

City of Maple Ridge
COUNCIL MEETING AGENDA

July 12, 2022

7:00 p.m.

Virtual Online Meeting including Council Chambers

Meeting Decorum:

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

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

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

For virtual public participation during Public Question Period register by going to www.mapleridge.ca/640/Council-Meetings and clicking on the meeting date

100 CALL TO ORDER

200 AMENDMENTS TO THE AGENDA

300 APPROVAL OF THE AGENDA

400 ADOPTION OF MINUTES

401 Minutes - June 28, 2022

402 Report of Public Hearing - June 21, 2022

500 PRESENTATIONS AT THE REQUEST OF COUNCIL

600 DELEGATIONS

601 *Bear Aware*

Presentation by BC Conservation Officer Sergeant Todd Hunter providing an update on human wildlife conflicts along with solutions to those conflicts.

700 CONSENT AGENDA

701 **Minutes**

701.1 Development Agreements Committee

- June 23, 2022
- June 28, 2022
- July 6, 2022

701.2 Committees and Commissions of Council Meetings

Audit & Finance Committee

- February 28, 2022
- April 25, 2022
- June 13, 2022
- June 27, 2022

Transportation Advisory Committee

- February 23, 2022

Parks, Recreation and Culture Advisory Committee

- March 30, 2022

702 **Reports**

703 **Correspondence**

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

705 **Recommendation to Receive Items on Consent**

800 UNFINISHED BUSINESS

900 CORRESPONDENCE

1000 BYLAWS

1100 COMMITTEE REPORTS AND RECOMMENDATIONS

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

Planning and Development Services

**1101 2021-512-RZ, 21735 & 21742 123 Avenue and 21744 124 Avenue,
RS-1 to R-4**

Staff report dated July 5, 2022, recommending that Zone Amending Bylaw No. 7823-2022 to rezone from RS-1 (Single Detached Residential) to R-4 (Single Detached (Infill) Urban Residential), to permit a future subdivision of approximately eight lots, be given first reading and that the applicant provide further information as outlined in the report.

Engineering Services

**1131 Maple Ridge Ticket Information Utilization Amending Bylaw No. 7858-2022
and Bylaw Notice Enforcement Amending Bylaw No. 7859-2022**

Staff report dated July 5, 2022, recommending that Maple Ridge Ticket Information Utilization Amending Bylaw No. 7858-2022 and Bylaw Notice Enforcement Amending Bylaw No. 7859-2022, to provide consistency, coordination and compliance with corresponding tickets offences bylaws, be given first, second and third readings.

Corporate Services

Parks, Recreation and Culture

1171 Award of Contract: 241A St Park Construction

Staff report dated July 5, 2022, recommending that Contract ITT-PL21-11: New Park Construction at 241A Street & 112 Avenue, be awarded to GPM Civil Contracting Inc.

Other Committee Issues

Administration (including Fire and Police)

1300 OTHER MATTERS DEEMED EXPEDIENT

1400 PUBLIC QUESTION PERIOD

1500 MAYOR AND COUNCILLOR REPORTS

1600 NOTICES OF MOTION AND MATTERS FOR FUTURE MEETING

1700 ADJOURNMENT

PUBLIC QUESTION PERIOD

The purpose of Public 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.

Each person will be permitted 2 minutes to ask their question (a second opportunity is permitted if no one else is waiting to participate. Questions must be directed to the Chair of the meeting and not to individual members of Council. The total session is limited to 15 minutes.

Please check our website for the latest updates on how the City is facilitating public participation in response to evolving Provincial Public Health Orders:

<https://www.mapleridge.ca/2408/COVID-19-Information>

We encourage the public to watch the video recording of the meeting via live stream or any time after the meeting via

<http://media.mapleridge.ca/Mediasite/Showcase>.

Using Zoom, input from the public during Public Question Period is being facilitated via email to clerks@mapleridge.ca and/or via the raised hand function through the Zoom meeting. For virtual public participation during Public Question Period please join the meeting by clicking on the date of the meeting at <https://www.mapleridge.ca/640/Council-Meetings>. When the meeting reaches Public Question Period, please raise your virtual hand to indicate you would like to speak.

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

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

For more information on these opportunities contact:

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

APPROVED BY:



DATE:

JUL 7 / 22

PREPARED BY:



DATE:

JUL 7, 2022

CHECKED BY: _____

DATE: _____

400 ADOPTION AND RECEIPT OF MINUTES

401 Minutes of Regular and Special Council Meetings

COUNCIL MEETING MINUTES

June 28, 2022

The Minutes of the City Council Meeting held virtually and hosted in Council Chambers on June 28, 2022 at 7:00 p.m. at City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

<i>PRESENT</i>	<i>Appointed Staff</i>
<i>Elected Officials</i>	S. Hartman, Chief Administrative Officer
Mayor M. Morden	C. Crabtree, General Manager Corporate Services
Councillor J. Dueck	C. Carter, General Manager Planning & Development Services
Councillor C. Meadus	S. Labonne, General Manager Parks, Recreation & Culture
Councillor G. Robson	P. Hlavac-Winsor, Acting Corporate Officer, General Counsel and Executive Director, Legislative Services
Councillor R. Svendsen	A. Nurvo, Deputy Corporate Officer
Councillor A. Yousef	
<i>ABSENT</i>	<i>Other Staff as Required</i>
Councillor K. Duncan	C. Goddard, Director of Planning
	V. Richmond, Director of Parks and Facilities
	F. Smith, Director of Engineering
	T. Thompson, Director of Finance
	M. Orsetti, Director of Bylaw & Licensing
	C. Nolan, Deputy Director of Finance
	M. McMullen, Manager of Development & Environmental Services
	J. Kim, Computer Support Specialist

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

Note: Councillor Robson participated electronically. The Mayor chaired the meeting from Council Chambers.

100 **CALL TO ORDER**

200 **AMENDMENTS TO THE AGENDA**

300 **APPROVAL OF THE AGENDA**

R/2022-CM-194

It was moved and seconded

That the agenda of the Regular Council Meeting of June 28, 2022 be adopted as circulated.

CARRIED

400 *ADOPTION AND RECEIPT OF MINUTES*

**401 Minutes of the Regular Council Meeting of June 14, 2022
R/2022-CM-195**

It was moved and seconded

That the minutes of the Regular Council Meeting of June 14, 2022 be adopted as circulated.

CARRIED

500 *PRESENTATIONS AT THE REQUEST OF COUNCIL* - Nil

600 *DELEGATIONS*

601 Work BC Employment Services

Michael Morris, Marketing and Community Liaison and Karoline deVries, Co-Ordinator, provided a presentation on the services offered by Work BC Employment Services and up-coming community events.

700 *ITEMS ON CONSENT*

701 Minutes

701.1 Meetings of the Development Agreements Committee

- June 14, 2022
- June 22, 2022

702 Reports

702.1 Disbursements for the month ended May 31, 2022

702.2 Council Expenses to May 31, 2022

702.3 Drinking Water Quality Report 2021

703 Correspondence

703.1 Protecting B.C.'s Coasts from Acidic Washwater Dumping

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

705 **Recommendation to Receive Items on Consent**

R/2022-CM-196

It was moved and seconded

That the items on the Consent Agenda of the June 28, 2022 Council Meeting be received into the record.

CARRIED

800 **UNFINISHED BUSINESS** - Nil

900 **CORRESPONDENCE** – Nil

1000 **BYLAWS**

Bylaw for Third Reading and Adoption

1001 **2021-323-RZ, 23348 141 Avenue, RS-3 to R-1 and R-2**

1001.1 **Official Community Plan Amending Bylaw No. 7847-2022**

To re-designate portions of the subject property from Eco Cluster to Conservation.

R/2022-CM-197

It was moved and seconded

That Official Community Plan Amending Bylaw No. 7847-2022 be given third reading.

CARRIED

1001.2 **Zone Amending Bylaw No. 7774-2021**

To rezone portions of the subject property from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached (Low Density) Urban Residential) and R-2 (Single Detached (Medium Density) Urban Residential).

R/2022-CM-198

It was moved and seconded

That Maple Ridge Zone Amending Bylaw No. 7774-2021 be given third reading.

CARRIED

1002 **2018-289-RZ, 10309 & 10337 240 Street and 10320 & 10350 Slatford Place, RS-2 and RS-3 to RM-1**

1002.1 Official Community Plan Amending Bylaw No. 7542-2019

To re-designate portions of the subject properties from Urban Residential to Conservation.

R/2022-CM-199

It was moved and seconded

That Official Community Plan Amending Bylaw No. 7542-2019 be given third reading.

CARRIED

1002.2 Zone Amending Bylaw No. 7543-2019

To rezone portions of the subject properties from RS-2 (Single Detached Suburban Residential) and RS-3 (Single Detached Rural Residential) to RM-1 (Low Density Townhouse Residential).

R/2022-CM-200

It was moved and seconded

That Zone Amending Bylaw No. 7543-2019 be given third reading.

CARRIED

1003 2018-458-RZ, 11310 Kingston Street, RS-3 to M-3

1003.1 Zone Amending Bylaw No. 7522-2018

To rezone the subject property from RS-3 (Single Detached Rural Residential) to M-3 (Business Park Industrial).

R/2022-CM-201

It was moved and seconded

That Zone Amending Bylaw No. 7522-2018 be given third reading.

CARRIED

1004 2018-489-RZ, 20278 and 20292 Patterson Avenue, RS-1 to RM-2

1004.1 Zone Amending Bylaw No. 7523-2018

To rezone the subject properties from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential).

R/2022-CM-202

It was moved and seconded

That Zone Amending Bylaw No. 7523-2018 be given third reading.

CARRIED

Councillor Robson Opposed

1005 2022-159-RZ, 21973 132 Avenue, LUC to CD-1-22

1005.1 Zone Amending Bylaw No. 7853-2022

To create a new Comprehensive Development Zone, CD-1-22, for the use of Equestrian Facility and Restaurant, and to rezone the property from LUC (Land Use Contract) to CD-1-22 (Comprehensive District).

R/2022-CM-203

It was moved and seconded

That Zone Amending Bylaw No. 7853-2022 be given third reading and be adopted.

CARRIED

1006 2017-471-RZ, 11384 207 Street, RS-1 to RT-2

Staff report dated June 28, 2022, recommending that Zone Amending Bylaw No. 7407-2017 be adopted.

R/2022-CM-204

It was moved and seconded

That Zone Amending Bylaw No. 7404-2017 be adopted.

CARRIED

1007 2018-160-RZ, 24387 110 Avenue, RS-3 to RS-1d

Staff report dated June 28, 2022, recommending that Official Community Plan Amending Bylaw No. 7625-2020 and Zone Amending Bylaw No. 7464-2018 be adopted.

R/2022-CM-205

It was moved and seconded

That Official Community Plan Amending Bylaw No. 7625-2020 be adopted.

CARRIED

R/2022-CM-206

It was moved and seconded

That Zone Amending Bylaw No. 7464-2018 be adopted.

CARRIED

1008 Public Places, Parks & Recreation Facilities Regulation Bylaw No. 7854-2022

R/2022-CM-207

It was moved and seconded

That Public Places, Parks & Recreation Facilities Regulation Bylaw No. 7854-2022 be adopted.

CARRIED

1100 *REPORTS AND RECOMMENDATIONS*

Planning and Development Services

1101 Proposed New Cannabis Retail Store at #6 - 21768 Lougheed Highway

Staff report dated June 21, 2022, recommending that Council make the necessary resolution regarding Team Cannabis based upon the staff recommendations set out in this report.

R/2022-CM-208

It was moved and seconded

That the application for a non-medical cannabis retail store by Team Cannabis, located at #6 - 21768 Lougheed Highway, Maple Ridge not be supported based on the information contained in the Council report dated June 21, 2022; and

That a copy of the resolution be forwarded to the Liquor and Cannabis Regulation Branch in accordance with the legislative requirements.

CARRIED

1102 2019-032-CP, Lougheed Transit Corridor

Staff report dated June 21, 2022, recommending that Official Community Plan Amending Bylaw No. 7781-2021 be given second reading as amended, and forwarded to Public Hearing and that staff proceed with implementation of the Lougheed Transit Corridor Area Plan.

R/2022-CM-209

It was moved and seconded

- 1. That Official Community Plan Amending Bylaw No. 7781-2021 be given second reading as amended, and forwarded to Public Hearing; and further**
- 2. That staff proceed with implementation of the Lougheed Transit Corridor Area Plan as outlined in Section 4 - Next Steps - Implementation of the staff report titled "Lougheed Transit Corridor Area Plan and Development Permit Guidelines" dated June 21, 2022.**

Note: Councillor Robson left the meeting at 8:29 p.m. and returned at 8:30 p.m.

Council expressed concerns relating to the lack of employment lands, parking, densification, and the need to revisit the base policy assumptions prior to proceeding to public hearing.

Note: There was no vote taken on Motion R/2022-CM-209.

R/2022-CM-210

It was moved and seconded

That Official Community Plan Amendment Bylaw No. 7781-2021 be referred back to staff for further review based on Council's comments.

CARRIED

1103 2018-349-RZ, 21745 River Road, RS1 to RS-1b

Staff report dated June 21, 2022, recommending that Zone Amending Bylaw No. 7503-2018 to rezone from RS-1 (Single Detached Residential) to RS-1b (Single Detached (Medium Density) Residential) to permit a future subdivision of two lots, be given second reading as amended and forwarded to Public Hearing.

R/2022-CM-211

It was moved and seconded

- 1. That Zone Amending Bylaw No. 7503-2018 be given second reading as amended, and forwarded to Public Hearing;**
- 2. That the following terms and conditions be met prior to final reading:**
 - i) Approval from the Ministry of Transportation and Infrastructure;**
 - ii) Road dedication on River Road as required;**
 - iii) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;**
 - iv) Registration of a Restrictive Covenant for Stormwater Management;**
 - v) Removal of existing buildings;**
 - vi) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site; and**
 - vii) That a voluntary contribution, in the amount of \$5,100.00 (\$5,100 x 1 lot), or such rate applicable at third reading of this application, be provided in keeping with the Council Policy 6.31 with regard to Community Amenity Contributions.**

CARRIED

1104 2019-426-RZ, 24877, 24909, 24929, 24947, 24979, 24985, and 24989 112 Avenue, RS-3 to RM-1

Staff report dated June 21, 2022, recommending that Official Community Plan Amending Bylaw No. 7607-2020 be given first and second reading forwarded to Public Hearing and that Zone Amending Bylaw No. 7608-2020, as amended, to rezone from RS-3 (Single Detached Rural Residential) to RM-1 (Low Density Townhouse Residential), to permit the future construction of approximately 1665 townhouse units, be given second reading and forward to Public Hearing.

R/2022-CM-212

It was moved and seconded

1. That, in accordance with Section 475 of the Local Government Act, opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7607-2020 on the municipal website and requiring that the applicant host a Development Information Meeting (DIM), and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;
2. That Official Community Plan Amending Bylaw No. 7607-2020 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
3. That it be confirmed that Official Community Plan Amending Bylaw No. 7607-2020 is consistent with the Capital Expenditure Plan and Waste Management Plan;
4. That Official Community Plan Amending Bylaw No. 7607-2020 be given first and second reading and forwarded to Public Hearing;
5. That the development be permitted to have 31% tandem units, an increase of 1 unit, over the 30% allowed in Council Policy 6.35 - Tandem Parking Garage Units Within Townhouse Developments;
6. That the No Build Covenant CA9029534 be released from 24877, 24909, 24929, 24947, 24979, 24985, and 24989 112 Avenue to allow for the proposed townhouse development;
7. That the blanket Statutory Right-of-Way CA9029528 be released from 24877, 24909, 24929, 24947, 24979, 24985, and 24989 112 Avenue to allow for the proposed townhouse development as the required servicing corridor is to be dedicated as park;
8. That the Rezoning Servicing Agreement and Restrictive Covenant CA9029526 and the Geotechnical Restrictive Covenant CA9029530 be released from 24989 112 Avenue, to be replaced with new Restrictive Covenants related to the townhouse development;
9. That Zone Amending Bylaw No. 7608-2020, as amended, be given second reading and forwarded to Public Hearing;
10. That the following terms and conditions be met prior to final reading:

- i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
- ii) Amendment to Official Community Plan Schedule "A", Chapter 10.2 Albion Area Plan, Schedule 1: Albion Area Plan, Figure 1: Northeast Albion and Schedule "C";
- iii) Road dedication on 112 Avenue, as required;
- iv) Park dedication as required, including construction of walkways, multi-purpose trails, or emergency access roads; and removal of all debris and garbage from park land;
- v) Consolidation of the subject properties;
- vi) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;
- vii) Registration of a Restrictive Covenant for protecting the Visitor Parking;
- viii) Registration of a Restrictive Covenant for Stormwater Management;
- ix) Removal of existing buildings;
- x) Notification to the Department of Fisheries and Oceans and the Ministry of Environment for in-stream works on the site;
- xi) A Professional Engineer's certification that adequate water quantity for domestic and fire protection purposes can be provided;
- xii) If the Director of Waste Management from the Ministry of Environment determines that a site investigation is required based on the submitted Site Disclosure Statement, a rezoning, development, or development variance permit cannot be approved until a release is obtained for the subject properties;
- xiii) In addition to the Ministry of Environment Site Disclosure Statement, 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;
- xiv) That a Density Bonus Contribution be provided equivalent to the total number of units times \$3,100.00 for a project having floor space ratio greater than 0.6, but less than 0.75; and
- xv) That a voluntary contribution be provided in keeping with the Council Policy 6.31, with regard to Community Amenity Contributions, at the rate applicable at the time this application receives third reading.

CARRIED

1105 2021-061-RZ, 21783 Lougheed Highway, C-2 to C-7

Staff report dated June 21, 2022, recommending that Zone Amending Bylaw No. 7119-2021 and Zone Amending Bylaw No. 7721-2021, as amended, to rezone from C-2 (Community Commercial) to C-7 (Lougheed Transit Corridor Mixed-Use), to permit the future construction of a six-story, purpose-built rental apartment building, be given second reading and forward to Public Hearing and that Off-Street Parking and Loading Amending Bylaw No. 7860-2022, to establish a parking requirement for the new C-7 (Lougheed Transit Corridor Mixed-Use) zone be given first, second and third reading.

R/2022-CM-213

It was moved and seconded

- 1. That Zone Amending Bylaw No. 7719-2021 be given second reading and forwarded to Public Hearing;**
- 2. That Zone Amending Bylaw No. 7721-2021 be given second reading as amended, and forwarded to Public Hearing;**
- 3. That Off-Street Parking and Loading Amending Bylaw No. 7860-2022 be given first, second and third reading;**
- 4. That the following terms and conditions be met prior to final reading:**
 - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;**
 - ii) Approval from the Ministry of Transportation and Infrastructure;**
 - iii) Road dedication on Lougheed Highway as required;**
 - iv) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;**
 - v) Registration of a Statutory Right-of-Way plan and agreement for walkway on the east side of the property;**
 - vi) Registration of a Restrictive Covenant to prohibit a pharmacy at this location;**
 - vii) Registration of a Restrictive Covenant for Stormwater Management;**
 - viii) Registration of a Restrictive Covenant for protecting the Visitor Parking;**
 - ix) Registration of a Housing Agreement in accordance with Section 483 of the Local Government Act and a Restrictive Covenant stating that the apartments in the C-7 (Lougheed Transit Corridor Mixed-Use) Zone will be restricted to residential rental units;**
 - x) Removal of existing buildings; and**
 - xi) In addition to the Ministry of Environment Site Disclosure Statement, 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.

CARRIED
Councillor Robson Opposed

1106 2017-471- DVP- DP, 11384 207 Street

Staff report dated June 21, 2022, recommending that the Corporate Officer be authorized to sign and seal 2017-471-DP and 2017-471-DVP to reduce the rear yard and exterior side setbacks for the building face, porch and roof overhang.

The Corporate Officer advised that 15 notices were mailed out in relation to the application and zero pieces of correspondence were received expressing opposition and/or concerns.

R/2022-CM-214

It was moved and seconded

1. That the Corporate Officer be authorized to sign and seal 2017-471-DVP respecting property located at 11384 207 Street; and
2. That the Corporate Officer be authorized to sign and seal 2017-471-DP respecting property located at 11384 207 Street.

CARRIED

ENGINEERING SERVICES

1131 Statutory Right-of-Way- Metro Vancouver Forcemain

Staff report dated June 21, 2022, recommending that staff commence public engagement through the Alternative Approval Process for the proposed Park Use Bylaw to permit a Metro Vancouver sanitary forcemain in Dedicated Park Land and that staff develop said Bylaw.

R/2022-CM-215

It was moved and seconded

That staff commence public engagement through the Alternative Approval Process for the proposed Park Use Bylaw to permit a Metro Vancouver sanitary forcemain in Dedicated Park Land, subject to the compliance with the notice provisions of Sections 27, 86 and 94 of the Community Charter, S.B.C., 2003, c.26.; and

That staff develop a Park Use Bylaw to permit a Metro Vancouver sanitary forcemain in Dedicated Park Land, legally described as District Lot 280, Group 1, New Westminster District, Plan 63221.

CARRIED

1132 11-5255-40-239, 223 Street Road Improvements

Staff report dated June 21, 2022, recommending that that Contract ITT-EN22-19: 223 Street Road Improvements and Watermain Replacement, be awarded to Drake Excavating (2016) Ltd. in the amount of \$802,815.00, exclusive of taxes, a construction contingency of \$80,000.00 be approved and that the Corporate officer be authorized to execute the contract.

R/2022-CM-216

It was moved and seconded

That Contract ITT-EN22-19: 223 Street Road Improvements and Watermain Replacement, be awarded to Drake Excavating (2016) Ltd. in the amount of \$802,815.00 excluding taxes; and

That a construction contingency of \$80,000.00 be approved to address potential variations in field conditions; and further

That the Corporate Officer be authorized to execute the contract.

CARRIED

Corporate Services

1151 Fee for Service Policy Framework

Staff report dated June 21, 2022, recommending that Policies No. 5.49 Financial Support Process and No. 556 Community Grants be amended, Policy No. 5.60 Fee for Services be adopted and that Policy No. 4.15 Partnership Agreements – Leases and Fee for Services Proposals be rescinded.

R/2022-CM-217

It was moved and seconded

That Policy No. 5.49 Financial Support Process be amended as attached to the Council report dated June 21, 2022; and

That Policy No. 5.56 Community Grants be amended as attached to the Council report dated June 21, 2022; and

That Policy No. 5.60 Fee for Service Agreements be adopted; and

That Policy No. 4.15 Partnership Agreements - Leases and Fee for Service Proposals be rescinded.

CARRIED

1152 2021 Annual Report and 2021 Statement of Financial Information

Staff report dated June 21, 2022, recommending that the 2021 Annual Report be received and that the 2021 Statement of Financial Information be approved.

R/2022-CM-218

It was moved and seconded

That the 2021 Annual Report be received as required by the Community Charter, and

That the 2021 Statement of Financial Information be approved as required by the Financial Information Act.

CARRIED

1200 STAFF REPORTS – Nil

1300 OTHER MATTERS DEEMED EXPEDIENT – Nil

1400 PUBLIC QUESTION PERIOD

Grover Telford inquired whether it was appropriate for four members of Council, constituting a quorum, to attend a recent meeting of Canadian Freedom Coalition. The Mayor advised that under the Council Procedure Bylaw any concerns relating to Council should be brought to the attention of the Corporate Officer for review.

Trish Croft inquired whether any comments from the School District had been received for Item 1104 relating to school capacity planning. The Director of Planning advised that the staff report includes the School District comments on school capacity and planning in the area.

1500 MAYOR AND COUNCILLORS' REPORTS

Members of Council provided updates on recent community events in which they had participated.

1600 NOTICES OF MOTION AND MATTERS FOR FUTURE MEETINGS - Nil

1700 ***ADJOURNMENT*** – 9:24 p.m.

Certified Correct

M. Morden, Mayor

P. Hlavac-Winsor, Acting Corporate Officer

402 Report of Public Hearing

City of Maple Ridge

REPORT OF PUBLIC HEARING

June 21, 2022

The report of the Public Hearing held as a virtual meeting hosted in the Council Chambers of City Hall, 11995 Haney Place, Maple Ridge, British Columbia on June 21, 2022 at 7:02 p.m.

PRESENT	<i>Appointed Staff</i>
<i>Elected Officials</i>	S. Hartman, Chief Administrative Officer
Councillor J. Dueck	C. Carter, General Manager Planning & Development Services
Councillor C. Meadus	C. Crabtree, General Manager Corporate Services
Councillor G. Robson	D. Pollock, General Manager Engineering Services
Councillor R. Svendsen	P. Hlavac-Winsor, General Counsel and Executive Director, Legislative Services, Acting Corporate Officer
Councillor A. Yousef	A. Nurvo, Deputy Corporate Officer
Mayor M. Morden	
 ABSENT	 <i>Other Staff as Required</i>
Councillor K. Duncan	F. Smith, Director of Engineering
	C. Goddard, Director of Planning
	M. McMullen, Manager of Development & Environmental Services
	M. Baski, Planner
	W. Cooper, Planner
	K. Gowan, Planner
	J. Lee, Information Services

Note: Councillor Robson and Councillor Yousef participated electronically.

The Mayor called the meeting to order. The Acting Corporate Officer explained the procedure and rules of order of the Public Hearing and advised that the bylaws will be considered further at the next Council Meeting on June 28, 2022.

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

- 1) **2021-323-RZ, 23348 141 Avenue**
Parcel "One" (Explanatory Plan 16905) Lot "G" Section 33 Township 12 New Westminster District Plan 16208

The subject application is to permit the rezoning and future subdivision of approximately 23 single-family lots.

- 1a) **Maple Ridge Official Community Plan Amending Bylaw No. 7847-2022**

First Reading: May 10, 2022
Second Reading: May 10, 2022
Purpose: To re-designate portions of the subject property from *Eco Cluster* to *Conservation*.

1b) Maple Ridge Zone Amending Bylaw No. 7774-2021

Purpose: To rezone portions of the subject property from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached (Low Density) Urban Residential) and R-2 (Single Detached (Medium Density) Urban Residential).

W. Cooper, Planner, gave a presentation providing information on the application.

The Acting Corporate Officer advised this item was posted in the June 10th and 17th editions of the local newspaper and that 22 notices were mailed and no correspondence was received in response.

The Mayor called for speakers three times.

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

2) 2018-289-RZ, 10309 & 10337 240 Street and 10320 & 10350 Slatford Place

Lot 4 District Lot 405 Group 1 New Westminster District Plan 60014;
Lot 5 District Lot 405 Group 1 New Westminster District Plan 60014;
Lot 1 District Lot 405 Group 1 New Westminster District Plan 60014; and
Lot 2 District Lot 405 Group 1 New Westminster District Plan 60014.

The subject application is to permit the rezoning to allow a future 102-unit townhouse development.

2a) Maple Ridge Official Community Plan Amending Bylaw No. 7542-2019

First Reading: May 24, 2022
Second Reading: May 24, 2022
Purpose: To re-designate portions of the subject properties from *Urban Residential* to *Conservation*.

2b) Maple Ridge Zone Amending Bylaw No. 7543-2019

First Reading: May 14, 2019
Second Reading
as amended: May 24, 2022
Purpose: To rezone portions of the subject properties from RS-2 (Single Detached Suburban Residential) and RS-3 (Single Detached Rural Residential) to RM-1 (Low Density Townhouse Residential).

W. Cooper, Planner, gave a presentation providing information on the application.

The Acting Corporate Officer advised this item was posted in the June 10th and 17th editions of the local newspaper, that 119 notices were mailed and that 3 letters in support and 3 opposed were received in response.

The Mayor called for speakers for a first time.

Jeff Mitchell spoke in opposition and stated that the proposed development does not fit into this single-family neighbourhood. He expressed concerns regarding increase in traffic to the already busy routes, safety, additional parking and traffic management and stated that the entrance and exit should be on 240 Street instead.

Jody Olson spoke in opposition and expressed concerns regarding traffic, speeding, insufficient infrastructure, school shortages, construction traffic, and safety of children walking. She was also concerned about the mature trees and wildlife, and said this was not a good fit for the neighbourhood.

Note: Councillor Robson left the meeting at 7:25 p.m.

The Mayor called a second, third and last time for speakers.

Ron Antallek stated that Planning staff did a good job saving the wetland for Spencer Creek and the landscape architect did a good job with the barrier and retention of mature trees.

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

3) 2018-458-RZ, 11310 Kingston Street
Lot 2 District Lot 280 and 281 Group 1 New Westminster District Plan BCP50883

The subject application is to permit the rezoning and future subdivision of approximately seven industrial park lots.

3a) Maple Ridge Zone Amending Bylaw No. 7522-2018

First Reading: December 11, 2018

Second Reading

as amended: May 24, 2022

Purpose: To rezone the subject property from RS-3 (Single Detached Rural Residential) to M-3 (Business Park Industrial).

M. Baski, Planner, gave a presentation providing information on the application.

The Acting Corporate Officer advised this item was posted in the June 10th and 17th editions of the local newspaper, that 182 notices were mailed and that 9 letters were received in response - 6 in opposition, 2 in support and 1 neutral.

The Mayor called for speakers for a first time.

Leigh-Anne Copan spoke in opposition and stated that the traffic in this area was already a problem and expressed safety concerns for people walking in the neighbourhood, as well as impacts on the ecology and wildlife of the area and noise pollution from the development.

Ralph Fitzpatrick advised that he had provided a detailed letter in opposition, and expressed concerns regarding noise and light pollution, impacts on his house from pile-driving and impacts on the water table. He stated that a high sound-proof wall was needed, and that the extra height of the proposed buildings would block his view and reflect noise.

David Lane stated that he supported the development in principle but had many questions and concerns regarding conflicts, quality of life and health impacts on the residential neighbourhood from noise and light pollution. He stated that landscaping, sound barriers, timers and dimmers for lights, better solutions to pile driving and water management plan were required.

Nancy Jones stated she was opposed for many of the same reasons as expressed by her neighbours and advised that her main concerns were the height of the buildings, noise, access and impacts on the residential area.

Peter Spiewak spoke in opposition and expressed concerns regarding impacts on wildlife, the view from his property, increased noise and light pollution, increased flooding on his property due to the change in the water table, and impacts from increased traffic.

Steve Schmidt spoke in opposition due to access and traffic concerns, and he stated that the neighbourhood was not built for this kind of traffic, that it was already unsafe to walk to local parks, and that the infrastructure need to be upgraded for a project of this size.

Carolyn Bronie spoke in opposition and stated that she agreed with the reasons previously expressed. She stated there were already problems walking and biking along these small roads, that the area should stay residential and she asked Council not to destroy the peacefulness of this whole area by approving this development.

Erin O'Melinn stated that she agreed with the Hammond Area Plan and there should be linkages provided for walking and cycling throughout the area. She expressed safety concerns, that protected bike lanes were needed, and suggested developer contributions to provide for multi-use paths and paved trails for use by all types of people.

Rob Schewfelt spoke in opposition due to flooding and noise impacts. He stated that the water issues need to be fixed before we allow any further building and that he does not want any development behind his house that would operate 24/7.

The Mayor called for speakers a second time.

Ralph Fitzpatrick spoke in support of his neighbours' comments and stated that increased flooding from the impacts on the water table and noise pollution need to be addressed before any development is approved. He expressed concerns regarding loss of privacy, traffic issues, and impacts on wildlife in the settling pond and swamp area on the property.

Peter Spiewak expressed concerns regarding flooding in this area and stated that every time it rains he calls the City to come out to turn on the pumping station pumps.

The Mayor called for speakers a third and final time.

Charles Johnson stated that he agreed with the previous comments regarding lights, height of the wall and water run-off. He stated that his crawl space floods, and he also calls the City to come to turn on the pumps. He stated that development is good and that we need it, but the infrastructure has to be in place first.

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

4) 2018-489-RZ, 20278 and 20292 Patterson Avenue

Lot 55 Except Part Dedicated Road on Plan 78633 District Lot 222 Group 1 New Westminster District Plan 35806; and

Lot 56 District Lot 222 Group 1 New Westminster District Plan 35806.

The subject application is to permit the rezoning to allow a future four-storey apartment building with approximately 88 units.

4a) Maple Ridge Zone Amending Bylaw No. 7523-2018

First Reading: January 28, 2020

Second Reading

as amended: May 24, 2022

Purpose: To rezone the subject properties from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential).

M. Baski, Planner, gave a presentation providing information on the application.

The Acting Corporate Officer advised this item was posted in the June 10th and 17th editions of the local newspaper, that 32 notices were mailed, and that 2 letters providing concerns and comments were received in response.

The Mayor called for speakers for a first time.

Cal Kaytor stated that 300 emails in opposition have previously been sent to the City. He stated that the traffic is already an issue and adding an additional 150 vehicles would be a huge monstrosity. He stated this should be required to adhere to the original setbacks and stepping with no variances. He also expressed concerns regarding the use of the property for the past few years.

Note: Councillor Svendsen left the meeting at 8:27 p.m. and returned at 8:31 p.m.

Greg Buerk spoke in opposition and advised that he was speaking for other neighbours as well, and expressed concerns regarding impacts on property values, and that due to the change in elevation it would be more like a 5-6 storey building. He stated that this proposal does not meeting the OCP as infill supporting the character of the neighbourhood.

Linda Maroney spoke on behalf of her parents Martin and Carie Fisher, that she had previously submitted a letter in opposition. She advised that there are no other apartments in this area, that all the neighbours are opposed and requested Council to retain the existing character of this neighbourhood. She expressed concerns regarding traffic and safety and stated that these large developments need to be on major corridors not quiet streets.

Brenda Borri spoke in opposition and expressed concerns regarding traffic impacts by adding all of these vehicles and stated that a better means of access and exit needs to be found before going ahead with any development.

The Mayor called for speakers for a second time.

Cal Kaytor expressed concerns regarding the use of the property that the previous owner had permitted and stated that the attempts to densify the Loughheed corridor are flawed.

Glenn Swanson spoke in opposition and expressed concerns regarding traffic impacts, that the area is already congested, that good neighbourhood planning is needed and that the development would result in no morning sun on his property.

Linda Maroney stated that Patterson Avenue residents did not take part in the consultation on the Hammond Area Plan, and that this development would have a major negative impact on this residential area. She asked that Council read all the letters previously submitted, where the residents clearly stated their opposition.

The Mayor called a third and final time for speakers.

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

Note: Councillor Svendsen left the meeting at 8:53 p.m. and returned at 8:55 p.m.

5) 2022-159-RZ, 21973 132 Avenue

Parcel 9 Section 30 Township 12 New Westminster District Plan 66399

The subject application is to enact zoning regulations for property affected by a Land Use Contract as required by the *Local Government Act*.

5a) Maple Ridge Zone Amending Bylaw No. 7853-2022

First Reading: May 24, 2022

Second Reading: May 24, 2022

Purpose: To create a new Comprehensive Development Zone, CD-1-22, for the use of Equestrian Facility and Restaurant, and to rezone the property from LUC (Land Use Contract) to CD-1-22 (Comprehensive District).

K. Gowan, Planner, gave a presentation providing information on the application.

The Acting Corporate Officer advised this item was posted in the June 10th and 17th editions of the local newspaper, that 15 notices were mailed, and that no letters were received in response.

The Mayor called for speakers three times.

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

Having given all those persons whose interests were deemed affected by the matters contained herein a chance to be heard, the Mayor adjourned the Public hearing at 8:58 p.m.

M. Morden, Mayor

Certified Correct

P. Hlavac-Winsor, Acting Corporate Officer

700 ITEMS ON CONSENT

701 Minutes

CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE

June 23, 2022
Mayor's Office

CIRCULATED TO:

Michael Morden, Mayor
Chair

Scott Hartman, Chief Administrative Officer
Member

Patrick Hlavac-Winsor, Recording Secretary

1. 21-115095-BG

LEGAL: Lot 2 Section 12 Township 12 New Westminster District Plan
EPP38728

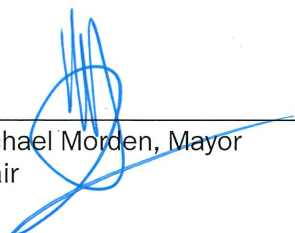
PID: 031-014-461

LOCATION: 25622 Bosonworth Avenue

OWNER: Kenneth Robert Thorsen and Teresa Keiko Thorsen

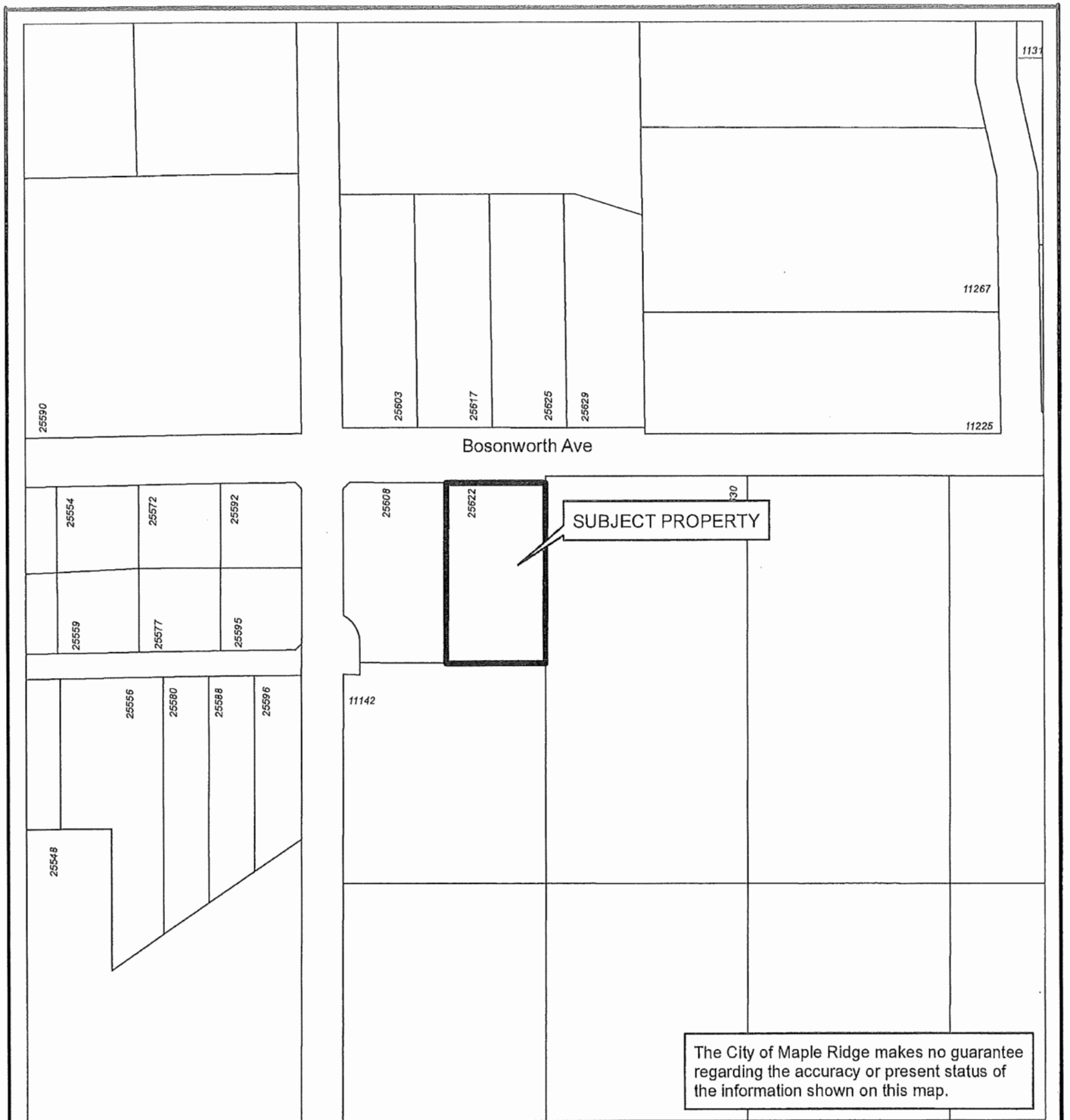
REQUIRED AGREEMENTS: Septic Field Covenant and Form C Discharge (Covenant)

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING
DOCUMENT AS IT RELATES TO 21-115095-BG.



Michael Morden, Mayor
Chair

Scott Hartman, Chief Administrative Officer
Member



Scale: 1:2,500

25622 BOSONWORTH AVE

LICENCES, PERMITS & BYLAWS DEPT.



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: Subject Map
DATE: Jun 28, 2022

BY: AD

CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE

June 28, 2022
Mayor's Office

CIRCULATED TO:

Michael Morden, Mayor
Chair

Scott Hartman, Chief Administrative Officer
Member

Patrick Hlavac-Winsor, Recording Secretary

1. 2018-160-RZ

LEGAL: Lot 3 Section 10 Township 12 New Westminster District Plan 7408

PID: 011-220-431

LOCATION: 24387 110 Ave

OWNER: Paddington Properties (Cameron) Ltd.

REQUIRED AGREEMENTS: Subdivision Servicing Agreement, Rezoning Servicing Agreement, Geotechnical Covenant, Stormwater Management Covenant, Enhancement & Restoration Agreement, Sanitary Pump Covenant, No Build Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2018-160-RZ.

CARRIED

2. 2021-195-AL

LEGAL: Lot 15 Section 22 Township 12 New Westminster District Plan 2633

PID: 010-595-392

LOCATION: 12705 248 Street

OWNER: Mark Andrew Toderas and Jennifer Elaine Toderas

REQUIRED AGREEMENT: ALC Covenant - Demolish

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 2021-195-AL.

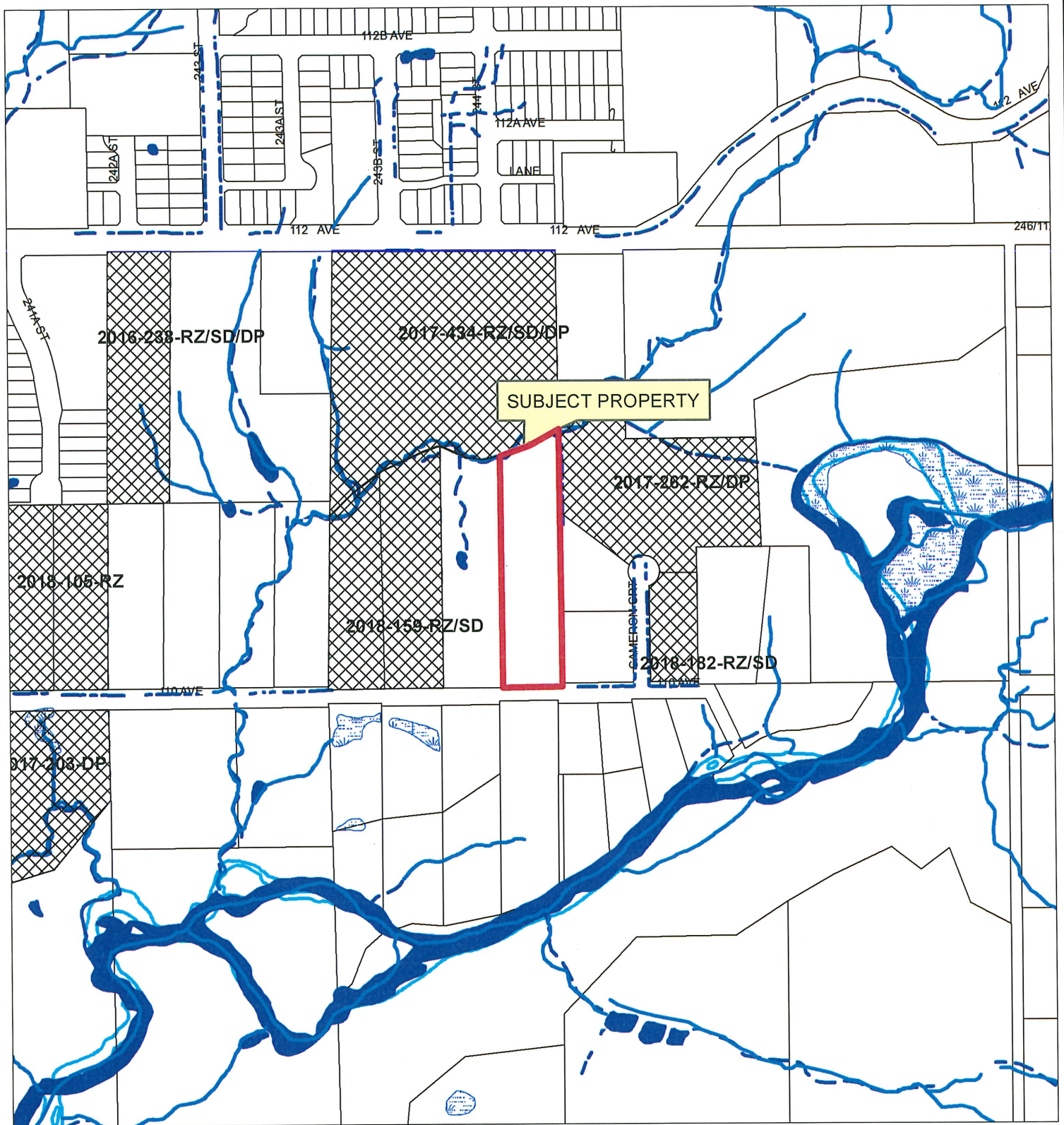
CARRIED



Michael Morden, Mayor
Chair



Scott Hartman, Chief Administrative Officer
Member



Scale: 1:4,740

Legend

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

24387 110 AVENUE

PLANNING DEPARTMENT



MAPLE RIDGE

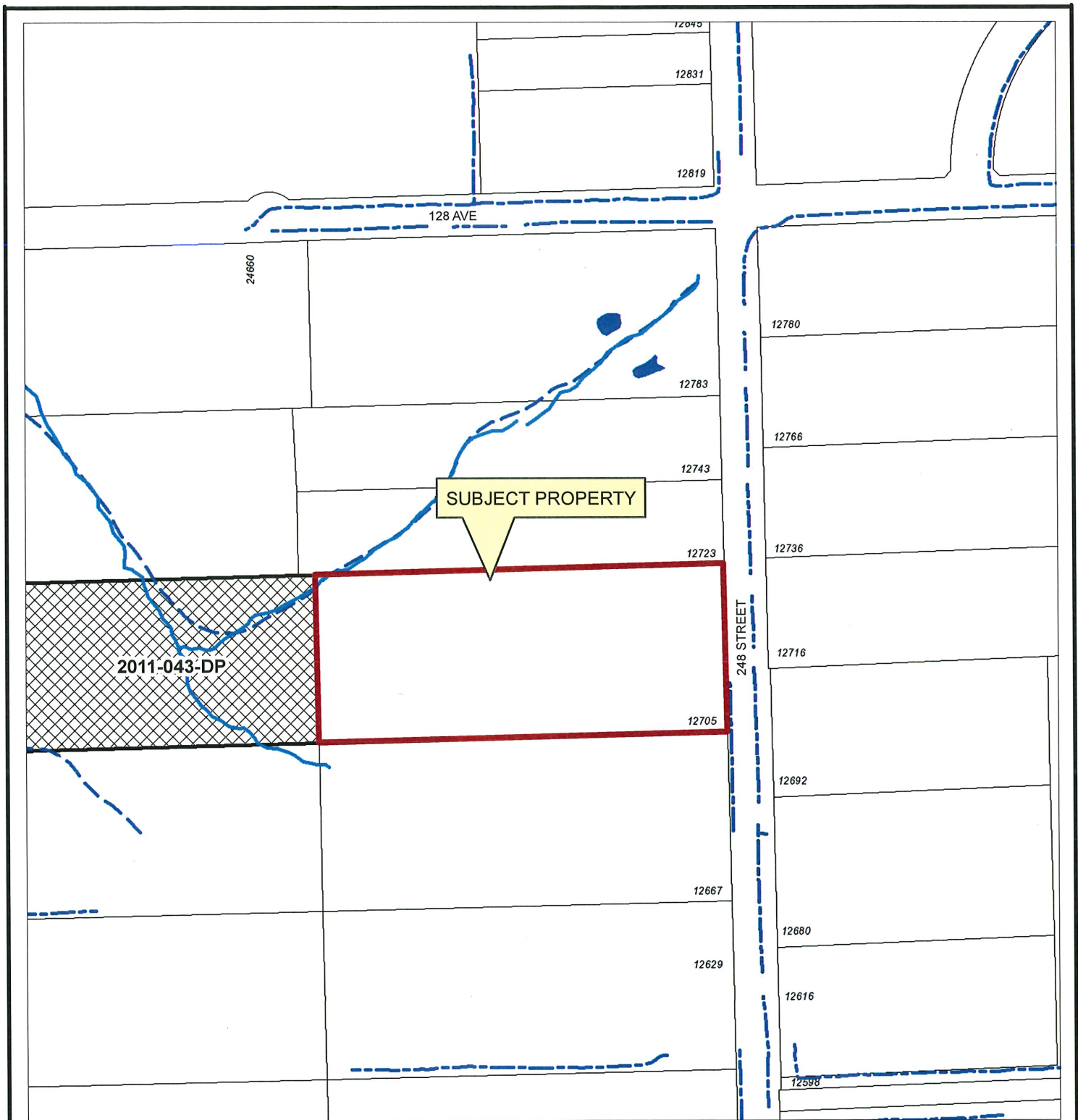
British Columbia

mapleridge.ca

FILE: 2018-160

DATE: May 22, 2018

BY: LP



Scale: 1:2,500

Legend

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

12705 248 STREET
PID: 010-595-392

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2021-195-AL
DATE: Apr 14, 2021

BY: PC

CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE

July 6, 2022
Mayor's Office

CIRCULATED TO:

Michael Morden, Mayor
Chair

Scott Hartman, Chief Administrative Officer
Member

Patrick Hlavac-Winsor, Recording Secretary

1. 5245-20-B588-BG

LEGAL: Lot 8 District Lot 263 New Westminster District Plan 19038

PID: 010-450-831

LOCATION: 20328 123 Avenue

OWNER: Abhishek Valaboju

REQUIRED AGREEMENTS: Building Development Agreement

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 5245-20-B588-BG.

CARRIED

2. 2018-448-RZ

LEGAL: Lot 130 District Lot 242 Group 1 New Westminster District Plan 47517

PID: 006-199-704

LOCATION: 12061 Laity Street

OWNER: 1103635 BC Ltd.

REQUIRED AGREEMENT: Geotechnical Covenant, Rezoning Servicing Agreement, Stormwater Management Covenant

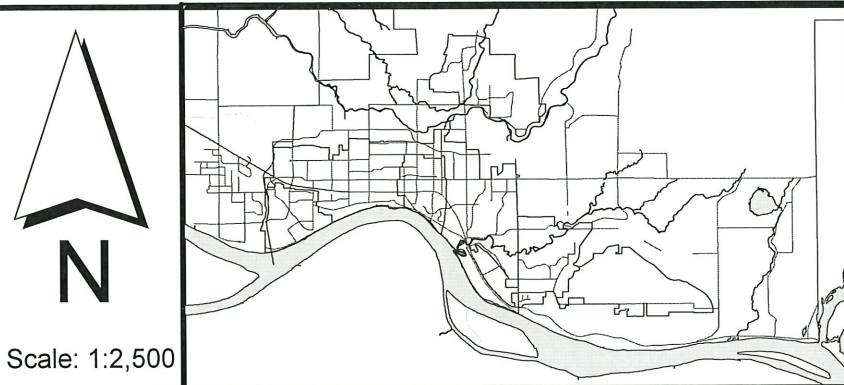
THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2018-448-RZ.

CARRIED



Michael Morden, Mayor
Chair

Scott Hartman, Chief Administrative Officer
Member



Scale: 1:2,500

20328 123 Ave

ENGINEERING DEPARTMENT

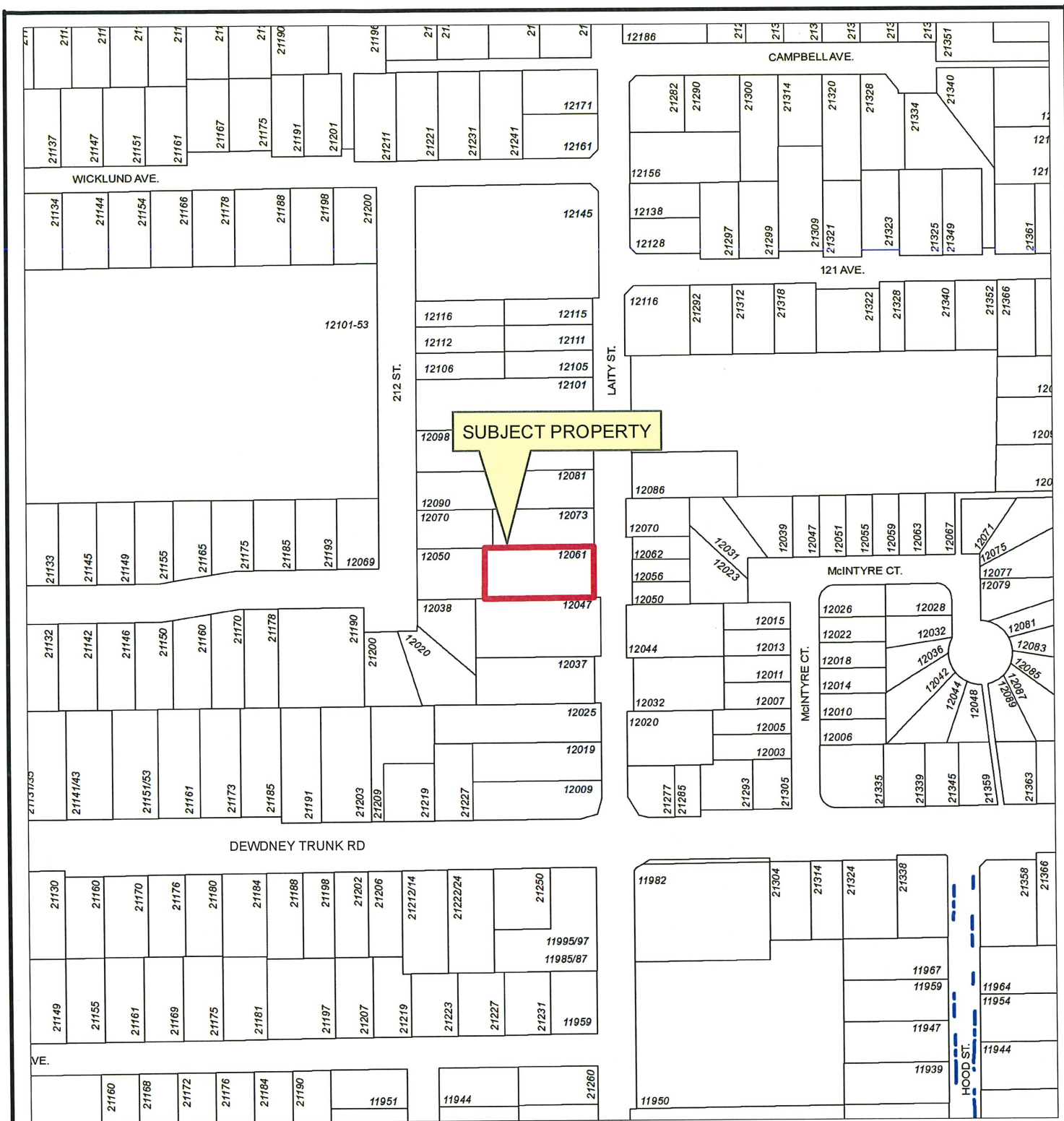


MAPLE RIDGE
British Columbia

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FILE: Subject Map
DATE: Jul 5, 2022

BY: JM



Scale: 1:2,500

Legend

--- Ditch Centreline

12061 Laity St

PLANNING DEPARTMENT

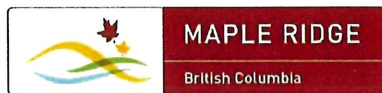


MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2018-448-RZ
DATE: Nov 14, 2018

BY: LP



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**City of Maple Ridge
Audit & Finance Committee
MEETING MINUTES**

February 28, 2022 Regular Meeting

The Minutes of the Regular Meeting of the Audit & Finance Committee
held virtually and in the Blaney Room, City Hall on February 28, 2022 at 10:00 am

COMMITTEE MEMBERS PRESENT

Mayor Mike Morden, Chair
Councillor Ahmed Yousef*

ABSENT

Councillor Judy Dueck

STAFF MEMBERS PRESENT

Scott Hartman	Chief Administrative Officer
Christina Crabtree	General Manager, Corporate Services
Catherine Nolan	Deputy Director of Finance
Trevor Thompson	Director of Finance
Mike McLean	Committee Clerk

*Participated remotely due to the COVID-19 pandemic.

1. CALL TO ORDER – 10:05 am

2. APPROVAL OF THE AGENDA

R/2022-AFC-001

It was moved and seconded

That the agenda for the February 28, 2022 Audit & Finance Committee Meeting be approved as circulated.

CARRIED UNANIMOUSLY

3. ADOPTION OF MINUTES

R/2022-AFC-002

It was moved and seconded

That the minutes of the July 12, 2021 Audit & Finance Committee Meeting be adopted as circulated.

CARRIED UNANIMOUSLY

4. DELEGATIONS – NIL

5. NEW AND UNFINISHED BUSINESS

5.1. 2022 Meeting Schedule

The Committee reviewed and discussed the proposed schedule, including the possibility of additional meetings.

5.2. 2021 Investment Update

The Director of Finance provided an update on the City's investment portfolio, including the return on investment and a summary of the Municipal Finance Authority Pooled Investment Fund. Councillor Yousef spoke about the impact of inflation on investment returns, the potential diversification of investments and current conditions of the mortgage market. Mayor Morden commented on the financial reporting of dedicated reserve funds and the benefits of communicating the extent of existing restrictions on non-discretionary reserves.

R/2022-AFC-003

It was moved and seconded

That the 2021 Investment Update for 2021 be received for information.

CARRIED UNANIMOUSLY

5.3. Auditor Planning Report for 2021

The Deputy Director of Finance provided a summary of the process that will guide the audit of the City's 2021 Consolidated Financial Statements, including materiality limits and asset retirement obligations.

R/2022-AFC-004

It was moved and seconded

That the Audit Planning Report for 2021 be received for information.


CARRIED UNANIMOUSLY

6. QUESTION PERIOD

Mayor Morden addressed additional items, including the exploration of potential investment vehicles available to municipalities within the framework of provincial legislation and options to maximize the return on investment for taxpayer funds.

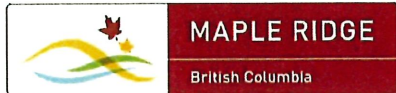
7. NOTICE OF CLOSED MEETING – NIL

8. ADJOURNMENT – 10:57 am



Mayor Mike Morden, Chair

/mm



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**City of Maple Ridge
Audit & Finance Committee
MEETING MINUTES**

April 25, 2022 Regular Meeting

The Minutes of the Regular Meeting of the Audit & Finance Committee
held virtually and in the Blaney Room, City Hall on April 25, 2022 at 1:00 p.m.

COMMITTEE MEMBERS PRESENT

Mayor Mike Morden, Chair
Councillor Judy Dueck
Councillor Gordy Robson

STAFF MEMBERS PRESENT

Scott Hartman	Chief Administrative Officer
Christina Crabtree	General Manager, Corporate Services
Stephane Labonne	General Manager, Parks, Recreation & Culture
Catherine Nolan	Deputy Director of Finance
Trevor Thompson	Director of Finance
Anja Nurvo	Deputy Corporate Officer

1. **CALL TO ORDER – 1:05 p.m.**

2. **APPROVAL OF THE AGENDA**

R/2022-AFC-005

It was moved and seconded

That the agenda for the April 25, 2022 Audit & Finance Committee Meeting be approved as circulated.

CARRIED UNANIMOUSLY

3. **ADOPTION OF MINUTES**

R/2022-AFC-006

It was moved and seconded

That the minutes of the February 28, 2022 Audit & Finance Committee Meeting be adopted as circulated.

CARRIED UNANIMOUSLY

4. **DELEGATIONS – NIL**

5. **NEW AND UNFINISHED BUSINESS**

5.1. **Fee for Service Policy Framework and Review**

The Deputy Director of Finance reviewed the proposed draft policy updates, including the Financial Support Process, Community Grants, and Fee for Service Agreements, requested feedback and answered questions from Committee members. The Committee reviewed and discussed the draft policies. Staff will review the termination clauses of draft policy further, as well as the requirement to regularly offer the provision of services to others to ensure fairness

and transparency. Members agreed that the draft policy should be forwarded to the Committee of the Whole for further discussion and review.

5.2. 2021 Consolidated Financial Statements Review

The Deputy Director of Finance provided an overview of the audit process and reviewed the draft 2021 Consolidated Financial Statements Staff answered questions from Committee members. Staff advised that the Financial Statements will be presented at the May 3rd Committee of the Whole meeting and forwarded to the May 10th Council meeting for approval.

5.3. Audit Findings Report Review

Brian Szabo and Andrew Davies from BDO, the City's Auditors, joined the meeting remotely, and provided a summary of the Report. They noted that the current ERP system is at the end of its useful life and they continue to recommend the City consider reducing its reliance on paper-based processes and storage in future system implementations.

Note: G. Robson left the meeting at 2:29 p.m. and returned at 2:31 p.m.

Note: B. Szabo and A. Davies left the meeting at 2:40 p.m.

6. QUESTION PERIOD

There were no comments from members of the public.

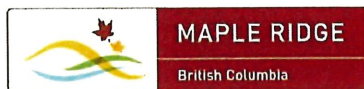
7. NOTICE OF CLOSED MEETING – NIL

8. ADJOURNMENT – 2:44 p.m.



Mayor Mike Morden, Chair

/mm



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**City of Maple Ridge
Audit & Finance Committee
MEETING MINUTES**

The Minutes of the Regular Meeting of the Audit & Finance Committee
held virtually and in the Blaney Room, City Hall on June 13, 2022 at 1:00 pm

COMMITTEE MEMBERS PRESENT

Mayor Morden, Chair
Councillor Gordy Robson
Councillor Judy Dueck

STAFF MEMBERS PRESENT

Scott Hartman	Chief Administrative Officer
Catherine Nolan	Deputy Director of Finance
Trevor Thompson	Director of Finance
Arsh Dhillon	Committee Clerk

*Participated remotely due to the COVID-19 pandemic.

1. **CALL TO ORDER – 1:00 pm**
2. **APPROVAL OF THE AGENDA**

R/2022-AFC-007

It was moved and seconded

That the agenda for the June 13, 2022 Audit & Finance Committee Meeting be approved with amendments to change the Next Meeting date to June 27, 2022.

CARRIED UNANIMOUSLY

3. **ADOPTION OF MINUTES**

R/2022-AFC-008

It was moved and seconded

That the minutes of the April 25, 2022 Audit & Finance Committee Meeting be adopted as circulated.

CARRIED UNANIMOUSLY

4. **DELEGATIONS – NIL**
5. **NEW AND UNFINISHED BUSINESS**

- 5.1. **Overview of Financial Policies**


The Deputy Director of Finance provided an overview of the following financial policies: Financial Sustainability Plan, Gaming Revenue, and City Lands Disposition Proceeds. The committee provided feedback on the existing policies and future considerations.

- 5.2. **Overview of Financial Reserves**

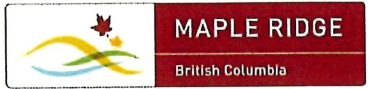
The Deputy Director of Finance provided an overview of Accumulated Surplus, Reserve Funds, Reserve Accounts, and Restricted Revenues. The committee provided feedback regarding future considerations and policy direction.

6. QUESTION PERIOD – NIL

7. ADJOURNMENT at 2:20pm



Mayor Mike Morden, Chair



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**City of Maple Ridge
Audit & Finance Committee
MEETING MINUTES**

The Minutes of the Regular Meeting of the Audit & Finance Committee
held virtually and in the Blaney Room, City Hall on June 27, 2022 at 1:00 pm

COMMITTEE MEMBERS PRESENT

Mayor Morden, Chair
Councillor Gordy Robson
Councillor Judy Dueck

STAFF MEMBERS PRESENT

Scott Hartman	Chief Administrative Officer
Catherine Nolan	Deputy Director of Finance
Trevor Thompson	Director of Finance
Christine Carter*	General Manager Planning & Development Services
David Pollock	General Manager Engineering Services
Forrest Smith*	Director of Engineering
Christina Crabtree	General Manager Corporate Services
Arsh Dhillon	Committee Clerk

*Participated remotely due to the COVID-19 pandemic.

1. **CALL TO ORDER – 1:03 pm**
2. **APPROVAL OF THE AGENDA**

R/2022-AFC-009

It was moved and seconded

That the agenda for the June 27, 2022 Audit & Finance Committee Meeting be approved as circulated.

CARRIED UNANIMOUSLY

3. **ADOPTION OF MINUTES**

R/2022-AFC-010

It was moved and seconded

That the minutes of the June 13, 2022 Audit & Finance Committee Meeting be adopted as circulated.

CARRIED UNANIMOUSLY

4. **DELEGATIONS – NIL**
5. **NEW AND UNFINISHED BUSINESS**

Note: David Pollock joined the meeting at 1:05pm.

5.1. Development Cost Charges Update

The Director of Finance, provided an overview of Development Cost Charges (DCCs) and a proposed DCC Imposition Amending Bylaw. The Committee provided feedback on the proposed

bylaw and referred the matter back to staff for further discussion at the next Audit and Finance Committee Meeting on July 4, 2022.

6. **QUESTION PERIOD – NIL**

7. **ADJOURNMENT at 2:18pm**



Mayor Mike Morden, Chair



City of Maple Ridge
Transportation Advisory Committee
MEETING MINUTES
February 23, 2022 Regular Meeting

The Minutes of the Regular Meeting of the Transportation Advisory Committee (TAC),
held via Zoom teleconference on Wednesday, February 23, 2022 at 7:00 pm.

COMMITTEE MEMBERS PRESENT

Councillor Chelsa Meadus	Council Liaison
Charles Glover, Vice Chair	Member at Large
Jerry Kok, Chair	Member at Large
Chris O'Brian	Member at Large
Dylan Stott	Member at Large
Jennifer Wright	Member at Large
Korleen Carreras	School District No. 42 Board Trustee

STAFF MEMBERS PRESENT

Mark Halpin	Staff Liaison/Manager of Transportation
Amelia Bowden	Planner 2

ABSENT

1. CALL TO ORDER – 7:02 pm

2. APPROVAL OF THE AGENDA

R/2022-TAC-001

It was moved and seconded

That the agenda for the Transportation Advisory Committee Regular Meeting dated February 23, 2022 be approved as circulated.

CARRIED UNANIMOUSLY

3. ADOPTION OF THE MINUTES

R/2022-TAC-002

It was moved and seconded

That the minutes of the Transportation Advisory Committee Regular Meeting dated November 24, 2021 be adopted.

CARRIED UNANIMOUSLY

4. DELEGATIONS

4.1. Lougheed Transit Corridor Area Plan

Amelia Bowden, Planner 2, presented an overview of the Lougheed Transit Corridor Area Plan and explained the decision-making process. Topics included the metrics for evaluating the ratio of green space to development, architectural guidelines to include sequestration of carbon and the integration of area plans with larger development strategies.

5. NEW AND UNFINISHED BUSINESS

5.1 Welcome/Member Introductions

New and returning members introduced themselves and described their backgrounds.

5.2 Committee Orientation

The Staff Liaison provided a brief overview of the Transportation Advisory Committee proceedings.

5.3 2022 Meeting Schedule

R/2022-TAC-003

It was moved and seconded

That the Committee approve the 2022 Transportation Advisory Committee schedule as circulated.

CARRIED UNANIMOUSLY

5.4 Chair and Vice Chair Selection

Jerry Kok was appointed as Chair and Chuck Glover was appointed as Vice Chair of the Transportation Advisory Committee for 2022.

R/2022-TAC-004

It was moved and seconded

That Jerry Kok be appointed as Chair of the Transportation Advisory Committee for 2022.

CARRIED UNANIMOUSLY

R/2022-TAC-005

It was moved and seconded

That Chuck Glover be appointed as Vice Chair of the Transportation Advisory Committee for 2022.

CARRIED UNANIMOUSLY

5.5 2022 Work Plan

The Staff Liaison outlined the Committee's 2022 Work Plan, including action items.

5.6 Transport 2050 Update

The Staff Liaison provided a summary of TransLink's Transport 2050 plan, which is a long-term strategy that will shape the future of transportation in Metro Vancouver.

5.7 Strategic Transportation Plan Overview

The Staff Liaison provided an update on the City's Strategic Transportation Plan.

R/2022-TAC-006

It was moved and seconded

That the Transportation Advisory Committee hold a Special Meeting to discuss the Strategic Transportation Plan.

CARRIED UNANIMOUSLY

6. LIAISON UPDATES

6.1 Staff Liaison

The Staff Liaison spoke to providing an update on active projects within the Engineering Department during the next Transportation Advisory Committee meeting.

6.2 Council Liaison

Councillor Chelsa Meadus provided an update on the progress of the Council Matrix and work plan for Council.

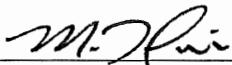
7. QUESTION PERIOD FOR THE PUBLIC – NIL

8. ROUNDTABLE

Members discussed transportation-related issues.

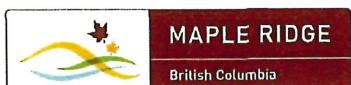
9. ADJOURNMENT – 9:07 pm

The next regular meeting of the Transportation Advisory Committee will be held on Wednesday, May 25, 2022 at 7:00 pm via Zoom.



Mark Halpin, Acting Chair

/mm



mapleridge.ca

**City of Maple Ridge
Parks, Recreation and Culture Advisory Committee
MEETING MINUTES**

March 30, 2022 Regular Meeting

The Minutes of the Regular Meeting of the Parks, Recreation and Culture Advisory Committee (PRCC)
held via Zoom teleconference on March 30, 2022 at 4:00 pm.

COMMITTEE MEMBERS PRESENT

Councillor Ryan Svendsen, Chair	Council Liaison
Carolyn Gosling, Vice Chair	Member at Large
Sasha Passaglia	Member at Large
Karlo Tamondong	Member at Large
Stephen Von Sychowski	Member at Large
Mike Murray	School District No. 42 Board Trustee

STAFF PRESENT

Danielle Pope	Director of Recreation & Community Engagement/Staff Liaison
Valoree Richmond	Director of Parks & Facilities/Staff Liaison
Stephane Labonne	General Manager of Parks, Recreation and Culture
Chad Neufeld	Manager of Parks, Planning & Development
Jennifer Baillie	Recreation Coordinator
Christa Balatti	Recreation Manager, Health & Wellness
Mike McLean	Committee Clerk

COMMITTEE MEMBERS ABSENT

Cass MacLeod	Member at Large
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1. **CALL TO ORDER** – 3:59 p.m.

2. **APPROVAL OF THE AGENDA**

R/2022-PRCC-006

It was moved and seconded

**That the agenda for the March 30, 2022 Parks, Recreation and Culture Advisory Committee
Regular Meeting be approved as circulated.**

CARRIED UNANIMOUSLY

3. **ADOPTION OF THE MINUTES**

R/2022-PRCC-007

It was moved and seconded

**That the minutes of the Parks, Recreation and Culture Advisory Committee Regular Meeting dated
January 5, 2021 be adopted.**

CARRIED UNANIMOUSLY

4. **DELEGATIONS** – NIL

5. **NEW AND UNFINISHED BUSINESS**

5.1 **Child Care Action Table** – Jennifer Baillie, Recreation Coordinator

Recreation Coordinator Jennifer Baillie provided an update on the Child Care Action Table, including data collection and community consultation, identifying community priorities and the child care inventory map.

Note: J. Baillie left the meeting at 4:19 p.m.

5.2 Parks, Recreation and Culture Master Plan Update

Staff Liaison Danielle Pope provided an update on the Parks, Recreation and Culture Master Plan, including the work plan, facility utilization analysis and resident survey.

Note: C. Balatti left the meeting at 4:40 p.m.

5.3 241A Street/122 Avenue Park Concept Update

Chad Neufeld, Manager of Parks, Planning & Development provided an update on the 241A Street/122 Avenue Park Concept, including the naming of the park, and the consideration of accessibility in the selection of park materials.

Note: Item 5.7 was moved forward in the agenda to accommodate the scheduling preferences of the presenter.

5.7* Bike Skills Amenity Offer

Angela McIlldoon provided a presentation regarding her family's proposal to gift a bike skills park to the community, including the location within the Silver Valley/Blanney Hamlet Park and the current stage of the design, which has been developed by their consultant, Hoots Ltd. in collaboration with parks design staff.

5.4 Thornhill Trails Study Update

Chad Neufeld, Manager of Parks, Planning & Development provided an update on the Thornhill Trails Study.

5.5 Thomas Haney Skate Park Lighting Request

Chad Neufeld, Manager of Parks, Planning & Development provided an update on the Thomas Haney Skate Park Lighting Request.

5.6 Thornhill Park Playground Update

Chad Neufeld, Manager of Parks, Planning & Development provided an update on the Thornhill Park Playground Update, including park improvements, refresh of park signage, new timber fencing, changes to disc golf course and the project timeline.

Note: C. Neufeld left the meeting at 5:55 p.m.

6. LIAISON UPDATES

6.1 Staff Liaison

The Staff Liaisons provided an update on the following items:

- PRC Master Plan working group
- Events season about to pick up, including Earth Day event at Beckett Park

- Albion Community Centre moving closer to opening, programs anticipated to begin in June, testing and demoing system
- Silver Valley Gathering Place finishing construction, ribbon cutting event planned for summer

6.2 Council Liaison – NIL

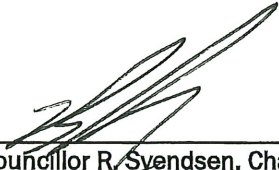
7. QUESTION PERIOD FROM THE PUBLIC – NIL

8. ROUNDTABLE

Committee members shared information on relevant events and activities.

9. ADJOURNMENT – 6:04 p.m.

The next regular meeting of the Parks, Recreation and Culture Advisory Committee will be held on Wednesday, June 29, 2022 at 4:00 pm.



Councillor R. Svendsen, Chair

/mm

1100 COMMITTEE REPORTS AND RECOMMENDATIONS

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First Reading
Zone Amending Bylaw No. 7823-2022
21735 & 21742 123 Avenue and 21744 124 Avenue

MEETING DATE: July 5, 2022
FILE NO: 2021-512-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties, located at 21735 & 21742 123 Avenue and 21744 124 Avenue, from RS-1 (Single Detached Residential) to R-4 (Single Detached (Infill) Urban Residential), to permit a future subdivision of approximately eight lots. To proceed further with this application additional information is required as outlined below.

As per Council Policy 6.31, this application is subject to the Community Amenity Contribution (CAC) program at the rate applicable at third reading of this rezoning application. The CAC contribution rate for this application will be confirmed in the second reading report.

RECOMMENDATIONS:

1. In respect of Section 475 of the *Local Government Act*, requirement for consultation during the development or amendment of an Official Community Plan, Council must consider whether consultation is required with specifically:
 - i. The Board of the Regional District in which the area covered by the plan is located, in the case of a Municipal Official Community Plan;
 - ii. The Board of any Regional District that is adjacent to the area covered by the plan;
 - iii. The Council of any municipality that is adjacent to the area covered by the plan;
 - iv. First Nations;
 - v. Boards of Education, Greater Boards and Improvements District Boards; and
 - vi. The Provincial and Federal Governments and their agencies.and in that regard it is recommended that no additional consultation be required in respect of this matter beyond the early posting of the proposed Official Community Plan amendments on the City's website, together with an invitation to the public to comment;
2. That *Zone Amending Bylaw No. 7823-2022* be given first reading; and further
3. That the applicant provide further information as described on Schedules A, B, F, and G of the *Development Procedures Bylaw No. 5879-1999*, along with the information required for a Subdivision application.

DISCUSSION:

a) Background Context:

Applicant:	Aplin & Martin Consultants LTD.		
Legal Description:	Lot 120 Except: Part Subdivided by Plan LMP5561 District Lot 245 Group 1 New Westminster Land District Plan 29314; Lot 140 District Lot 245 New Westminster District Plan 33004; and Lot 153 District Lot 245 New Westminster District Plan 33150		
OCP:			
Existing:	Urban Residential and Conservation		
Proposed:	Urban Residential and Conservation		
Within Urban Area Boundary:	Yes		
Area Plan:	General Land Use Area Plan		
OCP Major Corridor:	No		
Zoning:			
Existing:	RS-1 (Single Detached Residential)		
Proposed:	R-4 (Single Detached (Infill) Urban Residential)		
Surrounding Uses:			
North:	Use:	Single Family Residential	
	Zone:	RS-1 (Single Detached Residential) and RS-1b (Single Detached (Medium Density) Residential)	
South:	Designation:	Urban Residential and Conservation	
	Use:	Single Family Residential	
	Zone:	RS-1 (Single Detached Residential)	
East:	Designation:	Urban Residential and Conservation	
	Use:	Single Family Residential and Maple Ridge Secondary School	
	Zone:	RS-1 (Single Detached Residential), RS-1b (Single Detached (Medium Density) Residential), and P-1 (Park and School)	
West:	Designation:	Urban Residential and Institutional	
	Use:	Single Family Residential	
	Zone:	RS-1 (Single Detached Residential) and RS-1b (Single Detached (Medium Density) Residential)	
	Designation:	Urban Residential and Conservation	
Existing Use of Property:	Single-Family Residential		
Proposed Use of Property:	Single-Family Residential		
Site Area:	0.78 ha (1.93 acres)		
Access:	123 Avenue		
Servicing requirement:	Urban Standard		
Flood Plain:	No		
Fraser Sewer Area:	Yes		

b) Site Characteristics:

The subject site is located at the end of 123 Avenue on a cul-de-sac, just east of the intersection of 216 Street and 123 Avenue. The site encompasses three lots located at 21735 & 21742 123 Avenue and 21744 124 Avenue and is 0.78 hectares in size. The western portion of the site is relatively flat, while on the eastern edge of the site there is a watercourse with some steep slopes. The area to the west, north and south of the subject site is composed primarily of single-family houses, while to the east is Maple Ridge Secondary School.

c) Project Description:

The applicant is proposing to rezone the subject properties from RS-1 (Single Detached Residential) to R-4 (Single Detached (Infill) Urban Residential) to permit the subdivision of approximately eight lots (see Appendices A and B). Lots 1 to 4 would be fee-simple, while Lots 5 to 8 would be bare land strata and accessed by a strata road off the end of the cul-de-sac. The very eastern portion of the site around the watercourse would be dedicated and designated as *Conservation*.

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

Any subdivision layout provided is strictly preliminary and could change after servicing details and analysis reports are reviewed. Any subdivision layout provided is strictly preliminary and must be approved by the Approving Officer.

d) Planning Analysis:

Official Community Plan

The development site is currently designated *Urban Residential*. The Zoning Matrix identifies both a neighbourhood residential infill category, and a major corridor residential category. The subject property is considered *Neighbourhood Residential Infill*, which designation allows for single detached dwellings and other housing forms, subject to the *Neighbourhood Residential Infill Policies*.

Specifically, Policy 3-19 provides for subdivision in established neighbourhoods providing that the lot area and width is not less than 80% of the lot area and width prescribed under the predominate zone in the neighbourhood. On February 23, 2021, Council adopted *Official Community Plan Amending Bylaw No. 7493-2018* to amend Policy 3-19 with the addition of the following language:

RS-1 (One Family Urban Residential) zoned parent parcels that are unable to satisfy the 80% requirement may be eligible for R-4 (Single Detached (Infill) Urban Residential) zoning subject to satisfying Policy 3-21.

For reference, Policy 3-21 states:

3 - 21 *All Neighbourhood and Major Corridor Residential infill developments will respect and reinforce the physical patterns and characteristics of established neighbourhoods, with particular attention to:*

- a) *the ability of the existing infrastructure to support the new development;*
- b) *the compatibility of the site design, setbacks, and lot configuration with the existing pattern of development in the area;*
- c) *the compatibility between building massing and the type of dwelling units in the proposed development and the surrounding residential properties;*
- d) *the location, orientation, and visual impact of vehicle access/egress in relation to:*
 - i. *adjacent developments*
 - ii. *the street*
 - iii. *the pedestrian environment*
- e) *minimizing adverse parking and traffic impacts on the existing neighbourhood;*
- f) *a gradual transition of scale and density through the design of building mass and form, such as:*
 - i. *reduction in building heights at the edges of a development;*
 - ii. *location of lower density components towards the perimeters of a site; and*
 - iii. *concentration of density to the centre of a development or towards a non-residential boundary;*
- g) *retention and preservation of significant trees, other natural vegetation, and environmental features;*
- h) *maintaining adequate light, view and privacy for residents on adjacent properties or in adjacent neighbourhoods; and*
- i) *conservation of special landscapes such as gardens, or built-form features, including heritage buildings, that contribute to the unique character of a neighbourhood.*

The proposed R-4 (Single Detached (Infill) Urban Residential) zoning is discussed in the above Official Community Plan (OCP) policies; however, the Community Planning section has reviewed the preliminary submission and has some concerns with the application of R-4 lots in this location, as it does not meet all the provisions found in OCP Policy 3-21. The question of neighbourhood “fit” will become clearer should Council grant first reading and a Development Information Meeting (DIM) occurs prior to second reading.

An amendment to the OCP would be required to adjust the area designated *Conservation* around the watercourse.

Zoning Bylaw

The current application proposes to rezone the properties located at 21735 & 21742 123 Avenue and 21744 124 Avenue from RS-1 (Single Detached Residential) to R-4 (Single Detached (Infill) Urban Residential) (see Appendix C) to permit the subdivision of approximately eight lots (see Appendix D).

The minimum lot size for the current RS-1 (Single Detached Residential) zone is 668m², and the minimum lot size for the proposed R-4 (Single Detached (Infill) Urban Residential) zone is 450m². All of the proposed lots meet the minimum 450m² area and 12 metre width as required in the R-4 (Single Detached (Infill) Urban Residential) Zone.

Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

Development Permits

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

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

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

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

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. A Public Hearing will also be required which will provide area residents an opportunity to speak directly to Council.

e) Interdepartmental Implications:

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

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

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

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

f) Early and Ongoing Consultation:

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

g) Development Applications:

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

1. An OCP Application (Schedule A);
2. A complete Rezoning Application (Schedule B);
3. A Watercourse Protection Development Permit Application (Schedule F);
4. A Natural Features Development Permit Application (Schedule G);
5. A Subdivision Application.

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

Alternative:

Should Council not support the R-4 lots at this location, *Zone Amending Bylaw No. 7823-2022* can be referred back to staff for discussion with the applicant to investigate the use of RS-1b (557m²) lots.

CONCLUSION:

The development proposal under the R-4 zone is identified within the policies of the Official Community Plan; therefore, it is recommended that Council grant first reading subject to additional information being provided and assessed prior to second reading.

"Original signed by Rene Tardif"

Prepared by: **Rene Tardif, BA, M.PL**
Planner 1

"Original signed by Scott Hartman"

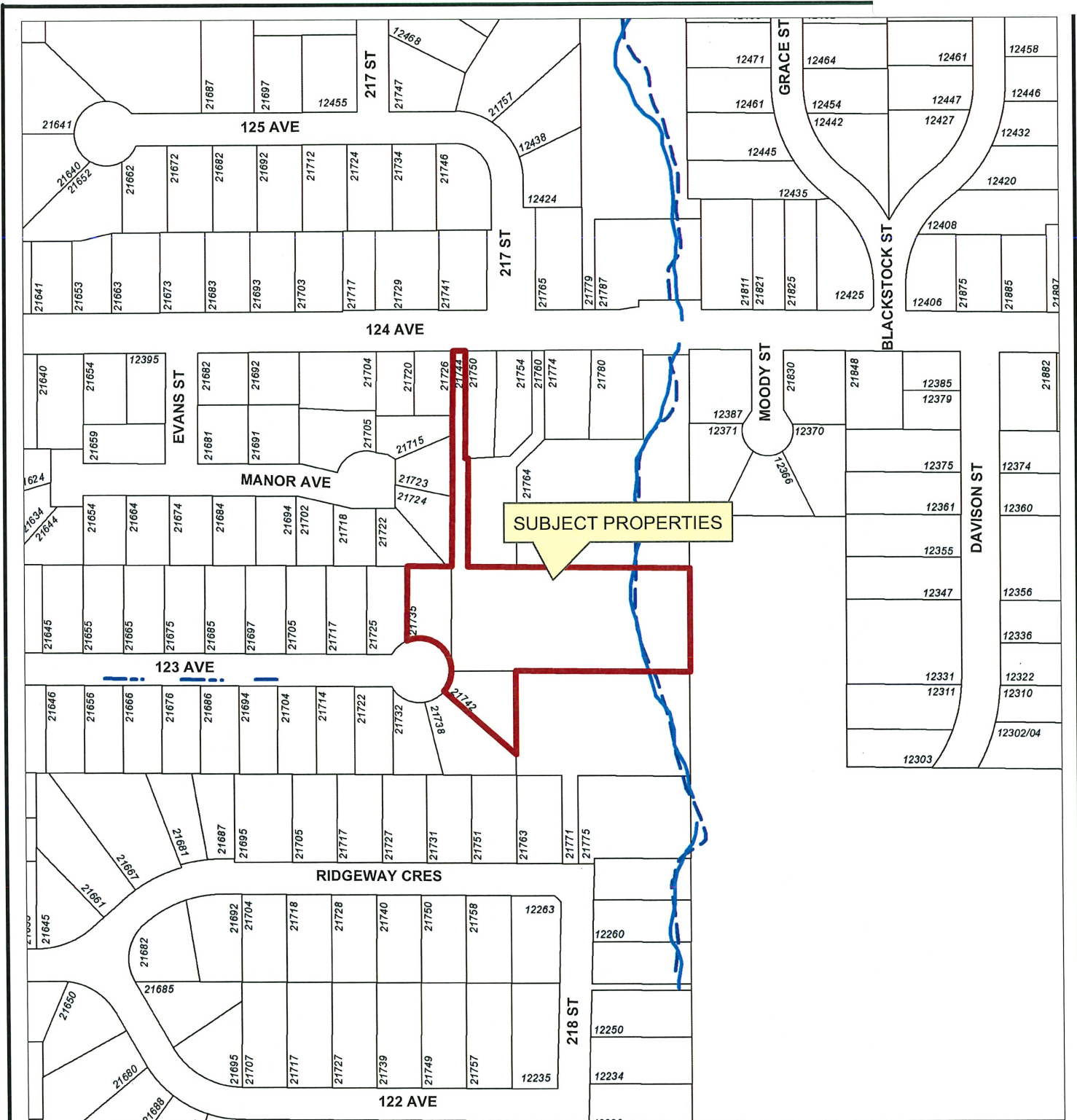
Concurrence: **Scott Hartman**
Chief Administrative Officer

"Original signed by Charles Goddard"

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

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7823-2022
- Appendix D – Proposed Site Plan



Scale: 1:2,500

Legend

- Stream
- Ditch Centreline
- Indefinite Creek

Street Name Labels

21735/42 123 AVENUE &
21744 124 AVENUE
PID 006-791-476, 006-728-065,
009-055-908

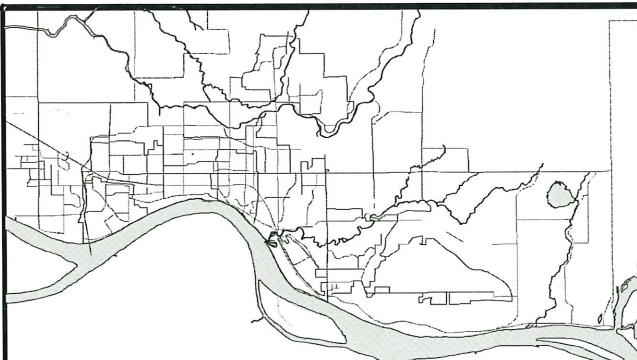
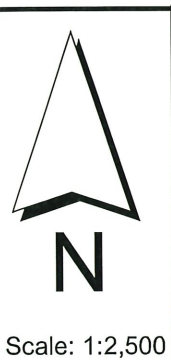
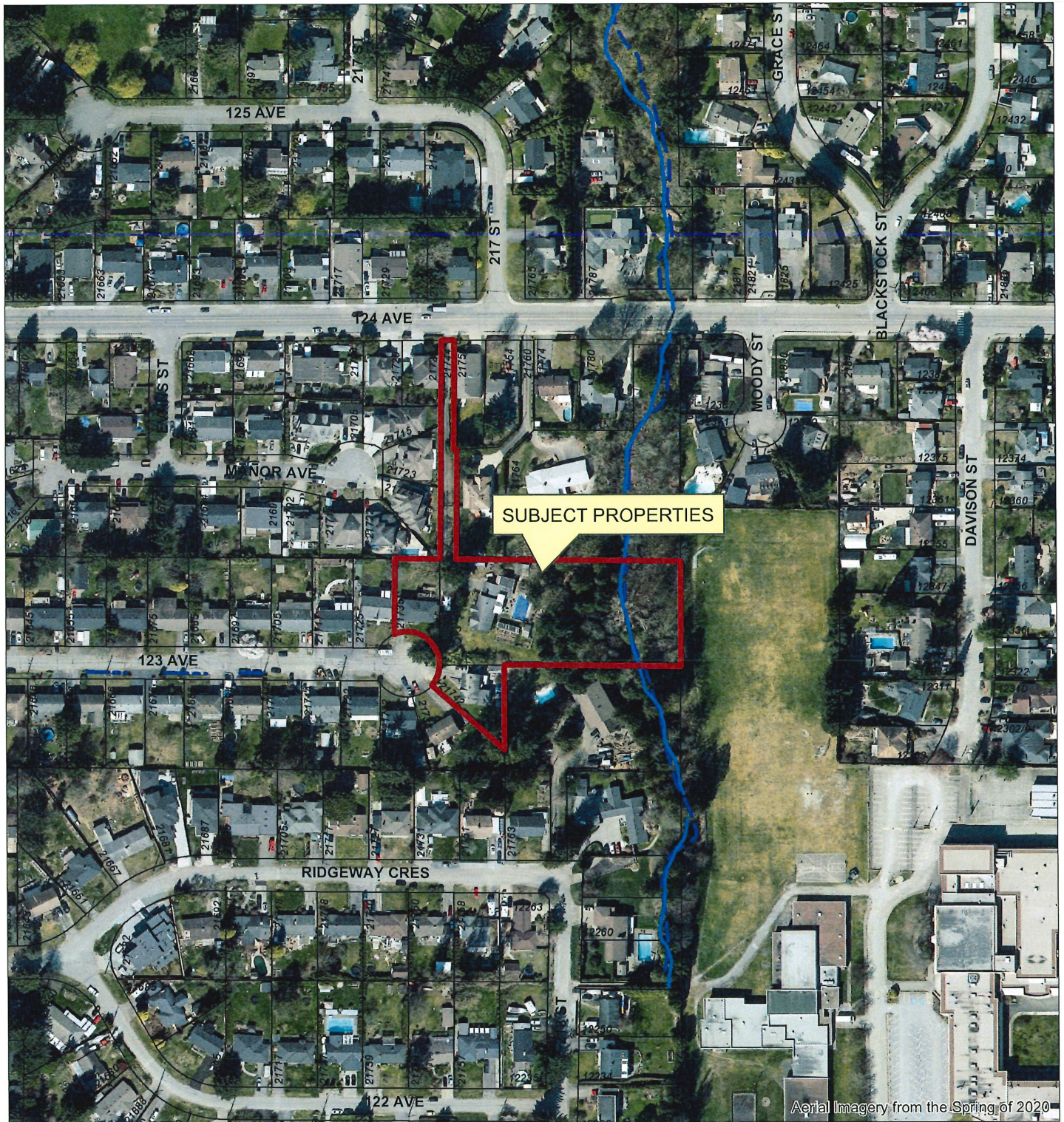
PLANNING DEPARTMENT



mapleridge.ca

FILE: 2021-512-RZ/SD/DP
DATE: Oct 19, 2021

BY: PC



21735/42 123 AVENUE &
21744 124 AVENUE
PID 006-791-476, 006-728-065,
009-055-908

PLANNING DEPARTMENT



mapleridge.ca

FILE: 2021-512-RZ/SD/DP
DATE: Oct 19, 2021

BY: PC

**CITY OF MAPLE RIDGE
BYLAW NO. 7823-2022**

A Bylaw to amend Schedule "A" Zoning Bylaw Map forming part of
Zoning Bylaw No. 7600-2019 as amended

WHEREAS, it is deemed expedient to amend Maple Ridge Zoning Bylaw No. 7600-2019 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. 7823-2022."
2. That parcels of land and premises known and described as:

Lot 120 Except: Part Subdivided by Plan LMP5561 District Lot 245 Group 1 New Westminster Land District Plan 29314;
Lot 140 District Lot 245 New Westminster District Plan 33004; and
Lot 153 District Lot 245 New Westminster District Plan 33150

and outlined in heavy black line on Map No. 1948 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to R-4 (Single Detached (Infill) Urban Residential).

3. Maple Ridge Zoning Bylaw No. 7600-2019 as amended and Map "A" attached thereto are hereby amended accordingly.

READ a first time the day of , 20

READ a second time the day of , 20

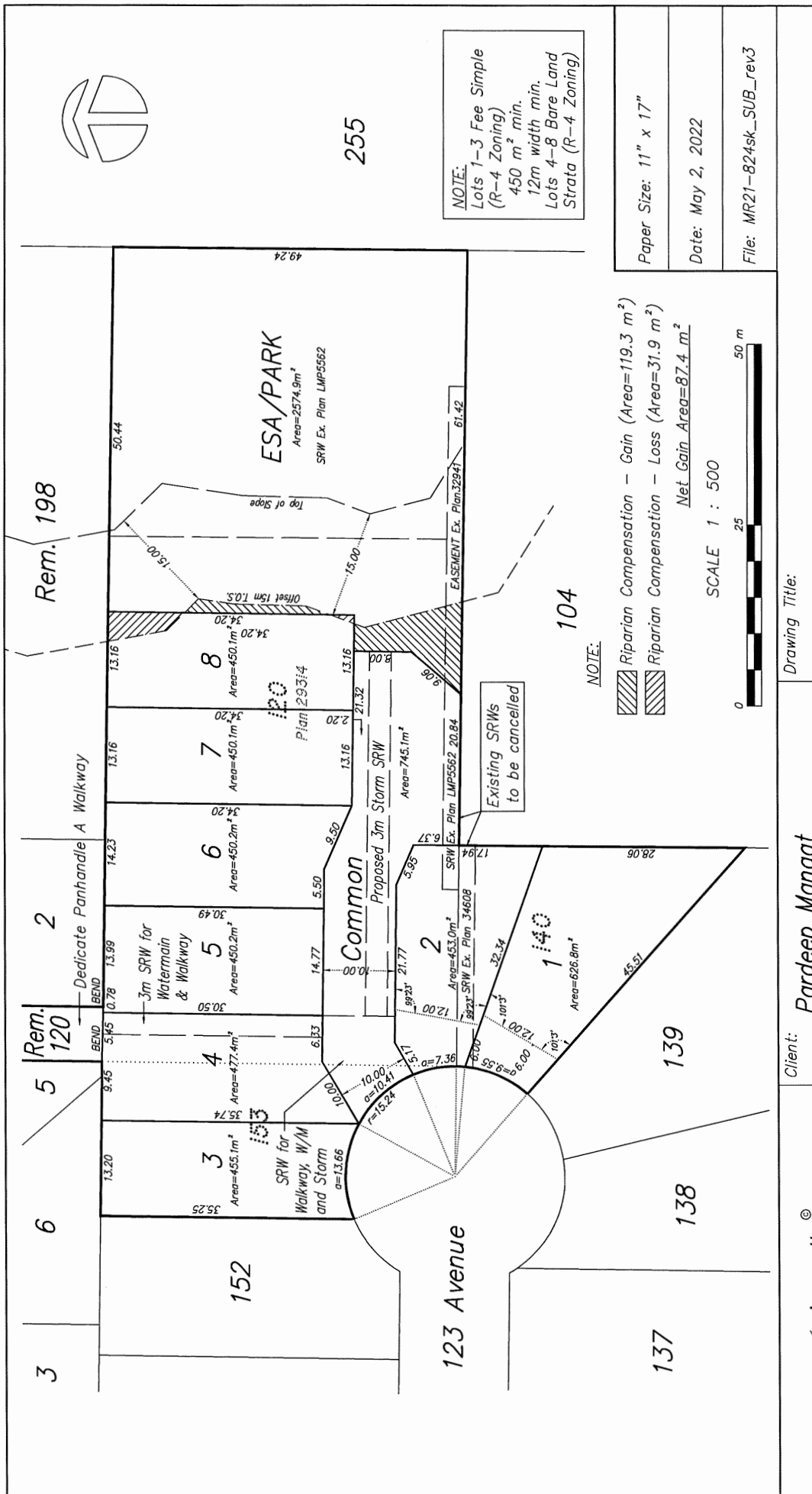
PUBLIC HEARING held the day of , 20

READ a third time the day of , 20

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council

MEETING DATE: July 5, 2022
FILE NO: 09-4560-20

FROM: Chief Administrative Officer

MEETING: CoW

SUBJECT: Maple Ridge Ticket Information Utilization Amending Bylaw No. 7858-2022 and
Bylaw Notice Enforcement Amending Bylaw No. 7859-2022

EXECUTIVE SUMMARY:

The purpose of this report is to present the Maple Ridge Ticket Information Utilization Amending Bylaw No. 7858-2022 (APPENDIX I) and the Bylaw Notice Enforcement Amending Bylaw No. 7859-2022 (APPENDIX II). This is required to amend and add charging offences under both bylaws to coincide with the recently adopted Maple Ridge Public Places, Parks and Recreation Facilities Regulations Bylaw No. 7854-2022 and the existing Maple Ridge Water Service Bylaw No. 6002-2001.

As Council is aware, Maple Ridge Public Places, Parks and Recreation Facilities Regulations Bylaw No. 7854-2022 was presented to Council on June 14, 2022, and received first, second and third readings. Consequently, as section numbers changed under the new Parks Bylaw, both the Maple Ridge Ticket Information Utilization Bylaw (MTI) and Bylaw Notice Enforcement Bylaw (BN) will need to be amended to replace and add schedules in both ticketing offences bylaws.

In addition, there is a need to adopt charges under the existing Maple Ridge Water Service Bylaw No. 6002-2001, as currently all violations must be addressed under the *Offence Act* through the Provincial Court system. By adopting charges, City Engineering Staff and Bylaw Compliance Officers would be able to address contraventions quickly and efficiently for violations such as “damage or use waterworks” without City authorization.

RECOMMENDATION(S):

That Maple Ridge Ticket Information Utilization Amending Bylaw No. 7858-2022 be given first, second and third readings; and

That Bylaw Notice Enforcement Amending Bylaw No. 7859-2022 be given first, second and third readings.

DISCUSSION:

Staff recently presented Council with the new Maple Ridge Public Places, Parks and Recreation Facilities Regulations Bylaw No. 7854-2022 to replace the current Maple Ridge Parks and Facilities Regulation Bylaw No. 7085-2014. At the time this report was written, the new Parks Bylaw had received first, second and third readings. As sections of the new Parks Bylaw were re-numbered, the charging sections under the Maple Ridge Ticket Information Utilization Bylaw (MTI) and Bylaw Notice Enforcement Bylaw (BN) need to be amended to coincide with the new Parks Bylaw, so that Municipal Information Tickets and Bylaw Notices can be issued appropriately.

Furthermore, there is an emergent need to add charges to the Maple Ridge Water Service Bylaw No. 6002-2001. City staff are encountering violations of the Water Service Bylaw and there are presently no ticketing abilities to address or deter these unlawful activities. As mentioned above the only remedy available to pursue charges under the Water Services Bylaw is by laying an information under the *Offence Act* through Provincial Court, which can be costly, time consuming and a strain on staff resources.

Municipal Ticket Information (MTI)

Changes to the Maple Ridge Ticket Information Utilization Bylaw include general housekeeping, updating the Table of Contents, the Schedules list, Schedule 1, and replacing Schedule 17 in its entirety for offences under the new Parks Bylaw. For ease of reference the current Schedule 17 is attached (APPENDIX III). This amending bylaw will also add a new category under Designated Bylaw Compliance Officer and a new Schedule 30 for charges under the Water Services Bylaw and re-numbering the remaining Schedules.

The proposed Municipal Ticket Information (MTI) charges for both bylaws are included in APPENDIX I.

Bylaw Notice (BN)

Changes to the Bylaw Notice Enforcement Bylaw include replacing Part 16 in its entirety with a new Part 16 for offences under the new Parks Bylaw. As well, new Part 30 has been added to include offences under the Water Services Bylaw and re-numbering the remaining Parts.

The proposed Bylaw Notice (BN) charges for both bylaws are included in APPENDIX II.

CONCLUSION:

Maple Ridge Ticket Information Utilization Amending Bylaw No. 7858-2022 and Bylaw Notice Enforcement Amending Bylaw No. 7859-2022 will ensure consistency, coordination and compliance with corresponding ticketing offences bylaws.


Prepared by: **Michelle Orsetti**
Director, Bylaw & Licensing Services


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


Concurrence: **Scott Hartman**
Chief Administrative Officer

Appendix I	Maple Ridge Ticket Information Utilization Amending Bylaw No. 7858-2022
Appendix II	Bylaw Notice Enforcement Amending Bylaw No. 7859-2022
Appendix III	Schedule 17 MTI Penalties for Parks Regulation Bylaw No. 7085-2014

City of Maple Ridge

Maple Ridge Ticket Information Utilization Amending Bylaw No.7858-2022

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. 7858-2022.
2. Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012 is amended under Part 4 General Provisions by deleting subsection 4.3 in its entirety and replacing it with the following:

The words or expressions set forth in Column 1 of Schedules 2 through 33 to this bylaw designate the offence committed under the bylaw section number appearing in column 2 opposite the respective words or expressions.

3. Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012 is amended under Part 4 General Provisions by deleting subsection 4.4 in its entirety and replacing it with the following:

The amounts appearing in Column 3 of Schedules 2 through 33 to this bylaw are the fines set pursuant to Section 265 of the Community Charter for the corresponding offences designated in Column 1.

4. Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012 is amended under Part 4 General Provisions by deleting subsection 4.5 in its entirety and replacing it with the following:

The amounts appearing in Column 4 of Schedule 11 to this bylaw are the discounted fines pursuant to Section 265 of the *Community Charter* for the corresponding fines set in Column 3, provided that the Municipal Ticket Information is paid within thirty (30) calendar days upon receipt.

5. Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012 is amended by adding the following under the **Schedules** after the Watercourse Protection Bylaw and renumbering the **Schedules** list in numerical order:

Schedules

Schedule 30 Water Service Bylaw

6. Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012 is amended in the **Schedules** list by replacing the title **Parks and Recreation Facilities Regulation Bylaw No. 7085-2014** with **Public Places, Parks and Recreation Facilities Regulation Bylaw No. 7854-2022**.

7. Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012 is amended in **Schedule 1** under **Public Places, Parks and Recreation Facilities Regulation Bylaw No. 7854-2022** under **Designated Bylaw Compliance Officer** by adding the words Community Safety Officer after Bylaw Compliance Officer.
8. Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012 is amended in **Schedule 1** by adding the following after Watercourse Protection Bylaw No. 6410-2006:

Designated Bylaws

Water Service Bylaw No. 6002-2001

Designated Bylaw Compliance Officer

Director of Bylaw & Licencing Services
 Manager of Bylaw & Licencing Services
 Bylaw Compliance Officer
 Community Safety Officer
 Fire Chief
 Fire Department Officer
 R.C.M.P.
 Municipal Engineer
 Director of Operations
 Water Superintendent
 Waterworks Superintendent
 Waterworks Foreman
 Works Inspector

9. Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012 is amended by deleting **Schedule 17**, from the Maple Ridge Parks Regulation Bylaw No. 7085-2014, in its entirety and replacing it with the following:

Schedule 17

Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012

**From Maple Ridge Public Places, Parks and Recreation Facilities Regulation
 Bylaw No. 7854-2022**

Damage structure	9.1.7	\$1,000
Tamper with fixture	9.1.9	\$750
Obstruct City employee	9.1.21	\$750
Harass City employee	9.1.22	\$1,000
Obstruction	9.1.34	\$750

10. Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012 is amended by adding a new **Schedule 30**, from the Maple Ridge Water Service Bylaw, after Schedule 29 and renumbering the remaining Schedules in numerical order.

Schedule 30
Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012

From Water Service Bylaw No. 6002-2001

	Section	Fine
Damage or use waterworks	8(a)	\$1,000
Contaminate waterworks	8(c)	\$1,000
Sell water from waterworks	8(d)	\$1,000

11. Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012 is amended by updating the Table of Contents accordingly.

READ A FIRST TIME this ____ day of _____, 2022.

READ A SECOND TIME this ____ day of _____, 2022.

READ A THIRD TIME this ____ day of _____, 2022.

ADOPTED this ____ day of _____, 2022.

PRESIDING MEMBER

CORPORATE OFFICER

APPENDIX II

City of Maple Ridge

Bylaw Notice Enforcement Amending Bylaw No.7859-2022

A bylaw to amend Bylaw Notice Enforcement Bylaw No. 7626-2020

WHEREAS the Council of The City of Maple Ridge deems it expedient to amend the Bylaw Notice Enforcement Bylaw No. 7626-2020;

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

1. This bylaw may be cited as Bylaw Notice Enforcement Amending Bylaw No. 7859-2022
2. Bylaw Notice Enforcement Bylaw No. 7626-2020 is amended by replacing Part 16 in Schedule A, Designated Bylaw Contraventions and Penalties, in its entirety and replacing it with the following:

Part 16						
Bylaw No.	Section(s)	Description	A1 Penalty Amount	A2 Early Payment Penalty	A3 Late Payment Penalty	A4 Compliance Agreement Available Maximum 50% Reduction in Penalty Amount Where Compliance Agreement is Shown as "Yes"
Public Places, Parks and Recreation Facilities Regulation Bylaw No. 7854-2022						
7854-2022	9.1.1	Enter closed Park	\$300	\$250	\$350	No
7854-2022	9.1.2	Fail to comply with Posted Notice	\$200	\$150	\$250	No
7854-2022	9.1.3	Deposit refuse	\$200	\$150	\$250	No
7854-2022	9.1.4	Deposit off-site refuse	\$450	\$400	\$500	No
7854-2022	9.1.5	Carry or discharge any weapon or dangerous toy	\$450	\$400	\$500	No
7854-2022	9.1.6	Damage landscaping	\$450	\$400	\$500	No
7854-2022	9.1.8	Damage sign	\$450	\$400	\$500	No
7854-2022	9.1.10	Unauthorized fire	\$300	\$250	\$350	No
7854-2022	9.1.11	Fail to obey sign	\$200	\$150	\$250	No
7854-2022	9.1.12	Distribute advertising	\$200	\$150	\$250	No

Part 16						
Bylaw No.	Section(s)	Description	A1 Penalty Amount	A2 Early Payment Penalty	A3 Late Payment Penalty	A4 Compliance Agreement Available Maximum 50% Reduction in Penalty Amount Where Compliance Agreement is Shown as "Yes"
7854-2022	9.1.13	Use advertising vehicle	\$200	\$150	\$250	No
7854-2022	9.1.14	Molest or injure animal	\$300	\$250	\$350	No
7854-2022	9.1.15	Possess drug paraphernalia	\$200	\$150	\$250	No
7854-2022	9.1.16	Unauthorized business	\$300	\$250	\$350	No
7854-2022	9.1.17	Use vulgar language	\$450	\$400	\$500	No
7854-2022	9.1.18	Disorderly conduct	\$450	\$400	\$500	No
7854-2022	9.1.19	Obstruct free use	\$450	\$400	\$500	No
7854-2022	9.1.20	Loitering	\$200	\$150	\$250	No
7854-2022	9.1.23	Expose genitals	\$450	\$400	\$500	No
7854-2022	9.1.24	Excavate in a Park	\$450	\$400	\$500	No
7854-2022	9.1.25	Remove Natural Park Feature	\$450	\$400	\$500	No
7854-2022	9.1.26	Hold procession or gathering	\$400	\$350	\$450	No
7854-2022	9.1.27	Operate power boat	\$450	\$400	\$500	No
7854-2022	9.1.28	Use tobacco or illicit drugs	\$250	\$200	\$300	No
7854-2022	9.1.29	Discharge fireworks	\$450	\$400	\$500	No
7854-2022	9.1.30	Plant landscaping	\$250	\$200	\$300	No
7854-2022	9.1.31	Possess or consume liquor	\$450	\$400	\$500	No
7854-2022	9.1.32	Use hazardous device	\$450	\$400	\$500	No
7854-2022	9.1.33	Erect structure or tent	\$300	\$250	\$350	No
7854-2022	9.1.35	Operate device which disturbs	\$200	\$150	\$250	No

Part 16

Bylaw No.	Section(s)	Description	A1 Penalty Amount	A2 Early Payment Penalty	A3 Late Payment Penalty	A4 Compliance Agreement Available Maximum 50% Reduction in Penalty Amount Where Compliance Agreement is Shown as "Yes"
7854-2022	9.1.36	Urinate or defecate in park	\$450	\$400	\$500	No
7854-2022	9.1.37	Swim or skate where prohibited	\$200	\$150	\$250	No
7854-2022	10.1.1	Chattel on boulevard	\$250	\$200	\$300	No
7854-2022	10.1.2	Drive off designated area	\$150	\$100	\$200	No
7854-2022	10.1.3	Drive where prohibited	\$150	\$100	\$200	No
7854-2022	10.1.4	Drive vehicle over speed limit	\$250	\$200	\$300	No
7854-2022	12.1.1	Unleashed animal	\$200	\$150	\$250	No
7854-2022	12.1.2	Animal in prohibited area	\$200	\$150	\$250	No
7854-2022	12.1.3	Animal within 5 metres	\$200	\$150	\$250	No
7854-2022	12.1.4	Horse in Park	\$200	\$150	\$250	No
7854-2022	13.1.1	Play where prohibited	\$250	\$200	\$300	No
7854-2022	13.1.2	Unauthorized foot wear	\$150	\$100	\$200	No
7854-2022	13.1.3	Play contrary to rules	\$150	\$100	\$200	No
7854-2022	14.2.2	Enter while banned	\$250	\$200	\$300	No
7854-2022	15.1	Conduct commercial business	\$450	\$400	\$500	No
7854-2022	16.3.1	Organized event without permit	\$450	\$400	\$500	No
7854-2022	16.3.2	Activities without permit	\$250	\$200	\$300	No
7854-2022	16.3.3	Camp without permit	\$250	\$200	\$300	No
7854-2022	16.3.4	Horse without permit	\$200	\$250	\$300	No

Part 16						
Bylaw No.	Section(s)	Description	A1 Penalty Amount	A2 Early Payment Penalty	A3 Late Payment Penalty	A4 Compliance Agreement Available Maximum 50% Reduction in Penalty Amount Where Compliance Agreement is Shown as "Yes"
7854-2022	17.1	Erect shelter outside hours	\$250	\$200	\$300	No
7854-2022	17.2	Unauthorized temporary structure	\$250	\$200	\$300	No

3. Bylaw Notice Enforcement Bylaw No. 7626-2020 is amended by adding a new Part 30 in Schedule A, after Part 29 and renumbering the remaining Parts in numerical order

Part 30						
Bylaw No.	Section(s)	Description	A1 Penalty Amount	A2 Early Payment Penalty	A3 Late Payment Penalty	A4 Compliance Agreement Available Maximum 50% Reduction in Penalty Amount Where Compliance Agreement is Shown as "Yes"
Water Service Bylaw No. 6002 – 2001						
6002-2001	8(b)	Obstruct waterworks	\$450	\$400	\$500	No
6002-2001	8(e)	Make false statement	\$450	\$400	\$500	No

4. Bylaw Notice Enforcement Bylaw No. 7626-2020 is amended by updating the table of contents accordingly.

READ A FIRST TIME this ____ day of _____, 2022.

READ A SECOND TIME this ____ day of _____, 2022.

READ A THIRD TIME this ____ day of _____, 2022.

ADOPTED this ____ day of _____, 2022.

PRESIDING MEMBER

CORPORATE OFFICER

APPENDIX III

Schedule 17 Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012

From Maple Ridge Parks Regulation Bylaw No. 7085 – 2014

7061-2014

	Section	Fine
Enter Park when closed	8.1.1	\$100
Deposit refuse	8.1.3	\$100
Deposit any off-site refuse	8.1.4	\$300
Carry or discharge any weapon or dangerous toy	8.1.5	\$300
Cut any plant	8.1.6	\$500
Deface any building or wall	8.1.7	\$500
Damage any fixture	8.1.8	\$500
Start any unauthorized fire	8.1.9	\$200
Fail to obey any sign or signal	8.1.10	\$200
Post or display advertising	8.1.11	\$200
Use advertising vehicle	8.1.12	\$200
Molest or harm any animal	8.1.13	\$300
Possess any drug paraphernalia	8.1.14	\$200
Carry on any unauthorized business	8.1.15	\$200
Use vulgar language	8.1.16	\$500
Disorderly or offensive conduct	8.1.17	\$500
Expose genitals	8.1.18	\$500
Excavate in a Park	8.1.19	\$300
Move any Natural Park Feature	8.1.20	\$100
Hold procession or gathering	8.1.21	\$200
Operate power boat	8.1.22	\$200
Use tobacco within 7.5 meters of playground	8.1.23	\$200
Discharge of fireworks	8.1.24	\$200
Plant trees or shrubs	8.1.25	\$100
Possess or consume liquor	8.1.26	\$500
Use a device which constitutes a hazard	8.1.27	\$100
Erect any structure or tent	8.1.28	\$300
Obstruct any employee of the City	8.1.29	\$300
Use or operate device that disturbs enjoyment of Park	8.1.30	\$100
Urinate or defecate except in toilet facility	8.1.31	\$200
Swim where not permitted	8.1.32	\$100
Skate where not permitted	8.1.33	\$100
Transport goods over unprotected boulevard	9.1.1	\$300
Drive or ride any animal or vehicle on boulevard	9.1.2	\$150
Drive vehicle in excess of posted speed limit	9.1.4	\$150
Unleashed dog or other animal	11.1.1	\$150
Animal in prohibited area	11.1.2	\$150
Horse outside of designated area	11.1.4	\$100
Dog within 5 meters of playing field or sports surface	11.1.5	\$150
Unauthorized foot wear on a tennis court or bowling green	12.1.2	\$150
Play on tennis court or bowling green contrary to rules	12.1.3	\$150
Enter a park or facility during banning period	13.2.2	\$250

TO: His Worship Mayor Michael Morden
and Members of Council

MEETING DATE: July 5, 2022
FILE NO: 01-0640-30-2022

FROM: Chief Administrative Officer

MEETING: CoW

SUBJECT: ITT-PL22-11: Award of Contract 241A St Park Construction

EXECUTIVE SUMMARY:

The park planned for 241A Street and 112 Avenue in the Albion area is intended to provide a new neighbourhood hub for residents to come together and enjoy outdoor amenities to support healthy, connected living. A community engagement process invited input on desired park amenities and later for the conceptual design. Residents indicated their desire for a spray park and picnic shelter to be included along with the more typical amenities of play areas, including pump track, sport court and pathways, typically seen in a neighbourhood park.

The resulting design received a high level of support and include a uniquely accessible playground, water spray park, a picnic shelter, serviced washrooms, junior pump track, multi-sport court, pathways, trails, and an open lawn area. During the engagement and design process, Federal grant funding of \$500,000 was awarded which assists in delivering the enhanced amenities.

The pricing for the construction work exceeds the current project budget of \$1,850,000 due to cost escalations in the current market. The park development is anticipated to commence this summer with completion targeted for Spring 2023.

RECOMMENDATION:

That Contract ITT-PL21-11: New Park Construction at 241A Street & 112 Avenue, Maple Ridge be awarded to GPM Civil Contracting Inc. in the amount of \$2,129,201.00 plus taxes, and a contingency of \$200,000 be authorized; and

That the project budget be increased by \$597,120.00 through the Park Development Cost Charge Fund and be included in the next Financial Plan Bylaw amendment; and further

That the Corporate Officer be authorized to execute the contract.

DISCUSSION:

a) Background Context:

In 2017, the City acquired 0.81ha (two acres) of land for a future neighbourhood park in the Albion area. The park land is located at the southeast corner of 241A Street and 112 Avenue. Over the past five years, development in this area has advanced rapidly and neighbourhood residents are keen to see the vision for this park become a reality.

A community engagement process was initiated and feedback was garnered at an open house held at the future park site and online through a project webpage. Throughout the engagement process, staff heard from residents that they desired a spray park and picnic shelter to be included along with the more typical amenities such as a play area, pump track, sport court and pathways provided in a neighbourhood park. Residents supported the proposed amenities, and expressed concern on the proposed parking area, the concrete slide, and desired the sport court to include lining for pickleball. The design plans were updated to reflect this feedback from the residents.

The park design (Attachment A) includes an accessible and unique playground that incorporates the natural topography into a hillside play feature and a zip-line. The plans also include a multi-sport court with basketball, hockey, pickleball lines, as well as an accessible spray park. A donation from Kiwanis Club of Golden Ears in the amount of \$25,000 was received towards the water spray park amenity. The park design includes a picnic shelter, and a washroom building with two accessible stalls. The park will also include paved and gravel walking paths, an open lawn area, games tables (foosball and ping pong), and a bioswale system to manage the stormwater and spray park runoff which showcases the use of green infrastructure.

An Invitation to Tender for the park construction works was issued on May 17, 2022, and closed on June 14, 2022. Six (6) tenders were received, and the bid results are listed below:

	<u>Total Tender Price (excluding taxes)</u>
1. GPM Civil Contracting Inc.	\$2,129,201.00
2. New Rhodes Construction	\$2,233,450.23
3. Rust Investments Ltd.	\$2,379,709.49
4. Wilco Civil Inc.	\$2,416,418.00
5. Cedar Crest Lands (BC) Ltd.	\$2,479,000.00
6. Canadian Landscape and Civil Services Ltd.	\$2,754,827.00

The number of bids received and the range of prices indicate a competitive environment and a fair market value for the project. The tendering process was compliant with the City's Procurement Policy. The City's consultant advised that the bids exceed the pre-tender cost estimate due in part to increased prices for fuel, steel, and other construction materials.

GPM Civil Contracting Inc. is experienced in park construction projects with recent projects of a comparable nature. The recommendation is to award the contract to the lowest bidder, GPM Civil Contracting Inc.

b) Desired Outcome:

The desired outcome is to provide an active and engaging neighbourhood park in the Albion area featuring the park amenities desired by local residents.

c) Strategic Alignment:

This project aligns with Council's strategic priorities of Growth and Community Pride and Spirit.

d) Citizen/Customer Implications:

Albion residents will be able to connect and celebrate with family and friends at this social hub and enjoy unique and exciting park amenities. The project will enhance the City's inventory of public amenities available to all citizens.

e) Business Plan/Financial Implications:

This project is funded by development cost charges, capital funding, a federal grant and a donation as shown below.

241A Street Park Approved Funding

Park Development (241 and 112) Capital	\$1,325,000
Community Revitalization Grant	\$ 500,000
Kiwanis Club of Golden Ears Donation	\$ 25,000
Total	\$1,850,000

Federal grant funding of \$500,000 is provided through the Community Revitalization Fund for the construction of the park. Kiwanis Club of Golden Ears donated \$25,000 towards the accessible splash pad component of the park.


Staff recommends increasing the initial project funding to accommodate the construction costs, contingency, and incurred soft costs (design, survey and geotechnical). The contingency allocation will only be used if needed for unforeseen items.

CONCLUSION:


This new park will provide area residents with a long-awaited, exciting, and engaging neighbourhood park for a variety of ages and interests. Residents identified their desired park amenities through the neighbourhood consultation process, and supported the concept design created from this input. Staff is satisfied with the tender submissions and recommends that the contract for the 241A Street park construction be awarded to GPM Civil Contracting Inc.



Prepared by: **Chad Neufeld, MBCSLA**
Manager of Parks Planning & Development


Reviewed by: **Daniela Mikes, SCMP, CRM**
Manager of Procurement


Reviewed by: **Valoree Richmond, MBCSLA**
Director of Parks & Facilities


Reviewed by: **Trevor Thompson, CPA, CGA**
Director of Finance


Approved by: **Stephane Labonne**
General Manager of Parks, Recreation & Culture


Concurrence: **Scott Hartman**
Chief Administrative Officer

Attachment A: 241A Street Park Design



CONCEPT SITE PLAN

0 3m 6 9 12 15 18 21 24 27 30 33 36 39 42 45

VDZ+A
VAN DER ZALM • ASSOCIATES
LANDSCAPE ARCHITECTURE • ENVIRONMENTAL DESIGN