 4x4**: Vertical support post on the right side.
 - 25mm GAP**: Gap specification at the base of the structure.
 - U3 POST HEIGHT IN CONCRETE FOOTING ON 15mm DRAIN ROCK**: Detail view showing the post installation in a concrete footing over drain rock.

1.07m HT. HORIZONTAL WOOD PICKET FENCE & GATE
SCALE: 1:20



3 UNIT PAVER DETAIL
L3 SCALE: N.T.S.

-
- Diagram illustrating the cross-section of a track bed structure. The structure consists of several layers: a top layer (2.4m wide), a layer of 0.15m thickness, a 64mm S&P layer, a 150mm DRAIN GRAVEL layer, and an UNDISTURBED SUBGRADE. The structure is supported by PRECAST CONCRETE FOOTINGS (30x30cm) with M4 REBAR THROUGH FOOTING AND FIRST RAIL. A 30cm dimension is also indicated.

6 0.97m HT. LOG RAIL FENCE
L3 SCALE: 1:20



7 1.80m HT. SOLID WOOD PERIMETER FENCE
LB SCALE : 1:16

-
- The figure contains two technical drawings of the bridge structure:
- ELEVATION:** A side view of the bridge deck. It shows a rectangular grid of 2x2 piggybacks. Labels include:
 - 2x4 TOP RAIL (top edge)
 - 2x4 RAIL (inner vertical edges)
 - POST/POST TOP (top corner joint)
 - 1.2-1.8m R2, 90° SEGMENTS (top horizontal segments)
 - 1.00m (overall width)
 - 127mm (thickness of the rail)
 - 2x4 RAIL (bottom edge)
 - 2x4 BARGE BOARD (bottom edge)
 - 1x2 PIGGYBACKS (bottom edge)
 - 4x4 BARGE BOARD (bottom edge)
 - 4x4 R2, POST IDENTICAL (bottom corner joint)
 - SADDLE FOOTING (bottom support)
 - HALL ATTACHMENT (left side support)
 - BUILDING HALL (left side structure)
 - SECTION:** A cross-sectional view of the bridge deck. It shows a vertical stack of components:
 - 2x6 TOP RAIL (top edge)
 - 2x4 RAIL (inner vertical edges)
 - 2x2 PIGGYBACKS EACH RAIL (middle section)
 - 2x4 RAIL (inner vertical edges)
 - 4x4 BARGE BOARD (bottom edge)

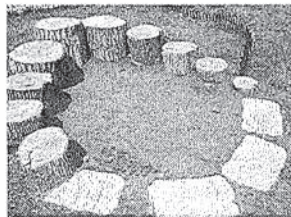
4 1.80m HT. WOOD PRIVACY SCREEN FENCE
13 SCALE: 1:20



TEEPEE



BALANCE LOG



STEPPING LOGS



CLIMBING ROCK
by BigToys



DRY STREAM BED



SPLIT ROCK BOULDER WALL
(USE EXISTING MATERIALS
BLASTED ON SITE)



PUBLIC PLACE
WASTE RECEPTACLE
by Wishbone Industries



PARKER BENCH
by Wishbone Industries



SPIRAL BIKE RACK
by Wishbone Industries



KOMPAN[®]

M7000 - Red House



Product Description
With its multitude of features, slides and play surfaces, the playhouse is suitable for all kinds of weather conditions. It is made of durable material so that it can be used for many years. The playhouse is made of wood and is painted in a bright red color. It is suitable for outdoor use and is easy to maintain.

Product Information
Category: Playhouse
Product Line: M7000
Material: Wood
Weight: 1 (approx) 170 kg
Dimensions: 2.0 x 2.0 x 2.0 m
Available for outdoor use: Yes
Available for indoor use: No



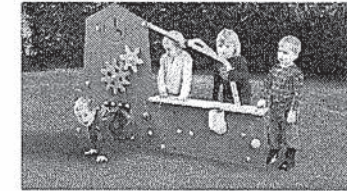
KOMPAN M7000 Red House play structure. All dimensions are in meters. For more information, please contact your local KOMPAN representative.



All prices include VAT. KOMPAN P.O. Box 100, 1000 CA, Belgium. Tel: +32 (0)2 480 00 00. Fax: +32 (0)2 480 00 01. Email: info@kmpn.com. Website: www.kmpn.com

KOMPAN[®]

MSC4008 - Creative Workshop



Product Description
This creative workshop is a stimulating play structure with a variety of play surfaces, slides and play features. It is made of durable material so that it can be used for many years. The playhouse is made of wood and is painted in a bright red color. It is suitable for outdoor use and is easy to maintain.

Product Information
Category: Playhouse
Product Line: MSC4008
Material: Wood
Weight: 1 (approx) 170 kg
Dimensions: 2.0 x 2.0 x 2.0 m
Available for outdoor use: Yes
Available for indoor use: No



KOMPAN MSC4008 Creative Workshop play structure. All dimensions are in meters. For more information, please contact your local KOMPAN representative.

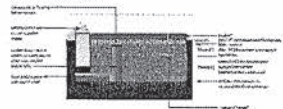


All prices include VAT. KOMPAN P.O. Box 100, 1000 CA, Belgium. Tel: +32 (0)2 480 00 00. Fax: +32 (0)2 480 00 01. Email: info@kmpn.com. Website: www.kmpn.com

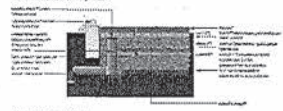
AQUAPAVE PERMEABLE PAVERS

Typical Systems and Exfiltration Options (subject to site conditions)

Full Exfiltration System



Partial Exfiltration System



No Exfiltration System



Typical Residential Driveway/Sidewalk Construction



NOTE: The above diagrams are for informational purposes only. The actual construction should be based on the specific site conditions and the requirements of the local building code.

Aluminum Bollard (DB30) Specification Sheet

Product Name: DB30
Material: Aluminum
Finish: Powder Coat
Color: Silver

Ordering Data

Example: DB30 1 10' 10' 10'

Product Name	Material	Finish	Color
DB30 1	Aluminum	Powder Coat	Silver
DB30 2	Aluminum	Powder Coat	Silver
DB30 3	Aluminum	Powder Coat	Silver
DB30 4	Aluminum	Powder Coat	Silver
DB30 5	Aluminum	Powder Coat	Silver
DB30 6	Aluminum	Powder Coat	Silver
DB30 7	Aluminum	Powder Coat	Silver
DB30 8	Aluminum	Powder Coat	Silver
DB30 9	Aluminum	Powder Coat	Silver
DB30 10	Aluminum	Powder Coat	Silver

NOTE: The above table is for informational purposes only. The actual specifications should be based on the specific site conditions and the requirements of the local building code.

Specifications

The DB30 bollard is made of aluminum and is designed to be used in a variety of applications. It is suitable for outdoor use and is easy to maintain.

Product Name: DB30

Material: Aluminum

Finish: Powder Coat

Color: Silver

Ordering Data

Example: DB30 1 10' 10' 10'

NOTE: The above table is for informational purposes only. The actual specifications should be based on the specific site conditions and the requirements of the local building code.

Specifications

The DB30 bollard is made of aluminum and is designed to be used in a variety of applications. It is suitable for outdoor use and is easy to maintain.

Product Name: DB30

Material: Aluminum

Finish: Powder Coat

Color: Silver

Ordering Data

Example: DB30 1 10' 10' 10'

NOTE: The above table is for informational purposes only. The actual specifications should be based on the specific site conditions and the requirements of the local building code.

Specifications

The DB30 bollard is made of aluminum and is designed to be used in a variety of applications. It is suitable for outdoor use and is easy to maintain.

Product Name: DB30

Material: Aluminum

Finish: Powder Coat

Color: Silver

Ordering Data

Example: DB30 1 10' 10' 10'

NOTE: The above table is for informational purposes only. The actual specifications should be based on the specific site conditions and the requirements of the local building code.

Specifications

The DB30 bollard is made of aluminum and is designed to be used in a variety of applications. It is suitable for outdoor use and is easy to maintain.

Product Name: DB30

Material: Aluminum

Finish: Powder Coat

Color: Silver

Ordering Data

Example: DB30 1 10' 10' 10'

NOTE: The above table is for informational purposes only. The actual specifications should be based on the specific site conditions and the requirements of the local building code.

Specifications

The DB30 bollard is made of aluminum and is designed to be used in a variety of applications. It is suitable for outdoor use and is easy to maintain.

Product Name: DB30

Material: Aluminum

Finish: Powder Coat

Color: Silver

Ordering Data

Example: DB30 1 10' 10' 10'

Copyright reserved. This drawing and design is the property of M2 Landscape Architecture and may not be reproduced or used for other projects without their permission.



#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	BY
1	01/01/20	REV. PER CLIENT MEETING	PH
2	01/01/20	REV. PER NEW COMMENTS	PH
3	01/01/20	REV. PER CITY COMMENTS	PH
4	01/01/20	REV. PER CITY COMMENTS	PH
5	01/01/20	REV. PER CITY COMMENTS	PH
6	01/01/20	REV. PER CITY COMMENTS	PH
7	01/01/20	REV. PER CITY COMMENTS	PH
8	01/01/20	REV. PER CITY COMMENTS	PH
9	01/01/20	REV. PER CITY COMMENTS	PH
10	01/01/20	REV. PER CITY COMMENTS	PH
11	01/01/20	REV. PER CITY COMMENTS	PH
12	01/01/20	REV. PER CITY COMMENTS	PH
13	01/01/20	REV. PER CITY COMMENTS	PH
14	01/01/20	REV. PER CITY COMMENTS	PH
15	01/01/20	REV. PER CITY COMMENTS	PH
16	01/01/20	REV. PER CITY COMMENTS	PH
17	01/01/20	REV. PER CITY COMMENTS	PH
18	01/01/20	REV. PER CITY COMMENTS	PH
19	01/01/20	REV. PER CITY COMMENTS	PH
20	01/01/20	REV. PER CITY COMMENTS	PH

NO. DATE REVISION DESCRIPTION BY

1 01/01/20 REV. PER CLIENT MEETING PH

2 01/01/20 REV. PER NEW COMMENTS PH

3 01/01/20 REV. PER CITY COMMENTS PH

4 01/01/20 REV. PER CITY COMMENTS PH

5 01/01/20 REV. PER CITY COMMENTS PH

6 01/01/20 REV. PER CITY COMMENTS PH

7 01/01/20 REV. PER CITY COMMENTS PH

8 01/01/20 REV. PER CITY COMMENTS PH

9 01/01/20 REV. PER CITY COMMENTS PH

10 01/01/20 REV. PER CITY COMMENTS PH

11 01/01/20 REV. PER CITY COMMENTS PH

12 01/01/20 REV. PER CITY COMMENTS PH

13 01/01/20 REV. PER CITY COMMENTS PH

14 01/01/20 REV. PER CITY COMMENTS PH

15 01/01/20 REV. PER CITY COMMENTS PH

16 01/01/20 REV. PER CITY COMMENTS PH

17 01/01/20 REV. PER CITY COMMENTS PH

18 01/01/20 REV. PER CITY COMMENTS PH

19 01/01/20 REV. PER CITY COMMENTS PH

20 01/01/20 REV. PER CITY COMMENTS PH

21 01/01/20 REV. PER CITY COMMENTS PH

22 01/01/20 REV. PER CITY COMMENTS PH

23 01/01/20 REV. PER CITY COMMENTS PH

24 01/01/20 REV. PER CITY COMMENTS PH

25 01/01/20 REV. PER CITY COMMENTS PH

26 01/01/20 REV. PER CITY COMMENTS PH

27 01/01/20 REV. PER CITY COMMENTS PH

28 01/01/20 REV. PER CITY COMMENTS PH

29 01/01/20 REV. PER CITY COMMENTS PH

30 01/01/20 REV. PER CITY COMMENTS PH

31 01/01/20 REV. PER CITY COMMENTS PH

32 01/01/20 REV. PER CITY COMMENTS PH

33 01/01/20 REV. PER CITY COMMENTS PH

34 01/01/20 REV. PER CITY COMMENTS PH

35 01/01/20 REV. PER CITY COMMENTS PH

36 01/01/20 REV. PER CITY COMMENTS PH

37 01/01/20 REV. PER CITY COMMENTS PH

38 01/01/20 REV. PER CITY COMMENTS PH

39 01/01/20 REV. PER CITY COMMENTS PH

40 01/01/20 REV. PER CITY COMMENTS PH

41 01/01/20 REV. PER CITY COMMENTS PH

42 01/01/20 REV. PER CITY COMMENTS PH

43 01/01/20 REV. PER CITY COMMENTS PH

44 01/01/20 REV. PER CITY COMMENTS PH

45 01/01/20 REV. PER CITY COMMENTS PH

46 01/01/20 REV. PER CITY COMMENTS PH

47 01/01/20 REV. PER CITY COMMENTS PH

48 01/01/20 REV. PER CITY COMMENTS PH

49 01/01/20 REV. PER CITY COMMENTS PH

50 01/01/20 REV. PER CITY COMMENTS PH

51 01/01/20 REV. PER CITY COMMENTS PH

52 01/01/20 REV. PER CITY COMMENTS PH

53 01/01/20 REV. PER CITY COMMENTS PH

54 01/01/20 REV. PER CITY COMMENTS PH

55 01/01/20 REV. PER CITY COMMENTS PH

56 01/01/20 REV. PER CITY COMMENTS PH

57 01/01/20 REV. PER CITY COMMENTS PH

58 01/01/20 REV. PER CITY COMMENTS PH

59 01/01/20 REV. PER CITY COMMENTS PH

60 01/01/20 REV. PER CITY COMMENTS PH

61 01/01/20 REV. PER CITY COMMENTS PH

62 01/01/20 REV. PER CITY COMMENTS PH

63 01/01/20 REV. PER CITY COMMENTS PH

64 01/01/20 REV. PER CITY COMMENTS PH

65 01/01/20 REV. PER CITY COMMENTS PH

66 01/01/20 REV. PER CITY COMMENTS PH

67 01/01/20 REV. PER CITY COMMENTS PH

68 01/01/20 REV. PER CITY COMMENTS PH

69 01/01/20 REV. PER CITY COMMENTS PH

70 01/01/20 REV. PER CITY COMMENTS PH

71 01/01/20 REV. PER CITY COMMENTS PH

72 01/01/20 REV. PER CITY COMMENTS PH

73 01/01/20 REV. PER CITY COMMENTS PH

74 01/01/20 REV. PER CITY COMMENTS PH

75 01/01/20 REV. PER CITY COMMENTS PH

76 01/01/20 REV. PER CITY COMMENTS PH

77 01/01/20 REV. PER CITY COMMENTS PH

78 01/01/20 REV. PER CITY COMMENTS PH

79 01/01/20 REV. PER CITY COMMENTS PH

80 01/01/20 REV. PER CITY COMMENTS PH

81 01/01/20 REV. PER CITY COMMENTS PH

82 01/01/20 REV. PER CITY COMMENTS PH

83 01/01/20 REV. PER CITY COMMENTS PH

84 01/01/20 REV. PER CITY COMMENTS PH

85 01/01/20 REV. PER CITY COMMENTS PH

86 01/01/20 REV. PER CITY COMMENTS PH

87 01/01/20 REV. PER CITY COMMENTS PH

88 01/01/20 REV. PER CITY COMMENTS PH

89 01/01/20 REV. PER CITY COMMENTS PH

90 01/01/20 REV. PER CITY COMMENTS PH

91 01/01/20 REV. PER CITY COMMENTS PH

92 01/01/20 REV. PER CITY COMMENTS PH

93 01/01/20 REV. PER CITY COMMENTS PH

94 01/01/20 REV. PER CITY COMMENTS PH

95 01/01/20 REV. PER CITY COMMENTS PH

96 01/01/20 REV. PER CITY COMMENTS PH

97 01/01/20 REV. PER CITY COMMENTS PH

98 01/01/20 REV. PER CITY COMMENTS PH

99 01/01/20 REV. PER CITY COMMENTS PH

100 01/01/20 REV. PER CITY COMMENTS PH

101 01/01/20 REV. PER CITY COMMENTS PH

102 01/01/20 REV. PER CITY COMMENTS PH

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Wildfire Development Permit
PID 017-967-546

MEETING DATE: April 10, 2018
FILE NO: 2017-216-DP
MEETING: Council

EXECUTIVE SUMMARY:

A Wildfire Development Permit application has been received in conjunction with a proposed four lot subdivision under the existing RS-2 (One Family Suburban Residential) zone. A Wildfire Development Permit is required as the subject property is located within the Wildfire Development Permit area.

This application has been reviewed in relation to the Key Guideline Concepts (Section 8.12.1) and Guidelines (Section 8.12.2) of the Wildfire Development Permit, and in consideration of the *Home Owners FireSmart Manual (BC Forest Service Protection Program)*.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2017-216-DP respecting property located at PID 017-967-546.

DISCUSSION:

a) Background Context:

Applicant: Aplin & Martin Consultants Ltd.

Legal Description: Lot 11 Section 24 Township 12 New Westminster District
Plan LMP6975

OCP:
Existing: Suburban Residential

Zoning:
Existing: RS-2 (One Family Suburban Residential)

Surrounding Uses:

North: Use: Single Family Residential
Zone: RS-2 (One Family Suburban Residential)
Designation: Suburban Residential

South:	Use:	Single Family Residential
	Zone:	RS-2 (One Family Urban Residential)
	Designation:	Suburban Residential
East:	Use:	Single Family Residential
	Zone:	RS-2 (One Family Urban Residential)
	Designation:	Suburban Residential
West:	Use:	Single Family Residential
	Zone:	RS-2 (One Family Urban Residential)
	Designation:	Suburban Residential
Existing Use of Property:		Single Family Residential
Site Area:		1.7 ha (4.2 acres)
Access:		126 Avenue
Servicing requirement:		Rural Standard
Companion Applications:		2016-274-SD, 2016-274-DP

b) Project Description:

The subject property is located on the south side of 126 Avenue, between 261 Street and 262 Street (see Appendices A and B). The applicant is proposing to subdivide the property into four single family residential lots, with access from 126 Avenue (see Appendix C). The subject property has steep slopes and a watercourse, Zideco Creek, located along the southern portion of the property. As part of enhancement works, native shrubs will be planted throughout the subject property.

A Wildfire Hazard Assessment has been received from B.A. Blackwell & Associates Ltd., and was prepared by a Registered Professional Forester qualified by training or experience in fire protection engineering, with at least two years of experience in fire protection engineering and with assessment and mitigation of wildfire hazards in British Columbia.

c) Planning Analysis:

The Wildfire Development Permit Area Guidelines are intended for the protection of life and property in designated areas that could be at risk for wildland fire and where this risk, in some cases, may be reasonably abated through implementation of appropriate precautionary measures.

A Wildfire Development Permit is required for all development and subdivision activity or building permits for areas within the Wildfire Development Permit area, as identified in the OCP. The Wildfire Development Permit Guidelines are to work in concert with all other regulations, guidelines and bylaws in effect.

This development respects the key guidelines as outlined in this section with comments provided by the Registered Professional Forester:

1. *Locate development on individual sites so that, when integrated with the use of mitigating construction techniques and landscape management practices, the risk of wildfire hazards is reduced;*

All four proposed lots are sited on the northern portion of the development site. As such, the forest interface areas will be treated along with the use of fire resistant construction materials, as recommended in the Wildfire Hazard Assessment;

2. *Mitigate wildfire impacts while respecting environmental conservation objectives and other hazards in the area;*

The watercourse setback area for Zideco Creek and the slope protection area cover a significant portion of the subject property. Only proposed Lot 4 interfaces with conifers, which will require some pruning and removal of smaller trees.

3. *Ensure identified hazard areas are recognized and addressed within each stage of the land development process;*

All forested areas have been assessed and delineated into fuel types. Recommendations for each stage of construction can be found in the Wildfire Development Permit Report.

4. *Manage the interface forest fuel components, including vegetation and structures, thereby increasing the probability of successful fire suppression, containment and minimize adverse impacts.*

To be managed by the pruning of existing coniferous trees, removal of small diameter conifers and removal of excess woody debris accumulations.

d) Environmental Implications:

An application for a Watercourse and Natural Features Protection Development Permit has been received and is being reviewed concurrently with this application. The Project Coordinator for the professional consultants for this development has reviewed all the consultant reports and ensured that there are no incompatibilities with regard to recommendations, standards, policies, or guidelines resulting from the work/reports of the professional consultants.

e) Financial Implications

A security in the amount of **\$2,900.00** will be taken as a condition of the WFDP to ensure that the initially proposed clearing and trimming occurs.

CONCLUSION:

This application is consistent with the Wildfire Development Permit Key Guideline Concepts (Section 8.12.1) and Guidelines (Section 8.12.2), and in consideration of the *Home Owners FireSmart Manual (BC Forest Service Protection Program)*. Therefore, it is recommended that this Wildfire Development Permit 2017-216-DP be approved.

“Original signed by Adam Rieu”

Prepared by: Adam Rieu
Planning Technician

“Original signed by Michael Van Dop”

Approved by: Michael Van Dop
Deputy Fire Chief

“Original signed by Christine Carter”

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

“Original signed by Frank Quinn”

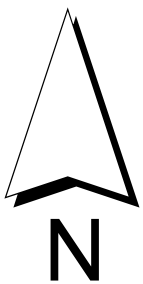
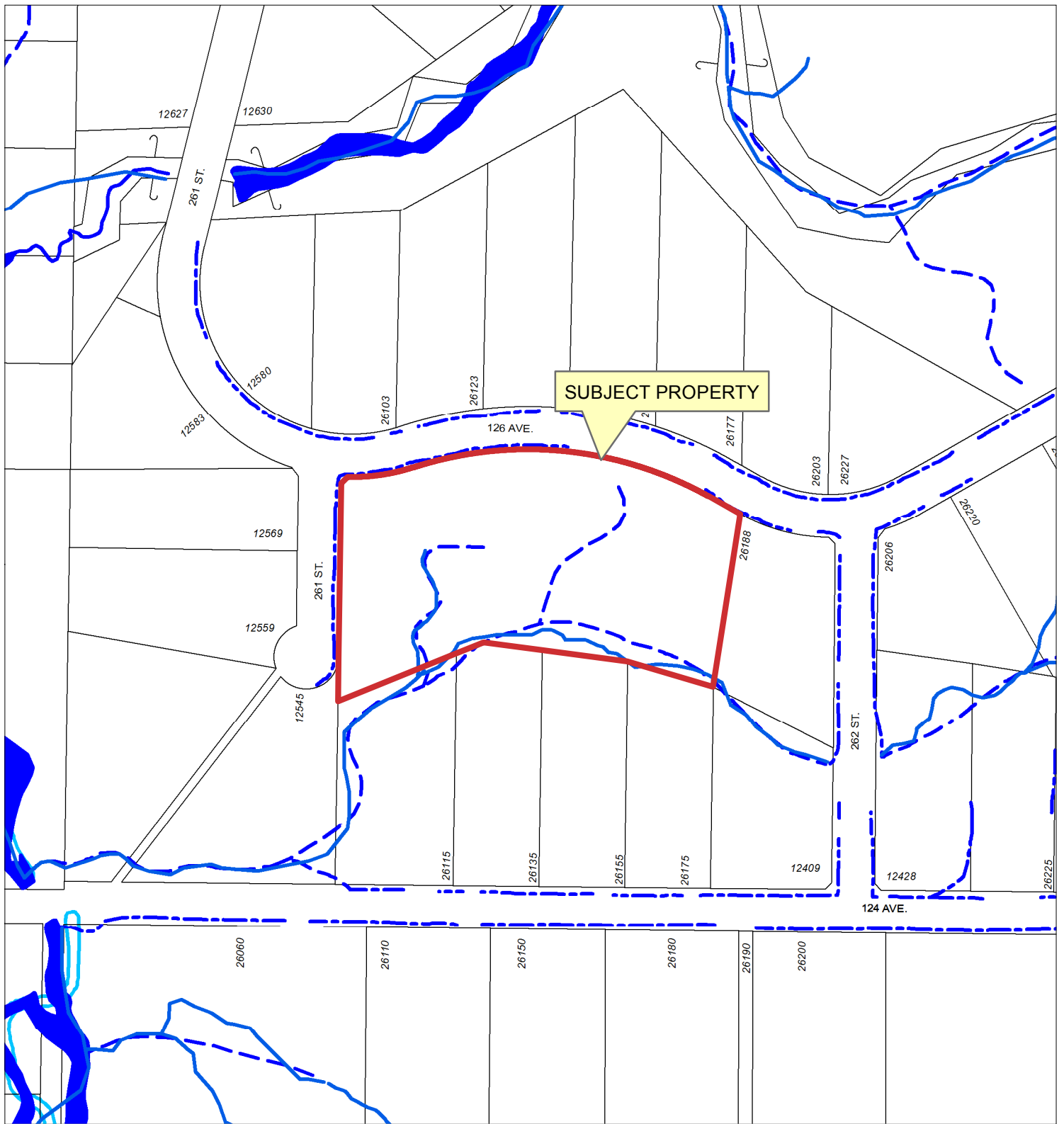
Approved by: Frank Quinn, MBA, P.Eng
GM: Public Works & Development Services

“Original signed by Paul Gill”

Concurrence: Paul Gill
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Subdivision Plan



Scale: 1:2,500

Legend

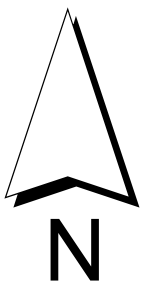
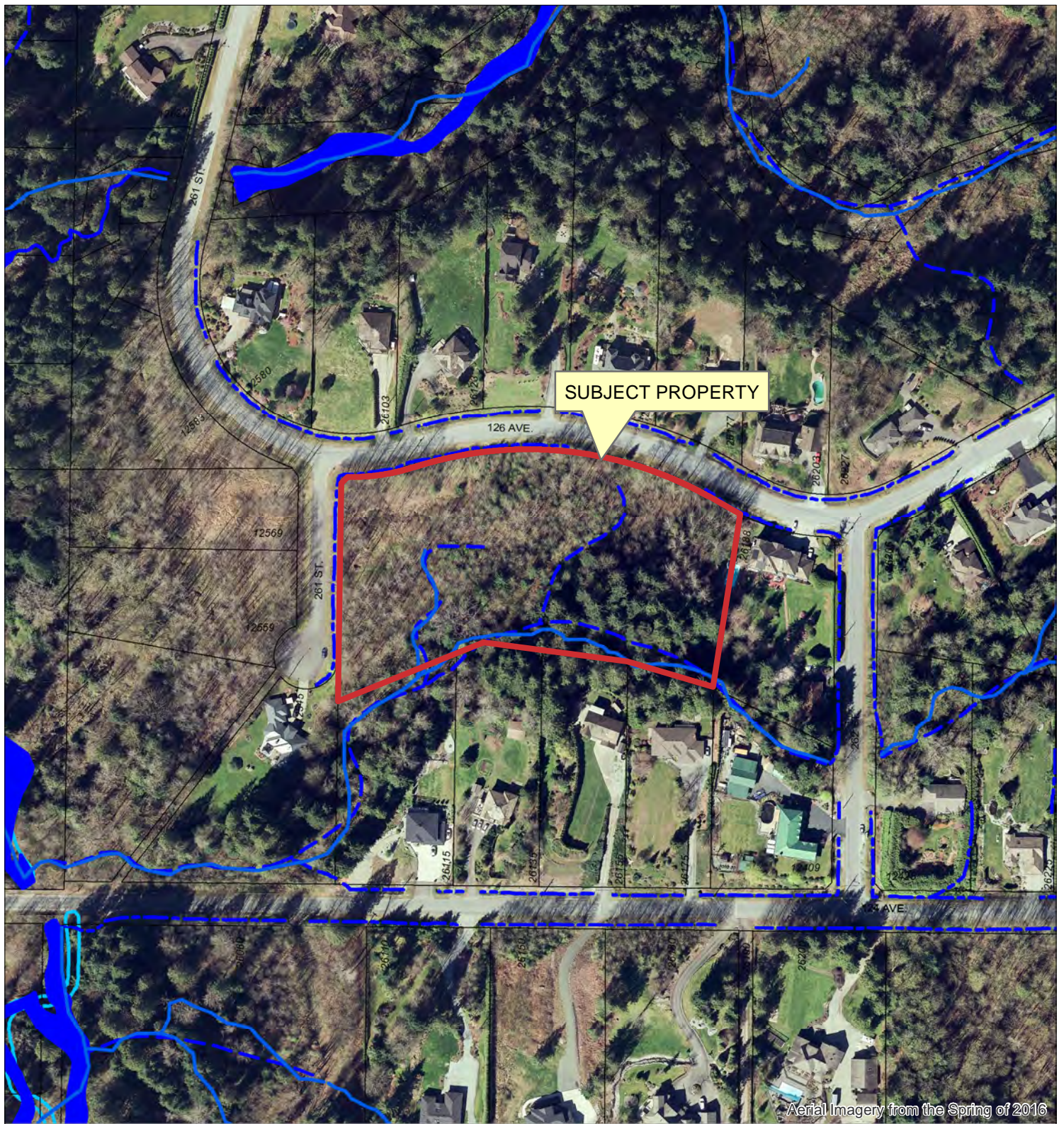
- Stream
- - - Ditch Centreline
- Edge of River
- - - Indefinite Creek
- River Centreline
- River
- Major Rivers & Lakes

P.I.D. 017-946-547

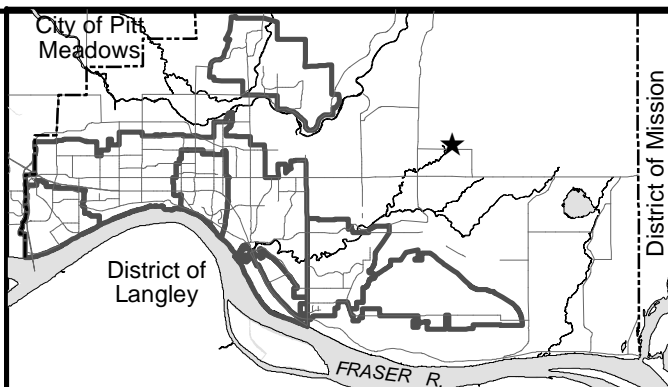


FILE: 2017-216-DP
 DATE: Apr 5, 2018

BY: PC



Scale: 1:2,500



P.I.D. 017-946-547

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2017-216-DP
DATE: Apr 5, 2018

BY: PC

SUBDIVISION PLAN OF LOT 11 SECTION 24 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN LMP6975 EXCEPT PLAN EPP65168

BCGS 92G.028



The intended plot size of this plan is 560 mm in width by 432 mm in height
(C SIZE) when plotted at a scale of 1:750

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

Grid bearings are derived from observations between
geodetic control monuments 88H4352 and 88H4337.

The UTM coordinates and estimated horizontal positional accuracy
are derived from the MASCOT published coordinates and standard deviations
for geodetic control monuments 88H4352 and 88H4337.

This plan shows horizontal ground-level distances unless otherwise specified.
To compute grid distances, multiply ground-level distances by the average
combined factor of 0.9996039 which has been derived from geodetic control
monuments 88H4352 and 88H4337.

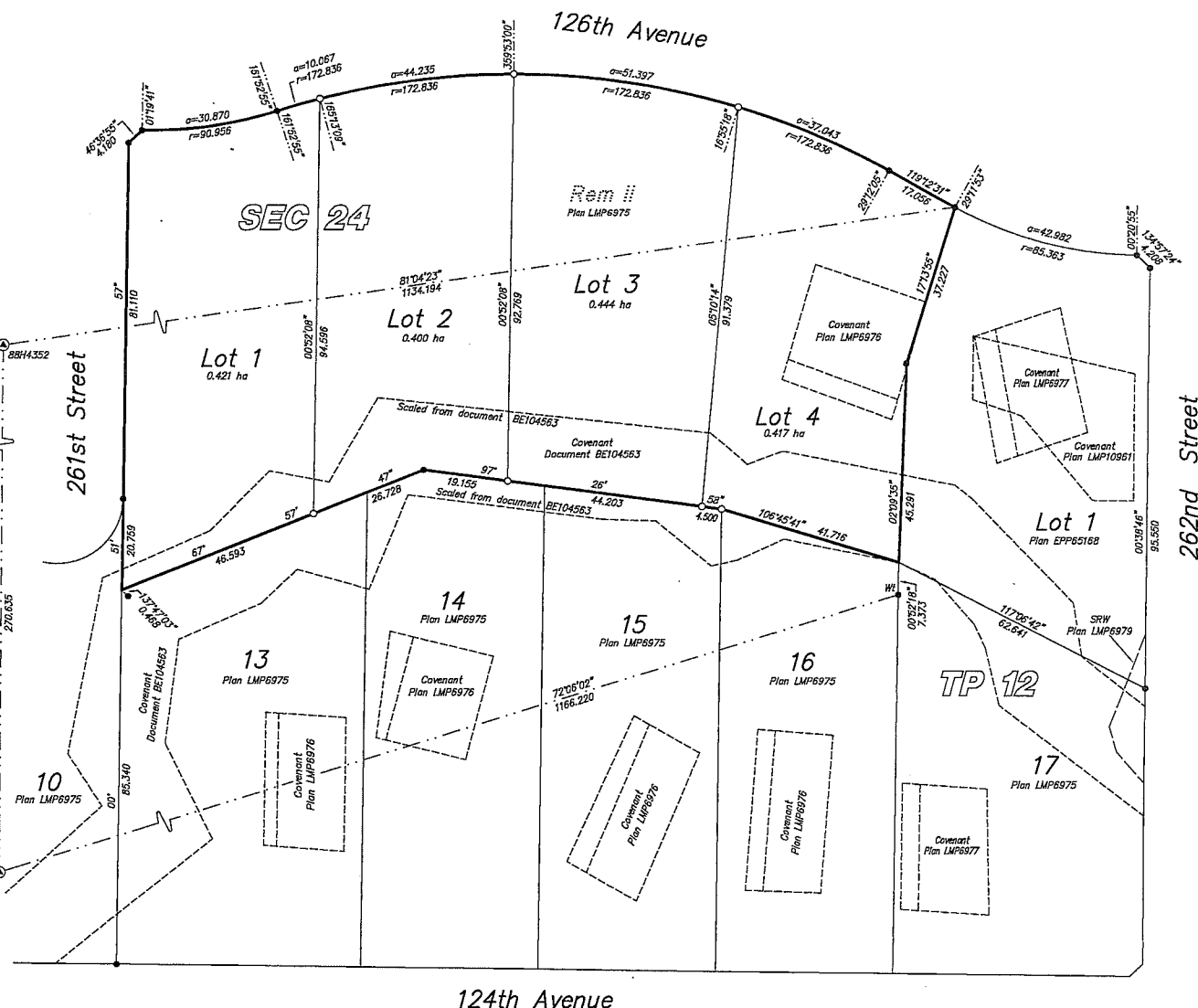
LEGEND:

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

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

Datum: NAD83 (CSRS) 4.0.0.BC.1, UTM Zone 10
UTM Northing: 5452872.996
UTM Easting: 535506.500
Point combined factor: 0.9996037
Estimated horizontal positional accuracy: ± 0.025 m

Datum: NAD83 (CSRS) 4.0.0.BC.1, UTM Zone 10
UTM Northing: 5452602.478
UTM Easting: 535504.387
Point combined factor: 0.9996041
Estimated horizontal positional accuracy: ± 0.022 m



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

This plan lies within the
Greater Vancouver Regional District

The field survey represented by this plan was
completed on the 4th day of June, 2017
Mike Barnemann, BCLS 793

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: April 10, 2018
FILE NO: 2017-385-DP
MEETING: Council
SUBJECT: **Housing Agreement Bylaw No. 7447-2018**
11907 228 Street
First, Second, and Third Reading

EXECUTIVE SUMMARY:

The subject property, located at 11907 228th Street Street (see Appendix A), is subject to a Development Permit and a Development Variance Permit. The proposed development is for a mixed use building combining office space with 94 units of below-market rental accommodation for low income tenants. A parking reduction variance is requested in support of this application. In order to justify the variance, it is recommended that these rental dwelling units are secured as below-market rental housing in perpetuity through a legal agreement.

To authorize the City to enter into a Housing Agreement, the attached authorizing bylaw (see Appendix C) is being brought forward to Council for first, second and third reading. A Public Hearing is not required. This Housing Agreement bylaw will be brought forward for final reading at the same meeting as Council's consideration of the Development Permit (2017-385-DP) and the Development Variance Permit.

RECOMMENDATION:

That 11907 228 Street Housing Agreement Bylaw No. 7447-2018 be given first, second and third reading.

DISCUSSION:

a) Background Context:

Applicant:	Bissky Architecture And Urban Design Inc.
Legal Description:	Lot: B, D.L.: 401, Block: 3, Plan: NWP21553
OCP:	
Existing:	TCCOMM (Town Centre Commercial)
Proposed:	Town Centre Commercial
Zoning:	
Existing:	C-3 (Town Centre Commercial)
Proposed:	C-3 (Town Centre Commercial)

Surrounding Uses

North:	Use:	vacant
	Zone:	CS-1 Service Commercial
	Designation:	Low Rise Apartment
South:	Use:	shopping mall
	Zone:	C-3 Town Centre Commercial
	Designation:	Town Centre Commercial
East:	Use:	vacant
	Zone:	RM-6 highrise apartment
	Designation:	medium high apartment
West:	Use:	bowling alley
	Zone:	C-3 Town Centre Commercial
	Designation:	Town Centre Commercial

Existing Use of Property:	Office Building
Proposed Use of Property:	mixed use
Site Area:	2750 m ²
Access:	228 th
Servicing:	urban standard

b) Project Description:

Under Section 483 of the Local Government Act, the City may enter into Housing Agreements. These agreements may include terms and conditions agreed to by the City and a land owner regarding the occupancy of the housing units identified in such agreements, including the form of tenure of the housing units. Authorization to enter such agreements requires an authorizing bylaw.

The subject properties are being developed to accommodate mixed use building of office space with 94 rental housing units. In support of the parking reduction variance request, a housing agreement to protect this rental accommodation in perpetuity is recommended. Support for this proposal is consistent with Policy 3-32 of the Official Community Plan which states that *“Maple Ridge supports the provision of affordable, rental and special needs housing throughout the District.”*

In addition to the bylaw, the agreement will be registered as a restrictive covenant, and a notice of the Housing Agreement will be filed on Title by the City in the Land Title Office, in accordance with subsection 483 (5) of the Local Government Act.

To allow this proposal to proceed, the applicant has agreed to enter into a Housing Agreement to allow for the rental housing dwelling units in this proposed development to be secured as rental accommodation. Provision of this rental housing will meet a recognized community need.

The Local Government Act requires an authorizing bylaw for a municipality to enter into such Housing Agreements. Therefore, Council is required to consider granting first, second and third reading for the 11907 228 Street Housing Agreement Bylaw No. 7447-2018. Final adoption would be considered by Council concurrently with their consideration of Development Permit 2017-385-DP and Development Variance Permit 2017-385-DVP.

CONCLUSION

This housing agreement is to protect the below-market rental tenure of the residential portion of this proposed mixed use building. The proposal will meet a recognized community need, and adoption of this proposed bylaw is recommended.

“Original signed by Diana Hall”

Prepared by: Diana Hall, M.A., MCIP, RPP
Planner 2

“Original signed by Christine Carter”

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

“Original signed by Frank Quinn”

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

“Original signed by Frank Quinn”

Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer

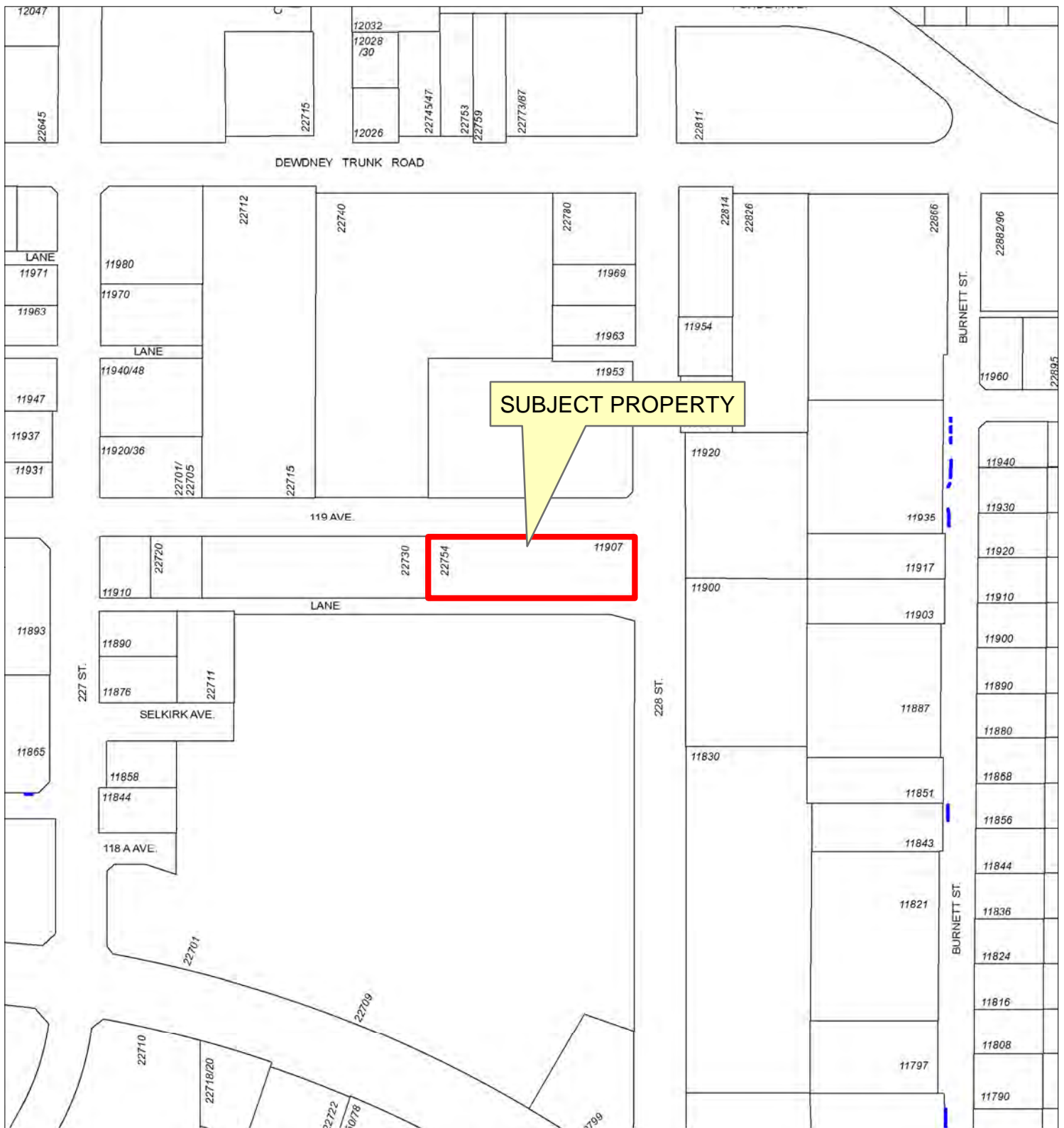
The following appendices are attached hereto:

Appendix A – Subject Map

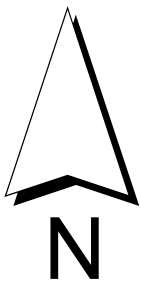
Appendix B – Ortho Map

Appendix C – 11907 228 Street Housing Agreement Bylaw No. 7447-2018

Appendix D – 11907 228 Street Housing Agreement



SUBJECT PROPERTY



Scale: 1:2,500

Legend

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

11907 228 Street



2017-385-VP
DATE: Sep 6, 2017

BY: LP



Scale: 1:2,500

Legend

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

11907 228 Street

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

mapleridge.ca

2017-385-DP
DATE: Sep 6, 2017

BY: LP

CITY OF MAPLE RIDGE BYLAW NO. 7447-2018

A Bylaw to Authorize the City of Maple Ridge to enter into a
Housing Agreement for 11907 228th Street.

WHEREAS, pursuant to Section 483 of the Local Government Act, as amended, Council may, by bylaw, enter into a housing agreement under that Section;

AND WHEREAS Council and Maple Ridge – Pitt Meadows Community Services Council wishes to enter into a housing agreement for the subject properties at 11907 228 Street;

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

This bylaw may be cited as “11907 228 Street Housing Agreement Bylaw No. 7447-2018”.

1. By this bylaw Council authorizes the City to enter into a housing agreement with Maple Ridge – Pitt Meadows Community Services Council 96355, in respect to the following land:

Lot B Block 3 District Lot 401 Group 1 New Westminster District Plan 21553

2. The Mayor and Corporate Officer are authorized to execute the housing agreement and all incidental instruments on behalf of the City of Maple Ridge.
3. Schedule A, attached to this Bylaw, is incorporated into and forms part of this Bylaw.
4. This Bylaw shall take effect as of the date of adoption hereof.

READ a first time the day of , 20

READ a second time the day of , 20

READ a third time the day of , 20

ADOPTED the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER

PART 2 – TERMS OF INSTRUMENT

LAND TITLE ACT
SECTION 219 COVENANT AND HOUSING AGREEMENT
(2017-385-DVP)

BETWEEN:

MAPLE RIDGE – PITT MEADOWS COMMUNITY SERVICES COUNCIL

11907–228th Street, Maple Ridge, BC V2X 8G8
(hereinafter called the “Covenantor”)

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 Covenantor is the registered owner of or has an equity of redemption in certain lands situate in the City of Maple Ridge, in the Province of British Columbia, and more particularly known and described as:

PID: PID: 016-029-500

Lot: B, D.L.: 401, Block: 3, Plan: NWP21553

(hereinafter called the “Lands”).

B. The Covenantor has proposed that the Lands be developed to contain office space and to provide 94 rental accommodation dwelling units.

C. The Covenantor and the City wish to enter into this Agreement to restrict the use of housing units to be constructed on the Lands, on the terms and conditions of this Agreement, to have effect as both a covenant under section 219 of the *Land Title Act* and a housing agreement under section 483 of the *Local Government Act*.

D. The City has adopted a by-law under section 483 of the *Local Government Act* to authorize this Agreement as a housing agreement.

NOW THEREFORE in consideration of the premises and the covenants herein contained, the payment of the sum of One Dollar (\$1.00) paid by the City to the Covenantor, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties covenant and agree, pursuant to section 483 of the *Local Government Act* and section 219 of the *Land Title Act* (British Columbia) as follows:

Definitions

1. In this Agreement:

- (a) “Dwelling Units” means all residential dwelling units located or to be located on the Lands whether those dwelling units are lots or parcels, or parts or portions thereof, into which ownership or right of possession of occupation of the Lands may be subdivided

(hereinafter defined) and includes single family detached dwellings, duplexes, townhouses, auxiliary residential dwelling units, rental apartments and strata lots in a building strata plan;

- (b) "Lands" means the land described in item 2 of the General Instrument, including any buildings now or hereafter located on the aforementioned lands, and any part or a portion of such land or building into which said land or building is or may at any time be subdivided;
- (c) "Subdivide" means to divide, apportion, consolidate or subdivide the Lands, or the ownership or right to possession or occupation of the Lands into two or more lots, parcels, parts, portion or shares, whether by plan, descriptive words or otherwise, under the *Land Title Act*, or otherwise, and includes the creation, conversation, organization or development of "cooperative interest" or "shared interest in land" as defined in the *Real Development Marketing Act*.
- (d) "Tenancy Agreement" means a residential tenancy agreement as defined in, and subject to, the *Residential Tenancy Act* (British Columbia) or its successor legislation.
- (e) "Below-market rental housing" means housing with rents equal to, or lower than, average rates in private-market rental housing.

Use, Occupancy, Subdivision and No Separate Sale Restrictions

2. The Covenantor covenants and agrees with the City that:

- (a) all Dwelling Units shall only be used to provide below-market rental housing;
- (b) all Dwelling Units shall remain as below-market rental housing in perpetuity;
- (c) all Dwelling Units shall be rented in accordance with the *Residential Tenancy Act* where applicable;
- (d) no Dwelling Unit may be occupied except by an individual who occupies pursuant to a Tenancy Agreement or other such agreement that meets the requirements of this section;
- (e) the Lands shall not be Subdivided;
- (f) the existence of this Agreement and the occupancy restrictions that apply to the Dwelling Unit are specified in every Tenancy Agreement or other such agreement;
- (g) upon 30 days of written demand by the City, the Covenantor will deliver a copy of any, or each current Tenancy Agreement for any Dwelling Unit to the City's Director of Planning, unless prohibited from doing so by a court of competent jurisdiction;
- (h) within 30 days of written demand by the City, the Covenantor must, in respect of any Dwelling Unit, deliver to the City a statutory declaration in the form attached as Schedule A or such other form as may be determined from time to time by the City, sworn by the Covenantor or a director or officer of the Covenantor containing all the information required to complete the statutory declaration. The Covenantor hereby irrevocably authorizes City to make such inquiries as it considers necessary and reasonable in order to confirm that the Covenantor is complying with this Agreement, and irrevocably authorizes and directs the recipient of the request for information from the City to provide such information to the City.

Specific Performance

3. The Covenantor agrees that because of the public interest in ensuring that all of the matters described in this Agreement are complied with, the public interest strongly favours the award of a prohibitory or mandatory injunction, or an order for specific performance or other specific relief, by the Supreme Court of British Columbia at the instance of the City, in the event of an actual or threatened breach of this Agreement.

Notice of Housing Agreement

4. For clarity, the Covenantor acknowledges and agrees that:
 - (a) this Agreement constitutes both a covenant under section 219 of the *Land Title Act* and a housing agreement entered into under section 483 of the *Local Government Act*.
 - (b) the City is required to file a notice of this Housing Agreement in the Land Title Office against title to the Lands as required by s. 483 of the *Local Government Act* and may register this Agreement as a Section 219 Covenant as a charge against the Lands, with priority over all other charges of whatsoever nature except for those charges approved by the City; and
 - (c) once the notice of Housing Agreement and the s. 219 Covenant are filed, this Agreement binds all persons who acquire an interest in the Lands.

No Obligation to Enforce

5. The rights given to the City by the Agreement are permissive only and nothing in this Agreement imposes any legal duty of any kind on the City to anyone, or obliges the City to enforce this Agreement, to perform any act or to incur any expense in respect of this Agreement.

No Effect on Law or Powers

6. This Agreement does not:
 - (a) affect or limit the discretion, rights duties or powers of the City or the approving officer for the City under the common law or any statute, by-law or other enactment nor does this Agreement create or give rise to, nor do the parties intend this Agreement to create, any implied obligations concerning such discretionary rights, duties or powers;
 - (b) affect or limit the common law or any statute, by law or other enactment applying to the Lands; or
 - (c) relieve the Covenantor from complying with any common law or any statute, regulation, by-law or other enactment.

Indemnity

7. The Covenantor hereby releases the City, and indemnifies and saves the City harmless, from and against any and all actions, causes of actions, suits, claims (including claims for injurious affection), cost (including legal fees and disbursements), expenses, debts, demands, losses

(including economic loss) and liabilities of whatsoever kind arising out of or in any way due or relating to the granting or existence of this Agreement, the restrictions or obligations contained in this Agreement or the performance or non-performance by the Covenantor of this Agreement that the City is or may become liable for, incur or suffer.

Priority

8. The Covenantor will do everything necessary, at the Covenantor's expense, to ensure that this Agreement is registered against title to the Lands in priority to all liens, charges and encumbrances registered or pending registration against title to the Lands save and except those specifically approved in writing by the City and those in favour of the City.

Waiver

9. An alleged waiver of any breach of this Agreement is effective only if it is an express waiver in writing of the breach. A waiver of a breach of this Agreement does not operate as a waiver of any other breach of this Agreement.

Interpretation

10. In this Agreement:
- (a) reference to the singular includes a reference to the plural, and vice versa, unless the context requires otherwise;
 - (b) reference to a particular numbered section or article, or to a particular lettered Schedule, is a reference to the correspondingly numbered or lettered article, section or Schedule of this Agreement;
 - (c) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;
 - (d) the word "enactment" has the meaning given to it in the *Interpretation Act* (British Columbia) on the reference date of this Agreement;
 - (e) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided;
 - (f) reference to "party" or the "parties" is a reference to a party, or the parties, to this Agreement and their respective successors, assigns, trustees, administrators and receivers;
 - (g) time is of the essence; and
 - (h) reference to a "day", "month" or "year" is a reference to a calendar day, calendar month, or calendar year unless otherwise expressly provided.

Further Acts

11. The covenantor will do everything reasonably necessary to give effect to the intent of this Agreement, including execution of further instruments.

Severance

12. If any part of this Agreement is held to be invalid, illegal or unenforceable by a court having the jurisdiction to do so, that part is to be considered to have been severed from the rest of this

Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.

No Other Agreements

13. This Agreement is the entire agreement between the parties regarding its subject and it terminates and supersedes all other agreements and arrangements regarding its subject.

Enurement

14. This Agreement binds the parties to it and their respective successors, heirs, executors and administrators.

Deed and Contract

15. By executing and delivering this Agreement each of the parties intends to create both a contract and a deed executed and delivered under seal.

As evidence of their agreement to be bound by the Agreement, the Covenantor and the City have executed the *Land Title Act* (British Columbia) Form C as the case may be, attached to and forming part of this Agreement.

Dated at Maple Ridge, BC, ____ day of _____ 2018

MAPLE RIDGE PITT MEADOWS COMMUNITY SERVICES COUNCIL 9635S, by its authorized signatory(ies):

CITY OF MAPLE RIDGE
By its authorized signatory(s)

Mayor

Corporate Officer

Schedule "A"
Statutory Declaration
CANADA
PROVINCE OF BRITISH COLUMBIA
IN THE MATTER OF A HOUSING AGREEMENT WITH
THE CITY OF MAPLE RIDGE AND ("Housing Agreement")

TO WIT:

I, _____ of _____, British Columbia, do solemnly declare that:

1. I am an authorized signatory of the owner of the real property legally described as: _____

PID: **PID: 016-029-500**

Lot: B, D.L.: 401, Block: 3, Plan: NWP21553

(the "Dwelling Unit")

and make this declaration to the best of my personal knowledge.

2. This declaration is made pursuant to the Housing Agreement in respect of the Dwelling Unit.
3. From the period from _____ to _____ the Dwelling Unit was occupied only by following occupants whose names, current addresses and phone numbers appear below:

[insert names, addresses and phone numbers of occupants]
4. I confirm that I have complied with all of the obligations of the Covenantor (as defined in the Housing Agreement) under the Housing Agreement.
5. I make this solemn declaration, conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and pursuant to the *Evidence Act* (British Columbia).

DECLARED BEFORE ME at the City of Maple Ridge, British
Columbia, this _____ day of _____

A Commissioner for taking Affidavits for British Columbia

)
)
)
)

TO: Her Worship Mayor Nicole Read
and Members of Council
MEETING DATE: April 10, 2018
FILE NO:

FROM: Chief Administrative Officer
MEETING: Regular Council

SUBJECT: Award of Contract – Pavement Rehabilitation Program

EXECUTIVE SUMMARY

As part of Council's commitment to infrastructure renewal and replacement, the backlog of roads requiring pavement rehabilitation continues to be addressed. This year's program combines 2018 allocated funds from Capital, Maintenance, Translink and Developer funding, for a total investment of close to \$1.8 million in road maintenance resurfacing and associated works this year.

RECOMMENDATION:

That the extension for the 2016 contract for Pavement Rehabilitation be awarded to BA Blacktop Ltd., in the amount of \$1,059,509.13 including applicable taxes, and further those additional work locations may be added under the extra work provisions in the contract up to 25% of the value of the contract (\$264,877.28) including taxes, and furthermore that the Corporate Officer be authorized to sign the contract up to the maximum amount of \$1,059,509.13 plus the contingency.

DISCUSSION:

a) Background Context:

A public invitation for Prequalification was conducted in 2016. Following a detailed assessment of 6 submissions two contractors met prequalification criteria. Both submitted bids on the Pavement Rehabilitation work. An evaluation was done by the City of Maple Ridge with technical assistance from Aplin and Martin Consulting Engineers. It was determined that BA Blacktop Ltd. provided best value to the City of Maple Ridge. This contract has multi year extension provisions. Quotations for the 2018 works is appropriate and provide best value for road rehabilitation works.

b) Financial Implications:

The funding for this work is approved within the financial plan and is within budget. This is a unit price contract and as such a 25% extra work provision has been added for potential additional works within the approved budget envelopes. The City's Purchasing Policy requires that the potential to add additional works be identified to Council at the time of award. The expenditure is authorized in the 2018 Capital and Operating Budget and is within the approved budget windows.

Planned Locations:

The following locations are anticipated in the 2017 program:

1. Westfield Ave – 207 to Maple Cres
2. 102 Ave – 240 St to Jackson Rd
3. 232 St – DTR to 122 Ave
4. 100 Ave – 248 St to 256 St
5. Marshall Ave – 248 St to 251 St

6. 123 Ave – 227 St to 228 St
7. 112 Ave – 24300 Block to 246 St
8. 246 St – 112 Ave to 113 Ave
9. 208 St – Powell Ave to 123 St
10. Powell Ave – 203 St to 208 St
11. 132 Ave – 216 St to 220 St
12. West St – Maple Meadows Way to 119A Ave
13. 104 Ave – 28269 Block to 287 St
14. 124 Ave – 252 St to West End

Future Works:

This is a unit price contract and as such may be extended to rehabilitate additional road surfaces depending on weather, time commitment, preparation and budget. Contract provisions allow the extension of this contract for a total of 3 additional years by mutual agreement.

CONCLUSION:

The recommended contract award continues Council's commitment to infrastructure renewal and replacement. Award of the contract would see the work completed through the spring and summer of 2018.

"Original signed by Walter Oleschak"

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

"Original signed by Daniela Mikes"

Concurrence by: **Daniela Mikes**
Manager of Procurement

"Original signed by James Storey"

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

"Original signed by Frank Quinn"

Approved by: **Frank Quinn**
General Manager, Public Works and Development Services

"Original signed by Paul Gill"

Concurrence: **Paul Gill**
Chief Administrative Officer

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: British Columbia Lottery Corporation Request to Increase the Maximum Number of Slot Machines

MEETING DATE: April 10, 2018
FILE NO:
MEETING: Council

EXECUTIVE SUMMARY:

British Columbia Lottery Corporation (BCLC) has requested that the maximum number of slot machines allowed at Chances Maple Ridge be increased from 200 to 250. The rationale for this request is outlined in the attached letter from BCLC.

Chances Maple Ridge contributes to the local community in a number of ways, as outlined in the attached letter from Great Canadian Gaming Corp., the operator of the local facility. They have initiatives in place around responsible gambling, regulation, employee involvement as well as community support. The City of Maple Ridge receives a share of the gaming revenues as a host community. This revenue stream has increased over time, and following Council policy and direction, continues to be a significant funding source for items such as infrastructure replacement.

The requested increase can be accommodated within the existing building envelope. Further, the RCMP and Bylaws Departments have no concerns with the manner in which business is conducted. As a result, staff support the requested increase.

RECOMMENDATION:

That the maximum number of slot machines permitted at Chances Maple Ridge located at 22692 Lougheed Highway be increased to a maximum of 250 slot machines.

“Original signed by Trevor Thompson”

Prepared by: Trevor Thompson, Interim Director of Finance

“Original signed by Frank Quinn for”

Concurrence: **Paul Gill, CPA, CGA**
Chief Administrative Officer

Attachments:

- (1) 2018-04-03 Letter from BCLC
- (2) 2018-04-03 Letter from Great Canadian Gaming Corporation
- (3) 2016 Great Canadian Gaming Corporation Community Highlights Report

April 3, 2018



Mr. Paul Gill
Chief Administrative Officer
City of Maple Ridge
11995 Haney Place
Maple Ridge, BC V2X 6A9

Dear Mr. Gill:

Re: Request to increase maximum slot machine limit at Chances Maple Ridge

BCLC is the agent of the Crown, responsible for the management of casino gaming in the Province of British Columbia. In the City of Maple Ridge, BCLC conducts and manages gaming through the use of an operational services contract with its Service Provider, Great Canadian Gaming.

The purpose of this letter is to advise the City of Maple Ridge (the “City”) that BCLC is currently assessing consumer demand in the gaming marketplace for the Maple Ridge region. This assessment is part of an on-going process to identify potential revenue opportunities and consumer demand in the regional gaming marketplace.

BCLC’s market assessment recognizes other economic factors beyond the gaming sector. For example, the Maple Ridge region, has enjoyed steady economic growth for several consecutive years.

In 2008, the City of Maple Ridge (formerly the “District”) approved the relocation of the Haney Bingo Place to the current Chances Maple Ridge site, at 22692 Lougheed Highway. Subsequent to that, the City approved a maximum limit of 200 slot machines at Chances Maple Ridge.

In order to respond to continued customer demand, BCLC is requesting that the City of Maple Ridge amend this limit, and increase the maximum number of slot machines to 250. This request follows BCLC’s assessment of the regional gaming market and will enable BCLC to address future market changes.

The proposed slot increase would result in minimal changes to the gaming floor, namely, a minor reduction in the size of the bingo area due to declining demand for bingo gaming at the facility.

To discuss further, or if you have additional questions about BCLC’s request, please contact Greg Walker, Director, Public Affairs at (604) 225-6410.

74 West Seymour Street
Kamloops, BC V2C 1E2

T 250.828.5500
F 250.828.5631

2940 Virtual Way
Vancouver, BC V5M 0A6

T 604.215.0649
F 604.225.6424
bclc.com

We look forward to working with the City and Great Canadian in order to continue delivering exceptional entertainment in the City of Maple Ridge.

Yours truly

A handwritten signature in black ink, appearing to read "Desmarais". The signature is fluid and cursive, with a large initial "D" and a period at the end.

Brad Desmarais
Vice President, Casino and Community Gaming
BCLC

cc: Mr. Chuck Keeling, Great Canadian Gaming Corporation
Mr. Raj Mutti, Great Canadian Gaming Corporation
Mr. Jerry Williamson, BCLC
Mr. Greg Walker, BCLC



April 3rd, 2018

Mr. Paul Gill
Chief Administrative Officer
City of Maple Ridge
11995 Haney Place
Maple Ridge, BC V2X 6A9

Dear Mr. Gill:

Chances Maple Ridge has now had the privilege of doing business in the City of Maple Ridge for just over four years, and, during our brief history, we have worked proactively to be recognized as part of the community. Although we feel our efforts have been extensive in that regard, we wanted to take this opportunity to provide a brief snap shot of some of those efforts:

- Alisa's Wish – Child and Youth Advocacy Centre has been our "Signature Charitable Partner" since 2015. With an initial donation of \$10,000, we continue to support the organization with donations, fundraising initiatives such as carwashes, 50/50 draws and staff volunteer opportunities (we featured them in a quick vignette we produced two years ago, which we can provide upon request).
- In April of 2017, the newly established local Youth Wellness Centre received a \$20,000 donation from Chances, in support of Pitt Meadows and Maple Ridge youth between the ages of 8-14.
- As part of the original sale of the Haney Bingoplex operation by the Ridge Meadows Bingo Association (RMBA), representing 36 local charities, to Great Canadian Gaming (GCGC) in 2008, RMBA receives \$100,000 annually from Chances Maple Ridge for a period of 10 years.
- For 2018, Chances Maple Ridge is excited to be the first Community Sponsor for the new "Citizen of the Year Youth Event" supporting the Maple Ridge Community Foundation.
- Chances Maple Ridge has also made regular financial donations to the following local endeavours:
 - Rotary Duck Race
 - Caribbean Festival
 - The ACT
 - Ridge Meadows Hospital Run
 - Haney Rotary Golf Classic

- Ridge Meadows Hospital Foundation Gala
- While several of our employees volunteer, belong to service clubs and sit on local boards, one employee in particular, in addition to being the Field Trainer for the Community Policing Branch of The Abbotsford Police Department, is also a 5 time Ruby award winner for service excellence, an overall GCC Diamond Service Award winner and holds 3 honourable mention awards for service excellence for our guests.
- We currently have representation from our team on the Board of the BIA and the City's Tourism Task Force, and we have had representation on the Board of the Chamber of Commerce and the Friends in Need Food Bank.
- Employee Tenure: Of 76 Employees, 8% or 6 Team Members (TMs) have 20+ years of service, 22% or 17 TMs have 10+ Years of service, 34% or 26 TMs have 5+ years of service.
- 25 employees have had at least 1 career promotion from within GCGC and/or Chances Maple Ridge, and some as many as 4 within their tenure with GCGC and/or Chances Maple Ridge.
- More specifically, Chances Maple Ridge employs a Gaming Attendant who is significantly sight impaired. He has been an employee since April 1st, 1994 and will achieve his 24th year of service in a couple of weeks. He has never let his difficulties with sight hold him back, and almost all of our bingo guests know him well and call him by name to assist with letting him know when they need service and the direction of their location. Despite his sight challenges, his track record for accuracy in sales and cash balancing is excellent.
- Another long-term Gaming Attendant began his career back in March of 1998 and has just achieved his 20th year of employment with the operation. His roots began as a volunteer for numerous charity bingo events held previously at Haney Bingoplex. Over the years, as a volunteer, he was both vocal about his interest in becoming a team member as well as his triumphs and tribulations regarding a diagnosed mental illness. He was ultimately successful in transitioning into a paid employee position and has remained as such on a regular, part-time basis for two decades now. His openness regarding mental illness has continued to teach those around him about ability and perseverance.
- Chances Maple Ridge continues to have a positive working relationship with local RCMP. Due to an extensive surveillance system both internally and externally at the facility and with the continued support of the Chances Security/Surveillance team, from 2017 to current, Chances Maple Ridge has assisted RCMP on 15 different occasions with incidents totally unrelated to site or gaming operations. (Detailed list includes: lost /found people, lost/found items, motor vehicle accidents, suspicious external activities, etc.).

In addition to the above, our commitment to maintaining- and exceeding- compliance standards related to Responsible Gambling practices is a core value that is central to all of our operations, including at Chances Maple Ridge. Brief examples of that include:

- Chances Maple Ridge ensures that all site team members complete BCLC's Appropriate Response Training (ART). ART helps team members learn what responsible gambling means, gain insight into the signs and impacts of problem gambling and gain knowledge of the available resources.

- Great Canadian's 2017 annual team member snapshot survey, which measures responsible gambling awareness and knowledge, has indicated that Chances Maple Ridge:
 - 98% of team members have a very good and good understanding of risks associated with gaming
 - 92% of team members have a very good and good understanding of signs of a gaming problem
 - 92% of team members have a very good and good understanding of available help resources
- In 2015, Chances Maple Ridge was RG Check Certified and continues to hold its accreditation status in good standing. RG Check accreditation is conducted by the Responsible Gambling Council, a third-party organization that specializes in problem gambling prevention and responsible gambling promotion. RG Check is considered the "gold standard" for casino accreditation for responsible gambling best practice.
- The robust RG Check audit process has confirmed that Chances Maple Ridge complies with all provincial responsible gambling policies and procedures.
- In addition, RG Check findings have illustrated that site team members are diligent in responding to responsible and problem gambling related situations:

"Since working at Chances Maple Ridge, have you ever..."

 - 69.6% had suggested/provided RG related information to a patron
 - 82.6% had talked to a patron about the GameSense Information Centre at least once
 - 73.9% had talked to a patron about the VSE program at least once
- In 2017, 66 individuals at Chances Maple Ridge chose to enroll in the Voluntary Self Exclusion program, which is a tool that assists people curb their gambling challenges by barring themselves from all gaming facilities in the province.

In addition to the above, we would also encourage you to review the 2016 edition of GCGC's "Community Highlights Report" (attached), that provides an overview of some other relevant data points in relation to our impact in Maple Ridge, as well as our 2017 "Community Impact" presentation.

Thank you for the opportunity to provide you this quick overview of some of the more notable aspects of our operation in the City of Maple Ridge, and we would be more than happy to answer any questions you may have once you have reviewed.

Sincerely,



Chuck Keeling
VP, Stakeholder Relations and
Responsible Gaming



GREAT CANADIAN
GAMING
CORPORATION

COMMUNITY HIGHLIGHTS REPORT

2016



Earlier this year, team members from Casino New Brunswick participated in the annual Big Bike campaign for the Heart and Stroke Foundation

CONTENTS

p.01	Vision, Mission And Values
p.02	About Great Canadian Gaming Corporation
p.03	About The Great Canadian Community Highlights Report
p.04	Message From The CEO
p.05	Setting The Stage: Our Corporate Governance
p.07	Community Support
p.08	Proud Program Summary
p.11	Where The Money Goes
p.13	Economic Impact
p.15	Capital Investments
p.17	Property Taxes
p.19	Legacy Projects
p.21	Our People
p.23	Responsible Gambling
p.25	Responsible Gambling Initiatives
p.27	Environment
p.29	Contact Details

VISION

Our vision is to be the leading gaming, entertainment and hospitality company in our chosen markets by providing superior entertainment value and exceptional experiences.

MISSION

To provide outstanding experiences to our guests, rewarding opportunities for our team, and superior value to our shareholders.

VALUES

Our five values are the foundation of our business and are what we stand by in every decision we make and every action we take.

INTEGRITY

We will conduct our business in a responsible and ethical manner.

SERVICE EXCELLENCE

We will exceed our guests' expectations by providing superior personal service.

DRIVE TO SUCCEED

We will efficiently manage and grow our business.

TEAM ENGAGEMENT

We will care about and support our colleagues, provide them with tools for success, and recognize their performance.

CITIZENSHIP

We will support the communities in which we live and work.

ABOUT GREAT CANADIAN GAMING CORPORATION

Great Canadian is a Canadian based gaming, entertainment and hospitality company with properties in:



British Columbia



Ontario



New Brunswick



Nova Scotia



Washington

22 GAMING PROPERTIES

x14 CASINOS



slot machines



table games



x4 racetrack casinos



x2 four diamond casino resorts



x3 show theatres with 1,000+ seats



bingo hall



x3 community gaming centres



x45 food and beverage outlets

Driven by a commitment to social responsibility, a key element of Great Canadian's business model is our PROUD brand and program.

PROUD
of our people, our business,
our community

is the brand that unifies the company's community, volunteering and social responsibility efforts

Under the PROUD program, Great Canadian annually invests over
\$2.5
MILLION
in our communities

over
1,500
charitable organizations
were supported in
2016

ABOUT THE GREAT CANADIAN COMMUNITY HIGHLIGHTS REPORT

The Great Canadian Community Highlights Report outlines the activities, initiatives and efforts in four key areas that are pivotal to the success of our business: community support, economic impact, environment and responsible gambling. The publication of this annual report is one of the ways we demonstrate our commitment to our stakeholders, communities and the environment. As we experience growth in both existing and new opportunities, the numbers, data and information that make up the Community Highlights Report will continue to serve as a benchmark to measure our success from one year to the next.



I am pleased to share Great Canadian's second annual Community Highlights Report. In last year's inaugural issue, we set out to share with our team members, guests and other stakeholders our commitment to transparency around the four key areas of our business: community support, economic impact, environment and responsible gambling. In all of these areas, what motivates me is that we can always do better; in fact, we are committed to it. Every day at each of our properties, our dedicated team members create new ways to enhance guest service and build on our reputation of delivering *great experiences and memories*. They innovate new ways to promote, encourage and raise awareness of healthy and responsible gambling. And in a collective effort, they seek new opportunities to support our communities, ensuring we minimize our environmental impact and maximize our financial contribution. Kudos to all of our Great Canadian team members!

MESSAGE FROM THE CEO

In everything accomplished at Great Canadian (including the publication of this report), we are driven by our vision to be the leading gaming, entertainment and hospitality company in Canada, and to provide outstanding experiences to our guests, rewarding opportunities for our team, and superior value to our shareholders. For over 35 years, we have stood by that vision and as far as we've come, I know we're not done improving ourselves and getting better. This report continues to be our stake in the ground, providing a strong foothold as we continue to expand our operations, evolve the business and welcome new team members. I couldn't be more proud to share our progress over the year, as this exercise not only summarizes our activities and efforts; it provides an opportunity to reflect on and celebrate our accomplishments. Thank you for taking the time to read our 2016 Community Highlights Report.

Rod Baker
President & CEO / Great Canadian Gaming Corporation

SETTING THE STAGE: INDUSTRY CONTEXT



BRITISH COLUMBIA



ONTARIO



NOVA SCOTIA



NEW BRUNSWICK

GPEB

AGCO

AGD

GCA

BCLC

OLG

NSPLCC

NBLGC

SERVICE PROVIDERS

LOCATIONS

Organizations that regulate all gaming activity in the province.

Provincial crown corporations that conduct and manage gaming in a socially responsible manner.

Private companies like Great Canadian, that own and/or lease gambling facilities such as casinos and racetracks, while maintaining the day-to-day facility operations. Service providers hire the staff at facilities, provide surveillance and security behind the scenes and operate to the standards set out by provincial regulators.

Casinos, racetracks and non-gaming amenities including show theatres, conference facilities, dining outlets.

In British Columbia, Great Canadian supports fundraising efforts of many charitable organizations by donating casino table games and dealers for their annual charitable events. The proceeds obtained at the tables are kept by the charity or non-profit organization.



Georgian Downs team supported Habitat for Humanity by building a brand new home for families in need.

COMMUNITY SUPPORT

At the start of the year, each of our properties explore opportunities to provide meaningful support to their local communities. Each property is also challenged to make an impact on as many charities, non-profit groups, and community associations as they can-whether that is making a donation, providing a sponsorship or engaging in various volunteer opportunities- and to track the number of organizations they support throughout the year.

Great Canadian property		Number of non-profit organizations supported in 2015/2016
BRITISH COLUMBIA	Chances Maple Ridge	55
	Chances Chilliwack	68
	Chances Dawson Creek	20
	Hastings Racecourse	73
	Casino Nanaimo	103
	View Royal Casino - Greater Victoria	94
	Hard Rock Casino Vancouver	27
	River Rock Casino Resort	587
ONTARIO	Elements Casino	85
	Shorelines Casino Thousand Islands	16
	Shorelines Slots at Kawartha Downs	11
	Shorelines Casino Belleville <i>the property opened on January 11, 2017</i>	N/A
	Georgian Downs	26
ATLANTIC	Flamboro Downs	31
	Casino Nova Scotia Halifax	20
	Casino Nova Scotia Sydney	21
	Casino New Brunswick	92

**Data from Great Canadian 2015/2016 PROUD tracking report, and not inclusive of non-profit organizations supported corporately*



As a team building exercise, members of various Great Canadian locations got together and painted a house for a charity located in Richmond, B.C.

Since its inception in 2013, we continue to see the PROUD program become bigger, better and bolder through support of our local communities. We believe that when people (whether it's individually or in a group) get behind a cause that matters to them, great things can happen. Each of our PROUD programs was designed with this philosophy in mind - that together we can make a difference in our communities and impact real change.



PROUD PROGRAMS:

Here is a collection of the programs we've created at Great Canadian that unite our community outreach efforts and bring our PROUD brand and philosophy to life:

PROUD CHALLENGE

Great Canadian properties are encouraged to take ownership of the PROUD Challenge program at their location and establish its presence in the local community. As a requirement of the PROUD Challenge, each property identifies a charity they wish to support and plan a number of fundraising and volunteer initiatives throughout the year in support of that group. The winning property receives \$5,000 that goes towards their total amount raised.

PROUD VOLUNTEER PROGRAM

Under the 'WE'RE PROUD' program, the company recognizes, encourages and rewards any team member who volunteers and supports his/her community. In support, Great Canadian provides a \$500 donation to the charity that the team member supports either through volunteer hours or fundraising endeavours.

PROUD CHAMPION

This program recognizes a Great Canadian colleague who is a community leader and has supported various charitable initiatives and causes. The PROUD Champion receives \$2,500 in cash, and another \$2,500 issued for the charity or non-profit organization of their choice.

PROUD SCHOLARSHIP

This program provides financial assistance to Great Canadian team members and eligible dependents in an effort to recognize their community involvement while supporting their post-secondary educational pursuits. Annually, there are five \$1,000 scholarships available.

PROUD NATIONAL WEEK OF CARING

During the PROUD National Week of Caring, all properties dedicate one day during the chosen week to host or participate in a fundraising activity all in support of a charity of their choice.

PROUD 12 DAYS OF GIVING

The PROUD 12 Days of Giving campaign was inspired by the idea to engage in random acts of kindness during the holiday season. For 12 days in December and in the holiday spirit, properties participate in one act of giving or kindness per day that involves both guests and team members.

COMMUNITY RELATED DRIVES

Seasonal events such as food and clothing drives are regularly initiated by team members and management teams in support of local organizations.



Great Canadian's Signature Charitable Partnership program creates a lasting relationship between a given property and a particular charity or community group (a "charity of choice"), where the property supports that organization through in-kind, volunteer and financial means in a way that is meaningful and unique to them.



Habitat For Humanity
Georgian Downs
Innisfil, ON



Alisa's Wish
Chances
Maple Ridge
Maple Ridge, BC



BCSPCA
Chances
Dawson Creek
Dawson Creek, BC



Bowls for Hope Society
Chances Chilliwack
Chilliwack, BC



Richmond Family Place
River Rock Casino
Richmond, BC



Sophie's Place
Elements Casino
Surrey, BC



Habitat For Humanity
View Royal Casino
Victoria, BC



BCSPCA
Casino Nanaimo
Nanaimo, BC



Food Depot Alimentaire
Casino
New Brunswick
Moncton, NB



Kiwassa Neighbourhood House
Hastings Racecourse
Vancouver, BC



Share Society Family & Community Services Society
Hard Rock Casino
Vancouver
Coquitlam, BC



Gananoque Humane Society for Thousand Islands
Shorelines Casino
Thousand Islands
Gananoque, ON



Peterborough Regional Health Centre Foundation
Shorelines Casino
at Kawartha Down
Cavan-Monaghan, ON



Gleaners Food Bank
Shorelines Casino
Belleville
Belleville, ON



Cape Breton YMCA
Casino Nova Scotia
Sydney
Sydney, NS



Parker Street Food & Furniture Bank
Casino Nova Scotia
Halifax
Halifax, NS

WHERE THE MONEY GOES

In each Canadian gaming jurisdiction, a significant portion of gross gaming revenue from gaming facilities is retained by our crown partners on behalf of their provincial government for the purpose of supporting programs such as healthcare, education and social services. In some jurisdictions, local governments that host casinos

or community gaming centres receive a share of gaming revenue generated at those facilities each year. Here are the payments made by the relevant provincial government/crown corporation to the local governments that host Great Canadian properties.

Great Canadian property	Host Local Government/City	Gaming revenue to the City in 2015/2016	Gaming revenue to the City since opening
Chances Maple Ridge	Maple Ridge	\$1.2M	\$6.2M
Chances Chilliwack	Chilliwack	\$1.5M	\$5.9M
Chances Dawson Creek	Dawson Creek	\$641K	\$8.3M
Hastings Racecourse	Vancouver	\$1.1M	\$10.4M
Casino Nanaimo	Nanaimo	\$2.5M	\$46.2M
View Royal Casino - Greater Victoria	West Shore Municipalities*	\$4.1M	\$63.1M
Hard Rock Casino Vancouver	Coquitlam	\$7.3M	\$115.2M
River Rock Casino Resort	Richmond	\$18.9M	\$194.8M
Elements Casino	Surrey	\$3.3M	\$39.9M
Shorelines Casino Thousand Islands	Gananoque, Leeds and Thousand Islands	\$3.5M	\$47M
Shorelines Slots at Kawartha Downs	Cavan-Monaghan	\$3.1M	\$52.1M
Shorelines Casino Belleville	Belleville	N/A - the property opened on January 11, 2017	
Georgian Downs	Innisfil	\$5.1M	\$65.6M
Flamboro Downs	Dundas	\$5M	\$70.3M

*Data for BC: 2015/2016 BCLC Community Impact Report: Gaming Policy and Enforcement Branch - FY 2015/2016

BC local government shares of provincial casino and community gaming centre revenues

*Data for Ontario: OLG Community Benefit Summaries 2016

*Revenue shared between the following municipalities: Town of View Royal, City of Langford, City of Colwood, Township of Esquimalt, District of Highlands, District of Metcalch, and the District of Sooke.

BRITISH COLUMBIA

ONTARIO



Members from our View Royal Casino team showed their support of BC SPCA Victoria Branch by participating in Paws for a Cause, and donating \$1,000 to the non-profit organization dedicated to protecting and enhancing the quality of life for domestic, farm and wild animals.

ATLANTIC CANADA

In our Atlantic Canada communities (Halifax, Sydney, Moncton), a significant share of gaming revenue generated at our Casino Nova Scotia Halifax, Casino Nova Scotia Sydney and Casino New Brunswick facilities goes directly to the Provinces of Nova Scotia and New Brunswick for the benefit of all communities in the Provinces. This share of gaming revenue funds:



ECONOMIC IMPACT

To help support, stimulate and grow local economies, Great Canadian utilizes local vendors and suppliers in the community, wherever possible.

	Great Canadian property	Total amount spent with local vendors	Number of local vendors utilized
BRITISH COLUMBIA	Chances Maple Ridge	\$521K	45
	Chances Chilliwack	\$795K	70
	Chances Dawson Creek	\$395K	32
	Hastings Racecourse	\$27.6M	391
	Casino Nanaimo	\$445K	59
	View Royal Casino	\$9.4M	141
	Hard Rock Casino Vancouver	\$4.8M	79
	River Rock Casino Resort	\$8.8M	224
	Elements Casino	\$6.3M	165
ONTARIO	Shorelines Casino Thousand Islands	\$3.8M	118 <i>Gananoque & Kingston</i>
	Shorelines Slots at Kawartha Downs	\$2.7M	59 <i>Peterborough & Freresville</i>
	Shorelines Casino Belleville	\$3M	28
	Georgian Downs	\$2.2M	55 <i>Innisfil & Barrie</i>
	Flamboro Downs	\$452K	39 <i>Dundas & Hamilton</i>
ATLANTIC	Casino Nova Scotia Sydney	\$1.6M	79
	Casino Nova Scotia Halifax	\$7M	148
	Casino New Brunswick	\$4M	9

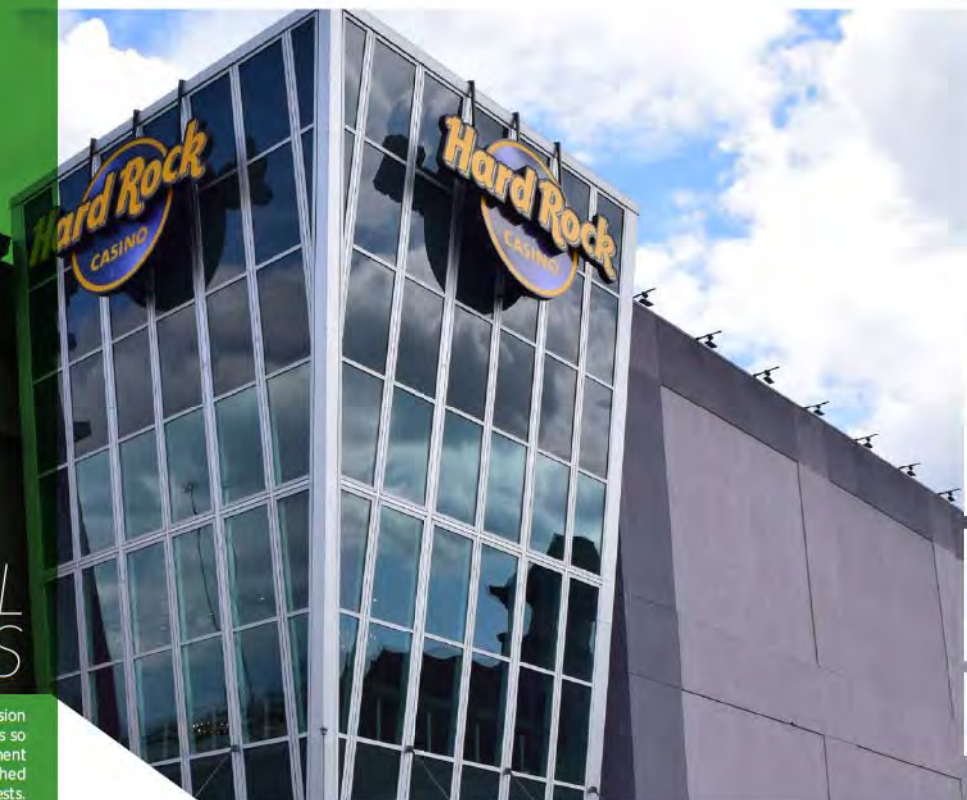
*Data from 2016 Great Canadian Vendor Summary report

Georgian Downs volunteers helping insulate a basement for a new house as part of the Habitat for Humanity Build Day.



CAPITAL INVESTMENTS

Great Canadian has committed to a number of expansion and development projects to enhance its properties so that they remain premier gaming and entertainment destinations for guests. At the same time, the refreshed and upgraded spaces help us better serve our guests.



Great Canadian property	Capital investments, projects and acquisitions since inception
BRITISH COLUMBIA	Bingo Esquimalt
	\$421k
	Chances Maple Ridge
	\$27.6M
	Chances Chilliwack
	\$25.5M
	Chances Dawson Creek
	\$14.6M
	Hastings Racecourse
	\$30.5M
ONTARIO	Casino Nanaimo
	\$14.4M
	View Royal Casino
	\$53.2M
	Hard Rock Casino Vancouver
	\$161.1M
	River Rock Casino Resort
	\$442.5M
	Elements Casino
	\$90.1M
ATLANTIC	Shorelines Casino Thousand Islands
	\$80.8M
	Shorelines Slots at Kawartha Downs
	(all OGELP, the operating subsidiary)
	Shorelines Slots Belleville
	Georgian Downs
	\$66.8M
	Flamboro Downs
	\$83.9M
	Casino Nova Scotia Sydney
	\$61M
	Casino Nova Scotia Halifax
	Casino New Brunswick
	\$96.3M

*Data from 2016 Great Canadian capital expenditures report



Each Great Canadian property pays municipal taxes annually (with the exception of Hastings Racecourse and Shorelines Slots at Kawartha Downs, which are leased facilities). This share of taxes is available to be used for local initiatives, and contributes to the overall improvement of communities.

	Great Canadian property	Property taxes paid in 2016
BRITISH COLUMBIA	Chances Maple Ridge	\$173K
	Chances Chilliwack	\$163K
	Chances Dawson Creek	\$167K
	Hastings Racecourse	N/A <i>property leased from the City of Vancouver</i>
	Casino Nanaimo	\$184K
	View Royal Casino	\$320K
	Hard Rock Casino Vancouver	\$1.4M
ONTARIO	River Rock Casino Resort	\$2.5M
	Elements Casino	\$391K
	Shorelines Casino Thousand Islands	\$2.3M
	Shorelines Slots at Kawartha Downs	N/A <i>Space leased from a private landowner</i>
ATLANTIC	Georgian Downs	\$661K
	Flamboro Downs	\$152K
	Casino Nova Scotia Sydney	\$335K
	Casino Nova Scotia Halifax	\$1.4M
	Casino New Brunswick	\$1.9M

**Data based on 2016 Great Canadian summary of property taxes paid*

PROPERTY TAXES

LEGACY PROJECTS

In all of our community endeavours at Great Canadian, we strive to leave a positive imprint in the most meaningful way we can. Our community-based legacy projects are a primary example of how we continue to find unique ways to support the many communities we are part of from coast to coast.

RICHMOND

In 2004

\$5M

invested in civil engineering upgrades that included:



Road work



New Rail Crossing



development of the boardwalk for public use

In August 2009 in partnership with:



Great Canadian opened the park and ride lot at the Bridgeport Canada Line mass transit station, which has quickly evolved into a key transportation hub.

CHILLIWACK & MAPLE RIDGE



Performance-based payments are provided to the charitable associations that sold the operations to Great Canadian in both Chilliwack and Maple Ridge.

As part of a 20 year agreement, Chances Chilliwack provides an annual payment to the Knight Road Legacy Association. Since 2012, KRLA has received

\$1.4M

In Maple Ridge, performance-based payments from Chances Maple Ridge provide further financial support for 38 non-profit associations in the community.

TOWN OF VIEW ROYAL & CITY OF MAPLE RIDGE



Great Canadian donated portions of the company's property for community park space, as well as invested in new road work within the vicinity of both View Royal Casino and Chances Maple Ridge.

COQUITLAM



In 2006, the company committed **\$500k** to fund the reconstruction of a lawn bowling facility in the City of Coquitlam.

VANCOUVER



\$4.4M

was invested into the construction of Hastings Park Childcare Centre right on Hastings Racecourse grounds. The facility opened in April 2011 and Great Canadian continues to help fund the cost of the operation, which equates to approximately **\$200K annually**.

VICTORIA

\$1M



was contributed over five years to the capital and operational costs of the CanAssist Centre at the University of Victoria. CanAssist is a program that helps people with disabilities by developing innovative technologies and programs where there are gaps in existing services.

HALIFAX & SYDNEY



In October 2015, CNS Halifax opened the Casino Nova Scotia Music Hall of Fame and in June 2016, CNS Sydney opened a 2nd location for the Music Hall of Fame. Both locations are a place to recognize the best of Atlantic Canada's musical talent.

MONCTON

\$100k

per year from 2012 to 2016 to Université de Moncton and Mount Allison University for an Artist in Residency program.



Hastings Child Care Centre was built by Hastings Racecourse in 2011 and provided 44 full-time spaces for children in the Hastings Sunrise community. The cost of the project was \$4.4 million.



From coast to coast, Great Canadian team members participate in the Adopt-A-Street program that encourages cleaning of streets and neighbourhoods.

OUR PEOPLE

From coast to coast Great Canadian's 5,000 team members work tirelessly every day to deliver on the promise of service excellence and *great experiences and memories*. We are committed to helping them reach their potential and develop a meaningful career with Great Canadian. We recognize that the strength of our business is in our people. The strength of our people is in their diversity, and their ability to work together, exchange knowledge and embody our Great Canadian values while doing so. Here are some statistics to demonstrate the number of dedicated team members across the country that we have the privilege of working with every single day.

Province	BC	ON	NS	NB
Number of team members <small>(as of March 31, 2017)</small>	3277	885	454	457
Average % of team members that have worked with Great Canadian for over 10 years	32%	34% <small>Georgian & Flamboro</small>	43%	N/A <small>opened in 2010</small>
Number of different languages spoken	100	38	12	12
% of team members who live in the same community they work	67%	59%	44%	63%
Male vs Female	49% vs 51%	46% vs 54%	44% vs 56%	53% vs 47%

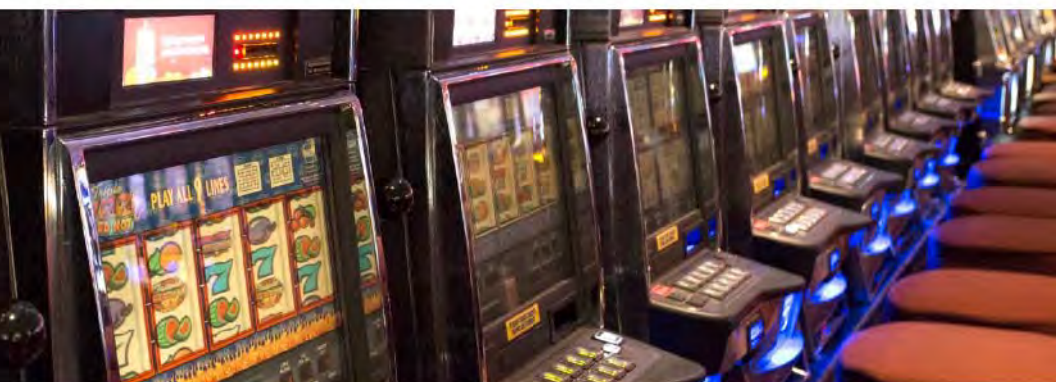
*Shorelines Thousand Islands, Kawartha Downs and Belleville opened in 2016 and 2017
*Employee count not inclusive of Great American Gaming Corporation

RG

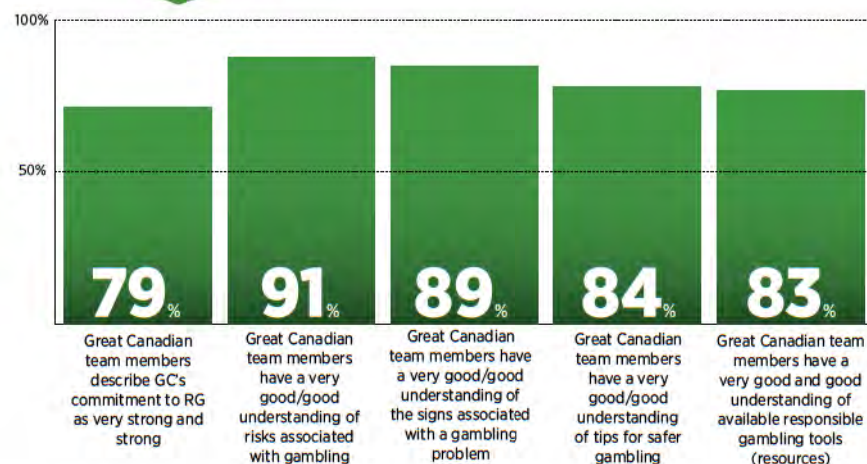
RESPONSIBLE GAMING

A key pillar of our corporate social responsibility is responsible gambling (RG). As a company dedicated to ensuring that our guests play in a safe environment, responsible gambling is at the forefront of all that we do. At the base of our commitment is our compliance with the provincially mandated responsible gambling regulations stipulated by the crown partners (refer to table on page 26). To complement those efforts, Great Canadian also pursues opportunities for further advancement and improvement of responsible gambling principles. Having an established and active responsible gambling department is one of the ways Great Canadian goes the extra mile. The role of the corporate RG department is to guide, support and lead RG efforts across all of its properties empowering the site teams to integrate responsible gambling principles into their operations. Last year was marked by an important responsible gambling milestone as the company's internal responsible gambling training program was provided to team members in British Columbia who are not required to obtain the

provincially mandated training. Better known as Great Canadian Responsible Gambling Training (GCRGT), the program allows us to equip our team members with the information and resources to assist our guests and guide them to the right responsible gambling resources. Our responsible gambling commitment can also be seen by the depth of involvement and integration of RG Check accreditation, a program dedicated to evaluating gaming operators and their levels of responsible gambling engagement and execution. RG Check is the most comprehensive and rigorous responsible gambling program in the world. It is based on eight standards, 47 criteria and hundreds of metrics that help measure the scope and effectiveness of RG programs. RG Check is administered by the Responsible Gambling Council, an independent non-profit organization dedicated to problem gambling prevention. To date, all Great Canadian sites have been RG Check certified with the exception of Casino New Brunswick and Shorelines Casino Belleville as accreditation for those properties is currently being planned.



As we integrate responsible gambling into our Great Canadian culture, we also ask our team members to tell us how we are doing in the realm of RG and what their understanding is of key responsible gambling concepts. Here are a couple of points worthy of note:
(2016 employee snapshot survey completed by Great Canadian team members across 21 locations)



With the data shown above we know that we are on the right path and that our biggest RG advantage is our people. Our people are responsible for delivering an amazing entertainment experience to our guests but they are also there to support them when gambling starts to impact their

health or lifestyle in a potentially serious manner. When it comes to responsible gambling, it is paramount that we stay true to our promise and ensure our players remain healthy while they engage and partake in the games of chance.



	RG Features	British Columbia	Nova Scotia	New Brunswick	Ontario Racetracks	Ontario Casinos
PROVINCIAL RESPONSIBLE GAMBLING STANDARD PROGRAMS	RG Policies and Procedures				In progress	
	VSE				Guests referred to OLG's VSE program	
	Employee Training				In progress	
	Responsible Gambling Kiosks, Information Centres and Advisors				Guests referred to OLG kiosks and centres	
	RG Literature					
	Problem Gambling Help Line Assistance					
	Marketing Standards				Not currently	
	Involvement and Awareness					
	RG Check Accreditation			n/a	n/a	
GREAT CANADIAN RESPONSIBLE GAMBLING EFFORTS	GC Blueprint					
	GCRGT					
	Site RG procedures					
	Site RG Committees					
	Site RG Champions					
	RG Day Activities					
	Appropriate Service of Alcohol					
	Annual RG Snapshot Survey					
	RG Conference Participation and Involvement					



Also developed in 2015 was the company's first ever Responsible Gambling Blueprint. This resource highlights the requirements and responsibilities that all of our properties and all of our team member are accountable for as it relates to responsible gambling protocols and policies that are activated to ensure the health and well-being of our players stays intact.

RG Check Accreditation





ENVIRONMENT

At a number of Great Canadian locations, strides have been made towards developing comprehensive environmentally focused programs that will ensure we maintain our commitment to a clean, livable and sustainable community.

Here is a quick snapshot of some of our efforts:

BRITISH COLUMBIA

Energy Conservation in British Columbia in 2016:



NEW BRUNSWICK



NEW · NOUVEAU-BRUNSWICK

initiated recycling programs that include plastics, paper and batteries.

In addition, the central HVAC system has been programed to operate only on certain days allowing for power and gas conservation throughout the year.

ONTARIO



For the last two years, Shorelines Casinos properties participated in the Annual Great Canadian Shorelines Clean-up, an event focused on removing garbage from Canadian shorelines.

NOVA SCOTIA



has converted

98%

of the property's lighting into LED and installed timers on equipment that ensures energy conservation during the non-operating hours.



conserved



of the property's lighting into LED and installed timers on equipment that ensures energy conservation during the non-operating hours.



recycled a total of

180

Green Bin Carts of organic waste.

246 sq. cubic yards of cardboard.

64 sq. cubic yards of plastic.



collected a total of

624

Green Bin Carts of compost last year.

and recycled **520**

cubic yards of cardboard last year.



MEDIA CONTACT

Sonja Mandic
*Director, Media Relations &
Social Responsibility*
t 604 303 6169
e smandic@gcgaming.com

Great Canadian Gaming Corporation 95 Schooner Street, Coquitlam, BC V3K 7A8 / t 604 303 1000 / f 604 516 7155 / gcgaming.com

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Award of Contract - Arthur Peake Field Civil Works

MEETING DATE: April 10, 2018
DOC NO: 1908200
MEETING: Council

EXECUTIVE SUMMARY:

The cost to redevelop the sports field at the Arthur Peake Centre into a synthetic surface is contained within the City's Adopted Financial Plan. Once complete, the upgraded field will increase allocation times for our sports user groups who are requesting additional field time due to growth in participation. The development timeline for this field upgrade and parking lot expansion is planned to occur through the spring and summer, with completion in September 2018 in advance of the fall/winter sports season.

An Invitation to Tender for the civil works to redevelop the field and construct a parking lot to support the field use was issued on December 14, 2017 and closed on February 7, 2018. Seven tenders were received. Staff has reviewed the tender including optional price items, and recommend that the work be awarded to the submission that provides the City with the best overall value, received from Cedar Crest Lands (BC) Ltd. in the amount of \$2,493,000.00 (excluding taxes).

RECOMMENDATION:

That Contract ITT-PL17-79: Artificial Turf Field - Civil Works for Arthur Peake / Golden Ears Elementary be awarded to Cedar Crest Lands (BC) Ltd. in the amount of \$2,493,000 plus taxes, as well as a contingency of \$300,000 be authorized; and

That the Financial Plan Bylaw be amended to include an additional \$600,000 from the Gaming Revenue Reserve for the Arthur Peake Synthetic Field project; and further

That the Corporate Officer be authorized to execute the contract.

DISCUSSION:

a) Background Context:

The field design process included consultation with sports user groups, School District No. 42 and the community to obtain feedback. A community open house was held at Thomas Haney Secondary School on July 19, 2017, advertised through park posters, neighbourhood mail outs, social media and on the City's park development webpage. The presentation materials were posted on the park development webpage as well, providing an opportunity for residents to review the material at their leisure. The field concept was generally supported by the community, though neighbours expressed some concerns regarding impacts due to noise, lights, traffic, parking and loss of privacy arising from field operations, as well as the loss of the existing grass field. A session was held with concerned neighbours on September

18, 2017, and individual vegetation and buffer treatments have been included in the design to address their concerns. Comments have been received questioning the health impacts of synthetic surfaces, particularly for an elementary school playfield. Through additional discussion with parents at Golden Ears Elementary School, staff learned that concerns focus on the proposed use of recycled crumb rubber tire infill material. In response, staff is requiring alternative infill options at this site within the synthetic carpet proposal call.

An Invitation to Tender for the sports field and parking lot civil works was issued through BC Bid on December 14, 2017 and closed on February 7, 2018. Seven tenders were received with the total tender prices (including all optional and alternate work) ranging from a low of \$2,428,885.00 to a high of \$3,379,274.00. Tenders were checked for completeness and compliance with the Invitation to Tender documents, and five of seven tenders were found to be compliant. Upon further evaluation, the lowest bidder did not provide three project references that staff considers to be comparable in purpose to the work, as required in the Instructions to Tenderers. Based on the project references that were provided, staff does not consider that the lowest bidder demonstrates the experience or ability required to complete the work to the city's satisfaction.

The four remaining bid results are listed below from lowest to highest price.

• Wilco Civil Inc	\$2,462,396.00
• Cedar Crest Lands (BC) Ltd.	\$2,493,000.00
• Canadian Landscape and Civil Services Ltd.	\$2,714,256.00
• Arsalan Construction Ltd.	\$2,888,000.00

Staff evaluated the bids in accordance with the factors specified in the Invitation to Tender, using the information submitted within each bid. The evaluation included contacting the project references provided by each bidder.

After concluding this evaluation, staff is of the opinion that the submission from Cedar Crest provides the best overall value for money to the City. While Wilco provided a slightly lower bid price than Cedar Crest, after evaluating the bids as a whole, staff believes that better value would be obtained by awarding the contract to Cedar Crest. Cedar Crest Lands (BC) are experienced in synthetic field construction with recent projects throughout the lower mainland.

b) Desired Outcome:

The desired outcome is to obtain Council approval to award the contract ITT-PL17-79: Artificial Turf Field - Civil Works for Arthur Peake / Golden Ears Elementary so that work can commence to construct the synthetic field and parking area to enhance recreation opportunities at this facility, with completion targeted for September 2018.

c) Strategic Alignment:

This project is one of a number of Council's current infrastructure priorities. The field at Arthur Peake Centre/Golden Ears Elementary School, along with the Karina LeBlanc field at Merkley Park, will add allocation times for both practice and game play for our sports user groups who have been requesting additional field time due to growth in participation.

d) Citizen/Customer Implications:

Sports user groups will benefit from the provision of increased field capacity in the short term. Providing synthetic sports surfaces enables additional game play with fewer closures due to fall/winter adverse weather conditions which do not support natural turf growth.

e) Interdepartmental Implications:

The Engineering Department was consulted during the detailed design process to ensure site servicing is to City standards.

f) Business Plan/Financial Implications:

Funding in the amount of \$3,000,000.00 from Capital Works Reserves is included in the Adopted Financial Plan for the redevelopment of the field. However, higher than anticipated organic material levels were identified by the Geotechnical Report, which must be removed in order to establish a uniform base for the synthetic surface to be placed on. Staff has become aware that the Golden Ears Field may have been used as an organic material dump site prior to the construction of the grass sport field that is there now.

This additional excavation work, removal of organics and replacement with structural fill material has resulted in increased costs of approximately \$300,000. In addition staff recommends that an additional \$300,000 be made available as a contingency fund, in case the excavation exposes other issues that have not been identified or anticipated. If the contingency is not required for this purpose, it would not be used. Therefore, staff are recommending that the Synthetic field project budget be increased at this time by \$600,000.00 using Gaming Revenue which is intended to be used for non-recurring items, and in particular, capital improvements of benefit to the community. This fund has the capacity available to accommodate this amount.

CONCLUSIONS:

The planned synthetic field redevelopment at Arthur Peake Centre is needed to deliver additional field allocation to the community. Staff is satisfied with the tender submissions and recommends that the project be awarded to Cedar Crest Lands (BC) Ltd. to begin the work for completion in advance of the 2018 fall/winter sports season.

“Original signed by Valoree Richmond”

Prepared by: Valoree Richmond, Manager of Parks Planning & Operations

“Original signed by David Boag”

Reviewed by: David Boag, Director of Parks & Facilities

“Original signed by Trevor Thompson”

Reviewed by: Trevor Thompson, Interim Director of Finance

“Original signed by Kelly Swift”

Approved by: Kelly Swift, MBA, BGS
General Manager: Parks, Recreation & Culture

“Original signed by Frank Quinn for”

Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Award of Contract – Arthur Peake Centre and Samuel Robertson Technical Secondary School Synthetic Field Carpeting

MEETING DATE: April 10, 2018
FILE NO: 1659755
MEETING: Council

EXECUTIVE SUMMARY:

This Award of Contract recommendation is for the provision of synthetic surfacing for a new carpet as part of the field redevelopment project at Arthur Peake Centre (APC) and a replacement carpet as part of the planned carpet lifecycle replacement at Samuel Robertson Technical (SRT) Secondary School which were bundled together to obtain best pricing.

Three submissions for these projects were received on March 23, 2018 for the Supply and Installation of the sports field synthetic turf surfacing (RFP-PL18-17). Staff reviewed the proposals in accordance with the evaluation criteria contained within the Request for Proposal (RFP) and is recommending the best value submission for this contract.

The carpet provision for APC field is a portion of the field redevelopment project and the carpet supply and installation came in very close to the anticipated budget. The carpet provision for Rotary field at SRT is a portion of the lifecycle replacement work, combined with civil work, required to renovate this field to a safe, durable surface.

RECOMMENDATION:

That Contract RFP-PL18-17: the Supply and Installation of the sports field synthetic turf surfacing at the Arthur Peake Centre and Samuel Robertson Technical Secondary School be awarded to Worldwide Turf Incorporated in the amount of \$1,270,000.00 plus taxes; and

That the next Financial Plan Bylaw amendment include a draw of \$703,000 from the Turf Field Replacement Reserve to fund the replacement of the synthetic turf at Samuel Roberson Technical Secondary School; and further

That the Corporate Officer be authorized to execute the contract.

DISCUSSION:

a) Background Context:

Rotary field at SRT was installed in 2005 and the surfacing has lasted well past the warranty and is in need of replacement to continue to provide a safe, playable surface. A Turf Reserve

was set up to fund the eventual recarpeting of the synthetic fields. This field renovation is scheduled for the summer when disruption to the school and field users will be minimized.

The APC field is a current infrastructure project anticipated to be complete in the Fall. During the community consultation process, concerns were expressed on the health impacts of recycled crumb rubber tire infill material. Until recently, recycled crumb rubber infill has been used as other options with proven performance for sports surfaces have not been available. Now with new and greener synthetic turf infill products available, alternate infills are becoming more widely used. Staff has required alternative infill options within the synthetic carpet proposal call in response to the concerns expressed through the APC community consultation process as well as comments received from neighbours and sports participants at SRT.

As both of these projects entail the supply and installation of synthetic carpet undertaken within a similar timeframe, the procurement was bundled together to obtain best pricing. A Request for Proposal was issued through BC Bid on January 25, 2018 for the Supply and Installation of the sports field synthetic turf surfacing (RFP-PL18-17). Three proponents submitted proposals before the closing date of March 23, 2018. The proposals were individually evaluated using the criteria included in the RFP. The evaluation panel's review of the proposals resulted in Worldwide Turf Incorporated (WTI) proposal receiving the highest ranking, providing the best value to the City using the evaluation criteria which included qualifications, experience, product performance, warranty and price. WTI's submission was also the lowest cost for both fields with pricing of \$567,000.00 for APC and \$703,000.00 for SRT which is a larger field with endzones.

b) Desired Outcome:

The desired outcome is that the synthetic carpet can be ordered and installed to meet the SRT recarpeting completion for August and the APC field construction completion targeted for September, 2018.

c) Strategic Alignment:

The Arthur Peake field project is one of a number of Council's current infrastructure priorities. This field will add allocation for both practice and game play for our sports user groups who have been requesting additional field time due to growth in participation.

d) Citizen/Customer Implications:

Sports user groups will benefit from the provision of increased field capacity in the short term. Providing synthetic sports surfaces enables additional game play with fewer closures due to fall/winter adverse weather conditions.

e) Business Plan/Financial Implications:

For the Arthur Peake field, funding in the amount of \$3,000,000.00 from Capital Works Reserves is included in the 2018 Adopted Financial Plan, which can accommodate redevelopment of the field. The carpet provision is a portion of the field redevelopment project.

The Rotary field at SRT funding for the carpet replacement is contained within the Turf Replacement Reserve.

CONCLUSIONS:

The field redevelopment at the Arthur Peake Centre is needed to deliver additional field allocation to the community while the planned replacement of the synthetic carpet at Samuel Robertson Technical Secondary School is needed to continue to provide a safe surface for play. Staff is satisfied with the proposal submissions and recommend that the projects proceed.

“Original signed by Valoree Richmond”

Prepared by: Valoree Richmond, Manager of Parks Planning & Operations

“Original signed by David Boag”

Reviewed by: David Boag, Director Parks & Facilities

“Original signed by Trevor Thompson”

Reviewed by: Trevor Thompson, Manager, Financial Planning

“Original signed by Kelly Swift”

Approved by: Kelly Swift, MGB, BCS
General Manager: Parks, Recreation & Culture

“Original signed by Frank Quinn for”

Concurrence: **Paul Gill, CPA, CGA**
Chief Administrative Officer

:vr