

COUNCIL MEETING AGENDA

July 24, 2018

7:00 p.m.

Council Chamber

MEETING DECORUM

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

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

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

100 ***CALL TO ORDER***

200 ***AMENDMENTS TO THE AGENDA***

300 ***APPROVAL OF THE AGENDA***

400 ***ADOPTION OF MINUTES***

401 Regular and Special Council Meetings

- June 26, 2018 Special Council Meeting
- June 26, 2018 Regular Council Meeting
- July 10, 2018 Special Council Meeting
- July 10, 2018 Regular Council Meeting

402 Minutes to the Public Hearing of July 17, 2018

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

600 ***DELEGATIONS***

601 **TransLink – Proposed Lougheed Highway B-Line Update**

- Matt Craig, Manager, System Plans
- Dan Freeman, Manager, Rapid Bus Projects

602 **Home Show Society**

- Graham Vanstone, Project Coordinator

603 **Special Olympics Celebrates 50 years with Global Day of Inclusion**

- David Stevenson, Special Olympics Athlete
- Diane Stevenson

650 ***QUESTIONS FROM THE PUBLIC***

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

700 ***ITEMS ON CONSENT***

701 **Minutes**

701.1 **Development Agreements Committee Meetings of July 10, July 17 and July 18, 2018**

701.2 **Committees and Commissions of Council**

- Environmental Advisory Committee – May 9, 2018
- Public Art Steering Committee – April 19, 2018

702 **Reports**

702.1 **Disbursements for the month ended June 30, 2018**

Staff report dated July 24, 2018 recommending that the disbursements for the month ended June 30, 2018 and July 17, 2018 be received for information.

702.2 **2018 Council Expenses**

Staff report dated July 24, 2018 providing an update for Council expenses recorded to date.

703 **Correspondence**

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

800 **UNFINISHED BUSINESS**

801 **Motion by Councillor Robson**

“That the Agricultural Land Commission be asked to explore the use of a land trust model to acquire farmland that would be made available to qualified parties for farm purposes, noting that the Davison Farm in Maple Ridge is currently available for purchase and could be used as a pilot project for such a trust.”

802 **Motion by Councillor Masse**

“That the Ridge Meadows Recycling Society’s position paper on single use plastics be supported; and further

That staff be directed to investigate methods to effectively reduce single use plastics in the City of Maple Ridge.”

Ridge Meadows Recycling Society position paper attached

900 **CORRESPONDENCE**

901 **School District No. 42 – Eligible School Sites Proposal**

Letter dated June 22, 2018 from Flavia Coughlan, Secretary Treasurer, School District No. 42 requesting that the City of Maple Ridge respond to the Board of Education’s resolution of proposed eligible school site requirements.

Recommendation: That a resolution be passed accepting the Board’s resolution of proposed eligible school site requirements for the School District of Maple Ridge

902 Update on the Provincial Decision Allowing Local Government to Prohibit Cannabis Operations in the Agricultural Land Reserve

Information bulletin from the Ministry of Agriculture advising on cannabis production regulations for the Agricultural Land Reserve

Recommendation: Receive for information

1000 *BYLAWS*

Note: 1001 to 1004 are from the July 17, 2018 Public Hearing

Bylaws for Third Reading

1001 2017-066-RZ, 21241 Wicklund Avenue

1001.1 Maple Ridge Zone Amending Bylaw No. 7328-2017

To amend the RT-1 (Two Family Urban Residential) zone to reduce the minimum parcel size from 891 m² (9,591 ft²) to 750 m² (8,073 ft²), minimum width from 22 m (72 ft.) to 20 m (66 ft.), and minimum depth from 30 m (98 ft.) to 27 m (89 ft.)

Third reading

1001.2 Maple Ridge Zone Amending Bylaw No. 7322-2017

To rezone from RS-1 (One Family Urban Residential) to RT-1 (Two Family Urban Residential). The current application is to permit the development of a duplex

Third reading

1002 2015-373-RZ, 23616 132 Avenue

1002.1 Maple Ridge Official Community Plan Amending Bylaw No. 7469-2018

Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan, is hereby amended from Medium/High Density Residential and Conservation to Conservation/Low Density Urban and Medium/High Density Residential

Third reading

1002.2 Maple Ridge Zone Amending Bylaw No. 7195-2015

To rezone from RS-2 (One Family Suburban Residential) to RM-1 (Townhouse Residential) and R-1 (Residential District). The current application is to permit a 16 unit townhouse project and one lot accommodating an existing single residential dwelling.

Third reading

- 1003 **2018-122-RZ, 12419 Garibaldi Street**
 Maple Ridge Zone Amending Bylaw No. 7451-2018
 To rezone from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential). The current application is to permit a future subdivision of approximately 2 lots.
 Third reading
- 1004 **2018-200-RZ**
- 1004.1 **2018-200-RZ, 26378 126 Avenue**
 Maple Ridge Zone Amending Bylaw No. 7472-2018
 To permit a Detached Garden Suite with a maximum Gross Floor Area of 140 m² (1500 ft²) and a maximum building height of 7.5 metres from ground level
 Third reading
- 1004.2 **2018-200-RZ, 23525 Dogwood Avenue**
 Maple Ridge Zone Amending Bylaw No. 7473-2018
 To permit a Detached Garden Suite with a maximum Gross Floor Area of 140 m² (1500 ft²) located in the front yard
 Third reading
- 1004.3 **2018-200-RZ, 10861 Morrisette Place**
 Maple Ridge Zone Amending Bylaw No. 7475-2018
 To permit a Detached Garden Suite constructed above a garage with a maximum building height of 6.5 metres
 Third reading

Bylaws for Adoption

- 1005 **2016-004-RZ, 13245 236 Street**
 Maple Ridge Zone Amending Bylaw No. 7211-2016
 Staff report dated June 24, 2018 recommending adoption
- To rezone from RS-2 (One Family Suburban Residential) and RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential) to permit the future development of 31 townhouse units
 Adopt
- 1006 **Maple Ridge 2019-2023 Financial Plan Bylaw No. 7454-2018**
 To establish the five year financial plan for the years 2019 through 2023
 Adopt

1007 Maple Ridge Business Licencing and Regulation Amending Bylaw No. 7471-2018

To amend Maple Ridge Business Licensing and Regulation Bylaw No. 6815-2011

Adopt

1008 Maple Ridge Ticket Information Utilization Amending Bylaw No. 7480-2018

To amend schedules to coincide with recent amendments to other bylaws

Adopt

1100 *REPORTS AND RECOMMENDATIONS*

Public Works and Development Services

1101 2017-233-RZ, Amendments to Official Community Plan Amending Bylaw, Zone Amending Bylaw, Off Street Parking and Loading Amending Bylaw

Staff report dated July 24, 2018 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7349-2017, Maple Ridge Zone Amending Bylaw No. 7312-2017 and Maple Ridge Off Street Parking and Loading Amending Bylaw No. 7350-2017 to create a new RT-2 (Ground-Oriented Residential Infill) zone to implement the triplex, fourplex and courtyard rezoning applications be given second reading and be forwarded to Public Hearing.

1102 2018-180-RZ, 22057 and 22083 Lougheed Highway, RS-1 to RM-2

Staff report dated July 24, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7481-2018 to rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to allow a five storey apartment building with approximately 86 units and underground parking be given first reading and that the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999.

1103 2018-231-RZ, 28621 104 Avenue and 10455 287 Street, A-1 and A-2 to RS-3

Staff report dated July 24, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7483-2018 to rezone from A-1 (Small Holdings Agricultural) and A-2 (Upland Agricultural) to RS-3 (One Family Rural Residential) to permit a four lot rural residential subdivision be given first reading and that the applicant provide further information as described on Schedules A, B, F and J of the Development Procedures Bylaw No. 5879-1999, along with information required for a Subdivision application.

1104 2018-243-RZ, 21963 Dewdney Trunk Road and 12029 220 Street, RS-1 to RM-5

Staff report dated July 24, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7484-2018 to rezone from RS-1 (One Family Urban Residential) to RM-5 (Low Density Apartment Residential) to permit a 12 unit multi-family development be given first reading and that the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999.

1105 2012-023-RZ, 11240 238 Street, RS-3 to P-6

Staff report dated July 24, 2018 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7482-2018 to designate a portion of the site from Park to Institutional and to adjust boundaries to enlarge the conservation designation area be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7313-2017 to rezone from RS-3 (One Family Rural Residential) to P-6 (Civic Institutional) to permit future development of Fire Hall No. 4 with an associated fire/rescue training centre and community park be given second reading as amended and be forwarded to Public Hearing.

1106 2013-117-RZ, 12182 228 Street, RS-1 to R-3

Staff report dated July 24, 2018 recommending that second and third readings of Maple Ridge Zone Amending Bylaw No. 7055-2014 be rescinded and that Maple Ridge Zone Amending Bylaw No. 7055-2014 to rezone from RS-1 (One Family Urban Residential) to R-3 (Special Amenity Residential District) to permit a future subdivision of approximately 3 single family lots, a lane and a remnant portion be given second reading and be forwarded to Public Hearing.

1107 2017-031-RZ, 21333 River Road, RS-1 to RT-2

Staff report dated July 24, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7348-2017 to rezone from RS-1 (One Family Urban Residential) to RT-2 (Ground Oriented Residential Infill) to permit development of courtyard residential housing consisting of 4 dwelling units clustered around a common courtyard be given second reading and be forwarded to Public Hearing.

1108 2017-221-RZ, 22032 119 Avenue, RS-1 to RT-2

Staff report dated July 24, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7355-2017 to rezone from RS-1 (One Family Urban Residential) to RT-2 (Ground Oriented Residential Infill) to permit future construction of a triplex be given second reading and be forwarded to Public Hearing.

1109 2017-331-RZ, 12260 Laity Street, RS-1 to RS-1b

Staff report dated July 24, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7385-2017 to rezone from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban [Medium Density] Residential) to permit approximately three lots be given second reading and be forwarded to Public Hearing.

1110 2015-297-DVP, 23025, 23054, 23060 and 23075 Lougheed Highway

Staff report dated July 24, 2018 recommending that the Corporate Officer be authorized to sign and seal 2015-297-DVP to relax the setback along a cul-de-sac to permit construction of an approximately 125 unit townhouse complex.

1111 2015-297-DP, 23025, 23054, 23060 and 23054 Lougheed Highway

Staff report dated July 24, 2018 recommending that the Corporate Officer be authorized to sign and seal 2015-297-DP to permit 125 townhouse units in phase 1 of a multi-phased development.

1112 2016-105-DVP, 13245 236 Street

Staff report dated July 24, 2018 recommending that the Corporate Officer be authorized to sign and seal 2016-105-DVP to reduce minimum front, rear, interior and exterior yard setbacks for specified blocks, increase maximum building height for specified blocks, reduce the minimum required Useable Open Space minimum dimension for specified blocks and increase the maximum retaining wall height to permit a townhouse development consisting of 31 units

1113 2016-105-DP, 13245 236 Avenue, Wildfire Development Permit

Staff report dated July 24, 2018 recommending that the Corporate Officer be authorized to sign and seal 2016-105-DP to fulfill requirements of the Wildfire Development Permit Area guidelines.

1114 2016-004-DP, 13245 236 Street

Staff report dated July 24, 2018 recommending that the Corporate Officer be authorized to sign and seal 2016-004-DP to permit a 31 unit townhouse development consisting of seven buildings, under the RM-1 (Townhouse Residential) zone.

1115 Award of Contract ITT-EN-18-54 232 Street Water Main Replacement (Dewdney Trunk Road to 122 Avenue)

Staff report dated July 24, 2018 recommending that Contract ITT-EN18-54, 232 Street Water Main Replacement (Dewdney Trunk Road to 122 Avenue), be awarded to Sandpiper Contracting LLP, that a construction contingency be approved to address potential variations in field conditions, that the Financial Plan be amended to increase the 232 Street Water Main Replacement budget and that the Corporate Officer be authorized to execute the contract.

1116 Award of Contract ITT-EN18-61: Sanitary Sewer Replacement by Pipe Bursting on River Road (McKay Avenue – 530 m North)

Staff report dated July 24, 2018 recommending that Contract ITT-EN18-61: Sanitary Sewer Replacement by Pipe Bursting on River Road (McKay Avenue – 530m North) be awarded to PW Trenchless Construction Inc.; that a contract contingency be approved to address potential variations in field conditions; and that the Corporate Officer be authorized to execute the contract.

1117 Lougheed Highway B-Line Initiative

Staff report dated July 24, 2018 recommending that the Lougheed Highway B-Line Initiative be endorsed, that opportunities for transit priority measures, development of stop locations and assessments of traffic impacts be maximized through work with TransLink, Ministry of Transportation and Infrastructure and other stakeholders and that a report be provided with details of recommended transit priority measures and implications for all users on the Lougheed Highway corridor.

Financial and Corporate Services (including Fire and Police)

1131

Parks, Recreation & Culture

1151 Maple Ridge Pitt Meadows Home Show Society Request – Albion Fairgrounds

Staff report dated July 24, 2018 recommending that a request from the Maple Ridge Pitt Meadows Home Show Society for municipally-funded improvements to the large grass main stage viewing area at the Albion Fairgrounds be deferred until after the conclusion of the Albion Flats Area Plan process.

1152 Award of Contract RFP-PL18-29: Albion Community Centre Construction Management

Staff report dated July 24, 2018 recommending that Contract RFP-PL18-29: Albion Community Centre Construction Management be awarded to Double V Construction LTD and that the Corporate Officer be authorized to execute the contract.

1153 Pickleball Update – Garibaldi Secondary School Sports Court Renovation

Staff report dated July 24, 2018 recommending that approval be sought from School District No. 42 Board of Education to conduct a full renovation of the sports courts at Garibaldi Secondary School at full cost to the City of Maple Ridge including conversion of one existing tennis court to accommodate six pickleball courts to be completed by the beginning of pickleball season in April 2019.

1154 Youth Centre Wellness Update

Staff report dated July 24, 2018 requesting direction from Council and providing options concerning funding toward a Youth Wellness Centre project brought forward by the Maple Ridge/Pitt Meadows Community Services.

Administration

1171

Other Committee Issues

1191

1200 ***STAFF REPORTS***

1300 ***OTHER MATTERS DEEMED EXPEDIENT***

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

1500 ***ADJOURNMENT***

QUESTIONS FROM THE PUBLIC

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

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

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

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

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

For more information on these opportunities contact:

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

Mayor and Council at mayorandcouncil@mapleridge.ca.

Checked by: _____

Date: _____

401 Minutes of Regular and Special Council Meetings

SPECIAL COUNCIL MEETING MINUTES

June 26, 2018

The Minutes of the Special City Council Meeting held on June 26, 2018 at 5:30 p.m. in the Blaney Room of the City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

PRESENT

Elected Officials

Mayor N. Read

Councillor C. Bell

Councillor G. Robson

Councillor C. Speirs

Appointed Staff

P. Gill, Chief Administrative Officer

K. Swift, General Manager of Parks, Recreation & Culture

F. Quinn, General Manager of Public Works and
Development Services

L. Benson, Director of Corporate Administration

ABSENT

Councillor Duncan

Councillor B. Masse

Councillor T. Shymkiw

Other staff as required

F. King, Director of Human Resources

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

1.0 *CALL TO ORDER*

2.0 *APPROVAL OF THE AGENDA*

R/2018-363

It was moved and seconded

That the agenda for the June 26, 2018 Special Council Meeting be approved.

CARRIED

3.0 *NOTICE OF CLOSED COUNCIL MEETING*

R/2018-364

It was moved and seconded

That the meeting following this meeting. be closed to the public pursuant to Sections 90 (1) and 90 (2) of the Community Charter as the subject matter being considered relates to the following:

Section 90(1)(c) Labour relations or employee negotiations.

Section 90(1)(e) The acquisition of land or improvements, if the council considers that disclosure might reasonably be expected to harm the interests of the municipality.

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

Section 90(1)(m) A matter that, under another enactment, is such that the public may be excluded from the meeting.

Section 90(2)(b) The consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government.

Any other matter that may be brought before the Council that meets the requirements for a meeting closed to the public pursuant to Sections 90 (1) and 90 (2) of the Community Charter or Freedom of Information and Protection of Privacy Act.

CARRIED

4.0 *ADJOURNMENT* – 5:35 p.m.

N. Read, Mayor

Certified Correct

L. Benson, Corporate Officer

COUNCIL MEETING MINUTES

June 26, 2018

The Minutes of the City Council Meeting held on June 26, 2018 at 7:03 p.m. in the Council Chamber of the City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

PRESENT

Elected Officials

Mayor N. Read
Councillor C. Bell
Councillor K. Duncan
Councillor B. Masse
Councillor G. Robson
Councillor T. Shymkiw
Councillor C. Speirs

Appointed Staff

P. Gill, Chief Administrative Officer
K. Swift, General Manager of Parks, Recreation & Culture
F. Quinn, General Manager Public Works and Development Services
L. Benson, Director of Corporate Administration
C. Nolan, Corporate Controller
C. Carter, Director of Planning
A. Allen, Acting Confidential Secretary

Other staff as required

D. Pollock, Municipal Engineer
C. Goddard, Manager of Development and Environmental Services
L. Zosiak, Planner 2
D. Hall, Planner 2

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

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

Note: Councillor Masse participated in the meeting via GoToMeeting.

100 ***CALL TO ORDER***

200 ***AMENDMENTS TO THE AGENDA***

Item 1102 2018-156-AL, 22018 128 Avenue, 22080 128 Avenue, and Parcel ID 001-097-300, Application to Exclude Land from the Agricultural Land Reserve has an amended report which was distributed.

300 ***APPROVAL OF THE AGENDA***

R/2018-365

It was moved and seconded

That the agenda for the Council Meeting of June 26, 2018 be revised to include an amended staff report for Item 1102; and

That the agenda as amended be approved.

CARRIED

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

401 Minutes of the Special Council Meeting of June 12, 2018 and the Regular Council meeting of June 12, 2018

R/2018-366

It was moved and seconded

That the minutes of the Special Council Meeting of June 12, 2018 and the Regular Council meeting of June 12, 2018 be adopted as circulated.

CARRIED

402 Minutes of the Public Hearing of June 19, 2018

R/2018-367

It was moved and seconded

That the minutes of the Public Hearing of June 19, 2018 be adopted as circulated.

CARRIED

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

600 ***DELEGATIONS***

601 **Youth Restorative Justice Program Update**

- Ranjit Kingra, Program Coordinator
- Collette Madson, title, Maple Ridge/Pitt Meadows Community Services

Ms. Kingra gave a presentation on Youth Restorative Justice shared several examples and stories of clients assisted by the program. Ms. Kinga highlighted 2018 activities and accomplishments of the Youth Restorative Justice program.

602 **BC Micro License Association – Small Scale Cannabis Businesses**

- Adam Temple, Board of Directors

Mr. Temple gave a presentation on the standard cultivation and micro cultivation licences, the economic impact of cannabis, and the expertise BC Micro License Association can provide in crafting land use policies around cannabis in Maple Ridge.

650 ***QUESTIONS FROM THE PUBLIC***

Dave Hodgins – Director, Haney Horsemen Association

Mr. Hodgins advised of the recent loss of a horse on the 132 Avenue corridor and asked what can be done to eliminate these tragic accidents. He requested the traffic calming suggestions in the Silver Valley Area Plan be revisited and that a public education component occur.

Karl Lutsch – President, Haney Horsemen Association

Mr. Lutsch asked for increased signage and education on the trails in the Thornhill area as there is growing concern an accident may occur on the multi-purpose trails.

700 ***ITEMS ON CONSENT***

701 **Minutes**

701.1 Minutes of the Development Agreements Committee Meetings of June 5, June 7 and June 12, 2018

701.2 Minutes of Meetings of Committees and Commissions of Council

- Social Policy Advisory Committee – April 4, 2018

702 **Reports**

702.1 **Disbursements for the month ended May 31, 2018**

Staff report dated June 26, 2018 recommending that the disbursements for the month ended May 31, 2018 be received for information.

702.2 2018 Council Expenses

Staff report dated June 26, 2018 providing an update for Council expenses recorded to date.

703 Correspondence

704 Release of Items from Closed Council Status

From the June 12, 2018 Closed Council Meeting

Item 04.02 Maple Ridge Pitt Meadows Municipal Advisory Committee on Accessibility and Inclusiveness – Member Appointment

R/2018-368

It was moved and seconded

That Items 701.1, 701.2, 702.1, 702.2 and 704 on the “Items for Consent” agenda be received into the record.

CARRIED

800 *UNFINISHED BUSINESS*

900 *CORRESPONDENCE*

1000 *BYLAWS*

Note: Item 1001 is from the June 19, 2017 Public Hearing

Bylaws for Third Reading

1001 2015-318-RZ, 11650 224 Street

1001.1 Maple Ridge Official Community Plan Amending Bylaw No. 7329-2017
To amend the Town Centre Area Land-Use Designation Map from Ground Oriented Multi-Family to Low Rise Apartment
Third reading

R/2018-369

It was moved and seconded

That Bylaw No. 7329-2017 be given third reading.

CARRIED

Councillor Duncan - OPPOSED

1001.2 Maple Ridge Zone Amending Bylaw No. 7198-2015

To rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to permit the construction of an approximately 130 unit Multi-Family building
Third reading

R/2018-370

It was moved and seconded

That Bylaw No. 7198-2015 be given third reading.

CARRIED

Councillor Duncan - OPPOSED

Bylaws for Adoption

1002 Maple Ridge Business Licencing and Regulation Amending Bylaw No. 7467-2018

To improve the Business Licencing and Regulation Bylaw to ensure it remains current and consistent
Adoption

R/2018-371

It was moved and seconded

That Bylaw No. 7467-2018 be adopted.

CARRIED

1003 Council Remuneration Bylaw No. 7448-2018

To amend Bylaw No. 7330-2017 to adjust annual remuneration for Mayor and Council
Adoption

R/2018-372

It was moved and seconded

That Bylaw No. 7448-2018 be adopted.

CARRIED

1100 ***REPORTS AND RECOMMENDATIONS***

Public Works and Development Services

1101 **2018-209-AL, 12930 203 Street, 132 Avenue, 12960 203 Street, 20370 132 Avenue, 12987 210 Street, Application to Exclude Land from the Agricultural Land Reserve**

Staff report dated June 26, 2018 providing options for consideration pertaining to Application 2018-209-AL to exclude approximately 22.66 hectares (56 acres) of land from the Agricultural Land Reserve.

1101.1

R/2018-373

It was moved and seconded

That application 2018-209-AL not be authorized to go forward to the Agricultural Land Commission.

Note: The main motion was moved and seconded. Council requested a presentation from Planning Department staff prior to the question being called.

D. Hall, Planner, gave a PowerPoint presentation providing the following information:

- Application Information
- Subject map
- Official Community Plan Context
- Neighbourhood Plan Context
- Site Characteristics
- Considerations
- Development Proposal
- Proposed Benefits
- ALR and RGS Information

Jim Chu - Applicant – Golden Eagle Farm Group

Mr. Chu provided a PowerPoint presentation and explanation on the Agricultural Land Reserve exclusion application.

Mayor Read called the question on the motion.

DEFEATED

Mayor Read, Councillor Masse, Councillor Shymkiw, Councillor Bell,
Councillor Robson - OPPOSED

1101.2

R/2018-374

It was moved and seconded

That the application be authorized to go forward to the Agricultural Land Commission with a summary of Council's comments and the staff report.

CARRIED

Councillor Duncan, Councillor Speirs – OPPOSED

1102 **2018-156-AL, 22018 128 Avenue, 22080 128 Avenue, and Parcel ID 001-097-300, Application to Exclude Land from the Agricultural Land Reserve**

Staff report dated June 26, 2018 providing options for consideration pertaining to Application 2018-156-AL to exclude approximately 16.15 hectares (39.9 acres) of land from the Agricultural Land Reserve.

Note: Councillor Masse left the meeting at 8:54 p.m. due to loss of an online connection.

R/2018-375

It was moved and seconded

That the application not be authorized to go forward to the Agricultural Land Commission.

Note: The main motion was moved and seconded. Council requested a presentation from Planning Department staff prior to the question being called.

D. Hall, Planner, gave a PowerPoint presentation providing the following information:

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

Wayne Jackson and Kevin Davidson - Applicant

Mr. Jackson spoke on the Agricultural Land Reserve exclusion application. Mr. Davidson provided further information around the relocation of the Davidson dairy farm.

Mayor Read called the question on the motion.

CARRIED

1103 2018-071-AL, 12225 250 Street, Application to Exclude Land from the Agricultural Land Reserve

Staff report dated June 26, 2018 providing options for consideration pertaining to Application 2018-071-AL to exclude approximately 0.987 hectares (2.4 acres) of land from the Agricultural Land Reserve.

R/2018-376

It was moved and seconded

That the application be authorized to go forward to the Agricultural Land Commission with a summary of Council's comments and the staff report.

Note: The main motion was moved and seconded. Council requested a presentation from Planning Department staff prior to the question being called.

D. Hall, Planner, gave a PowerPoint presentation providing the following information:

- Application Information
- Subject map
- Official Community Plan Context
- Neighbourhood Plan Context
- Site Characteristics
- Development Proposal
- Considerations
- Area Zoning Context
- Area OCP Context
- Proposed Subdivision

Note: The meeting was recessed at 9:02 p.m. and reconvened at 9:10 p.m. Councillor Masse rejoined the meeting via GoToMeeting when it was reconvened.

Andrew Pozsar - Applicant

Mr. Pozsar provided further information on the history of the property and the Agricultural Land Reserve exclusion application.

Mayor Read called the question on the motion.

DEFEATED

Mayor Read, Councillor Duncan, Councillor Shymkiw,
Councillor Speirs – OPPOSED

1104 2018-159-RZ, 24331 and 24315 110 Avenue, RS-3 to RS-1d

Staff report dated June 26, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7463-2018 to rezone from RS-3 (One Family Rural Residential) to RS-1d (One Family Urban [Half Acre] Residential) to permit a subdivision of approximately 16 single-family lots not less than 557 m² in size.

R/2018-377

It was moved and seconded

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

- i. The Board of the Regional District in which the area covered by the plan is located, in the case of a Municipal Official Community Plan;**
- ii. The Board of any Regional District that is adjacent to the area covered by the plan;**
- iii. The Council of any municipality that is adjacent to the area covered by the plan;**
- iv. First Nations;**
- v. Boards of Education, Greater Boards and Improvements District Boards; and**
- vi. The Provincial and Federal Governments and their agencies.**

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

That Bylaw No. 7463-2018 be given first reading; and

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

CARRIED

1105 **2018-160-RZ, 24387 110 Avenue, RS-3 to RS-1d**

Staff report dated June 26, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7464-2018 to rezone from RS-3 (One Family Rural Residential) to RS-1d (One Family Urban [Half Acre] Residential) to permit a subdivision of approximately 11 single-family lots not less than 557 m² in size.

R/2018-378

It was moved and seconded

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

- i. The Board of the Regional District in which the area covered by the plan is located, in the case of a Municipal Official Community Plan;
- ii. The Board of any Regional District that is adjacent to the area covered by the plan;
- iii. The Council of any municipality that is adjacent to the area covered by the plan;
- iv. First Nations;
- v. Boards of Education, Greater Boards and Improvements District Boards; and
- vi. The Provincial and Federal Governments and their agencies.

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

That Bylaw No. 7464-2018 be given first reading; and

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

CARRIED

1106 2018-190-RZ, 23627 132 Avenue, RS-2 to RM-1

Staff report dated June 26, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7470-2018 to rezone from RS-2 (One Family Suburban Residential) to RM-1 (Townhouse Residential) to facilitate a 20 unit townhouse development be given first reading and that the applicant provide further information as described on Schedules C, D, E, G and J of the Development Procedures Bylaw No. 5879-1999.

R/2018-379

It was moved and seconded

That Bylaw No. 7470-2018 be given first reading; and

That the applicant provide further information as described on Schedules C, D, E, G and J of the Development Procedures Bylaw No. 5879-1999.

CARRIED

1107 2015-373-RZ, 23616 132 Avenue, RS-2 to RM-1 and R-1

Staff report dated June 26, 2018 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7469-2018 to adjust a conservation boundary on around a watercourse and steep slope be given first and second readings and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7195-2015 to rezone from RS-2 (One Family Suburban Residential) to RM-1 (Townhouse Residential) to permit a 16 unit townhouse project and to R-1 (Residential District) for one lot to accommodate an existing single residential dwelling being retained be given second reading and be forwarded to Public Hearing.

R/2018-380

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 Bylaw No. 7469-2018 on the municipal website and requiring that the applicant host a Development Information Meeting (DIM), and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;**
- 2) That Bylaw No. 7469-2018 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;**
- 3) That it be confirmed that Bylaw No. 7469-2018 is consistent with the Capital Expenditure Plan and Waste Management Plan;**
- 4) That Bylaw No. 7469-2018 be given first and second readings and be forwarded to Public Hearing;**

- 5) That Bylaw No. 7195-2015 be given second reading, and be forwarded to Public Hearing; and,
- 6) That the following terms and conditions be met prior to final reading:
 - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii) Amendment to Official Community Plan Schedule "B" and "C";
 - iii) Road dedication on 236 Street and a corner truncation as required;
 - iv) Park dedication as required, including construction of pedestrian trails;
 - v) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;
 - vi) Registration of a Restrictive Covenant for stormwater management, including maintenance guidelines;
 - vii) Registration of a Restrictive Covenant for protecting the Visitor Parking;
 - viii) Removal of existing building/s;
 - ix) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site; and
 - x) That a voluntary contribution, in the amount of \$70,700 [\$4,100.00 per townhouse dwelling unit (16 units) and \$5,100.00 per single family lot (1 lot)] to be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

CARRIED

1108 2018-122-RZ, 12419 Garibaldi Street, RS-3 to RS-2

Staff report dated June 26, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7451-2018 to rezone from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) to permit a subdivision of approximately two residential lots be given second reading and be forwarded to Public Hearing.

R/2018-381

It was moved and seconded

- 1) That Bylaw No. 7451-2018 be given second reading, and be forwarded to Public Hearing;
- 2) That the following terms and conditions be met prior to final reading:
 - i) Payment of two new 38mm water services;
 - ii) Receipt of Approval for on-site sewage disposal from the Ministry of Health;
 - 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 Tree Protection, Stormwater Management, and onsite sewage disposal for the protection of the septic field areas;
 - v) Complete application for a Wildfire Development Permit;
 - vi) That a voluntary contribution, in the amount of \$5,100.00 per single family lot created for a total of \$5,100.00 be provided in keeping with the Council Policy with regard to Community Amenity Contributions; and
 - vii) 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.

CARRIED

Mayor Read, Councillor Speirs, Councillor Duncan - OPPOSED

1109 **2017-028-DVP, 11184, 11154 and 11080 240 Street**

Staff report dated June 26, 2018 recommending that the Corporate Officer be authorized to sign and seal 2017-028-DVP to vary the Subdivision and Development Servicing Bylaw to waive the requirement for underground wiring.

R/2018-382

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2017-028-DVP respecting property located at 11184, 11154, & 11080 240 Street.

CARRIED

1110 2018-234-DVP, 25171 117 Avenue

Staff report dated June 26, 2018 recommending that the Corporate Officer be authorized to sign and seal 2018-234-DVP to vary the required road carriageway width on 117 Avenue.

R/2018-383

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2018-234-DVP respecting property located at 25171 117 Avenue.

CARRIED

1111 2018-240-DVP, 27115 Ferguson Avenue

Staff report dated June 26, 2018 recommending that the Corporate Officer be authorized to sign and seal 2018-240-DVP to reduce required asphalt width for the rural load road.

R/2018-384

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2018-240-DVP respecting property located at 27115 Ferguson Avenue.

CARRIED

1112 2018-200-RZ, Detached Garden Suites (DGS) Pilot Project, Zone Amending Bylaws and Housing Agreement Bylaws

Staff report dated June 26, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7472-2018 for property at 26378 126 Avenue, Maple Ridge Zone Amending Bylaw No. 7473-2018 for property at 23525 Dogwood Avenue, Maple Ridge Zone Amending Bylaw No. 7474-2018 for property at 12621 Ansell Street and Maple Ridge Zone Amending Bylaw No. 7475-2018 for property at 10861 Morrisette Place to permit expansion of the Detached Garden Suite regulations be given first and second reading and be forwarded to Public Hearing and that 26378 126 Avenue Housing Agreement Bylaw No. 7476-2018, 23525 Dogwood Avenue Housing Agreement Bylaw No. 7477-2018, 12621 Ansell Street Housing Agreement Bylaw No. 7478-2018 and 10861 Morrisette Place Housing Agreement Bylaw No. 7479-2018 to authorize the City of Maple Ridge to enter into a Housing Agreement be given first, second and third reading.

1112.1

R/2018-385

It was moved and seconded

- 1. For property located at 26378 – 126th Avenue:**
 - a. That Bylaw 7472-2018 be given first and second reading and be forwarded to Public Hearing; and
 - b. That Bylaw 7476-2018 be given first, second, and third reading.

CARRIED

Mayor Read, Councillor Masse - OPPOSED

1112.2

R/2018-386

It was moved and seconded

- 2. For property located at 23525 Dogwood Avenue:**
 - a. That Bylaw 7473-2018 be given first and second reading and be forwarded to Public Hearing; and
 - b. That Bylaw 7477-2018 be given first, second, and third reading.

CARRIED

Mayor Read, Councillor Masse – OPPOSED

1112.3

R/2018-387

It was moved and seconded

- 3. For property located at 12621 Ansell Street:**
 - a. That Bylaw 7474-2018 be given first and second reading and be forwarded to Public Hearing; and
 - b. That Bylaw 7478-2018 be given first, second, and third reading.

DEFEATED

Mayor Read, Councillor Bell, Councillor Shymkiw,
Councillor Robson, Councillor Masse - OPPOSED

1112.4

R/2018-388

It was Moved and seconded

- 4. For property located at 10861 Morrisette Place:**
 - a. That Bylaw 7475-2018 be given first and second reading and be forwarded to Public Hearing; and
 - b. That Bylaw 7479-2018 be given first, second, and third reading.

CARRIED

1113 22270 128 Avenue – Request for Sanitary Service Connection Outside the Urban Containment Boundary

Staff report dated June 26, 2018 recommending that the request to amend the Fraser Sewerage Area to include the proposed building footprint on 22270 128 Avenue be supported and forwarded to the Greater Vancouver Sewerage and Drainage District Board of Directors for inclusion into the Fraser Sewerage Area.

R/2018-389

It was moved and seconded

That the request to provide a sanitary service connection to 22270 128 Avenue be supported and forwarded to the Greater Vancouver Sewerage and Drainage District Board for consideration.

CARRIED

1114 Maple Ridge Ticket Information Utilization Amending Bylaw No. 7468-2018

Staff report dated June 26, 2018 recommending that Maple Ridge Ticket Information Utilization Amending Bylaw No. 7468-2018 to amend the fine schedule to coincide with amendments to the Maple Ridge Soil Deposit Regulation Bylaw and the new Maple Ridge Wildlife and Vector Control Bylaw.

R/2018-390

It was moved and seconded

That Bylaw No.7468-2018 be given first, second and third readings.

CARRIED

Financial and Corporate Services (including Fire and Police)

1131 2017 Annual Report and 2017 Statement of Financial Information

Staff report dated June 26, 2018 recommending that the 2017 Annual Report be received and that the 2017 Statement of Financial Information be approved.

R/2018-391

It was moved and seconded

That the 2017 Annual Report be received as required by the Community Charter, and

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

CARRIED

Parks, Recreation & Culture

1151 Youth Wellness Centre Lease Agreement and Update

Staff report dated June 26, 2018 recommending that the Youth Wellness Centre lease agreement with Maple Ridge Pitt Meadows Community Services be renewed for an additional two-year period ending on October 31, 2020.

R/2018-392

It was moved and seconded

That the Youth Wellness Centre lease agreement with Maple Ridge Pitt Meadows Community Services be renewed for an additional two-year period ending on October 31, 2020.

CARRIED

1152 Cottonwoods Child Care Centre Lease Renewal

Staff report dated June 26, 2018 recommending that the Cottonwoods Child Care Centre Lease Agreement be renewed for an additional three year period ending on June 30, 2021, with an option to renew.

R/2018-393

It was moved and seconded

That the Cottonwoods Child Care Centre lease agreement be renewed for an additional three-year period ending on June 30, 2021, with an option to renew.

CARRIED

1153 Albion Community Centre Operating Model

Staff report dated June 26, 2018 recommending that staff conduct a call for Expressions of Interest for the operation of the Albion Community Centre and that a task group be formed to develop a recommendation regarding a tri-party agreement for the operation of the centre.

R/2018-394

It was moved and seconded

That staff conduct a call for Expressions of Interest (EOI) for the operation and program servicing of the Albion Community Centre; and further

That a Task Group composed of City of Maple Ridge and School District No. 42 staff be formed under the 2017 Master Agreement on Cooperation for the Joint Use of Public Facilities and Coordination of Services to develop a recommendation regarding a tri-party agreement for the operation of the Albion Community Centre.

CARRIED

Administration – Nil

Other Committee Issues – Nil

1200 ***STAFF REPORTS*** – Nil

1300 ***OTHER MATTERS DEEMED EXPEDIENT*** – Nil

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

1500 ***ADJOURNMENT*** – 10:05 p.m.

N. Read, Mayor

Certified Correct

L. Benson, Corporate Officer

SPECIAL COUNCIL MEETING MINUTES

July 10, 2018

The Minutes of the Special City Council Meeting held on July 26, 2018 at 5:30 p.m. in the Blaney Room of the City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

PRESENT

Elected Officials

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

Appointed Staff

P. Gill, Chief Administrative Officer
K. Swift, General Manager of Parks, Recreation & Culture
F. Quinn, General Manager of Public Works and
Development Services
D. Denton, Acting Corporate Officer

Other staff as required

R. MacNair, Manager of Bylaw & Licensing Services
M. Orsetti, Assistant Manager of Bylaw & Licensing Services
C. Carter, Director of Planning
L. Siracusa, Director of Economic Development & Civic
Properties

ABSENT

Mayor N. Read

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

Note: As Acting Mayor, Councillor Speirs chaired the meeting in Mayor Read's absence

1.0 *CALL TO ORDER*

2.0 *APPROVAL OF THE AGENDA*

R/2018-402

It was moved and seconded

That the agenda for the July 10, 2018 Special Council Meeting be approved.

CARRIED

3.0 ***NOTICE OF CLOSED COUNCIL MEETING***

R/2018-403

It was moved and seconded

That the meeting following this meeting, be closed to the public pursuant to Sections 90 (1) and 90 (2) of the Community Charter as the subject matter being considered relates to the following:

Section 90(1)(e) The acquisition and disposition of land if the council considers that disclosure might reasonably be expected to harm the interests of the municipality.

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

Section 90(2)(b) The consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government.

Any other matter that may be brought before the Council that meets the requirements for a meeting closed to the public pursuant to Sections 90 (1) and 90 (2) of the Community Charter or Freedom of Information and Protection of Privacy Act.

CARRIED

4.0 ***ADJOURNMENT*** – 5:33 p.m.

N. Read, Mayor

Certified Correct

D. Denton, Acting Corporate Officer

City of Maple Ridge

COUNCIL MEETING MINUTES

July 10, 2018

The Minutes of the City Council Meeting held on July 10, 2018 at 7:00 p.m. in the Council Chamber of the City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

PRESENT

Elected Officials

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

Appointed Staff

P. Gill, Chief Administrative Officer
K. Swift, General Manager of Parks, Recreation & Culture
F. Quinn, General Manager Public Works and Development Services
T. Thompson, Chief Financial Officer
C. Carter, Director of Planning
D. Denton, Acting Corporate Officer
A. Gaunt, Confidential Secretary

ABSENT

Mayor N. Read

Other staff as required

D. Pollock, Municipal Engineer
R. MacNair, Manager of Bylaw Licencing
M. Orsetti, Assistant Manager of Bylaw & Licensing Services
T. Cotroneo, Manager of Community Services

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

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

Note: As Acting Mayor, Councillor Speirs chaired the meeting in the absence of Mayor Read

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

100 ***CALL TO ORDER***

200 ***AMENDMENTS TO THE AGENDA***

Item 1151 New Public Art Location Recommendations to be dealt with following Item 603

300 ***APPROVAL OF THE AGENDA***

R/2018-404

It was moved and seconded

That the agenda of the Council Meeting of July 10, 2018 be amended to deal with Item 1151 following Item 603 and that the agenda be approved as amended.

CARRIED

400 ***ADOPTION AND RECEIPT OF MINUTES – Nil***

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

600 ***DELEGATIONS***

- 601 **Municipal Advisory Committee on Accessibility and Inclusiveness (“MACAI”)**
- **Recognition of Recipients of the Accessibility and Inclusiveness Awards**

The Manager of Community Services provided a history on the Accessibility and Inclusiveness Awards and introduced Kristina Morrison and Greg Turnbull, members of the Municipal Advisory Committee of Accessibility and Inclusiveness to present the awards.

The recipients of the awards are as follows:

- Bev Schmahmann – Ridge Meadows Seniors Society
- Linda Begg – Manager Dollar Tree Located at 207th and Dewdney Trunk Road
- Phil Brian – Owner/ Operator of the Town Square Cobbler
- Heather Treleaven – Coordinator of the Maple Ridge, Pitt Meadows and Katzie Seniors Network
- Eleana Di Giovanni – District Helping Teacher with the Learning Services Department, School District 42
- Salvation Army, Ridge Meadows Ministries – represented by Darrel Pilgrim
- Canadian Tire Jumpstart Charities – represented by Brian Hutton, Owner/Operator of Canadian Tire Maple Ridge
- Maple Ridge and Pitt Meadows Kidsport Chapter – represented by Len Walters, committee member volunteer

602 **Hope for Freedom Society Update**
 • **Rob Thiessen, Managing Director**

Mr. Thiessen introduced the Hope for Freedom Society and provided a history of the Society's involvement in the City of Maple Ridge. He outlined work done by the Society in providing shelter for homeless persons through area churches for the months of February, March and April 2018 and spoke on how well this program worked once the churches became involved. Mr. Thiessen reported on positive aspects of the program and stated that the Society hopes to open shelters again starting on October 1, 2018 and running through to March 31, 2019.

Mr. Thiessen requested that Council consider the placement of a container to house people's buggies and bikes when these persons are picked up at a pickup point and indicated that he has had discussions with staff. He also spoke on the management of goods in the container.

The General Manager of Public Works and Development provided clarification on the request for a container.

Note: Councillor Shymkiw joined the meeting at 7:34 p.m.

603 **Public Art Steering Committee Annual Update**
 • **Wayne Bissky, Chair**
 • **Yvonne Chui, Staff Liaison**

The staff liaison introduced the committee and the Chair.

Mr. Bissky gave a PowerPoint presentation providing an annual update for the Public Art Steering Committee. He gave an overview of the history and mandate of the committee and highlighted projects planned and delivered in 2017. Mr. Bissky advised on the committee's recommendation of five new locations for public art in 2018-2020.

Note: Item 1151 New Public Art Location Recommendations was dealt with following Item 603

650 ***QUESTIONS FROM THE PUBLIC***

Chris Fairfax – owner of the Wolf Bar

Mr. Fairfax distributed and reviewed documents pertaining to provincial rules on new non-medical cannabis stores.

He asked if office space will be considered when the City of Maple Ridge starts the process of regulating non-medical cannabis store and asked if he could receive a recommendation prior to applying for a licence.

Councillor Speirs advised that the City currently has no application process in place.

The General Manager of Public Works and Development offered to meet with Mr. Fairfax to provide further clarification on questions.

Ryan Groundwater

Mr. Groundwater stated that an RFP for solid waste collection has come out and asked if there will be an in-house comparator for City staff to do this work.

The Municipal Engineer indicated that direction from Council is to look at contracted services.

Mr. Groundwater asked that as the City already has fleets of vehicles if in-house solid waste collection will be looked at.

The Municipal Engineer clarified that the City of Maple Ridge does not currently have vehicles for garbage collection in its fleet.

Mr. Groundwater reiterated his question as to whether Council has considered or will consider bringing solid waste pick up in-house.

Councillor Speirs indicated that providing solid waste collection through in-house services is a question better fielded by incoming Council following the upcoming municipal election and the outcome of the plebiscite on solid waste pick up.

700 ***ITEMS ON CONSENT***

701 **Minutes**

701.1 Minutes of the Development Agreements Committee Meetings of June 26, June 27, June 28 and July 3, 2018

701.2 Minutes of Meetings of Committees and Commissions of Council

- Community Heritage Commission – May 10, 2018

702 **Reports** - Nil

703 **Correspondence** – Nil

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

R/2018-405

It was moved and seconded

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

CARRIED

800 **UNFINISHED BUSINESS** – Nil

900 **CORRESPONDENCE** – Nil

1000 **BYLAWS**

Bylaws for Adoption

1001 **Maple Ridge Ticket Information Utilization Amending Bylaw No. 7468-2018**

To amend the fine schedule to coincide with amendments to the Maple Ridge Soil Deposit Regulation Bylaw and the new Maple Ridge Wildlife and Vector Control Bylaw
Adoption

R/2018-406

It was moved and seconded

That Bylaw 7468-2018 be adopted.

CARRIED

1100 **REPORTS AND RECOMMENDATIONS**

Public Works and Development Services

1101 **Maple Ridge Business Licencing and Regulation Amending Bylaw**

Staff report dated July 10, 2018 recommending that Maple Ridge Business Licencing and Regulation Amending Bylaw No. 7471-2018 to amend Bylaw No. 6815-2011 be given first, second and third readings.

R/2018-407

It was moved and seconded

That Bylaw No. 7471-2018 be given first, second and third readings.

CARRIED

1102 Maple Ridge Ticket Information Utilization Amending Bylaw

Staff report dated July 10, 2018 recommending that Maple Ridge Ticket Information Utilization Amending Bylaw No. 7480-2018 to amend schedules to coincide with recent amendments to other bylaws be given first, second and third readings.

R/2018-408

It was moved and seconded

That Bylaw No. 7480-2018 be given first, second and third readings.

CARRIED

Financial and Corporate Services (including Fire and Police)

1131 Maple Ridge 2019-2023 Financial Plan Bylaw

Staff report dated July 10, 2018 recommending that Maple Ridge 2019-2023 Financial Plan Bylaw No. 7454-2018 be given first, second and third readings.

R/2018-409

It was moved and seconded

That Bylaw 7454-2018 be given first, second and third readings.

CARRIED

1132 Maple Ridge Development Cost Charges Imposition Bylaw

Staff report dated July 10, 2018 recommending that second and third readings of Maple Ridge Development Cost Charges Imposition Bylaw No. 7320-2017 be rescinded and that Maple Ridge Development Cost Charges Imposition Bylaw No. 7320-2017 be given second and third readings as amended and be sent to the Ministry of Municipal Affairs and Housing for review and approval by the Inspector of Municipalities.

R/2018-410

It was moved and seconded

That second and third readings of Bylaw No. 7320-2017 be rescinded; and further

That Bylaw No. 7320-2017 be given second and third reading as amended and be sent to the Ministry of Municipal Affairs and Housing for review and approval by the Inspector of Municipalities.

CARRIED

Councillor Shymkiw - OPPOSED

1133 2018 Audit Services

Staff report dated July 10, 2018 recommending that the contract for audit services with BDO Canada LLP be extended to include the 2018 fiscal year.

R/2018-411

It was moved and seconded

That on the recommendation of the Audit & Finance Committee, the contract for audit services with BDO Canada LLP be extended to include the 2018 fiscal year.

CARRIED

1134 Intergovernmental Committee

Staff report dated July 10, 2018 recommending the establishment of an Intergovernmental Committee by the incoming Council.

R/2018-412

It was moved and seconded

That incoming Council establish an Intergovernmental Committee as outlined in the staff report dated July 10, 2018.

CARRIED

Councillor Robson, Councillor Shymkiw - OPPOSED

Parks, Recreation & Culture

Note: Item 1151 was dealt with following Item 603.

1151 New Public Art Location Recommendation

Staff report dated July 10, 2018 recommending that Albion Community Centre, Telosky Stadium, Hammond Community Centre, sidewalk improvements on Lougheed Highway between 224 Street and 226 Street and an area on 224th Street between Lougheed Highway and Dewdney Trunk Road be approved for new public art installations.

R/2018-413

It was moved and seconded

That the following five locations be approved for new public art installations in 2018-2020:

Albion Community Centre; Telosky Stadium; Hammond Community Centre; Sidewalk improvements on Lougheed Highway (between 224th Street and 226th Street); and 224th Street (between Lougheed Highway and Dewdney Trunk Road).

CARRIED

1152 Award of Contract – Telosky Stadium/Thomas Haney Synthetic Fields Construction

Staff report dated July 10, 2018 recommending that Contract ITT-PL18-31: Telosky Stadium Synthetic Turf Fields Civil Works be awarded to Cedar Crest Land (BC) Ltd., that a contingency be authorized and that the Corporate Officer be authorized to execute the contract.

R/2018-414

It was moved and seconded

That Contract ITT-PL18-31: Telosky Stadium Synthetic Turf Fields Civil Works be awarded to Cedar Crest Lands (BC) Ltd. in the amount of \$5,674,100 plus taxes, as well as a contingency of \$600,000 be authorized; and further

That the Corporate Officer be authorized to execute the contract.

CARRIED

1153 Festival Grant Program – Second Intake

Staff report dated July 10, 2018 recommending that festival support allocations for special events scheduled for November 1, 2018 to April 30, 2019 be approved.

Note: Councillor Bell excused herself from discussion of Item 1153 at 8:35 p.m. as she is on the Steering Committee for the Christmas Haven.

R/2018-415

It was moved and seconded

That festival support allocations totaling \$14,143 for special events scheduled for November 1, 2018 to April 30, 2019, as outlined in Attachment 1 to the “Festival Grant Program – Second Intake” report dated July 10, 2018, be approved.

CARRIED

Note: Councillor Bell returned to the meeting at 8:36 p.m.

Administration – Nil

Other Committee Issues – Nil

1200 **STAFF REPORTS** – Nil

1300 **OTHER MATTERS DEEMED EXPEDIENT** – Nil

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

1500 **ADJOURNMENT** – 8:38 p.m.

N. Read, Mayor

Certified Correct

D. Denton, Acting Corporate Officer

402 Minutes of the Public Hearing

City of Maple Ridge

PUBLIC HEARING

July 17, 2018

The Minutes of the Public Hearing held in the Council Chamber of City Hall, 11995 Haney Place, Maple Ridge, British Columbia on July 17, 2018 at 7:03 p.m.

PRESENT

Elected Officials

Mayor N. Read
Councillor C. Bell
Councillor K. Duncan
Councillor B. Masse
Councillor G. Robson
Councillor C. Speirs

ABSENT

Councillor T. Shymkiw

Appointed Staff

P. Gill, Chief Administrative Officer
F. Quinn, General Manager of Public Works and Development
C. Carter, Director of Planning
A. Kopystynski, Acting Manager of Development and Environmental Services
L. Benson, Corporate Officer
A. Gaunt, Confidential Secretary
Other staff as required
B. Elliott, Manager of Community Services
L. Zosiak, Planner 2
L. Siracusa, Director of Economic Development & Civic Properties

Mayor Read called the meeting to order. The 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 July 24, 2018.

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

- 1) **2017-066-RZ, 21241 Wicklund Avenue**
Lot 3 District Lot 242 Group 1 New Westminster District Plan 14112

Maple Ridge Zone Amending Bylaw No. 7328-2017

That PART 6, RESIDENTIAL ZONES, SECTION 601, ONE FAMILY AND TWO FAMILY RESIDENTIAL ZONES, Sub-Section (C) REGULATIONS FOR THE SIZE, SHAPE AND SITING OF BUILDING AND STRUCTURES, item 4) Buildings and Structures for Two Family Residential Use in the RT-1 Zone is amended by deleting clause (d) and replacing it with the following clauses:

“(d) shall not be permitted on a lot less than 750 m².

(e) notwithstanding item (d) above, lots located within the Town Centre, as identified on Schedule H, which are either a corner lot or provided with lane access, shall not be permitted on a lot less than 557 m²”.

To Amend Schedule “D” **MINIMUM LOT AREA AND DIMENSIONS** by deleting the line:

“RT-1	22m	30m	891m ² ”
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Replacing it as follows:

“RT-1	20 m	27m	750 m ²	See item 7 below”
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To Amend Schedule “D” **MINIMUM LOT AREA AND DIMENSIONS** by inserting a new item 7, after item 6 as follows:

“7. For lots located within the Town Centre, as identified on Schedule H, which are either a corner lot or provided with lane access, shall not be less than 557 m²”.

Maple Ridge Zone Amending Bylaw No. 7322-2017

To rezone from RS-1 (One Family Urban Residential) to RT-1 (Two Family Urban Residential). The current application is to permit the development of a duplex.

That PART 6, RESIDENTIAL ZONES, SECTION 601, Sub-Section (C) REGULATIONS FOR THE SIZE, SHAPE AND SITING OF BUILDING AND STRUCTURES, Clause (4) Buildings and Structures for Two Family Residential Use in the RT-1 Zone is amended by the addition of the following sub-clause in correct alphabetical order:

Notwithstanding the above, shall not be permitted on a lot less than 742 m², for the parcel or tract of land described as Lot 3 District Lot 242 Group 1 New Westminster District Plan 14112

The Corporate Officer advised that no correspondence was received on this item.

The Acting Manager of Development and Environmental Services gave a PowerPoint presentation providing the following information:

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

The Mayor called for speakers for first call.

Leonard Bertram-Jones

Mr. Bertram-Jones spoke in opposition to the application. He would like the area to remain a single family dwelling area, expressing that freedom of space and land for grandchildren is very important.

The Mayor called for speakers for second call.

The Mayor called for speakers for third call.

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

Note: Item 2 was withdrawn.

2) **2015-373-RZ, 23616 132 Avenue**

3) **2018-122-RZ, 12419 Garibaldi Street**
Lot 37 District Lot 6881 Group 1 New Westminster District Plan 57415

Maple Ridge Zone Amending Bylaw No. 7451-2018

To rezone from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential). The current application is to permit a future subdivision of approximately 2 lots.

The Corporate Officer advised that no correspondence was received on this item.

The Acting Manager of Development and Environmental Services gave a PowerPoint presentation providing the following information:

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

The Mayor called for speakers for first call.

Ryan Harmon - Applicant

Mr. Harmon spoke as the owner of the subject property. He provided further information on the request for subdivision and expressed that he did not feel that the application will negatively impact the neighbourhood and that precedence has been set with other properties in the neighbourhood having been subdivided into 2 lots. Mr. Harmon spoke on plans to share the property with family and to ensure as little environmental impact as possible when building and when adding a septic field.

The Mayor called for speakers for second and third calls.

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

4) 2018-200-RZ

26378 126 Avenue

Lot 34 Except: Part Subdivided by Plan BCP13892, Section 24 Township 12
New Westminster District Plan LMP19841

Maple Ridge Zone Amending Bylaw No. 7472-2018

PART 4 GENERAL REGULATIONS, is amended as follows:

- a. Section 402 REGULATIONS FOR PERMITTED USES OF LAND, BUILDINGS & STRUCTURES, Section 11, Dwelling units for a Detached Garden Suite use, be amended by adding the following new clause at the end of this Section in the correct alphabetical or numerical order:

The Detached Garden Suite provisions in this Section 11 will apply to the properties listed below, except where differences to these provisions are specifically stated for each:

- i. At 26378 – 126th Avenue (Lot 34, Except: Part Subdivided by Plan BCP13892, Section 24, Township 12, New Westminster District, Plan LMP19841) a Detached Garden Suite with a maximum Gross Floor Area of 140m² (1500 ft²) and a maximum building height of 7.5 metres from ground level is permitted.

23525 Dogwood Avenue

Lot “B” Section 28 Township 12 New Westminster District Plan 6734

Maple Ridge Zone Amending Bylaw No. 7473-2018

PART 4 GENERAL REGULATIONS, is amended as follows:

- a. Section 402 REGULATIONS FOR PERMITTED USES OF LAND, BUILDINGS & STRUCTURES, Section 11, Dwelling units for a Detached Garden Suite use, be amended by adding the following new clause at the end of this Section in the correct alphabetical or numerical order:

The Detached Garden Suite provisions in this Section 11 will apply to the properties listed below, except where differences to these provisions are specifically stated for each:

- ii. At 23525 Dogwood Avenue (Lot "B" Section 28 Township 12 New Westminster District Plan 6734) a Detached Garden Suite with a maximum Gross Floor Area of 140m² (1500 ft²) located in the front yard is permitted.

10861 Morrisette Place

Lot 8 Section 11 Township 12 New Westminster District Plan EPP67241

Maple Ridge Zone Amending Bylaw No. 7475-2018

PART 4 GENERAL REGULATIONS, is amended as follows:

- a. Section 402 REGULATIONS FOR PERMITTED USES OF LAND, BUILDINGS & STRUCTURES, Section 11, Dwelling units for a Detached Garden Suite use, be amended by adding the following new clause at the end of this Section in the correct alphabetical or numerical order:

The Detached Garden Suite provisions in this Section 11 will apply to the properties listed below, except where differences to these provisions are specifically stated for each:

- iv. At 10861 Morrisette Place (Lot 8 Section 11 Township 12 New Westminster District Plan EPP67241) a Detached Garden Suite constructed above a garage with a maximum building height of 6.5 metres is permitted. A secondary suite within the principal dwelling unit is also permitted on this property.

The Corporate Officer advised that no correspondence was received on this item.

L. Zosiak, Planner gave a PowerPoint presentation providing the following information:

- Background on DGS Pilot Project
- Identifying Participating Properties
- DGS Pilot Project – Test Cases
- Bylaw Readings
- Test Case No. 1 – 26478 126 Avenue
 - Subject Map
 - Land Use
 - Zoning Text Amending Bylaw
- Test Case No. 2 – 23525 Dogwood Avenue
 - Subject Map
 - Land Use
 - Zoning Text Amending Bylaw

- Test Case No. 3 – 10861 Morrisette Place
 - Subject Map
 - Land Use
 - Zoning Text Amending Bylaw
- Housing Agreement Bylaw readings
- Summary of Next Steps

The Mayor called for speakers for first call.

Brenda Richardson

Ms. Richardson identified herself as the owner of the property on Dogwood Avenue. She expressed that she is excited about the detached garden suite project and also expressed appreciation to Council for their consideration.

The Mayor called for speakers for second and third calls.

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

Having given all those persons whose interests were deemed affected by the matters contained herein a chance to be heard, the Mayor adjourned the Public Hearing at 7:24 p.m.

Certified Correct

N. Read, Mayor

L. Benson, Corporate Officer

700 *ITEMS ON CONSENT*

701.1 Development Agreements Committee

**CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE**

July 10, 2018
Mayor's Office

CIRCULATED TO:

Nicole Read, Mayor
Chair

Paul Gill, Chief Administrative Officer
Member

Catherine Schmidt, Recording Secretary

1. 17-126763

LEGAL: Lot 65 Section 15 Township 12 New Westminster District Plan
EPP44181

LOCATION: 24430 113 Avenue

OWNER: Pamela Olowa and Andrew Frazer

REQUIRED AGREEMENTS: Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 17-126763.

CARRIED

2. 2018-105508

LEGAL: Strata Lot 81 Section 11 Township 12 New Westminster District
Strata Plan EPS234

LOCATION: 11115 Carmichael Street

OWNER: John David Parr and Colleen Marguerite Parr

REQUIRED AGREEMENTS: Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 2018-105508.

CARRIED

3. 14-113687

LEGAL: Lot 19 District Lot 404 Group 1 New Westminster District Plan
BCP29907

LOCATION: 23398 Griffen Road

OWNER: Marco Giacometti and Annamaria Giacometti

REQUIRED AGREEMENTS: Sump Pump Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 14-113687.

CARRIED

4. 18-104739

LEGAL: Lot 48 District Lot 247 Group 1 New Westminster District Plan 28262

LOCATION: 21633 Donovan Avenue

OWNER: Jackeline Lagos & Claudio Da Silva

REQUIRED AGREEMENTS: Temporary Residential Use Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 18-104739.

CARRIED

5. 17-120176

LEGAL: Lot 11 Section 28 Township 12 New Westminster District Plan
EPP56758

LOCATION: 12950 235A Street

OWNER: RBD Mitchell Homes Inc. & GRD Mitchell Homes Inc.

REQUIRED AGREEMENTS: Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 17-120176.

CARRIED

6. 2017-377-DP

LEGAL: Lot 32 Section 28 Township 12 New Westminster District Plan
BCP44420

LOCATION: 23415 Cross Road

OWNER: 1070864 B.C. Ltd.

REQUIRED AGREEMENTS: Release of Covenants:
BR139202 Comprehensive plan of development;
BT318371 Building development agreement for services;
BT318732 Park site and equestrian trail;
BB1258655 Habitat enhancement and protection
agreement

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 2017-377-DP.

CARRIED

7. 2016-336-SD

LEGAL: Lots 1 to 5 all of: Section 15 Township 12 New Westminster District
Plan EPP83476


LOCATION: 11250 and 11300 240 Street

OWNER: Main Street Willow and Oak Homes Ltd.

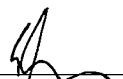
REQUIRED AGREEMENTS: Release of Covenant CA6857891

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 2016-336-SD.

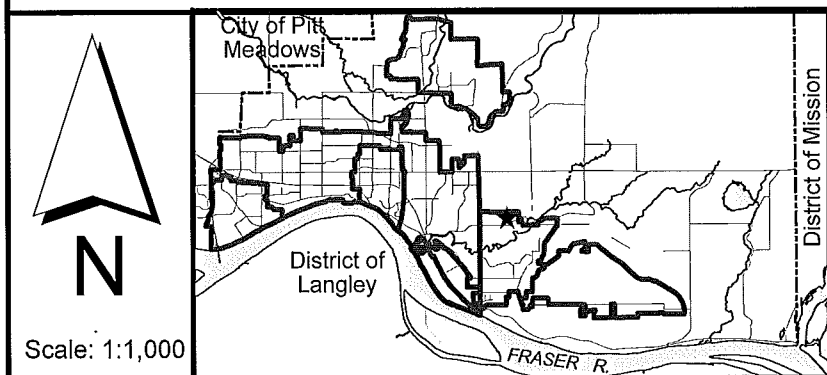
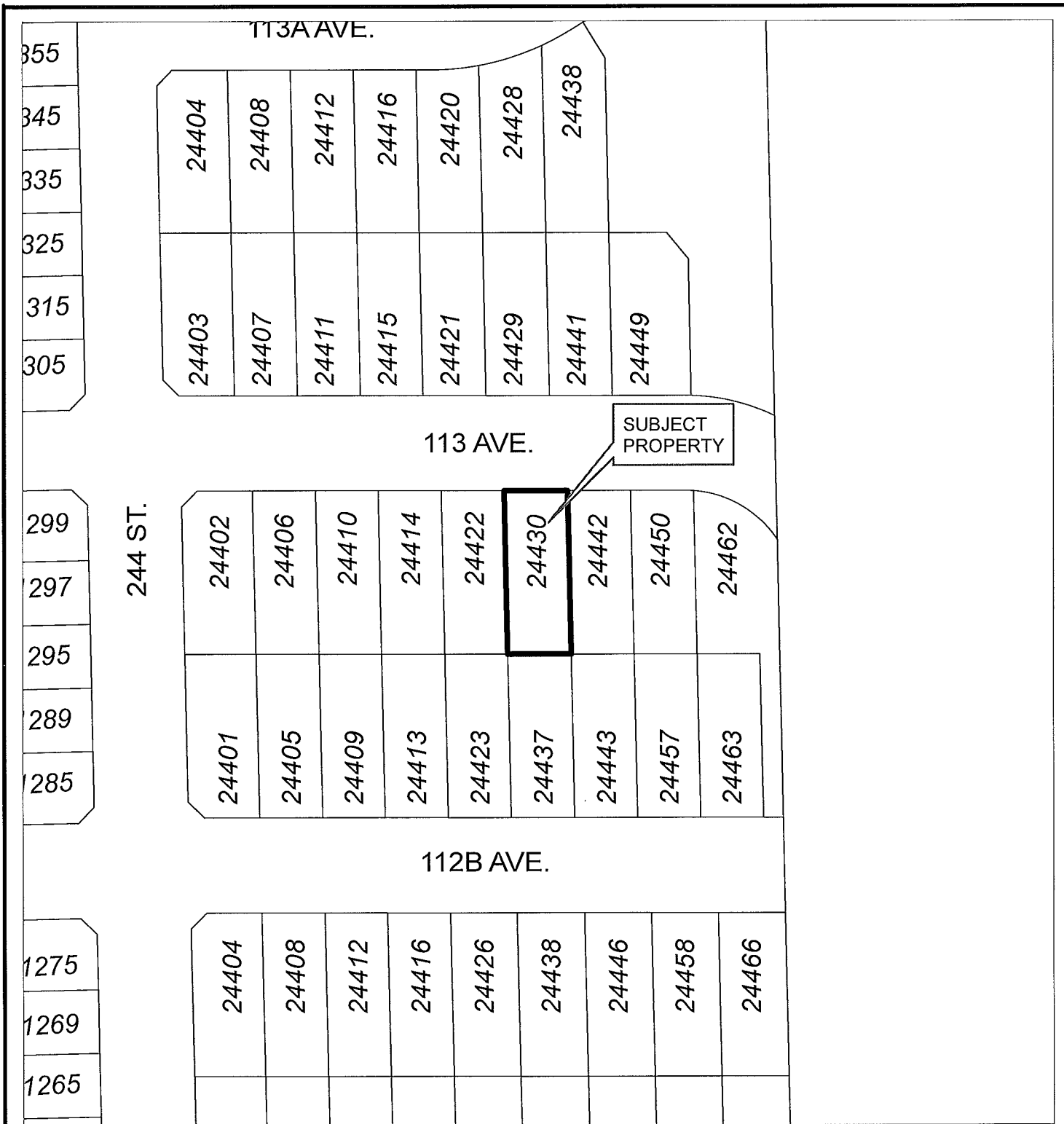
CARRIED



Nicole Read, Mayor
Chair



Paul Gill, Chief Administrative Officer
Member



24430 113 Ave

ENGINEERING DEPARTMENT



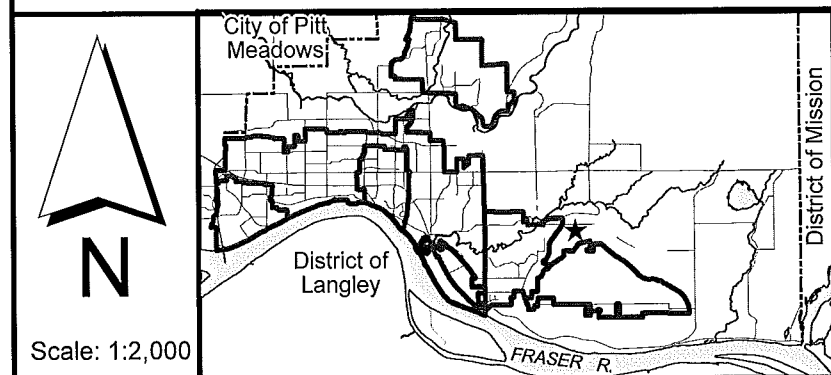
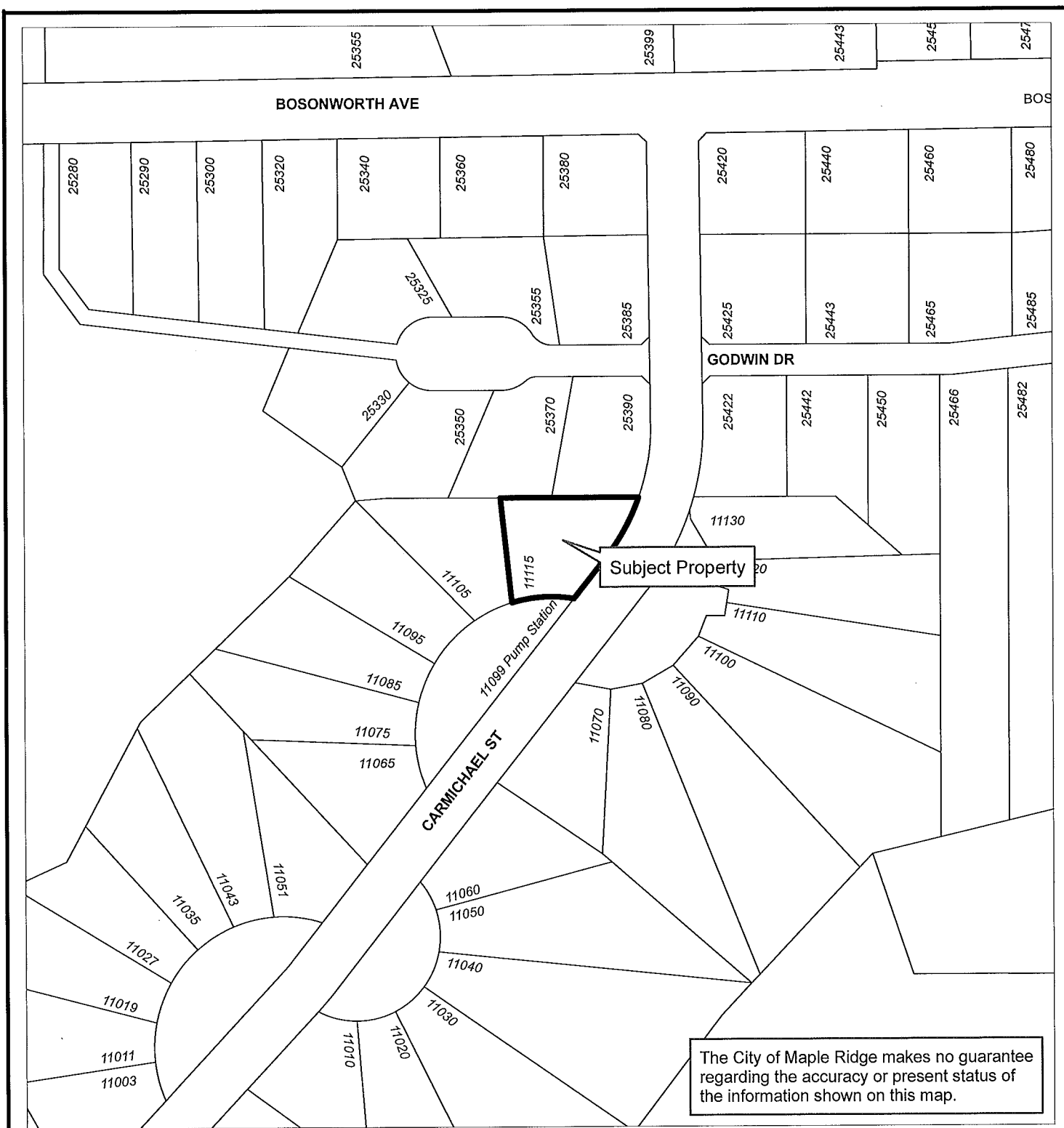
MAPLE RIDGE

British Columbia

mapleridge.ca


FILE: Untitled
DATE: Jul 5, 2018

BY: C3



11115 Carmichael St

ENGINEERING DEPARTMENT

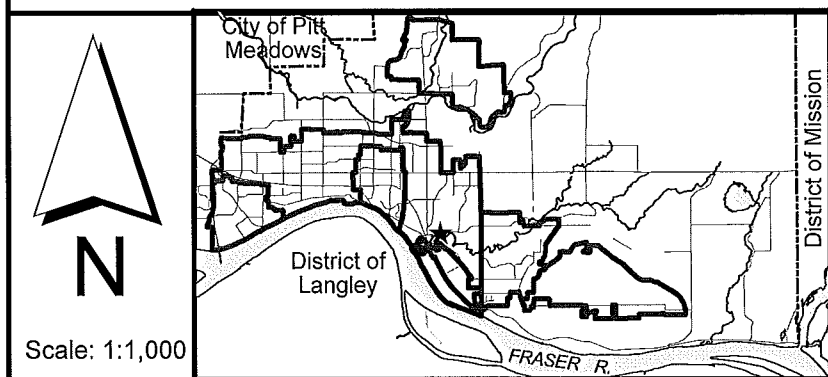
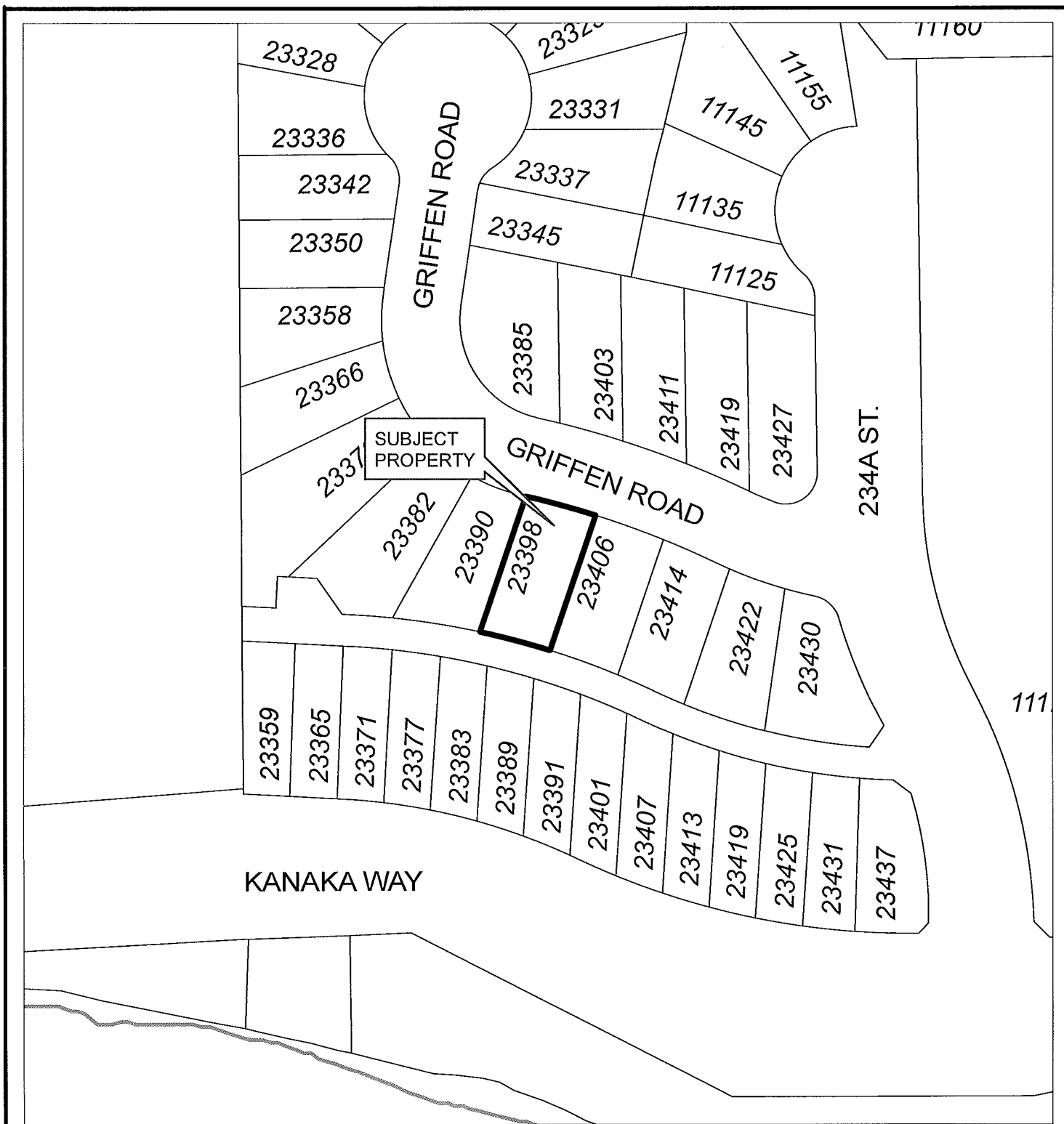


MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: Subject_Map10.4.1.mxd
DATE: Jul 3, 2018

BY: MC



23398 GRIFFEN RD

ENGINEERING DEPARTMENT



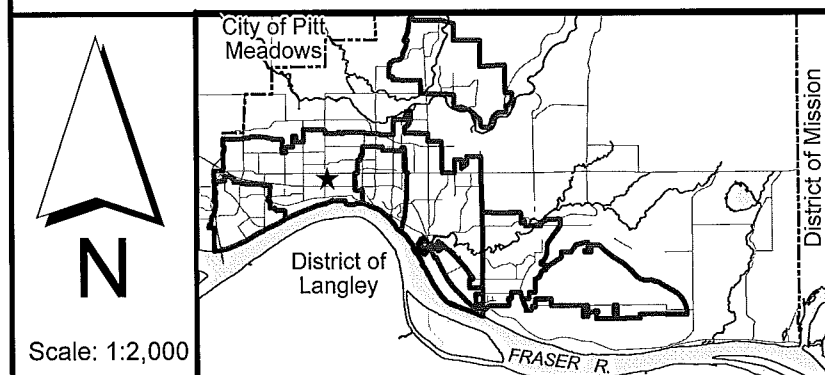
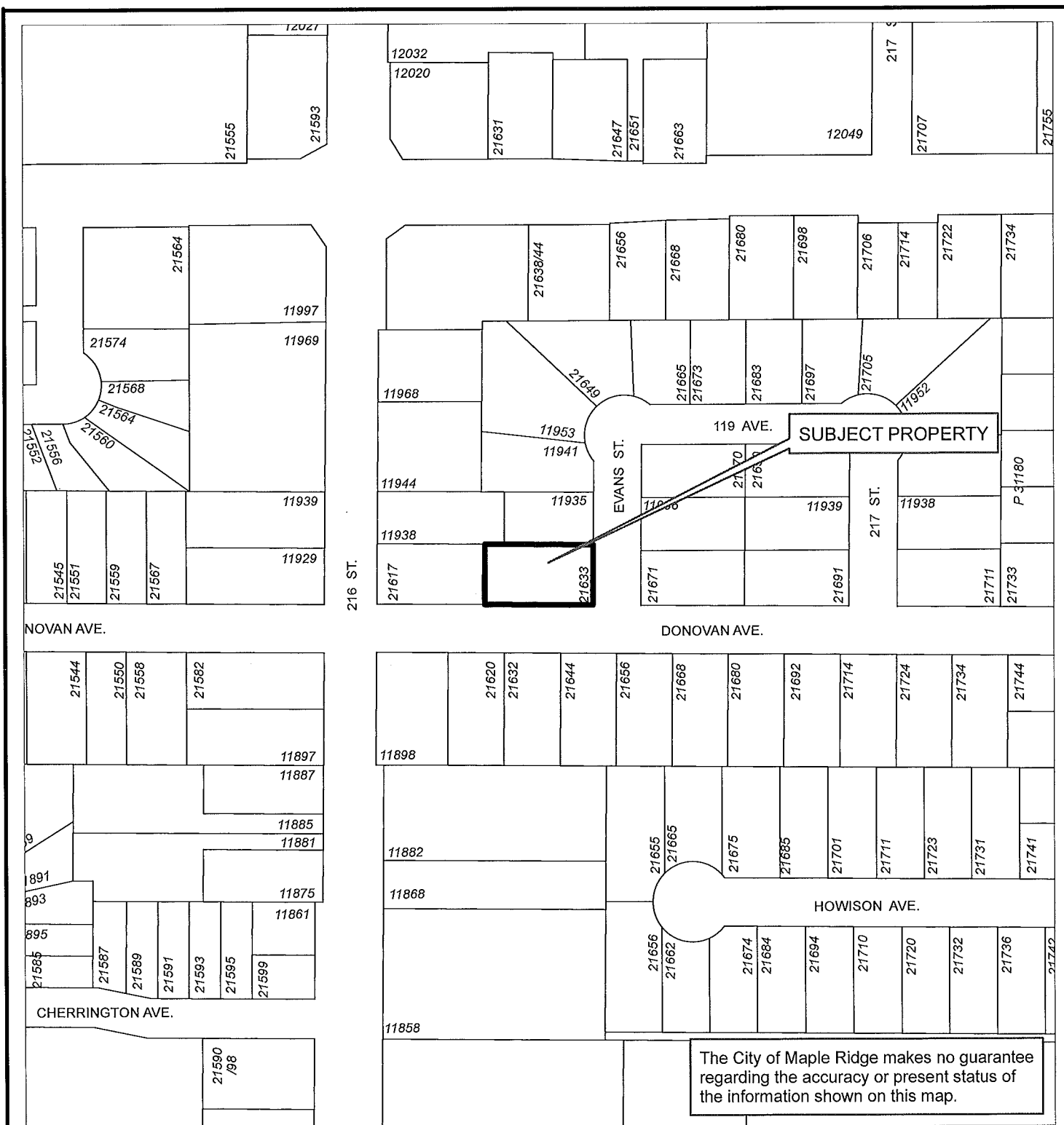
MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: Untitled
DATE: Jul 5, 2018

BY: C3



21633 Donovan Ave

ENGINEERING DEPARTMENT



MAPLE RIDGE

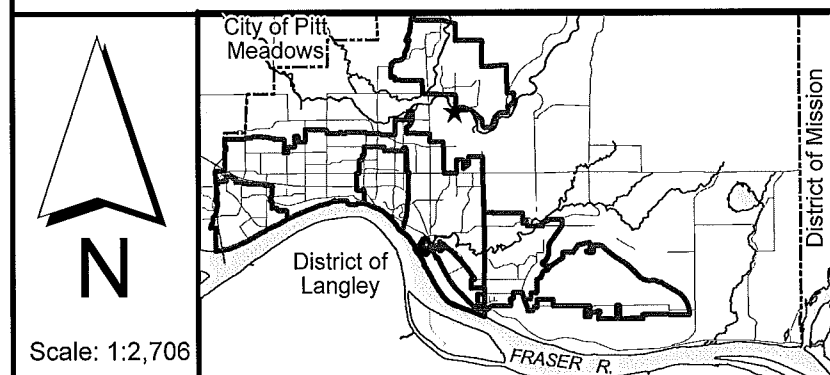
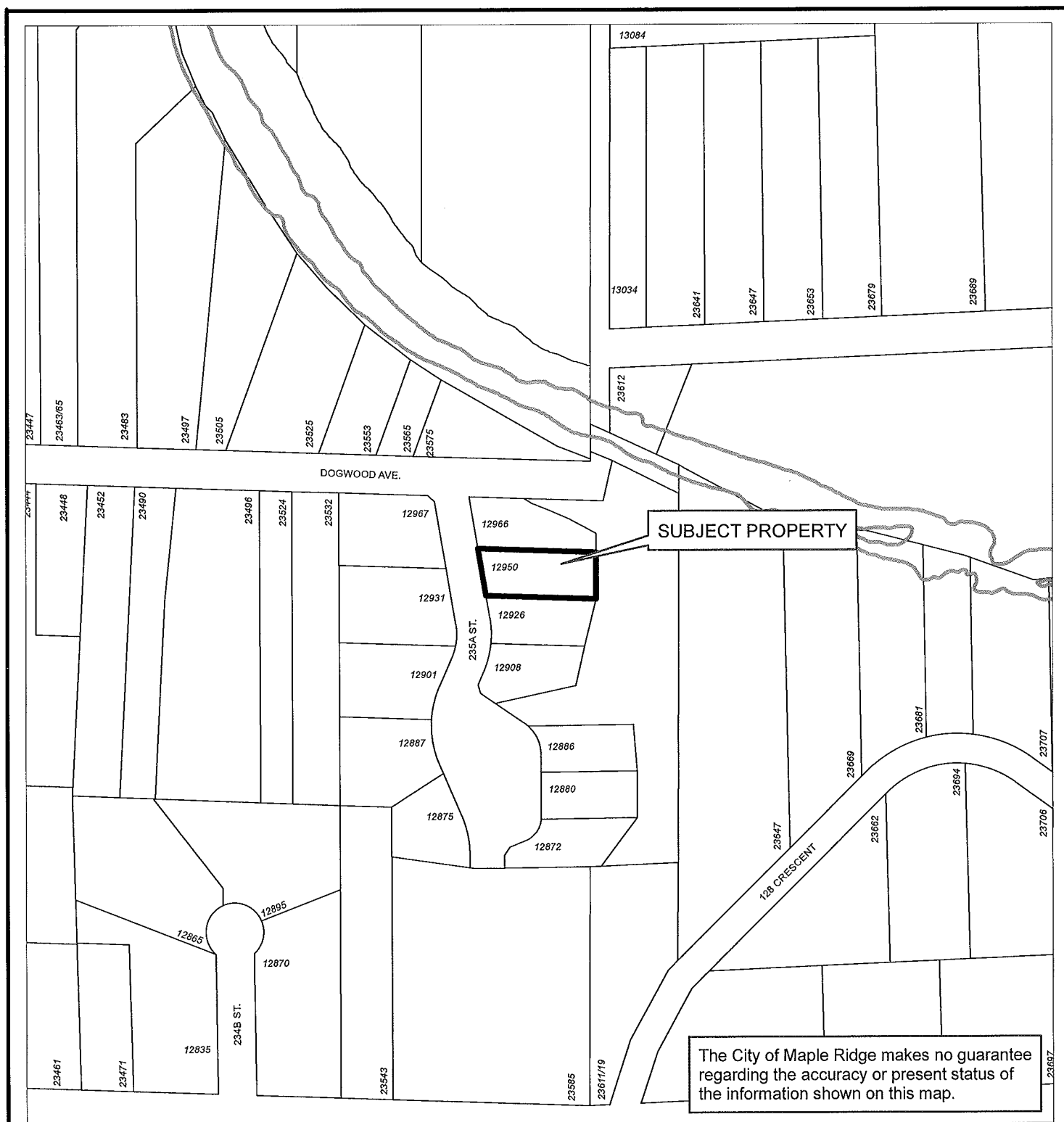
British Columbia

mapleridge.ca

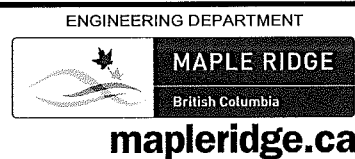
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DATE: Jul 6, 2018

BY: NV

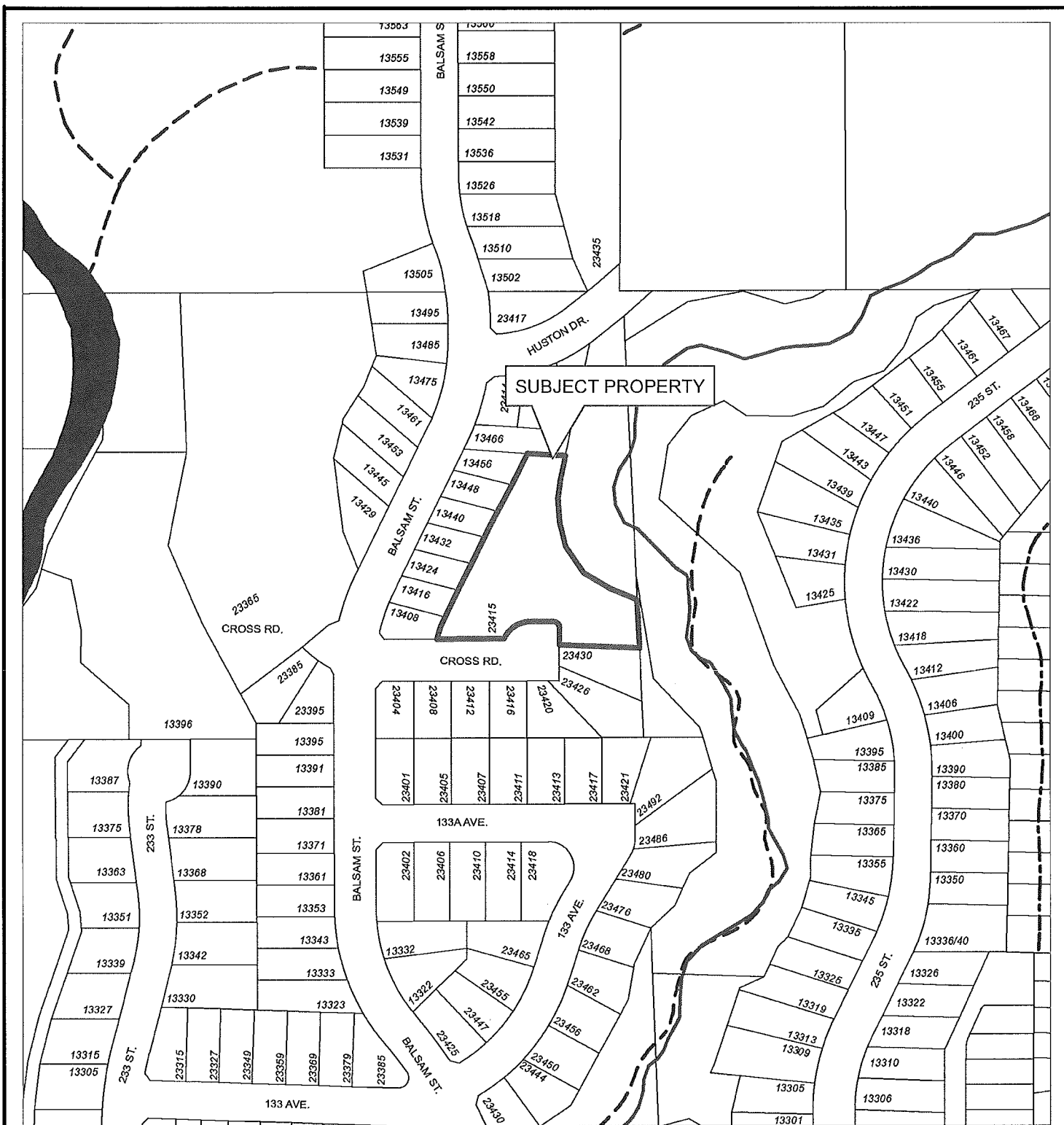


12950 235A St









FILE: Subject_Map10.4.1.mxd
DATE: Jul 6, 2018

BY: NV



Legend

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

23415 CROSS ROAD

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

mapleridge.ca

Scale: 1:2,500

FILE: 2017-377-DP
DATE: Aug 28, 2017

BY: PC

**CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE**

July 17, 2018
Mayor's Office

CIRCULATED TO:

Nicole Read, Mayor
Chair

Paul Gill, Chief Administrative Officer
Member

Catherine Schmidt, Recording Secretary

1. 17-124953

LEGAL: East Half Parcel "D" (Reference Plan 1896) of the South East Quarter
Section 25 Township 9 New Westminster District
Except: Parcel "B" (Reference Plan 13579), North 299 Feet and Plan
EPP52030

LOCATION: 21567 128 Avenue

OWNER: Fung-San MacInnis

REQUIRED AGREEMENTS: Floodplain Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING
DOCUMENT AS IT RELATES TO 17-124953.**

CARRIED

2. 2018-204-SD

LEGAL: Existing: Lot 1 Section 33 Township 12 New Westminster District Plan
EPP60071
Future: Lots 1- 59 all of: Section 33 Township 12 New Westminster
District Plan EPP60118


LOCATION: 13704 232 Street

OWNER: SV 232 Street Development Ltd.

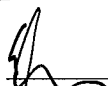
REQUIRED AGREEMENTS: Geotechnical Covenant (Lots 45-52)
No Build Until Future Subdivision Covenant (Lots 52 & 59)
Stat ROW for Temp. Turnaround (Lot 45)
Stormwater Management Covenant (Lots 1-59)
Restricted Driveway Width Covenant (Lots 40 & 53)
Multi-Purpose Access Easement (Lots 2-17)
Enhancement & Replanting Agreement

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING
DOCUMENT AS IT RELATES TO 2018-204-SD.**

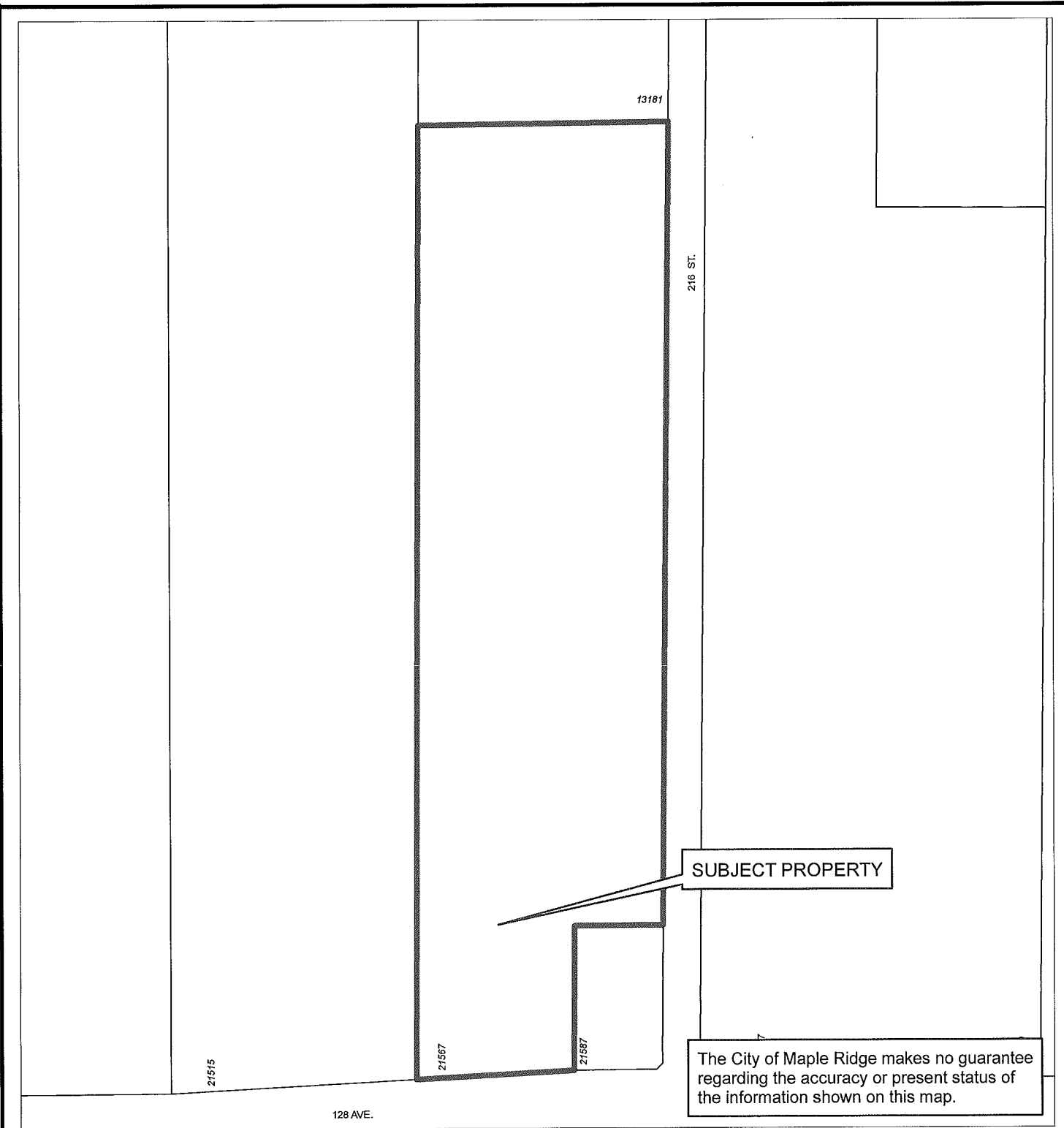
CARRIED



Nicole Read, Mayor
Chair

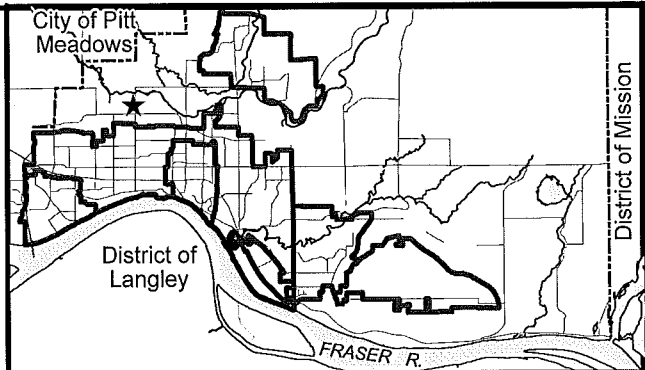


Paul Gill, Chief Administrative Officer
Member



N

Scale: 1:2,800

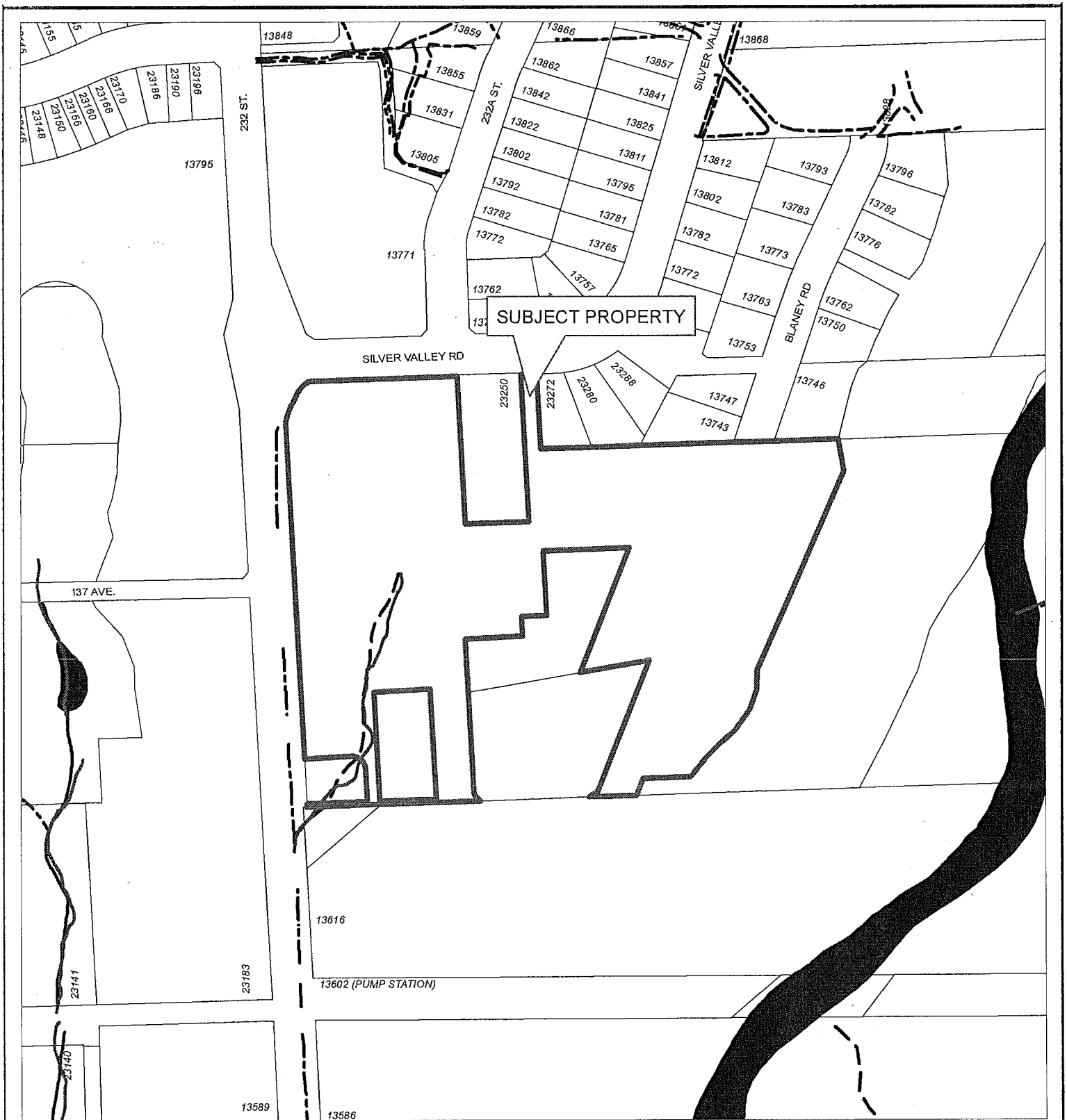


**21567-128 AVENUE
FLOOD PROTECTION COVENANT**

LICENCES, PERMITS & BYLAWS DEPT.

mapleridge.ca

FILE: Subject_Map10.4.1
DATE: Jul 10, 2018
BY: JP



SUBJECT PROPERTY

SILVER VALLEY RD

232 ST.

232A ST.

BLANEY RD

137 AVE.

13616

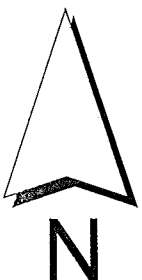
13602 (PUMP STATION)

13589

13586

Legend

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



Scale: 1:2,500

13704 232 STREET

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2013-086-VP
DATE: Sep 22, 2017

BY: PC

**CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE**

July 18, 2018
Mayor's Office

CIRCULATED TO:

Craig Speirs, Acting Mayor
Chair

Paul Gill, Chief Administrative Officer
Member

Catherine Schmidt, Recording Secretary

1. 2016-004-RZ

LEGAL: Current: Lot 39 Section 28 Township 12 New Westminster District
Plan 40978
Future: Lot 1 Section 28 Township 12 New Westminster District Plan
EPP84321

LOCATION: 13245 236 Street

OWNER: 1052160 B.C. Ltd.

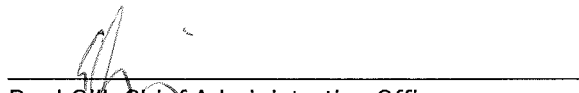
REQUIRED AGREEMENTS: Stormwater Management Covenant
Tree Protection Covenant
Geotechnical Covenant
Visitor Parking Covenant
Rezoning Servicing Agreement

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING
DOCUMENT AS IT RELATES TO 2016-004-RZ.**

CARRIED



Craig Speirs, Acting Mayor
Chair



Paul Gill, Chief Administrative Officer
Member

701.2 Minutes of Meetings of Committees and Commissions of Council

City of Maple Ridge
ENVIRONMENTAL ADVISORY COMMITTEE
MEETING MINUTES

The Minutes of the Regular Meeting of the Environmental Advisory Committee, held in the Blaney Room at Maple Ridge City Hall, 11995 Haney Place, Maple Ridge, British Columbia, on May 9, 2018 at 7:03 pm

COMMITTEE MEMBERS PRESENT

Councillor Robert Masse	Council Liaison
Leanne Koehn, Chair	Ridge Meadows Recycling Society
Betty von Hardenberg	Thornhill Aquifer Protection Study (TAPS)
Cheryl Ashlie	Alouette River Management Society (ARMS)
Cheryl Power	Alouette River Management Society (ARMS) - Alternate
David Neufeld	Environmental Professional
Gerry Pinel	Community Education on Environment and Development (CEED) Centre
Jessie Lees, Vice Chair	Member at Large – Youth Representative
Klaus von Hardenberg	Thornhill Aquifer Protection Study (TAPS) – Alternate
Ross Davies	Kanaka Education and Environmental Partnership Society (KEEPS)

GUESTS

Sara Barron

STAFF MEMBERS PRESENT

Rodney Stott	Staff Liaison / Environmental Planner
Amanda Allen	Committee Clerk

ABSENT

Janice Jarvis	Environmental Professional
Dennis Kinsey	Member at Large

NON-VOTING MEMBERS

Dan Ruimy	Member of Parliament
Lisa Beare	MLA – Maple Ridge-Pitt Meadows
Bob D'Eith	MLA – Maple Ridge-Mission
Katzie First Nation	
Kwantlen First Nation	
BC Conservation Officer Service	
Metro Vancouver	

1. CALL TO ORDER

The Chair welcomed Ms. Jessie Lees, the new Member at Large – Youth Representative, and Ms. Lees shared a brief biography with members. The Chair reported on the two year term re-appointment of Ms. Janice Jarvis, Mr. Dennis Kinsey and Mr. David Neufeld. Ms. Cheryl Ashlie and Ms. Cheryl Power were introduced as the 2018 representatives from the Alouette River Management Society.

2. **APPROVAL OF THE AGENDA**

R/2018-008

It was moved and seconded

That the May 9, 2018 Environmental Advisory Committee agenda be approved as circulated.

CARRIED

3. **ADOPTION OF THE MINUTES**

R/2018-009

It was moved and seconded

That the minutes of the Maple Ridge Environmental Advisory Committee meeting dated January 10, 2018 be adopted.

CARRIED

4. **DELEGATIONS - Nil**

5. **ELECTIONS**

The Staff liaison opened the floor for nominations for a Chair of the Environmental Advisory Committee.

R/2018-010

It was moved and seconded

That Leanne Koehn be elected Chair of the Environmental Advisory Committee for 2018.

CARRIED

The Staff liaison opened the floor for nominations for a Vice Chair of the Environmental Advisory Committee.

R/2018-011

It was moved and seconded

That Jessie Lees be elected Vice Chair of the Environmental Advisory Committee for 2018.

CARRIED

6. **NEW AND UNFINISHED BUSINESS**

6.1. **Review of 2018 Business Plan Items**

The Chair reviewed the ongoing deliverables, found milestones and the 2018 deliverables on the 2018 Business Plan of the Environmental Advisory Committee. The Staff liaison responded to questions about vulnerable aquifers in Maple Ridge.

7. SUBCOMMITTEE REPORTS

7.1. Green Infrastructure and Natural Asset Inventory and Evaluation

The Staff liaison reported on the monthly meetings of the subcommittee and advised that elections for a Chair and Recording Secretary will occur. A subcommittee scoping report will soon be developed and presented for review. The Staff liaison reported on interdepartmental participation by numerous departments at the City of Maple Ridge including Parks, Recreation and Culture, Engineering, Planning, Emergency Program, Finance, and Operations.

7.2. OCP Aquifer Mapping and Natural Features Development Permit Review

The Staff liaison reported on the monthly meetings of the subcommittee. The Staff liaison is drafting a report on the proposed amendments to the Natural Features Development Permit for subcommittee review and advised a public consultation will form part of the review process.

7.3. Communications and Outreach

The Staff liaison reported on his participation in a municipal delegation with the Kwantlen First Nation with regards to utilizing First Nation names for streams. The City is working with ARMS at Merkley Park with planting and enhancement projects. The subcommittee is also looking to involve local school groups with the naming and protection/stewarding of unnamed creeks.

7.4. Watercourse Protection Bylaw Review

The Staff liaison advised work on a scoping report is underway. The Staff liaison will be providing an update to the subcommittee regarding consultation and content for the bylaw review.

8. STAFF LIAISON UPDATES

8.1. Provincial Groundwater Authorization Referrals

The Staff liaison provided an update on the Provincial groundwater initiative. The Provincial Groundwater Authorization Referrals process is gaining momentum and resources for the distribution and management of groundwater.

8.2. Federal Fisheries Act Update

The Staff liaison reported on amendments to the Federal Fisheries Act that will restore both the protection of fish and fish habitats. The Staff liaison expects to bring a presentation to the Committee once updates are more concrete.

8.3. Forest License Applications

The Staff liaison advised that two Forest Licence applications have been submitted for activities on Provincial Crown and unceded First Nation land.

9. **CORRESPONDENCE**

9.1. **District of Sicamous – Prevention of Quagga and Zebra Mussels**

Letter dated November 29, 2017 from Terry Rysz, Mayor, District of Sicamous. Discussion was held on the invasive species of mussels which can overwhelm a lake ecosystem and on the targeted efforts of the Ministry of Environment to address the matter. The Committee noted interest in learning more about the Invasive Mussel Defence Program.

R/2018-012

It was moved and seconded

That the letter dated November 29, 2017 from the District of Sicamous regarding the prevention of Quagga and Zebra mussels be received for information.

CARRIED

10. **ROUNDTABLE**

The Staff liaison acknowledged and thanked the volunteers for their work and dedication on the Environmental Advisory Committee.

Gerry Pinel reported on the current initiatives the CEED Centre is busy working towards including the Food Hub and the green waste collection electric trike. Mr. Pinel provided an update on the progress of the Affordable Community Environmental Society "ACES".

David Neufeld reported on his recent experiences with the proposed new legislation in the Fisheries Act and is encouraged by the increased oversight and questions by the DFO when reviewing and regulating projects.

Cheryl Ashlie advised that ARMS is hosting their second annual pub night fundraiser May 17, 2018. Ms. Ashlie provided a report on the current activities and initiatives at ARMS including the Alouette River Reanadromization salmon program and tree planting at Merkle Park.

Jessie Lees provided an update on her studies and volunteer hours on tree protection in the community.

Ross Davies reported on the recent events at KEEPS and advised that open houses at the Kanaka Creek Watershed Stewardship Centre are scheduled for May 13, 2018 and June 10, 2018. Mr. Davies updated the committee on bear interactions in lower Albion and the Silver Valley/Rock Ridge areas. Discussion was held on the increased habituation of bears. The Staff liaison and Cheryl Ashlie will speak further with Mr. Davies and Wildlife BC to see what type of messaging can be put out to the community to remind residents how to be bear aware.

Klaus von Hardenberg also noted an increased bear population in his neighbourhood. Mr. von Hardenberg advised that the observation well drilled at Thornhill Park is complete and waiting for the remote monitoring to be installed.

Betty von Hardenberg reported on results of the annual TAPS well testing. Mrs. von Hardenberg shared her appreciation that Council adopted the soil deposit regulation bylaw at the meeting on May 8, 2018.

Cheryl Power shared her enthusiasm in joining the Committee as the ARMS alternate. Ms. Power reported on the increase of bear to human habituation at the Malcolm Knapp Research Forest. Ms. Power advised of funding avenues for tree planting and offered to connect interested members with organizations and corporate sponsors.

Councillor Masse advised that the Climate 2050 Discussion paper has been released by Metro Vancouver and members were encouraged to review the paper and provide feedback to Metro Vancouver: http://www.metrovancouver.org/services/air-quality/AirQualityPublications/AQ_C2050-DiscussionPaper.pdf

Councillor Masse reported on Council's discussion with Hydro regarding the fish passage and a forthcoming staff report on possible requirements for electric vehicle charging in new developments.

Leanne Koehn provided an update on the Repair Cafés and noted the next Repair Café is scheduled May 12, 2018 at the Maple Ridge Senior's Activity Centre. Ms. Koehn advised that the Recycling Depot is now accepting textiles and Recycling has launched an online recycling sorting game at www.recycleitright.ca. Ms. Koehn reported that Earth Day 2018 was a great success and that the next Earth Day is scheduled April 13, 2019, with a theme of "healthy communities, healthy self".

11. **QUESTION PERIOD - Nil**

12. **ADJOURNMENT – 8:37 pm**



L. Koehn, Chair

/aa

City of Maple Ridge
PUBLIC ART STEERING COMMITTEE MEETING MINUTES

The Minutes of the Regular Meeting of the Public Art Steering Committee, held in the Coho Room, at Maple Ridge City Hall, 11995 Haney Place, Maple Ridge, British Columbia, on April 19, 2018 at 3:05 pm.

COMMITTEE MEMBERS PRESENT

Councillor Kiersten Duncan	City of Maple Ridge
Wayne Bissky, Chair	Architect
Barbara Duncan	Arts Council Representative
Donald Luxton	Developer
Don Miskiman	Community at Large Member
Wan-Yi Lin	Artist

STAFF MEMBERS PRESENT

Yvonne Chui	Manager, Arts and Community Connections
Amanda Allen	Committee Clerk

ABSENT

Leanne Koehn, Vice-Chair	Community at Large Member
--------------------------	---------------------------

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

R/2018-007

It was moved and seconded

That the agenda for the April 19, 2018 Public Art Steering Committee be amended to add item 6.5 Community Public Art Application and that agenda as amended be approved.

CARRIED

3. ADOPTION OF THE MINUTES

R/2018-008

It was moved and seconded

That the minutes of the Maple Ridge Public Art Steering Committee meeting dated January 30, 2018 be adopted.

CARRIED

Note: Donald Luxton joined the meeting at 3:08 pm.

4. DELEGATIONS

4.1. Telosky Stadium Upgrades

- Chad Neufeld, Parks Planning Technician, City of Maple Ridge

The Parks Planning Technician gave a presentation on the upcoming development project of two new artificial turf fields at Telosky stadium. Discussion was held on possible locations for public art and the historical background of the site.

4.2. Albion Community Centre Concept

- Don Cramb, Senior Recreation Manager, City of Maple Ridge

The Senior Recreation Manager gave a presentation on the design and concepts of the South Albion Community Centre, a joint school and community centre site. Discussion was held on future City of Maple Ridge capital projects including a flexible budget for public art. Questions arose around any policy amendments or changes to reflect new capital infrastructure or if this was covered under the current mechanisms such as the community amenities contributions.

5. QUESTION PERIOD - Nil

6. NEW AND UNFINISHED BUSINESS

6.1. New Parks, Recreation & Culture Civic Infrastructure - Considerations

The Staff liaison provided an update on the public art program budget. The Staff liaison reviewed a list of upcoming City capital projects and sites previously identified by the committee for potential places and spaces for public art projects. \$233,500 has been committed for projects and a balance of \$266,000 remains in the account largely from recent developer contributions and carry forwards to build up enough funds as per the five year framework plan. Discussion ensued with some action items for the next meeting to prioritize projects/locations recommendations and update to Council in June/July.

6.2. Developer Public Art Guidelines - draft

The Staff liaison reported that the Developer Public Art Guidelines draft is forthcoming.

6.3. Cultural Plan Update – April 24 to Council

The Staff liaison advised that the Cultural Plan will be proceeding to Council for presentation and endorsement on April 24, 2018 and invited members to attend meeting. The report also requests that Council direct staff to report back with an implementation framework for the Cultural Plan. The Staff liaison thanked members for their valued contributions to the development of the Cultural Plan.

6.4. Merkley Park/LeBlanc Field Update

The Staff liaison reported that the project is complete. An opening celebration is scheduled for May 26, 2018 and invitations will be forthcoming as the itinerary is established. The Staff liaison reported that the public artwork project completed on time and on budget.

6.5. Community Public Art Application

The Staff liaison provided an update on a new applicant to the community public art program and timing of the committee meetings. The committee will make a decision on this application at the next meeting.

The Staff liaison requested the committee's approval on artist fees to assist with the production of the 2018 civic banners. It may involve our local First Nations.

R/2018-009

It was moved and seconded

That PASC set a budget up to \$3000 to cover artist fees for the 2018 banner project.

CARRIED

7. **ROUNDTABLE**

Wan-Yi Lin shared highlights from her trip to Taiwan in January and shared photos of the billboard she installed dedicated to display art.

Barbara Duncan reported on the intricate Bettina Matzkuhn exhibition currently on display at the ACT. The Garibaldi Art Club Spring Show begins April 28, 2018. Ms. Duncan was very pleased to report an increase of interest by schools in the community around making and displaying art.

Don Miskiman reported that the placemaking projects to activate public spaces by University of the Fraser Valley students were well received by the Cities of Abbotsford and Cloverdale and several projects will be installed.

Donald Luxton reported that the Heritage Resources of Maple Ridge Inventory was endorsed by Council on April 17, 2018. Mr. Luxton shared highlights of the research around the multiculturalism of Maple Ridge and the broad scope of items included in the updated inventory. The Haney House windows have been restored and the project is proceeding well.

Councillor Duncan reported on the April 21, 2018 Earth Day activities. Councillor Duncan shared her experiences at the Katzie First Nations swearing in ceremony and spoke to the potential for increased placemaking recognition throughout the City.

Yvonne Chui reported that a developer is very interested in commissioning a public artwork as part of their new development and she'll update the committee as progress is made on this offer. Ms. Chui advised that the Leisure Centre Public art call closed on April 12, 2018 and a good number of submissions were received. Ms. Chui shared highlights from her recent trip to Taiwan and China.

Wayne Bissky shared happy news that he will be welcoming another grandchild.

As this was National Volunteer Week, Ms. Chui and Councillor Duncan expressed gratitude and thanks to the members of the Public Art Steering Committee for their service and dedicated work within the community.

8. **ADJOURNMENT – 5:29 pm**


W. Bissky, Chair

/aa



City of Maple Ridge

TO: Her Worship Mayor Nicole Read and Members of Council **MEETING DATE:** July 24, 2018
FROM: Chief Administrative Officer **MEETING:** Council
SUBJECT: Disbursements for the month ended June 30, 2018

EXECUTIVE SUMMARY:

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

RECOMMENDATION:

That the disbursements as listed below for the month ended June 30, 2018 be received for information only.

GENERAL	\$ 8,848,075
PAYROLL	\$ 1,865,231
PURCHASE CARD	\$ <u>88,895</u>
	\$ <u>10,802,201</u>

DISCUSSION:

a) Background Context:

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

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

b) Community Communications:

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

c) Business Plan / Financial Implications:

Highlights of larger items included in Financial Plan or Council Resolution

• Cedar Crest Lands (BC) Ltd – Merkley artificial turf field	\$ 248,380
• Chandos Construction Ltd – Leisure Centre upgrades	\$ 687,340
• Fraser Valley Regional Library – 2 nd quarter member assessment	\$ 703,351
• G.V. Water District – Water consumption Feb 28 – Mar 27/18	\$ 470,788
• Pomerleau Inc – 270A St reservoir	\$ 212,017
• Ridge Meadows Recycling Society – Monthly contract for recycling	\$ 207,783

d) Policy Implications:

Corporate governance practice includes reporting the disbursements to Council monthly.

CONCLUSIONS:

The disbursements for the month ended June 30, 2018 have been reviewed and are in order.

Original signed by Trevor Hansvall

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

Original signed by Trevor Thompson

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

Original signed by Paul Gill

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

CITY OF MAPLE RIDGE
MONTHLY DISBURSEMENTS - June 2018

<u>VENDOR NAME</u>	<u>DESCRIPTION OF PAYMENT</u>	<u>AMOUNT</u>
0946235 BC Ltd	Roadside mowing	38,777
0981077 BC Ltd	Security refund	106,378
1075033 BC Ltd	Security refund	26,523
A & A Testing Ltd	Pipeline maintenance	49,483
Aplin & Martin Consultants Ltd	Design storm development, various sites	2,247
	Downtown beautification - Loughheed at 226 St	14,554
	Local area service 20300 Block Hampton St	7,372
	River Road traffic calming (Steves St to Carshill St)	16,111
	Road widening design Abernethy Way (224 St to 232 St)	5,548
	Watermain replacement (232 St)	19,520
		65,352
Associated Engineering (BC) Ltd	225 St forcemain upgrade	17,236
Astroturf West Distributor Ltd	Synthetic turf field supply & install - Merkley Field	49,350
Badger Daylighting Lp	Hydro-excavation - multiple locations	18,854
BC Hydro	Electricity	142,412
BC Hydro & Power Authority	Pole relocation (132 Ave to Silver Valley Road)	51,866
Blue Pine Enterprises Ltd	Construction of off leash dog park - 20015 Wharf St	22,831
	May watering - 128 Ave (216 St - 224 St)	1,890
Boileau Electric & Pole Ltd	Maintenance:	
	Backflow enclosures	5,618
	Christmas decorations removal	4,055
	Firehall 1	5,426
	Firehall 3	404
	Homeshow	441
	Operations	2,919
	Re-aim antennas	490
	Street lights	3,599
	Supply and install new Kohler generator - Firehall 2	68,251
		91,203
CUPE Local 622	Dues - pay periods 18/11 18/12 & 18/13	48,847
Canada Pipe Company Ltd	Install water main	36,471
Cedar Crest Lands (BC) Ltd	Merkley artificial turf field	248,380
Chandos Construction Ltd	Maple Ridge Leisure Centre upgrades	687,340
Cobing Building Solutions	Electrical/Mechanical Maintenance:	
	City Hall	1,243
	Fire Halls	9,442
	Hammond Community Centre	146
	Leisure Centre	17,123
	Library	466
	Operations	2,839
	RCMP	1,717
	The Act	2,746
		35,722
Craven Huston	Albion neighbourhood learning and community centre	19,717
	Maple Ridge Cemetery expansion	907
		20,625
Dhaliwal Developers Ltd	Security refund	102,584
Dougness Holdings Ltd	Flush & CCTV works yard	29,673
Drake Excavating (2016) Ltd	263 St water pump station project	41,045
Esri Canada Limited	Small local government enterprise licence agreement	70,560
Falcon House Ltd	Security refund	234,700
Falcon Village Joint Venture	Security refund	797,049
Fitness Edge	Contracted service provider - fitness classes & programs	29,812
Floris, David And Maureen	Compensation for road dedication - 13287 232 St	117,659
Fortis BC - Natural Gas	Natural gas	21,370
Fraser Valley Regional Library	2nd quarter member assessment	703,351
	Contributed capital replacement funding	10,000
		713,351
Fred Surridge Ltd	Waterworks supplies	23,443
Golden Ears Winter Club	Rental revenue & summer operation agreement - Apr & May	34,629

<u>VENDOR NAME</u>	<u>DESCRIPTION OF PAYMENT</u>		<u>AMOUNT</u>
Gotraffic Management Inc	Traffic control		55,985
Greater Vancouver Water District	Water consumption Feb 28 - Mar 27/18	470,788	
	Maple Ridge billing - micro (Apr)	700	471,488
Hallmark Facility Services Inc	Janitorial services & supplies:		
	City Hall	3,566	
	Fire Halls	4,736	
	Library	4,457	
	Operations	4,234	
	Randy Herman Building	4,959	
	RCMP	4,234	26,185
Heavy PDG Equipment Ltd	Excavator rental		16,648
Hepworth, Anthony	Security refund		19,050
Hongs Nursery	Moss hanging baskets		15,904
Horizon Landscape Contractors	Grass cutting - Apr & May	34,910	
	Waste bag collection - Mar Apr & May	17,831	
	Weeding - Hampstead	988	53,730
Image Painting & Restoration	Painting & restoration services:		
	Caretaker house	2,835	
	City hall	420	
	Neighbourhood Park	420	
	Street lights	17,063	
	Thomas Haney skate park	630	21,368
Intelligo Networks Inc	Juniper network support & maintenance renewal		44,080
Jacks Automotive & Welding	Fire Dept equipment repairs		19,935
Johnston Davidson	Consulting services - Fire Hall #4		15,593
Lafarge Canada Inc	Roadworks material		65,335
Macleam Homes (Edge) Ltd	Security refund		172,625
Manulife Financial	Employer/employee remittance		157,978
Maple Ridge & PM Arts Council	Arts Centre contract	55,254	
	Program revenue - May	28,043	83,297
Mcelhanney Consulting Services	Drainage consulting	18,643	
	Sidewalk design - 232 St (132 Ave - Silver Valley Road)	49,059	67,702
Medical Services Plan	Employee medical & health premiums		20,513
Morningstar Homes Ltd	Security refund		72,000
MPK Seniors Network	Annual program costs		25,000
Municipal Pension Plan BC	Employer/employee remittance		467,079
Open Storage Solutions Inc	Nimble storage hybrid shelf expansion	59,638	
	VM ware growth project	2,430	
	Maintenance	3,206	65,274
Parkland Refining (BC) Ltd	Gasoline & diesel fuel		125,797
Paul Bunyan Tree Services	Tree maintenance & damaged tree removal		17,036
Pomerleau Inc	270A St reservoir		212,017
RF Binnie & Associates Ltd	Arthur Peake Centre design	2,380	
	Merkley Park synthetic sports field design	21,424	
	Synthetic turf replacement - Samuel Robertson Technical School	3,899	
	Telosky Stadium design	2,214	29,917
Raybern Erectors Ltd	Supply and install new chainline mesh - Samuel Robertson Technical School		29,967
Receiver General For Canada	Employer/employee remittance PP18/11 & PP18/12		802,378
Recycle Systems	Recycling equipment - Tipper and sorting conveyor belt		17,347
RG Arenas (Maple Ridge) Ltd	Curling rink operating expenses - Apr	2,824	
	Ice rental - May	56,896	59,720

<u>VENDOR NAME</u>	<u>DESCRIPTION OF PAYMENT</u>		<u>AMOUNT</u>
Ridge Meadows Recycling Society	Education - Wildsafe BC	1,250	
	Litter pickup contract	330	
	Monthly contract for recycling	207,783	
	Toilet rebate program	233	
	Weekly recycling	474	210,071
Rogers	Cellular devices May & Jun		21,588
Sanscorp Products Ltd	Roadworks material		22,901
Scottish Line Painting Ltd	Thermoplastic road markings		19,974
Stantec Consulting Ltd	224 St PRV and flow meter	10,652	
	263 St water pump station replacement	4,938	
	270A St reservoir	28,846	44,437
Terra Link Horticulture Inc	Overseeding turf mixture - various fields		17,251
Warrington PCI Management	Advance for Tower common costs		263,608
Webbco Industrial Ltd	PRV and flow meter at 224 St and 127 Ave		74,088
Zoom Audio Visual Networks Inc	Council chambers projector replacement		17,702
Disbursements In Excess \$15,000			7,917,976
Disbursements Under \$15,000			930,099
Total Payee Disbursements			8,848,075
Payroll	PP18/12 & PP18/13		1,865,231
Purchase Cards - Payment			88,895
Total Disbursements June 2018			10,802,201



City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: 2018 Council Expenses

MEETING DATE: July 24, 2018
FILE NO:
MEETING: Council

EXECUTIVE SUMMARY

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

RECOMMENDATION:

Receive for information

Discussion

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

"original signed by Cindy Dale"

Prepared by: Cindy Dale
Executive Assistant, Corporate & Financial Services

"original signed by Trevor Thompson"

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

"original signed by Paul Gill"

Approved by: Paul Gill, BBA, CPA, CGA
Chief Administrative Officer

Month of Event	Reason for expense	Conferences & Seminars	Community Events	Mileage / Parking	Cell Phones / iPads	Totals
Bell, Corisa						
January	Portable electronic device charges (e.g. Ipad)				17.12	
	Local Government Leadership Academy (LGLA) Conference	156.60				
February	South Asian Cultural Society Gala		110.00			
	Portable electronic device charges (e.g. Ipad)				17.12	
	Alouette Addictions Fundraiser		60.00			
March	Portable electronic device charges (e.g. Ipad)				17.12	
	MR Chamber of Commerce Business Excellence Awards		125.00			
April	Portable electronic device charges (e.g. Ipad)				17.12	
	CivX 2018: Smart Communities, Smart Region April12	199.00				
May	Portable electronic device charges (e.g. Ipad)				8.56	
June	Portable electronic device charges (e.g. Ipad)				8.56	
	LMLGA General Meeting	445.00				
	Annual Fundraising Dinner and Citizen of the Year Awards Presentation		127.49			
July						
August						
September						
October						
November						
December						
		800.60	422.49	-	85.60	1,308.69
Duncan, Kiersten						
January	Cell phone charges				42.95	
	Portable electronic device charges (e.g. Ipad)				8.56	
	Local Government Leadership Academy (LGLA) Conference	758.44				
February	South Asian Cultural Society Gala		110.00			
	Cell phone charges				47.97	
	Portable electronic device charges (e.g. Ipad)				17.12	
March	Cell phone charges				42.95	
	Portable electronic device charges (e.g. Ipad)				17.12	
April	Cell phone charges				86.52	
	Portable electronic device charges (e.g. Ipad)				4.28	
May	Cell phone charges				42.80	
	Portable electronic device charges (e.g. Ipad)				4.28	
	LMLGA	375.00				
	LMLGA Credit for Conference Not Attended	(325.00)				
June	Cell phone charges				42.80	
	Portable electronic device charges (e.g. Ipad)				4.28	
July						
August						
September						
October						
November						
December						
		808.44	110.00	-	361.63	1,280.07

Month of Event	Reason for expense	Conferences & Seminars	Community Events	Mileage / Parking	Cell Phones / iPads	Totals
Masse, Bob						
January						
February						
March						
April						
May						
June						
July						
August						
September						
October						
November						
December						
		-	-	-	-	-
Read, Nicole						
January						
	Cell phone charges				42.80	
	Portable electronic device charges (e.g. Ipad)				17.12	
February						
	Cell phone charges				43.02	
	Portable electronic device charges (e.g. Ipad)				8.56	
March						
	Cell phone charges				47.52	
	Portable electronic device charges (e.g. Ipad)				17.12	
April						
	Cell phone charges				45.65	
	Portable electronic device charges (e.g. Ipad)				17.12	
May						
	Cell phone charges				42.80	
	Portable electronic device charges (e.g. Ipad)				17.12	
June						
	Cell phone charges				45.50	
	Portable electronic device charges (e.g. Ipad)				17.12	
July						
August						
September						
October						
November						
December						
		-	-	-	361.45	361.45

Month of Event	Reason for expense	Conferences & Seminars	Community Events	Mileage / Parking	Cell Phones / iPads	Totals
Robson, Gordy						
January	Portable electronic device charges (e.g. Ipad)				4.28	
February	South Asian Cultural Society Gala		110.00			
	Portable electronic device charges (e.g. Ipad)				4.28	
March	Portable electronic device charges (e.g. Ipad)				4.28	
April	Portable electronic device charges (e.g. Ipad)				4.28	
May	Portable electronic device charges (e.g. Ipad)				16.46	
	LMLGA	375.00				
	LMLGA Credit for Conference Not Attended	(325.00)				
June	Portable electronic device charges (e.g. Ipad)				8.56	
	LMLGA Refund GST Adjustment	7.14				
July						
August						
September						
October						
November						
December						
		57.14	110.00	-	42.14	209.28
Shymkiw, Tyler						
January	Portable electronic device charges (e.g. Ipad)				4.28	
February	South Asian Cultural Society Gala		110.00			
	Portable electronic device charges (e.g. Ipad)				4.28	
March	Portable electronic device charges (e.g. Ipad)				4.28	
April	Portable electronic device charges (e.g. Ipad)				4.28	
May	Portable electronic device charges (e.g. Ipad)				4.28	
June	Portable electronic device charges (e.g. Ipad)				4.28	
July						
August						
September						
October						
November						
December						
		-	110.00	-	25.68	135.68

Month of Event	Reason for expense	Conferences & Seminars	Community Events	Mileage / Parking	Cell Phones / iPads	Totals
Speirs, Craig						
January	Cell phone charges				44.47	
	Portable electronic device charges (e.g. Ipad)				4.28	
February	South Asian Cultural Society Gala		110.00			
	Cell phone charges				43.32	
	Portable electronic device charges (e.g. Ipad)				4.28	
March	Cell phone charges				42.80	
	Portable electronic device charges (e.g. Ipad)				4.28	
	MR Chamber of Commerce Business Excellence Awards		125.00			
April	Cell phone charges				42.80	
	Portable electronic device charges (e.g. Ipad)				4.28	
May	Federation of Canadian Municipalities (FCM) Conference	1,796.20				
	LMLGA 2018 Conference and AGM May 9-11-Separate Budget as per Workshop of May 15	440.00				
	LMLGA Credit for Conference Not Attended	(379.50)				
	Cell phone charges				42.80	
	Portable electronic device charges (e.g. Ipad)				4.28	
June	Cell phone charges				47.67	
	Portable electronic device charges (e.g. Ipad)				4.28	
	Annual Fundraising Dinner and Citizen of the Year Awards Presentation		127.49			
July						
August						
September						
October						
November						
December						
		1,856.70	362.49	-	289.54	2,508.73
TOTALS		3,522.88	1,114.98	0.00	1,166.04	5,803.90

800 *Unfinished Business*

801 **Motion by Councillor Robson**

“That the Agricultural Land Commission be asked to explore the use of a land trust model to acquire farmland that would be made available to qualified parties for farm purposes, noting that the Davison Farm in Maple Ridge is currently available for purchase and could be used as a pilot project for such a trust.”

802 Motion by Councillor Masse

“That the Ridge Meadows Recycling Society’s position paper on single use plastics be supported; and further

That staff be directed to investigate methods to effectively reduce single use plastics in the City of Maple Ridge.”

APPENDIX A



Ridge Meadows Recycling Society
Box 283, Maple Ridge, BC, V2X-7G2
Phone : (604) 463-5545 Fax : (604) 467-6100
Depot Location: 10092-236 St. Maple Ridge, BC
Email: kim@rmrecycling.org

July 11, 2019

CITY OF MAPLE RIDGE

11995 Haney Place
Maple Ridge, BC
V2X 6A9

Attention: Mayor Read and Council

Re: Position Statement on the Reduction of Single Use Plastic Items.

The Ridge Meadows Recycling Society's Board of Directors has adopted a position statement around the reduction of single use plastic items. We would like to share this information and request that the City adopt this statement and promote this issue as part of the council's mandate.

The Board of Directors had many in-depth discussions around this topic and while we applaud the recent push to ban individual items such as straws and bags we believe that the issue is bigger than these individual items.

Single use disposable items are used once and discarded it will take time and effort to change this behavior. We are asking both residents and businesses in Maple Ridge to make a choice and reduce their consumption of single use disposable plastic items.

If you would like to discuss this statement in more detail, please do not hesitate to give us a call. For further information visit our website www.rmrecycling.org

Thank you for your ongoing support on these issues.

Sincerely
Ridge Meadows Recycling Society

A handwritten signature in blue ink, appearing to read "S. Sigmund", is written over the printed name.

Sandy Sigmund
President Board of Directors

Cc: Frank Quinn, David Pollock



July 11, 2018

POSITION STATEMENT ON THE REDUCTION OF SINGLE USE PLASTIC ITEMS

Single use disposable plastic items including take out containers such as cups, plates, bowls, forks, spoons, knives, plastic straws and stirrers, plastic bags and plastic water bottles pose a serious environmental problem around the world.

These items are used once and are often discarded in our streets and parks. Plastic items do not go away they simply break down into increasingly smaller pieces.

Plastics fragments can release chemicals into the environment and can be a serious health risk for humans and animals.

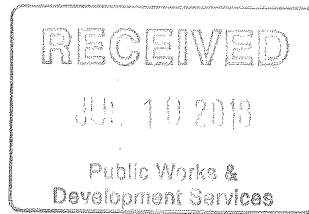
It is time for all of us, including both residents and businesses in Maple Ridge, to get serious about reducing the consumption of single use disposable plastic items.

1. REDUCE – Choose to avoid single use items. "Just say NO to plastic straws." Support regional strategies and/or bans on single use items.
2. REUSE – Choose to bring your own coffee cup or shopping bag. "Just say NO to plastic grocery bags and disposable cups."
3. RETHINK – Choose the environment and our future over convenience.

900 *Correspondence*

June 22, 2018

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



Attention: Frank Quinn, General Manager: Public Work & Development Services

Dear Mr. Quinn,

Re: Eligible School Sites Proposal

As you are aware, the Local Government Act and the School Act require that in order to secure capital funding for future school sites the Board of Education pass annually an eligible school sites proposal to be accepted by local governments.

Staff representatives for the City of Maple Ridge and the City of Pitt Meadows provided revised 10 year projections for residential development consistent with their Official Community Plans and neighbourhood development plans. Based on that work, the School district updated the projected number of eligible school age children to be generated by the growth and estimated the eligible school site requirements for the School District, including approximate number, location and cost of school sites.

The Board of Education considered the attached Eligible School Sites Proposal at its Public Board meeting on June 19, 2018. The Board of Education approved a motion, adopting the eligible school sites proposal for inclusion into the Board's Capital Plan. The eligible school sites resolution of the Board of Education is attached for acceptance by your Council pursuant to the Local Government Act.

Pursuant to the Local Government Act, local governments have 60 days to either:

1. Pass a resolution accepting the Board's resolution of proposed eligible school site requirements for the School District;
2. Respond in writing to the School Board indicating that it does not accept the Board's Proposed school site requirements for the School District and indicating:
 - Each proposed school site to which it objects;
 - The reason for the objection

If no response is received within 60 days the legislation state that the local government will have been deemed to accept the proposal. Please place this on the Council's agenda as soon as possible.

Please feel free to contact this office through my Executive Coordinator, Karen Yoxall, should you require any further information.

Sincerely,

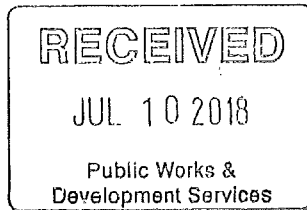
Flavia Coughlan
Secretary Treasurer

Cc: Rick Delorme, Director, Facilities
James Clarke, Manager, Facilities

Enclosures: Eligible School Sites Proposal – June 19, 2018

www.sd42.ca

901
School District No. 42 | Maple Ridge - Pitt Meadows
22225 Brown Avenue Maple Ridge, BC V2X 8N6
Phone: 604.463.4200 | Fax: 604.463.4181



ITEM 4

To: **Board of Education**

From: Secretary Treasurer
Flavia Coughlan

Re: **ELIGIBLE SCHOOL SITES PROPOSAL**

Date: June 19, 2018
(Public Board Meeting)

Decision

BACKGROUND/RATIONALE

The Eligible School Sites Proposal is a required component of the capital plan submission, which must be passed annually by Board resolution and referred to local governments in the District for acceptance pursuant to the Local Government Act.

This report estimates the number of eligible school age children which would be generated by residential growth and the number of eligible school sites required for the School District, including approximate number, location and cost of school sites proposed to be included in the 2019/20 Capital Plan.

The Eligible School Sites Proposal was initially incorporated into the 2001-2002 capital budget submission and involved extensive consultation with the City of Maple Ridge and the City of Pitt Meadows as well as the development community. Both municipalities have undertaken major revisions to their Official Community Plans and land use bylaws and have provided revised 10 year projections for residential development which were incorporated into these projections.

There will be no change to school site acquisition charge (SSAC) bylaw rate applied to new development units, based on calculations consistent with Provincial School Site Acquisition Charge Regulations. The SSAC bylaw rate was set in 2007 at the maximum allowed by the Local Government Act and Provincial Regulations and is still in effect (Capital Bylaw #1A, 2007 – School Site Acquisition Charge Bylaw – Attachment A).

The following information has been considered:

1. The Eligible School Sites Proposal projections have been discussed with planning department staff for the City of Pitt Meadows and for the City of Maple Ridge, who provided local government's forecasts for new housing which has been included in the report for the period 2019-2028 (Schedule 'A') Attachment B.
2. A projection of the number of children of school age, as defined in the School Act, that will be added to the school district as the result of the projected eligible development units for the period 2019-2028 (Schedule 'A')
3. The approximate size and the number of school sites required to accommodate the number of children projected under paragraph (2). (Schedule 'B') Attachment C.
4. The approximate location and value of school sites referred to in paragraph (3) (Schedule 'B').

RECOMMENDATION:

THAT the Board approve the following eligible school sites proposal:

WHEREAS the Board of Education of School District No.42 (Maple Ridge – Pitt Meadows) has consulted with the City of Maple Ridge and the City of Pitt Meadows on these matters;

IT IS RESOLVED THAT:

- 1. Based on information from local government, the Board of Education of School District No.42 estimates there will be approximately 7,200 new development units constructed in the School District over the next 10 years, as presented in Schedule 'A';**
- 2. These 7,200 new development units will be home to an estimated 1,650 school age children, as presented in Schedule 'A';**
- 3. The School Board expects two (2) new school sites over the ten-year period, will be required as the result of this growth in the school district. The site acquisitions will be generally located as presented in Schedule 'B';**
- 4. According to Ministry of Education site standards, the School Board expects that the eligible school sites will require a total acquisition of 6.66 hectares (16.49 acres) of land, as presented in Schedule 'B'. These sites should be purchased within ten years and, at current serviced land costs, the land will cost approximately \$18.443 million.**
- 5. That the Eligible School Sites Proposal as adjusted be incorporated in the 2019/20 Capital Plan, and submitted to the Ministry of Education.**

Attachments



THE BOARD OF SCHOOL TRUSTEES OF SCHOOL DISTRICT NO. 42 (Maple Ridge – Pitt Meadows)

CAPITAL BYLAW No. 1A– 2007

A BYLAW BY THE BOARD OF SCHOOL TRUSTEES OF SCHOOL DISTRICT NO. 42 (Maple Ridge – Pitt Meadows) (hereinafter called the “Board”) to replace the Capital Bylaw No.1 – 2001, School Site Acquisition Charge Capital Bylaw, adopted on May 29, 2001. The School Site Acquisition Charge Capital Bylaw No. 1A-2007 sets the school site acquisition charges for the prescribed categories of eligible development pursuant to Part 26, Division 10.1, Sections 937.2 to 937.91 of the *Local Government Act* and British Columbia School Site Acquisition Charge Regulation 17/00.

WHEREAS, School District No. 42 (Maple Ridge – Pitt Meadows) is an eligible school district pursuant to Part 26, Division 10.1, Sections 937.2 to 937.91 of the *Local Government Act* for which the Board has indicated an eligible school site requirement in its approved capital plan beginning in 2003;

AND WHEREAS, the Board has consulted with stakeholders and local governments and passed the 2007/2008 Eligible School Site Proposal, incorporated in the school district’s 2007-2011 Five Year Capital Plan submission to the Ministry of Education;

AND WHEREAS, the board approved the 2007/2008 Eligible School Site Proposal which indicates a significant increase in serviced land cost of eligible school sites from its original estimate in 2003/2004;

AND WHEREAS, the Ministry of Education provided notice that the Eligible School Site Proposal included in the 2007-2011 Five Year Capital Plan for School District No. 42 (Maple Ridge – Pitt Meadows) was accepted by the Minister of Education on April 13, 2007;

AND WHEREAS, the Board of School Trustees is required to introduce revisions to the School Site Acquisition Charge Capital Bylaw, as required, within 60 days of the notice from the Ministry;

NOW THEREFORE the Board of School Trustees for School District No. 42 (Maple Ridge – Pitt Meadows) in open meeting assembled, ENACTS AS FOLLOWS:

1. “Eligible Development” means

- a) a subdivision of land in School District No.42 (Maple Ridge – Pitt Meadows), or
- b) any new construction, alteration or extension of a building in School District No.42 (Maple Ridge – Pitt Meadows) that increases the number of self-contained dwelling units on a parcel.

2. “School Site Acquisition Charge” is a charge collected by local government, for each new residential parcel to be created by subdivision and for new multiple family residential units to be constructed on an existing parcel, for the purpose of providing funds to assist school boards to pay the capital costs of meeting eligible school site requirements pursuant to Part 26, Division 10.1, Sections 937.2 to 937.91 of the *Local Government Act* and British Columbia School Site Acquisition Charge regulations.

3. Pursuant to Part 26, Division 10.1 of the *Local Government Act*, the Board establishes the charges applicable to the prescribed categories of eligible development for the school district in accordance with the following formula:

$$SSAC = [(A \times B) / C] \times D$$

Where

SSAC = the school site acquisition charge applicable to each prescribed category of eligible development;

A = \$22,525,000 (cost attributable to eligible development units);

B = 35% (set by Provincial regulation);

C = 9,351 (Eligible development units projected for the 2007 capital plan submission); and

D = a factor set by Provincial Regulation for the prescribed categories of eligible development.

4. The charges applicable to the categories of eligible development as prescribed by British Columbia Regulation 17/00 for the school district are set in the table below:

Prescribed Category of Eligible Development (BC Regulation 17/00)	D =(Factor set by BC Regulation 17/00)	School Site Acquisition Charge (per unit) SSAC = [(A x B) / C] x D
Low Density (less than 21 units / gross ha.)	1.25	\$1,000
Medium Low (21-50 units / gross ha)	1.125	\$900
Medium (51 –125 units / gross ha)	1.0	\$800
Medium High (126-200 units / gross ha)	0.875	\$700
High Density (greater than 200 units / gross ha)	0.75	\$600

*Pursuant to Provincial Regulations, maximum charge is \$1,000.

5. The school site acquisition charge amendment does not come into effect until 60 days after the adoption day of this bylaw. The implementation date for the collection of charges will be June 25, 2007.
6. Any subdivision or building permit application accepted by local government prior to June 25, 2007 will not be subject to the school site acquisition charge provided that a completion of the application, with final approval of subdivision or a building permit authorizing construction, is received prior to June 27, 2008.

7. A school site acquisition charge is not payable if any of the following applies:

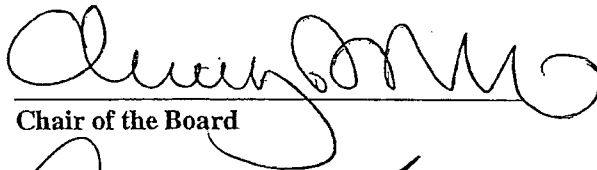
- (a) The eligible development is within a category that is exempt from school site acquisition charges pursuant to BC School Site Acquisition Charge Regulations;
- (b) A school site acquisition charge has previously been paid for the same eligible development unless, as a result of further subdivision or issuance of a building permit, more eligible development units are authorized or will be created on a parcel;
- (c) Where a building permit is issued on an existing parcel, which after construction, alteration or extension, the parcel will contain three or fewer self-contained dwelling units.

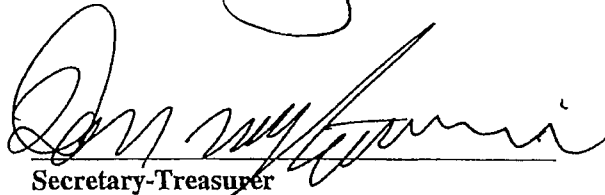
8. This Bylaw shall be cited for all purposes as the "School District No.42 (Maple Ridge-Pitt Meadows) Capital Bylaw No. 1A- 2007 (Re: School Site Acquisition Charge Capital Bylaw)".

READ A FIRST TIME THE 25TH DAY OF APRIL, 2007

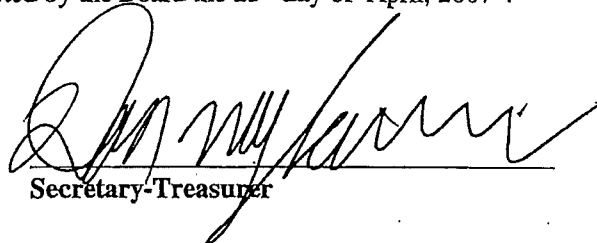
READ A SECOND TIME THE 25TH DAY OF APRIL, 2007

READ A THIRD TIME, PASSED AND ADOPTED THE 25TH DAY OF APRIL, 2007


Chair of the Board


Secretary-Treasurer

I HEREBY CERTIFY this to be a true and original of School District No. 42 (Maple Ridge – Pitt Meadows) Capital Bylaw No. 1A-2007, adopted by the Board the 25th day of April, 2007 .


Secretary-Treasurer

SCHEDULE 'A'

Ten Year Projections (2019-2028) - Eligible Development Units and School Age Children

[illegible][illegible][illegible][illegible]

SCHEDULE 'B'**School District No. 42 (Maple Ridge – Pitt Meadows)****ELIGIBLE SCHOOL SITES PROPOSAL - 2019 CAPITAL PLAN***(Does not include eligible sites already approved for acquisition)*

Proposed Elementary School Sites General Location	Size (Ha)	Estimated Cost \$
Albion East Area Elementary	1.82	\$7,858,000
Silver Valley Area Elementary	4.84	\$10,585,000
TOTAL (2 <i>new school sites</i>)	6.66	\$18,443,000

British Columbia News

Protecting land in the ALR guides cannabis production regulation

<https://news.gov.bc.ca/17605>

Friday, July 13, 2018 9:39 AM

Victoria - Local and First Nations governments now are able to prohibit cannabis production in the Agricultural Land Reserve (ALR) within their communities, unless it is grown in ways that preserve the productive capacity of agricultural land.

This regulatory change, effective immediately, gives authority to local and Indigenous governments to prohibit cement-based, industrial-style, cannabis-production bunkers on ALR land in their communities, while clarifying that cannabis production in the ALR cannot be prohibited if grown lawfully:

- in an open field;
- in a structure that has a soil base;
- in a structure that was either fully constructed or under construction, with required permits in place, prior to July 13, 2018; or
- in an existing licensed operation.

The regulation allows local governments and First Nations to prohibit the altering of existing structures to increase the size or material used as the base of the structure, and applies, or will apply, to licensed medical and non-medical cannabis facilities in the ALR.

The new framework allows local and First Nations governments to make decisions regarding cannabis production that align with local planning and priorities in their communities.

The regulatory change pertains only to land in the ALR. Local and First Nations governments can regulate or prohibit cannabis production on lands outside of the ALR.

Quick Facts:

- Once the federal Cannabis Act comes into force on Oct. 17, 2018, the federal government has announced it will allow cannabis producers to grow cannabis in open fields, greenhouses and industrial bunkers.
- There is no biological difference between a cannabis plant grown for medical or for non-medical purposes.

Media Contacts

Robert Boelens
Communications
Ministry of Agriculture
250 356-1674

1000 Bylaws

**CITY OF MAPLE RIDGE
BYLAW NO. 7328-2017**

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

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

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

1. This bylaw may be cited as “Maple Ridge Zone Amending Bylaw No. 7328-2017”.
2. Maple Ridge Zoning Bylaw No. 3510-1985 is hereby amended as follows:

That PART 6, RESIDENTIAL ZONES, SECTION 601, ONE FAMILY AND TWO FAMILY RESIDENTIAL ZONES, Sub-Section (C) REGULATIONS FOR THE SIZE, SHAPE AND SITING OF BUILDING AND STRUCTURES, item 4) Buildings and Structures for Two Family Residential Use in the RT-1 Zone is amended by deleting clause (d) and replacing it with the following clauses:

“(d) shall not be permitted on a lot less than 750 m².

(e) notwithstanding item (d) above, lots located within the Town Centre, as identified on Schedule H, which are either a corner lot or provided with lane access, shall not be permitted on a lot less than 557 m²”.

3. To Amend Schedule “D” **MINIMUM LOT AREA AND DIMENSIONS** by deleting the line:

“RT-1 22m 30m 891m²”

Replacing it as follows:

“RT-1 20 m 27m 750 m² See item 7 below”

4. To Amend Schedule “D” **MINIMUM LOT AREA AND DIMENSIONS** by inserting a new item 7, after item 6 as follows:

“7. For lots located within the Town Centre, as identified on Schedule H, which are either a corner lot or provided with lane access, shall not be less than 557 m²”.

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

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

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

PUBLIC HEARING held the 17th day of July, 2018.

READ a third time the day of , 2018.

ADOPTED the day of , 2018.

PRESIDING MEMBER

CORPORATE OFFICER

1001.1

**CITY OF MAPLE RIDGE
BYLAW NO. 7322-2017**

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7322-2017."
2. That parcel or tract of land and premises known and described as:

Lot 3 District Lot 242 Group 1 New Westminster District Plan 14112

and outlined in heavy black line on Map No. 1706 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RT-1 (Two Family Urban Residential).

3. That PART 6, RESIDENTIAL ZONES, SECTION 601, Sub-Section (C) REGULATIONS FOR THE SIZE, SHAPE AND SITING OF BUILDING AND STRUCTURES, Clause (4) Buildings and Structures for Two Family Residential Use in the RT-1 Zone is amended by the addition of the following sub-clause in correct alphabetical order:

Notwithstanding the above, shall not be permitted on a lot less than 742 m², for the parcel or tract of land described as Lot 3 District Lot 242 Group 1 New Westminster District Plan 14112

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

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

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

PUBLIC HEARING held the 17th day of July, 2018.

READ a third time the day of , 20

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

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER

1001.2

**CITY OF MAPLE RIDGE
BYLAW NO. 7469-2018**

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

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

AND WHEREAS it is deemed expedient to amend Schedules A to the Official Community Plan;

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. No 7469-2018.
2. Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan, is hereby amended for the parcel or tract of land and premises known and described as::

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

and outlined in heavy black line on Map No. 976, a copy of which is attached hereto and forms part of this Bylaw, is hereby designated/amended as shown.

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

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

and outlined in heavy black line on Map No. 977, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended by adding/removing Conservation.

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

READ a first time the 26th day of June, 2018.

READ a second time the 26th day of June, 2018.

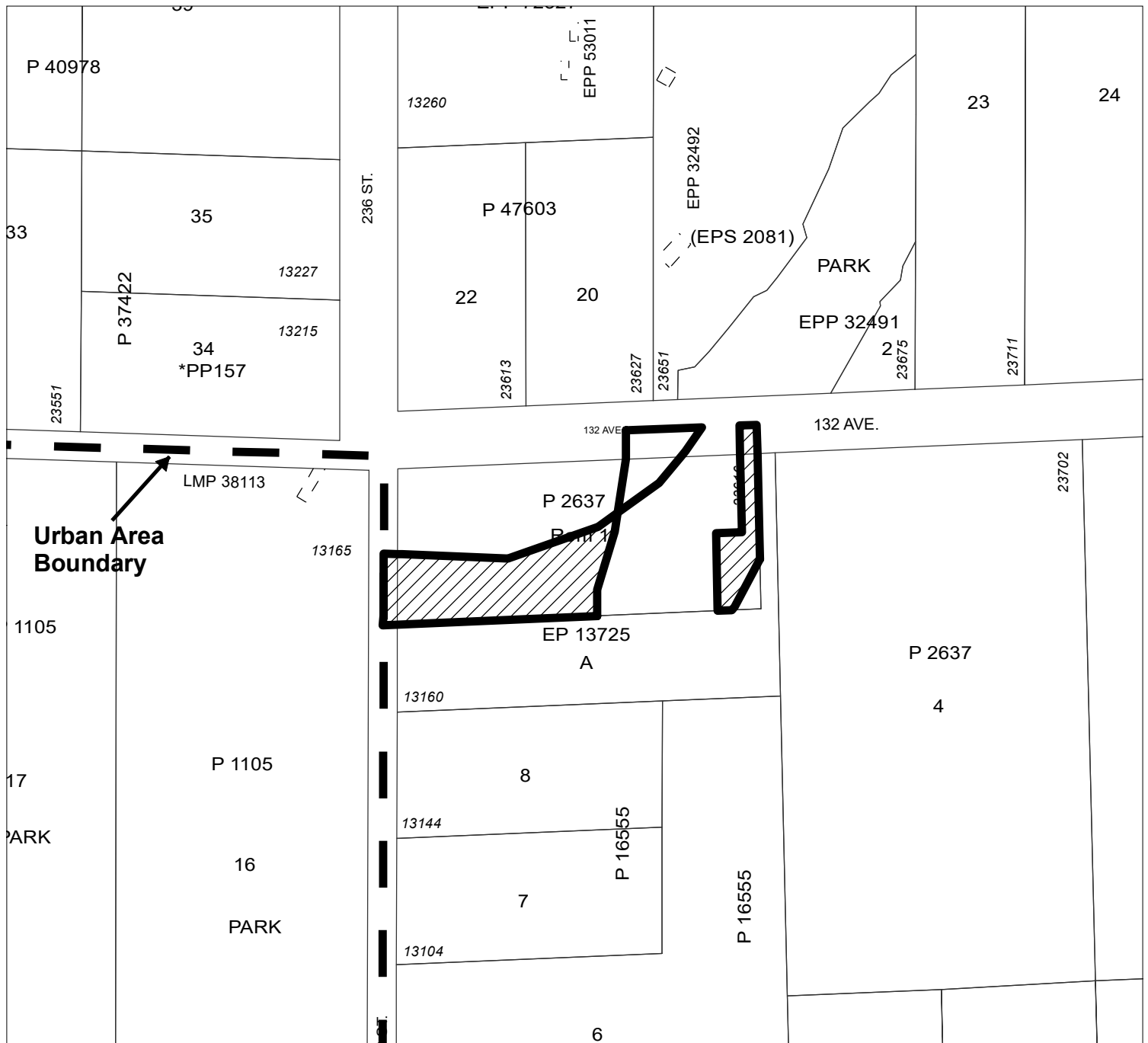
PUBLIC HEARING held the 17th day of July, 2018.

READ a third time the day of , 2018.

ADOPTED, the day of , 2018.

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7469-2018

Map No. 977

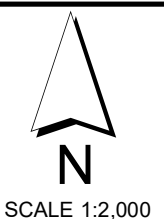
Purpose: To Amend Figure 4 of the Silver Valley Area Plan as Shown

 To Add To Conservation

 To Remove From Conservation



 Urban Area Boundary



CITY OF MAPLE RIDGE

BYLAW NO. 7195-2015

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7195-2015."
2. That parcel or tract of land and premises known and described as:

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

and outlined in heavy black line on Map No. 1652 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RM-1 (Townhouse Residential) and R-1 (Residential District).

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

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

READ a second time the 26th day of June, 2018.

PUBLIC HEARING held the 17th day of July, 2018.

READ a third time the day of , 2018.

ADOPTED the day of , 2018.

PRESIDING MEMBER

CORPORATE OFFICER

**CITY OF MAPLE RIDGE
BYLAW NO. 7451-2018**

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7451-2018."
2. That parcel or tract of land and premises known and described as:

Lot 37 District Lot 6881 Group 1 New Westminster District Plan 57415

and outlined in heavy black line on Map No. 1758 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RS-2 (One Family Suburban Residential).
3. Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended and Map "A" attached thereto are hereby amended accordingly.

READ a first time the 8th day of May, 2018.

READ a second time the 26th day of June, 2018.

PUBLIC HEARING held the 17th day of July, 2018.

READ a third time the day of , 2018.

ADOPTED, the day of , 2018.

PRESIDING MEMBER

CORPORATE OFFICER

**CITY OF MAPLE RIDGE
BYLAW NO. 7472-2018**

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

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

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

This Bylaw may be cited as “Maple Ridge Zone Amending Bylaw No. 7472-2018”.

Scope:

This Bylaw recommends amendments that will permit expansion of the Detached Garden Suite regulations as part of a DGS Pilot Project for specific single-family properties.

1. PART 4 GENERAL REGULATIONS, is amended as follows:

- a. Section 402 REGULATIONS FOR PERMITTED USES OF LAND, BUILDINGS & STRUCTURES, Section 11, Dwelling units for a Detached Garden Suite use, be amended by adding the following new clause at the end of this Section in the correct alphabetical or numerical order:

The Detached Garden Suite provisions in this Section 11 will apply to the properties listed below, except where differences to these provisions are specifically stated for each:

- i. At 26378 – 126th Avenue (Lot 34, Except: Part Subdivided by Plan BCP13892, Section 24, Township 12, New Westminster District, Plan LMP19841) a Detached Garden Suite with a maximum Gross Floor Area of 140m² (1500 ft²) and a maximum building height of 7.5 metres from ground level is permitted.

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

READ a first time the 26th day of June, 2018.

READ a second time the 26th day of June, 2018.

PUBLIC HEARING held the 17th day of July, 2018.

READ a third time the day of , 2018.

ADOPTED the day of , 2018

PRESIDING MEMBER

CORPORATE OFFICER

**CITY OF MAPLE RIDGE
BYLAW NO. 7473-2018**

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

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

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

This Bylaw may be cited as “Maple Ridge Zone Amending Bylaw No. 7473-2018”.

Scope:

This Bylaw recommends amendments that will permit expansion of the Detached Garden Suite regulations as part of a DGS Pilot Project for specific single-family properties.

1. PART 4 GENERAL REGULATIONS, is amended as follows:

- a. Section 402 REGULATIONS FOR PERMITTED USES OF LAND, BUILDINGS & STRUCTURES, Section 11, Dwelling units for a Detached Garden Suite use, be amended by adding the following new clause at the end of this Section in the correct alphabetical or numerical order:

The Detached Garden Suite provisions in this Section 11 will apply to the properties listed below, except where differences to these provisions are specifically stated for each:

- ii. At 23525 Dogwood Avenue (Lot “B”, Section 28, Township 12, New Westminster District, Plan 6734) a Detached Garden Suite with a maximum Gross Floor Area of 140m² (1500 ft²) located in the front yard is permitted.

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

READ a first time the 26th day of June, 2018.

READ a second time the 26th day of June, 2018.

PUBLIC HEARING held the 17th day of July, 2018.

READ a third time the day of , 2018.

ADOPTED the day of , 2018

PRESIDING MEMBER

CORPORATE OFFICER

**CITY OF MAPLE RIDGE
BYLAW NO. 7475-2018**

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

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

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

This Bylaw may be cited as “Maple Ridge Zone Amending Bylaw No. 7475-2018”.

Scope:

This Bylaw recommends amendments that will permit expansion of the Detached Garden Suite regulations as part of a DGS Pilot Project for specific single-family properties.

1. PART 4 GENERAL REGULATIONS, is amended as follows:

- a. Section 402 REGULATIONS FOR PERMITTED USES OF LAND, BUILDINGS & STRUCTURES, Section 11, Dwelling units for a Detached Garden Suite use, be amended by adding the following new clause at the end of this Section in the correct alphabetical or numerical order:

The Detached Garden Suite provisions in this Section 11 will apply to the properties listed below, except where differences to these provisions are specifically stated for each:

- iv. At 10861 Morrisette Place (Lot 8, Section 11, Township 12, New Westminster District, Plan EPP67241) a Detached Garden Suite constructed above a garage with a maximum building height of 6.5 metres is permitted. A secondary suite within the principal dwelling unit is also permitted on this property.

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

READ a first time the 26th day of June, 2018.

READ a second time the 26th day of June, 2018.

PUBLIC HEARING held the 17th day of July, 2018.

READ a third time the day of , 2018.

ADOPTED the day of , 2018

PRESIDING MEMBER

CORPORATE OFFICER

City of Maple Ridge

TO:	Her Worship Mayor Nicole Read and Members of Council	MEETING DATE:	July 24, 2018
FROM:	Chief Administrative Officer	FILE NO:	2016-004-RZ
		MEETING:	Council
SUBJECT:	Final Reading Zone Amending Bylaw No. 7211-2016 13245 236 Street		

EXECUTIVE SUMMARY:

Zone Amending Bylaw No.7211-2016 for the subject property, located at 13245 236 Street, has been considered by Council; Public Hearing was held and subsequently the above mentioned Bylaw was granted third reading. The applicant has requested that final reading be granted. The purpose of the rezoning to the RM-1 (Townhouse Residential) zone is to permit the construction of 31 townhouse units (see Appendix C).

Council granted first reading for Zone Amending Bylaw No. 7211-2016 on February 23, 2016 and second reading on January 16, 2018. This application was presented at Public Hearing on February 20, 2018, and Council granted third reading on February 27, 2018.

RECOMMENDATION:

That Zone Amending Bylaw No. 7211-2016 be adopted.

DISCUSSION:

a) Background Context:

Council considered this rezoning application at a Public Hearing held on February 20, 2018. On February 27, 2018 Council granted third reading to Zone Amending Bylaw No. 7211-2016 with the stipulation that the following conditions be addressed:

- i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the security deposit, as outlined in the Agreement;
- ii) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;
- iii) Registration of a Restrictive Covenant for protecting the Visitor Parking;
- iv) Registration of a Restrictive Covenant for Tree Protection;
- v) Registration of a Restrictive Covenant for Stormwater Management;
- vi) Removal of existing buildings;
- vii) 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

- viii) That a voluntary contribution, in the amount of \$127,100.00 be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

The following applies to the above:

- i) The Rezoning Servicing Agreement has been registered as a Restrictive Covenant and receipt of the security deposit has been received;
- ii) A Restrictive Covenant for the Geotechnical Report has been submitted for registration on title, as per the letter of undertaking;
- iii) A Restrictive Covenant for Visitor Parking has been submitted for registration on title, as per the letter of undertaking;
- iv) A Restrictive Covenant for Tree Protection has been submitted for registration on title, as per the letter of undertaking;
- v) A Restrictive Covenant for Stormwater Management has been submitted for registration on title, as per the letter of undertaking;
- vi) The existing buildings have been demolished;
- vii) A Phase 1 Environmental Site Assessment Report has been provided to ensure that the subject property is not a contaminated site; and
- viii) A voluntary contribution in the amount of \$127,100.00 (\$4,100.00 per townhouse dwelling unit) has been provided, in keeping with the Council Policy with regard to Community Amenity Contributions.

CONCLUSION:

As the applicant has met Council's conditions, it is recommended that final reading be given to Zone Amending Bylaw No. 7211-2016.

"Original signed by Adam Rieu"

Prepared by: Adam Rieu
Planning Technician

"Original signed by Christine Carter"

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

"Original signed by Frank Quinn"

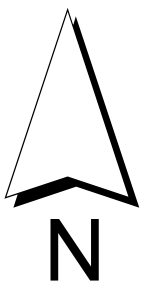
Approved by: Frank Quinn, MBA, P.Eng
GM: Public Works & Development Services

"Original signed by Paul Gill"

Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Bylaw No. 7211-2016
Appendix C – Site Plan



Scale: 1:2,500

Legend

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

13245 236 Street

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

2016-004-RZ.2
DATE: Jul 9, 2018

BY: LP

CITY OF MAPLE RIDGE

BYLAW NO. 7211-2016

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7211-2016."

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

Lot 39 Section 28 Township 12 New Westminster District Plan 40978

and outlined in heavy black line on Map No. 1658 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RM-1 (Townhouse Residential).

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

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

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

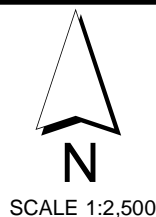
PUBLIC HEARING held the 20th day of February, 2018.

READ a third time the 27th day of February, 2018.

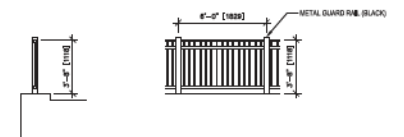
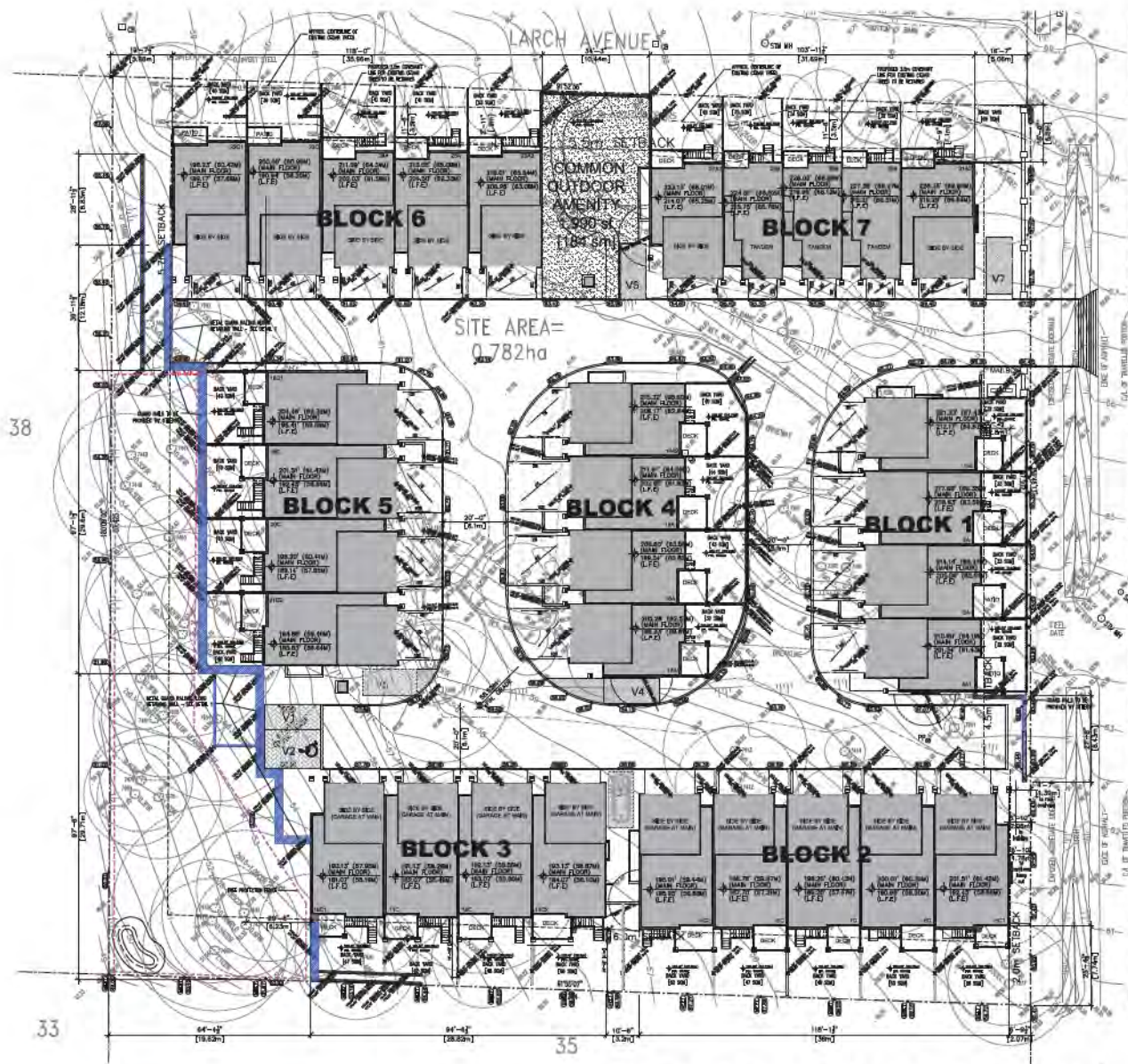
ADOPTED the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



APPENDIX C



RETAINING WALL LEGEND	
	CONCRETE RETAINING WALL
	ALLAN BLOCK RETAINING WALL
	RED-ROCK RETAINING WALL
	CULTURED STONE WALL
	WALLS HIGHER THAN 1.2m
ABBREVIATIONS	
T.O.W.	TOP OF WALL
B.O.W.	BOTTOM OF WALL
NOTE: GUARDRAILS TO BE PROVIDED WHERE RETAINING WALL IS 0.9m OR HIGHER.	



QUARTZ TOWNHOUSES

Proposed Townhouse Development

13245 236 STREET, MAPLE RIDGE, B.C.

QUARRY ROCK DEVELOPMENT
ATELIER PACIFIC ARCHITECTURE INC.
JULY 12, 2018

DP 1.0

SITE PLAN

SCALE: 1:200

CITY OF MAPLE RIDGE

BYLAW NO. 7454-2018

A bylaw to establish the five year financial plan for the years 2019 through 2023

WHEREAS, the public will have the opportunity to provide comments or suggestions with respect to the financial plan;

AND WHEREAS, Council deems this to be a process of public consultation under Section 166 of the Community Charter;

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

1. This Bylaw may be cited as “Maple Ridge 2019-2023 Financial Plan Bylaw No. 7454-2018”.
2. Statement 1 attached to and forming part of this bylaw is hereby declared to be the Consolidated Financial Plan of the City of Maple Ridge for the years 2019 through 2023.
3. Statement 2 attached to and forming part of the bylaw is hereby declared to be the Revenue and Property Tax Policy Disclosure for the City of Maple Ridge.
4. Statement 3 attached to and forming part of the bylaw is hereby declared to be the Capital Expenditure Disclosure for the City of Maple Ridge.

READ a first time the 10th day of July, 2018.

READ a second time the 10th day of July, 2018.

READ a third time the 10th day of July, 2018.

PUBLIC CONSULTATION completed on the day of .

ADOPTED the day of .

PRESIDING MEMBER

CORPORATE OFFICER

ATTACHMENT: Statement 1, Statement 2 and Statement 3

Statement 1

Consolidated Financial Plan 2019-2023 (in \$ thousands)

	2019	2020	2021	2022	2023
REVENUES					
Developer Contributed Assets	20,000	20,000	20,000	20,000	20,000
Developer Cost Charges	6,727	7,901	5,999	2,977	1,304
Developer Specified Projects	-	-	-	-	-
Parkland Acquisition	200	200	200	200	200
Contribution from Others	1,296	1,369	1,321	1,298	1,305
Development Fees Total	28,223	29,470	27,520	24,475	22,809
Property Taxes	86,924	91,529	96,341	101,369	106,668
Parcel Charges	3,208	3,309	3,413	3,521	3,633
Fees & Charges	43,712	45,329	47,036	48,836	50,732
Interest	2,148	2,313	2,328	2,343	2,358
Grants	4,412	4,350	4,610	4,350	4,351
Property Sales	1,500	2,500	-	-	-
Total Revenues	170,127	178,800	181,248	184,894	190,551
EXPENDITURES					
Operating Expenditures					
Debt & Interest Payments	2,803	2,674	3,284	3,112	2,945
Amortization	19,780	19,780	19,780	19,780	19,780
Other Expenditures	112,029	115,909	120,050	124,079	127,936
Total Expenditures	134,612	138,363	143,114	146,971	150,661
ANNUAL SURPLUS	35,515	40,437	38,134	37,923	39,890
Add Back: Amortization Expense (Surplus)	19,780	19,780	19,780	19,780	19,780
Less: Capital Expenditures	52,941	28,577	26,290	20,035	21,161
Less: Developer Contributed Capital	20,000	20,000	20,000	20,000	20,000
CHANGE IN FINANCIAL POSITION	(17,646)	11,640	11,624	17,668	18,509
OTHER REVENUES					
Add: Borrowing Proceeds	19,000	-	-	-	-
OTHER EXPENDITURES					
Less: Principal Payments on Debt	3,786	3,870	4,972	5,095	5,224
TOTAL REVENUES LESS EXPENSES	(2,432)	7,770	6,652	12,573	13,285
INTERNAL TRANSFERS					
Transfer From Reserve Funds					
Capital Works Reserve	150	150	150	150	150
Equipment Replacement Reserve	2,334	1,395	1,963	2,183	1,815
Fire Department Capital Reserve	-	-	-	-	-
Land Reserve	-	-	-	-	-
Local Area Service Reserve	-	-	-	-	-
Sanitary Sewer Reserve	-	-	-	-	-
Total Transfer From Reserve Funds	2,484	1,545	2,113	2,333	1,965
Transfer (To) Reserve Funds					
Capital Works Reserve	-2527	-3905	-2051	-3624	-3090
Equipment Replacement Reserve	-3138	-3378	-3554	-3806	-3991
Fire Department Capital Reserve	-915	-1052	-1195	-1342	-1495
Land Reserve	-5	-5	-5	-5	-5
Local Area Service Reserve	0	0	0	0	0
Sanitary Sewer Reserve	0	0	0	0	0
Total Transfer To Reserve Funds	(6,585)	(8,340)	(6,805)	(8,777)	(8,581)
Transfer From (To) Own Reserves	4,148	(549)	748	(651)	(888)
Transfer From (To) Surplus	2,385	(426)	(2,708)	(5,478)	(5,781)
Transfer From (To) Surplus & Own Reserves	6,533	(975)	(1,960)	(6,129)	(6,669)
TOTAL INTERNAL TRANSFERS	2,432	(7,770)	(6,652)	(12,573)	(13,285)
BALANCED BUDGET	-	-	-	-	-

Statement 2

Revenue and Property Tax Policy Disclosure

REVENUE DISCLOSURE

Revenue Proportions	2019		2020		2021		2022		2023	
	\$ ('000s)	%	\$ ('000s)	%	\$ ('000s)	%	\$ ('000s)	%	\$ ('000s)	%
Revenues										
Property Taxes	86,924	46.0	91,529	51.2	96,341	53.2	101,369	54.8	106,668	56.0
Parcel Charges	3,208	1.7	3,309	1.9	3,413	1.9	3,521	1.9	3,633	1.9
Fees & Charges	43,712	23.1	45,329	25.4	47,036	26.0	48,836	26.4	50,732	26.6
Borrowing Proceeds	19,000	10.0	-	-	-	-	-	-	-	-
Other Sources	36,283	19.2	38,633	21.6	34,458	19.0	31,168	16.9	29,518	15.5
Total Revenues	189,127	100	178,800	100	181,248	100	184,894	100	190,551	100
Other Sources include:										
Development Fees Total	28,223	14.9	29,470	16.5	27,520	15.2	24,475	13.2	22,809	12.0
Interest	2,148	1.1	2,313	1.3	2,328	1.3	2,343	1.3	2,358	1.2
Grants (Other Govts)	4,412	2.3	4,350	2.4	4,610	2.5	4,350	2.4	4,351	2.3
Property Sales	1,500	0.8	2,500	1.4	-	-	-	-	-	-
	36,283	19.2	38,633	21.6	34,458	19.0	31,168	16.9	29,518	15.5

OBJECTIVES & POLICIES

Property Tax Revenue

Property tax revenue is the City's primary revenue source, and one which is heavily reliant on the residential class. Diversification of the tax base and generation of non-tax revenue are ongoing objectives, outlined in Financial Sustainability Policy 5.52 section 6.

The Financial Plan includes property tax increases that are as listed below:

	2019	2020	2021	2022	2023
General Purpose	1.90%	2.00%	2.00%	2.00%	2.00%
Infrastructure Replacement	0.70%	0.70%	0.70%	0.90%	0.90%
Parks & Recreation	0.60%	0.60%	0.60%	0.60%	0.60%
Drainage	0.30%	0.30%	0.30%	0.10%	0.10%
Total Property Tax Increase	3.50%	3.60%	3.60%	3.60%	3.60%

Additional information on the tax increases and the cost drivers can be found in the most recent Financial Plan Overview Report. Specific policies discussing the tax increases are included in the Financial Sustainability Plan and related policies which were adopted in 2004.

Property tax revenue includes property taxes as well as grants in lieu of property taxes.

Parcel Charges

Parcel charges are comprised of a recycling charge, a sewer charge and on some properties, a local area service or improvement charge. Parcel charges are a useful tool to charge all or a subset of properties for a fixed or variable amount to support services. Unlike property taxation the variable amount does not need to be related to property assessment value, but can be something that more accurately reflects the cost of the service.

Statement 2 (cont.)

Revenue and Property Tax Policy Disclosure

Fees & Charges

Fees should be reviewed annually and updated if needed. Recent fee amendments include recreation fees, development application fees, business license fees and cemetery fees. A major amendment to the Development Costs Charges (DCC) has been submitted to the province and is awaiting approval. The last major amendment was completed in 2008. Minor DCC amendments are done more frequently. Some fees are used to offset the costs of providing specific services. The utility fees are reviewed annually with a view towards using rate stabilization practices to smooth out large fluctuations in rates, as set out in the Business Planning Guidelines.

Borrowing Proceeds

Debt is used when it makes sense, and with caution as it commits future cash flows to debt payments, restricting the ability to use these funds to provide other services. The source of the debt payments needs to be considered as does the justification for advancing the project. More information on previously approved borrowing can be found in the most recent Financial Plan Overview report.

Other Sources

This will vary greatly year to year as it includes:

- Development fees which fund capital projects from the DCC Reserve
- Contribution from others in relation to capital
- Grants which are sought from various agencies and may be leveraged with City funds

PROPERTY TAX DISCLOSURE

The 2019 property tax revenue and updated rates will be included in a Financial Plan Amending Bylaw that proceeds the Property Tax Rate Bylaw, as the 2019 property assessed values are not yet finalized. For information purposes the 2018 distribution is included.

Property Tax Revenue Distribution

Property Class	Taxation Revenue (`000s)		Assessed Value (`000s)		Tax Rate (\$ per 1000)	Multiple (Rate / Res. Rate)
1 Residential	63,001	78.5%	21,027,290	92.7%	2.9961	1.0
2 Utility	616	0.9%	15,393	0.1%	40.0000	13.4
4 Major Industry	628	0.8%	26,537	0.1%	23.6677	7.9
5 Light Industry	2,981	3.7%	302,845	1.4%	9.8429	3.3
6 Business, Other	12,860	16.0%	1,306,484	5.8%	9.8429	3.3
8 Rec., Non-Profit	50	0.1%	4,018	0.0%	12.5402	4.2
9 Farm	157	0.2%	4,627	0.0%	34.0106	11.4
Total	80,293	100.0%	22,687,195	100.0%		

Statement 2 (cont.)

Revenue and Property Tax Policy Disclosure

PROPERTY TAX DISCLOSURE

Objectives & Policies

Property taxes are the City's largest source of revenue and are contained by efficient business practices. Annual business planning practices are the mechanism for resource allocation decisions.

The City's Financial Sustainability Policy section 6 discusses the necessity of diversifying the tax base. Development of employment-related properties is one method of diversification; therefore a key performance measurement in Strategic Economic Initiatives tracks the increased investment and development of non-residential properties.

A policy in the Financial Sustainability Plan that calls for stable tax increases and the adoption of the annual increase early in the prior year in the Business Planning Guidelines provides citizens with a more stable and predictable set of cost increases. In some cases costs are phased in over multiple years to stay within the set tax increases.

Property Tax Rates

It is policy to adjust property tax rates annually to negate the impact of fluctuations in the market values of properties. Tax rates are reduced to negate the market increases. Property tax increases are then applied at the same relative increase for all classes, unless legislation restricts the rates, as with Class 2, Utility.

The Business Class and Light Industry Class properties have the same tax rate and are treated as a composite class when setting the tax rates, as the types of businesses in each class are similar. In 2016, the increase was reduced from 3.15% to 1.85% to reduce the relative property tax burden for these properties.

A review was done on the Major Industry Class rates and the recommendation from the Audit and Finance Committee and Council was a 5% property tax reduction in both 2009 and 2010 to support additional investments in the subject property and to keep rates competitive. In 2014 and 2015, property taxes charged to major industrial class properties were reduced by \$70,000 in each year.

In reviewing tax rates to ensure competitiveness, absolute rates, tax multiples and overall tax burden are considered. The impact that assessed values have when comparing to other geographical areas must be considered in a comparison of tax rates.

Permissive Tax Exemptions

Council has set policies around the use of permissive tax exemptions. These are Council Policies 5.19 through 5.24. These policies discuss Churches, Community Halls, Heritage Sites, Homes for the Care of Children and the Relief of the Aged, the Poor, the Disabled and the Infirm, Municipal Recreational Services, Private Hospitals and Daycares, Private School and Youth Recreation Groups.

Revitalization Tax Exemption Program

The Employment Land Investment Incentive Program is designed to encourage job creation by supporting private investment in buildings and infrastructure on identified "employment lands".

More information on this tax exemption can be found on our website.

Statement 3

Capital Expenditure Disclosure

The sole purpose of this statement is to meet legislative requirements and highlight the value of the DCC program; no other conclusions should be drawn from the figures as the information could be misconstrued. This disclosure is required under the Local Government Act s. 560 (2); capital costs attributable to projects to be partially funded by Development Cost Charges (DCC) must be included in the financial plan. The DCC program includes projects as far out as 2038 so the capital expenditures must be extended to match. Certain types of projects are not planned past the five year time horizon of the financial plan. Much less scrutiny is given to projects that are planned in years 2024 through 2038. Projects in these years typically exceed likely funding available.

Capital Works Program for 2024 – 2038

(in \$ thousands)

Capital Works Program	350,802
Source of Funding	
Development Fees	
Development Cost Charges	158,922
Parkland Acquisition Reserve	-
Contribution from Others	3,224
	<hr/> 162,146
Borrowing Proceeds	-
Grants	39,512
Transfer from Reserve Funds	19,175
Revenue Funds	129,969
	<hr/> 188,656
	<hr/> 350,802 <hr/>

City of Maple Ridge

Maple Ridge Business Licencing and Regulation Amending No. 7471-2018

A bylaw to amend Maple Ridge Business Licencing and Regulation Bylaw No. 6815-2011

WHEREAS the Council of The City of Maple Ridge deems it expedient to amend Maple Ridge Business Licencing and Regulation Bylaw No. 6815-2011;

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

1. This bylaw may be cited as Maple Ridge Business Licencing and Regulation Amending No. 7471-2018.
2. Maple Ridge Business Licencing and Regulation Bylaw No. 6815-2011 is amended in **Part 5 Definitions** by replacing the definition of “Temporary” with the following definition **“Temporary”** means sixty (60) consecutive days in a twelve (12) month period.
3. Maple Ridge Business Licencing and Regulation Bylaw No. 6815-2011 is amended by replacing subsection 6.3.2 with the following
 - 6.3.2 Notwithstanding section 6.3.1, the **Licence** fee prescribed in Schedule A may be reduced for a **Business** which a **Licence** is issued after the 30th day of September in any calendar year.
4. Maple Ridge Business Licencing and Regulation Bylaw No. 6815-2011 is amended in **Schedule A**, section **32. Personal Services** by changing **Category** a. Beauty Salon/Barber to read Barber/Hair Salon.
5. Maple Ridge Business Licencing and Regulation Bylaw No. 6815-2011 is amended in **Schedule A**, section **32. Personal Services** by deleting **Category** b. Body Painting; **Category** d. Esthetics/Manicure and **Category** d. Funeral/Crematory/Undertaker and re-lettering all subsequent categories accordingly.
6. Maple Ridge Business Licencing and Regulation Bylaw No. 6815-2011 is amended in **Schedule A**, section **34. Professional Services** by changing **Category** c. Barrister/Solicitor to read Barrister/Lawyer/Solicitor and changing the wording under the heading **Licence Fee** from \$110.00 per Barrister/Solicitor to read \$110.00 per Barrister/Lawyer/Solicitor.
7. Maple Ridge Business Licencing and Regulation Bylaw No. 6815-2011 is amended in **Schedule A**, section **34. Professional Services** by adding a new **Category** e. Dental Hygienist and adding the wording under the heading **Licence Fee** \$110.00 per Dental Hygienist.
8. Maple Ridge Business Licencing and Regulation Bylaw No. 6815-2011 is amended in **Schedule A**, section **34. Professional Services** by adding a new **Category** i. Funeral/Crematory/Undertaker and adding the wording under the heading **Licence Fee** \$110.00 per Undertaker.

9. Maple Ridge Business Licencing and Regulation Bylaw No. 6815-2011 is amended in **Schedule A**, section **34. Professional Services** by adding a new **Category** n. Optician and adding the wording under the heading **Licence Fee \$110.00** per Optician.
10. Maple Ridge Business Licencing and Regulation Bylaw No. 6815-2011 is amended in **Schedule A**, section **34. Professional Services** by adding a new **Category** u. Registered Nurse and adding the wording under the heading **Licence Fee \$110.00** per Registered Nurse.
11. Maple Ridge Business Licencing and Regulation Bylaw No. 6815-2011 is amended in **Schedule A**, section **34. Professional Services** by adding a new **Category** v. Speech & Hearing Health and adding the wording under the heading **Licence Fee \$110.00** per Speech & Hearing Health Professional.
12. Maple Ridge Business Licencing and Regulation Bylaw No. 6815-2011 is amended in **Schedule A**, section **43. Second Hand Dealer** by adding a new **Category** h. Jewellery/Watches and re-lettering all subsequent categories accordingly.
13. Maple Ridge Business Licencing and Regulation Bylaw No. 6815-2011 is amended by updating the table of contents to reflect the current page numbers.

READ A FIRST TIME this 10th day of July, 2018.

READ A SECOND TIME this 10th day of July, 2018.

READ A THIRD TIME this 10th day of July, 2018.

ADOPTED this ____ day of _____, 2018.

PRESIDING MEMBER

CORPORATE OFFICER

City of Maple Ridge

Maple Ridge Ticket Information Utilization Amending Bylaw No.7480-2018

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

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

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

1. This bylaw may be cited as Maple Ridge Ticket Information Utilization Amending Bylaw No. 7480-2018.
2. Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012 is amended by deleting the **Schedules** list in its entirety and replacing it with the following:

Schedules

Schedule 1	Designated Bylaw Compliance Officer
Schedule 2	Animal Control and Licencing Bylaw
Schedule 3	Building Bylaw
Schedule 4	Business Licencing and Regulation Bylaw
Schedule 5	Cat Spay/Neuter Bylaw
Schedule 6	Drinking Water Conservation Plan Bylaw
Schedule 7	Fire Prevention Bylaw
Schedule 8	Fireworks Bylaw
Schedule 9	Grow Operation, Health, Nuisance and Safety Bylaw
Schedule 10	Highway & Traffic Bylaw
Schedule 11	Kennel Regulation Bylaw
Schedule 12	Littering Prohibition Bylaw
Schedule 13	Noise Control Bylaw
Schedule 14	Outdoor Burning Regulation Bylaw
Schedule 15	Parks and Recreation Facilities Regulation Bylaw
Schedule 16	Pesticide Use Control Bylaw
Schedule 17	Rental Premises Standards of Maintenance Bylaw
Schedule 18	Scrap Metal Dealer Regulation Bylaw
Schedule 19	Sign Bylaw
Schedule 20	Smoking Regulation Bylaw
Schedule 21	Soil Deposit Regulation Bylaw
Schedule 22	Soil Removal Bylaw
Schedule 23	Solid Waste and Recycling Regulation Bylaw
Schedule 24	Taxi Regulation Bylaw
Schedule 25	Tree Management Bylaw
Schedule 26	Untidy and Unsightly Premises Bylaw
Schedule 27	Watercourse Protection Bylaw
Schedule 28	Wildlife and Vector Control Bylaw
Schedule 29	Zoning Bylaw

3. Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012 is amended by deleting **Schedule 1** in its entirety and replacing it with the following;

Schedule 1
Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012

Designated Bylaw Compliance Officer

Designated Bylaws

Designated Bylaw Compliance Officer

**Animal Control and Licencing
Bylaw No. 6908-2012**

Animal Control Officer
Bylaw Compliance Officer
Fire Department Officer
Manager of Bylaw & Licencing Services
R.C.M.P.

Building Bylaw No. 6925-2012

Building Inspector
Bylaw Compliance Officer
Chief Building Official
Electrical Inspector
Electrical Inspector/Safety Officer
Fire Department Officer
Gas/Plumbing Inspector
Manager of Bylaw & Licencing Services
Trades Inspector

**Business Licencing and Regulation
Bylaw No. 6815-2011**

Bylaw Compliance Officer
Fire Department Officer
Manager of Bylaw & Licencing Services
R.C.M.P.

Cat Spay/Neuter Bylaw No. 5756-1999

Animal Control Officer
Bylaw Compliance Officer
Manager of Bylaw & Licencing Services

**Drinking Water Conservation Plan
Bylaw No. 7425-2018**

Bylaw Compliance Officer
Fire Chief
Fire Department Officer
Manager of Bylaw & Licencing Services
R.C.M.P.
Waterworks Foreman
Works Inspector
Waterworks Superintendent

Fire Prevention Bylaw No. 4111-1988

Bylaw Compliance Officer
Fire Department Officer
Manager of Bylaw & Licencing Services
R.C.M.P.

Fireworks Bylaw No. 6279-2004

Bylaw Compliance Officer
R.C.M.P.
Fire Department Officer
Manager of Bylaw & Licencing Services

**Grow Operation, Health Nuisance and Safety
Bylaw No. 6274-2004**

Building Inspector
Bylaw Compliance Officer
Electrical Inspector
Electrical Inspector/Safety Officer
Fire Department Officer
Gas/Plumbing Inspector
Manager of Bylaw & Licencing Services
R.C.M.P.
Trades Inspector

Highway & Traffic Bylaw No. 6704-2009

Bylaw Compliance Officer
Fire Department Officer
Manager of Bylaw & Licencing Services
Municipal Engineer
Parking Officer
R.C.M.P.

Kennel Regulation Bylaw No. 6036-2002

Animal Control Officer
Bylaw Compliance Officer
Chief Building Official
Fire Department Officer
Manager of Bylaw & Licencing Services

Littering Prohibition Bylaw No. 5115-1994

Bylaw Compliance Officer
Fire Department Officer
Manager of Bylaw & Licencing Services
R.C.M.P.

Noise Control Bylaw No. 5122-1994

Bylaw Compliance Officer
Fire Department Officer
Manager of Bylaw & Licencing Services
R.C.M.P.

**Outdoor Burning Regulation
Bylaw No. 5535-1997**

Bylaw Compliance Officer
Fire Department Officer
Manager of Bylaw & Licencing Services
R.C.M.P.

**Parks and Recreation Facilities Regulation
Bylaw No. 7085-2014**

Bylaw Compliance Officer
Director Parks and Facilities
Fire Department Officer
Manager of Bylaw & Licencing Services
Manager Parks/Open Spaces
Parks Foreman
R.C.M.P.

Pesticide Use Control Bylaw No. 6413-2006

Bylaw Compliance Officer
Director, Parks and Facilities
Environmental Planner
Environmental Technician
Fire Department Officer
Manager of Bylaw & Licencing Services
Manager, Parks and Open Space
Parks Operations Supervisor(s)
Trades II Gardener

**Rental Premises Standards of Maintenance
Bylaw No. 6550-2008**

Building Inspector
Bylaw Compliance Officer
Chief Building Official
Fire Department Officer
Manager of Bylaw & Licencing Services
Safety Officer
Trades Inspector

**Scrap Metal Dealer Regulation
Bylaw No. 6772-2010**

Bylaw Compliance Officer
Chief Building Official
Fire Department Officer
Manager of Bylaw & Licencing Services
R.C.M.P.

Sign Bylaw No. 4653-1992

Building Inspector
Bylaw Compliance Officer
Chief Building Official
Electrical Inspector
Electrical Inspector/Safety Officer
Fire Department Officer
Gas/Plumbing Inspector
Manager of Bylaw & Licencing Services
Trades Inspector

Smoking Regulation Bylaw No. 5495-1997

Bylaw Compliance Officer
Fire Department Officer
Manager of Bylaw & Licencing Services
R.C.M.P.

Soil Deposit Regulation Bylaw No. 7412-2017

Bylaw Compliance Officer
Environmental Planner
Environmental Technician
Fire Department Officer
Manager of Development & Environmental Services
Manager of Bylaw & Licencing Services

Soil Removal Bylaw No. 6398-2006

Bylaw Compliance Officer
Environmental Planner
Environmental Technician
Manager of Development & Environmental Services

	Manager of Bylaw & Licencing Services
Solid Waste and Recycling Regulation Bylaw No. 6800-2011	Bylaw Compliance Officer Manager of Bylaw & Licencing Services
Taxi Regulation Bylaw No. 6409-2006	Bylaw Compliance Officer Fire Department Officer Manager of Bylaw & Licencing Services R.C.M.P.
Tree Management Bylaw No. 7133-2015	Bylaw Compliance Officer Environmental Planner Environmental Technician Fire Department Officer Manager of Bylaw & Licencing Services Manager of Development & Environmental Services Manager of Parks and Open Space
Untidy and Unsightly Premises Bylaw No. 6533-2007	Bylaw Compliance Officer Fire Department Officer Manager of Bylaw & Licencing Services R.C.M.P.
Watercourse Protection Bylaw No. 6410-2006	Building Inspector Bylaw Compliance Officer Chief Building Official Environmental Planner Environmental Technician Fire Department Officer Manager of Bylaw & Licencing Services Manager of Development & Environmental Services Municipal Engineer
Wildlife and Vector Control Bylaw No. 7437 - 2018	Bylaw Compliance Officer Environmental Planner Environmental Technician Manager of Bylaw & Licencing Services R.C.M.P.
Zoning Bylaw No. 3510-1985	Bylaw Compliance Officer Chief Building Official Fire Department Officer Manager of Bylaw & Licencing Services Parking Officer R.C.M.P.

4. Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012 is amended by changing **Schedule 28** (From Maple Ridge Drinking Water Conservation Plan Bylaw) to read **Schedule 6** and placing it in numerical order.
5. Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012 is amended by deleting **Schedule 13** (From Maple Ridge Noxious Weed & Other Growth Control Bylaw No. 2384-1976) in its entirety and re-numbering the remaining Schedules in numerical order.
6. Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012 is amended by updating the table of contents accordingly.

READ A FIRST TIME the 10th day of July, 2018.

READ A SECOND TIME the 10th day of July, 2018.

READ A THIRD TIME the 10th day of July, 2018.

ADOPTED the ____ day of _____, 2018.

PRESIDING MEMBER

CORPORATE OFFICER

1100 *Reports and Recommendations*

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Second Reading
Official Community Plan Amending Bylaw No. 7349-2017;
Second Reading
Zone Amending Bylaw No. 7312-2017;
Second Reading
Off Street Parking and Loading Amending Bylaw 7350-2017;
Triplex, Fourplex and Courtyard Housing

MEETING DATE: July 24, 2018
FILE NO: 2017-233-RZ
MEETING: Council

EXECUTIVE SUMMARY:

On June 13, 2017, Council gave first reading to *Official Community Plan Amending Bylaw No. 7349-2017*, *Zone Amending Bylaw No. 7312-2017*, and *Off Street Parking and Loading Amending Bylaw No. 7350-2017* to create a new RT-2 (Ground-Oriented Residential Infill) zone to implement the triplex, fourplex and courtyard housing forms. Since that time, Council has also given first reading to in-stream triplex, fourplex, and courtyard rezoning applications on specific sites in the city, which are dependent on the adoption of the RT-2 triplex, fourplex and courtyard zone.

Over the past year, staff have been refining the requirements of the RT-2 zone by working with the developers of the three in-stream rezoning applications cited above, as well as other developers interested in this new housing form. As a result of this work, changes have been proposed to *Zone Amending Bylaw No. 7312-2017* to promote neighbourhood compatibility and integration. No changes are necessary to the OCP or Off Street Parking and Loading Bylaw Amendments as proposed at first reading.

In order to continue the implementation of these new housing forms, and permit in-stream applications to proceed through their rezoning processes, *OCP Bylaw No. 7349-2017*, *Zone Amending Bylaw No. 7312-2017*, and *Off Street Parking and Loading Amending Bylaw No. 7350-2017* are being forwarded to Council for consideration for second reading and referral to Public Hearing. It is important to note that without these amending bylaws, the three in-stream applications would not be able to proceed.

RECOMMENDATION:

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. 7349-2017 on the municipal website, and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;
2. That Official Community Plan Amending Bylaw No. 7349-2017 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. 7349-2017 is consistent with the Capital Expenditure Plan and Waste Management Plan;
4. That OCP Amending Bylaw No. 7349-2017 be given second reading and forwarded to Public Hearing; and
5. That Zone Amending Bylaw No.7312-2017 be second reading and forwarded to Public Hearing; and
6. That Off Street Parking and Loading Amending Bylaw No. 7350-2017 be given second reading and forwarded to Public Hearing.

BACKGROUND:

The Housing Action Plan (HAP), endorsed in 2014, and its Implementation Framework endorsed by Council in September, 2015, includes a number of goals and principles aimed at providing safe, affordable and appropriate housing for the community. Specific goals in support of encouraging ground-oriented residential infill housing include: “To improve housing choice for all current and future households”. Strategy #1 of the HAP articulates the importance of a diverse housing mix and innovation and supports the development of a mix of housing forms.

In April 2016, Council received a report outlining possible policy and zoning next steps to help implement triplex, fourplex and courtyard residential forms of development and directed that staff prepare OCP and Zoning Bylaw amendments to create the zone.

On June 13, 2017, Council received a staff report presenting policy and zoning amendments to the OCP, Zoning Bylaw, and Off Street Parking and Loading Bylaw to create a new RT-2 (*Ground-Oriented Residential Infill*) zone for triplex, fourplex and courtyard residential forms. The proposed amendments provide for the infill of ground-oriented residential buildings within established residential neighbourhoods and along major corridors, in a form that will be incremental and sensitive to the existing and emerging context. Based on this information, Council gave first reading to *OCP Amending Bylaw No. 7349-2017* (see Appendix A), *Zone Amending Bylaw No. 7312-2017* (see Appendix B), and *Off Street Parking and Loading Amending Bylaw No. 7350-2017* (See Appendix C) on June 13, 2017 to create the new RT-2 zone.

At the same meeting, Council gave first reading to a rezoning application to support a proposed courtyard residential project (2017-031-RZ) at 21333 River Road. On July 11, 2017, Council gave first reading to a rezoning for 22032 119 Avenue to support a triplex (2017-221-RZ). On January 30, 2018, Council gave first reading to a rezoning for 11384 207 Street to support a fourplex (2017-471-RZ).

Over the past year, staff have been refining the requirements of the RT-2 zone by working with the developers of the three in-stream rezoning applications cited above, as well as other developers interested in this new housing form. As a result of this work, changes have been proposed to the draft RT-2 *Zone Amending Bylaw No.7312-2017* in order to promote neighbourhood compatibility and integration. No changes are proposed to the OCP or Off Street Parking and Loading Bylaw Amendments that were granted first reading.

This report presents the amendments to *Zone Amending Bylaw No. 7312-2017*. It also recommends that the OCP, Zoning, and Off Street Parking Bylaw amendments to create the RT-2 zone be considered for second reading and referred to Public Hearing. Note that the in-stream applications for the courtyard and triplex are also being forwarded to Council for consideration of second reading under separate staff reports.

DISCUSSION:

To promote the incremental and sensitive integration of new RT-2 (*Ground-Oriented Residential Infill*) projects into existing neighbourhoods, it was intended that these new housing forms be similar in scale and massing to a detached single-family dwelling, and not replicate townhouse or rowhouse housing form. Dwelling units may be in one building with shared party walls to create triplexes or fourplexes. In the case of courtyard residential development, dwelling units may be arranged individually or attached in groups of buildings that still resemble single family dwellings, but clustered around a shared open space in a village-style residential pattern. In all cases, units should take advantage of site context to create uniqueness, orient entrances towards the street where possible, and utilize landscaping and screening to create private or semi-private yard spaces.

Planning Analysis:

Since Council last reviewed the RT-2 zone, and based on experiences working with the applicants of the instream applications, changes have been proposed to the setback and height requirements of the proposed RT-2 zone to promote greater compatibility of ground-oriented residential infill projects with their surrounding neighbourhoods. It was found that the in-stream triplex, fourplex and courtyard developments, being the first of their kind on a street, were being situated in neighbourhoods with older, generally single storey, single family homes. Furthermore, many of these existing single family homes were not built to the maximum height or lot coverage allowed by the existing Zoning Bylaw. This contrasted with residential infill projects which often propose somewhat larger buildings and footprints.

In consideration of these issues, staff worked with applicants to find a balance between neighbourhood character and the developers' desired floor areas, building footprint, height, massing and design, in order to facilitate the integration of these forms sensitively within existing areas. This work has resulted in minor changes to the proposed height and setback requirements of the proposed RT-2 zone. They are:

- Height of principal building or structure reduced from 11.0 m to 9.5 m, for the peak of the roof;
- Interior side yard setbacks increased from 1.5 m to 2.25 m. Up to 40% of the side of the building facing the interior side lot line may be sited at 1.5 m to reveal or highlight a side entrance to a dwelling unit, or to create building articulation to break up massing and enhance for visual interest;
- Front yard setback for the fourplex and courtyard housing forms decreased from 7.5 m to 6.0 m for properties in the Urban Area Boundary.

The following table summarizes the relevant zoning requirements, including proposed changes in **BOLD**, of the RT-2 zone. The text of the proposed zone amending bylaw is contained in Appendix B.

Table 1: Summary of RT-2 Zone Requirements – Town Centre and within the Urban Area Boundary with Revisions in Bold

	Min.Lot Size	Setbacks Front	Rear	Ext. Side	Int. Side		Lot Width	Lot Depth
Triplex								
Town Centre	700 m ²	5.5 m	7.5 m	4.5 m	2.25 m, with reduction to 1.5 m for 40% max of the building wall facing int. side line		20 m	27 m
Urban Area Boundary	800 m ²	7.5 m						
Fourplex								
Town Centre	800 m ²	5.5 m	7.5 m	4.5 m	2.25 m, with reduction to 1.5 m for 40% max of the building wall facing int. side line		22 m	30 m
Urban Area Boundary	850 m ²	6.0 m						
Courtyard								
Town Centre	900 m ²	5.5 m	7.5 m	4.5 m	2.25 m, with reduction to 1.5 m for 40% max of the building wall facing int. side line		25 m	35 m
Urban Area Boundary	950 m ²	6.0 m						
Common to triplex, fourplex and courtyard								
Lot Coverage			45 %					
Floor Space Ratio			0.75					
Max. Height, Principal Building			9.5 m					

Parking:

Each triplex, fourplex, and courtyard housing development will require two off street parking spaces per unit. This requirement has not changed since first reading of the *Off Street Parking and Loading Bylaw Amendment 7350-2017* (See Appendix D).

Secondary Suites:

Secondary suites are not permitted under the new RT-2 zone. A Section 219 Restrictive Covenant will be required as a condition of rezoning for RT-2 projects to prohibit secondary suites, a practice that the City already applies to duplex rezoning applications.

Development Permits:

It is intended that the new triplex, fourplex and courtyard housing forms be reviewed with the aid of a form and character development permit. However, tailored development permit guidelines are still under development for these new housing forms, and in-stream applications have used the existing Multi-Family Development Permit guidelines. The design philosophy and intent of these new housing forms have been discussed with the City's Advisory Design Panel (ADP) in order to advance current in-stream applications, as well as to obtain their feedback for the eventual design specific guidelines.

At this time, the courtyard and triplex applications have been reviewed by ADP, and the feedback and comments are reported in each application's respective and separate staff reports.

CONCLUSION:

The introduction of a new ground-oriented residential infill zone aligns with the goals, principles and strategies in the HAP, as it will encourage diverse housing forms within the City. Since first reading of the OCP, Zone, and Off Street Parking and Loading Amending Bylaws to create the RT-2 zone, staff have worked with developers to refine the zoning requirements to facilitate the integration of these new housing forms sensitively into existing neighbourhoods. To this end, minor changes have been proposed to the RT-2 Zone Amending Bylaw in terms of building height and setbacks, while the content and details of the OCP and Off Street Parking and Loading Amending Bylaws remain unchanged since first reading.

Therefore, it is recommended that Council give consideration for second reading and referral to Public Hearing of *OCP Amending Bylaw No. 7349-2017*, *Zone Amending Bylaw No. 7312-2017*, and *Off Street Parking and Loading Amending Bylaw No. 7350-2017* to advance the new RT-2 (Ground-Oriented Residential Infill) zone and support current in-stream applications. Should second reading not be granted to these amending bylaws, the three in-stream applications would not be able to proceed.

"Original signed by Chee Chan"

Prepared by: Chee F. Chan, MCIP, RPP, BSc
Planner 1

"Original signed by Christine Carter"

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

"Original signed by Frank Quinn"

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

"Original signed by Paul Gill"

Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – OCP Amending Bylaw No. 7349-2017

Appendix B – Zone Amending Bylaw No. 7312-2017

Appendix C – Off Street Parking and Loading Amending Bylaw No. 7350-2017

CITY OF MAPLE RIDGE BYLAW NO. 7349-2017

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

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

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

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No OCP 7349-2017.
2. That Chapter 3 Neighbourhoods & Housing, Section 3.1.3 Residential Designations be amended by repealing policy 3-18(2)(b) and replacing it with the following:

3-18(2)(b) includes ground oriented housing forms such as single detached dwellings, garden suites, duplexes, triplexes, fourplexes, courtyard residential developments, townhouses, apartments, or small lot intensive residential, subject to compliance with Major Corridor Residential Infill policies.
3. That Chapter 3 Neighbourhoods & Housing, Section 3.1.4 Residential Infill and Compatibility Criteria be amended by repealing policy 3-20(a) and replacing them with the following:

3-20(a) building forms such as single detached dwellings, duplexes, triplexes, fourplexes, courtyard residential developments, townhouses, apartments, and small lot intensive residential developments subject to Policy 3-21;
4. That Chapter 10.3 Silver Valley Area Plan, Sections 5.4 Eco-Clusters and 7.0 Design Guidelines be amended by repealing policies 5.4.4(c) and 7.4(h) and replacing them with the following:

5.4.4(c) As a means of providing a diversity of housing types, consider integrating duplex, triplex, and fourplex developments that have the appearance of a single larger residence into the Eco-Clusters.

7.4(h) To blend into a streetscape/cluster of typical larger single family residences, consider designing duplex, triplex and fourplex developments to have the appearance of one larger residence.
5. That Chapter 10.4 Town Centre Area Plan, Section 3.3 Land Use Designations be amended by adding to the paragraph located under the Single-Family Residential designation the following words identified in bold text:

The Single-Family Residential designation in the Town Centre provides options for increasing density and choice of housing form, while retaining the single family character in these established neighbourhood blocks. **Single-family dwellings, duplex, and triplex are the forms of development permitted in the in the Single Family Designation.**

6. That Chapter 10.4 Town Centre Area Plan, Section 3.3 Land Use Designations be amended by adding to the paragraph located under the Ground-Oriented Multi-Family designation the following words identified in bold text:

The Ground-Oriented Multi-Family use is intended to provide housing options that range from a low density attached form to a medium-high density attached form of ground-oriented housing that will generally be a maximum of three (3) storeys in height with ground level access to each unit. The development forms include **fourplex, courtyard residential,** townhouse, rowhouse, and stacked townhouse.

7. That Chapter 10.4 Town Centre Area Plan be amended by repealing policies 3-17(e) and 3.18 and replacing them with the following:

3-17(e) Duplex and triplex developments will be permitted on a corner lot or a lot with lane access to concealed parking. The minimum lot size for duplex development is 557m² and the minimum lot size for triplex development is 700 m². The character of duplex and triplex developments should be similar to a single-family development in its size, scale, and massing.

3-18 Ground-Oriented Multi-Family development should be a maximum of three (3) storeys in height, with ground level entry to each unit, except for the stacked townhouse form (see Policy 3-21). Fourplex developments should also ensure that dwelling units are contained in an individual building resembling a single-family dwelling in its size, scale, and massing. A courtyard residential development may have its dwelling units arranged individually or attached in small groupings of buildings, each resembling a single-family dwelling and located around a common courtyard open space.

8. That Chapter 10.4 Town Centre Area Plan, Appendix A Zoning Matrix, Section 2 be amended by inserting the following after “RT-1 Two Family Urban Residential” under the column heading “Zone” that corresponds to the “Single-Family Residential” designation under the column heading “OCP Designation / Category”:

RT-2 Ground-Oriented Residential Infill (limited to triplex residential uses only)

9. That Chapter 10.4 Town Centre Area Plan, Appendix A Zoning Matrix, Section 2 be amended by inserting the following before “RM-1 Townhouse Residential” under the column heading “Zone” that corresponds to the “Ground-Oriented Multi-Family” designation under the column heading “OCP Designation / Category”:

RT-2 Ground-Oriented Residential Infill (limited to fourplex and courtyard residential uses only)

10. That Chapter 10.5 Hammond Area Plan, Appendix A Zoning Matrix, Section 2 be amended by inserting the following after “RT-1 Two Family Urban Residential” under the column heading “Zone” that corresponds to the “Single-Family & Compact Residential” designation under the column heading “OCP Designation / Category”:

RT-2 Ground-Oriented Residential Infill (limited to triplex residential uses only)

11. That Chapter 10.5 Hammond Area Plan, Appendix A Zoning Matrix, Section 2 be amended by inserting the following before “RM-1 Townhouse Residential” under the column heading “Zone” that corresponds to the “Low Density Multi-Family” designation under the column heading “OCP Designation / Category”:

RT-2 Ground-Oriented Residential Infill (limited to fourplex and courtyard residential uses only)

12. That Appendix A Glossary be amended by inserting the following between “Council” and “Density”:

Courtyard Residential

A residential use where a group of four to eight dwelling units may be separately detached or combined within two or more buildings and arranged around a shared open space.

13. That Appendix A Glossary be amended by deleting “Apartment”, “Fourplex”, “Townhouse” and “Triplex” and replacing them with the following, in alphabetical order:

Apartment

A residential use where the building or buildings on a lot are each used for three or more dwelling units. Apartment building(s) may contain Townhouse dwelling units, but shall not include Triplex, Fourplex, or Courtyard Residential dwelling units.

Fourplex

A residential use where the building on a lot is used for four dwelling units.

Townhouse

A single building comprised of three or more dwelling units separated one from another by party walls extending from foundation to roof, with each dwelling unit having a separate, direct entrance from grade. Triplex, Fourplex, or Courtyard Residential dwelling units are excluded.

Triplex

A residential use where the building on a lot is used for three dwelling units.

14. That Appendix C Zoning Matrix be amended by inserting the following between “RT-1 Two Family Urban Residential” and “SRS Special Urban Residential” under the column heading “Zone” that corresponds to the “Urban Residential Designation/Neighbourhood Residential – Infill” under the column heading “OCP Designation / Category”:

RT-2 Ground-Oriented Residential Infill (limited to triplex residential uses only)

15. That Appendix C Zoning Matrix be amended by inserting the following between “RT-1 Two Family Urban Residential” and “RM-1 Townhouse Residential” under the column heading “Zone” that corresponds to the “Major Corridor Residential Category” under the column heading “OCP Designation / Category”:

RT-2 Ground-Oriented Residential Infill

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

READ a first time the 13th day of June, 2017.

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 BYLAW NO. 7312-2017

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

WHEREAS, it is deemed desirable to create a new ground-oriented infill zone called “RT-2 Ground-Oriented Residential Infill”; and

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

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

1. This Bylaw may be cited as “Maple Ridge Zone Amending Bylaw No. 7312-2017”.
2. That PART 2 INTERPRETATION the definition of “*APARTMENT*” is amended by deleting the “.” at the end of the definition and adding the words identified in **bold text**:

APARTMENT use means a residential use where the building or buildings on a lot are each used for three or more dwelling units. Apartment building(s) may contain Townhouse dwelling units, **but shall not include Triplex, Fourplex, or Courtyard Residential dwelling units.**

3. That PART 2 INTERPRETATION is amended by inserting the following between “Correctional and Rehabilitation” and “Datum Determination Points”:

COURTYARD RESIDENTIAL means a residential use where a group of dwelling units not exceeding eight may be separately detached or joined within two or more buildings and arranged around a shared open space.

4. That PART 2 INTERPRETATION is amended by inserting the following between “Food Primary” and “Front Lot Line”:

FOURPLEX means a residential use where one building contains only four dwelling units.

5. That PART 2 INTERPRETATION is amended by inserting the following between “Townhouse(s)” and “Two-Family Residential”:

TRIPLEX means a residential use where one building contains only three dwelling units.

6. That PART 2 INTERPRETATION the definition of “*Townhouse(s)*” is amended by adding the words identified in **bold text**:

TOWNHOUSE(S) – means a single building comprised of three or more dwelling units separated one from another by party walls extending from foundation to roof, with each dwelling unit having a separate, direct entrance from grade. **Triplex, Fourplex, or Courtyard**

Residential dwelling units are excluded.

7. That PART 3 BASIC PROVISIONS, SECTION 302 ZONES (1) is amended by inserting the following between “RT-1 Two Family Urban Residential” and “RM-1 Townhouse Residential”:

RT-2 Ground-Oriented Residential Infill

8. That PART 6 RESIDENTIAL ZONES is amended by inserting the following after Section 601E “RST-SV Street Townhouse – Silver Valley”:

601F RT-2 Ground-Oriented Residential Infill

A. PURPOSE

This zone provides for the infill of ground-oriented residential buildings established in a form similar to surrounding single-detached residential uses. In all forms, Ground-Oriented Residential Infill should emphasize pedestrian connections and open space, while accommodating vehicle access from a street or lane where possible.

B. PRINCIPAL USES

1. The following principal use and no other shall be permitted in this zone:
 - (a) Triplex residential use;
 - (b) Fourplex residential use;
 - (c) Courtyard residential use.

C. ACCESSORY USES

1. The following uses shall be permitted as accessory uses to one of the permitted principal uses in this zone:
 - (a) Boarding use;
 - (b) Home occupation use.

D. ACCESSORY USES

1. Minimum net lot area and dimensions for a triplex residential use:
 - (a) In net lot area 800 square metres;
 - (b) In lot width 20.0 metres;
 - (c) In depth 27.0 metres.
2. Minimum net lot area and dimensions for a fourplex residential use:
 - (a) In net lot area 850 square metres;
 - (b) In lot width 22.0 metres;
 - (c) In depth 30.0 metres.

3. Minimum net lot area and dimensions for a courtyard residential use:
 - (a) In net lot area 950 square metres;
 - (b) In lot width 25.0 metres;
 - (c) In depth 35.0 metres.
4. Minimum net lot area on a lot located within the Town Centre, as identified on Schedule H of the Zoning Bylaw, for the following permitted uses are:
 - (a) Triplex residential use in net lot area 700 square metres;
 - (b) Fourplex residential use in net lot area 800 square metres;
 - (c) Courtyard residential use in net lot area 900 square metres.

E. DENSITY

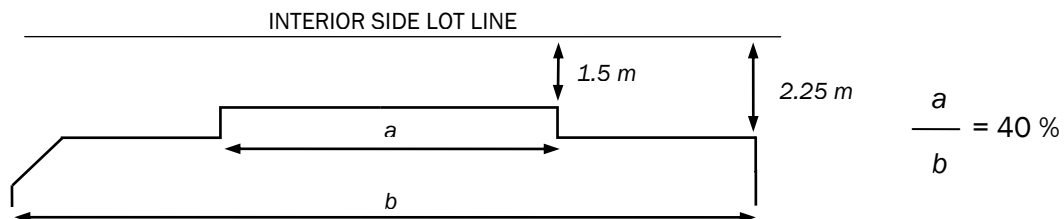
1. No building or structures containing floor area enclosed within the building or structures shall exceed a floor space ratio of 0.75 times the net lot area.

F. LOT COVERAGE

1. Buildings and structures shall not exceed lot coverage of 45%.

G. SITING

1. Minimum setbacks for principal buildings or principal structures shall not be less than:
 - (a) from a front lot line 7.5 metres for a triplex residential use;
 - (b) from a front lot line 6.0 metres for a fourplex and courtyard residential use;
 - (c) from a rear lot line 7.5 metres;
 - (d) from an exterior side lot line 4.5 metres;
 - (e) from an interior side lot line 2.25 metres, except up to 40 % of the total horizontal length of the wall may be sited not less than 1.5 metres.



2. Minimum setbacks for principal buildings or principal structures located on lots located within the Town Centre, as identified in Schedule H of the Zoning Bylaw, shall not be less than:
 - (a) from a front lot line 5.5 metres;
 - (b) from a rear lot line 7.5 metres;
 - (c) from an exterior side lot line 4.5 metres;

- (d) from an interior side lot line 2.25 metres, except up to 40 % of the total horizontal length of the wall may be sited not less than 1.5 metres.

3. Minimum setbacks for Accessory Buildings and Accessory Structures shall not be less than:

- (a) from a rear and interior side lot line 1.5 metres;
- (b) from a front and exterior side lot line 3 metres, except that no building or structure for an accessory off-street parking use shall be sited within the required front yard setback;
- (c) from a building used for residential use 1.5 metres;

H. SIZE OF BUILDINGS AND STRUCTURES

- 1. No principal building or principal structure shall exceed a height of 9.5 metres.
- 2. No accessory building or accessory structure shall exceed a height of 4.5 metres.

I. OTHER REGULATIONS

- 1. Areas for an Accessory Off-Street Parking Use shall, when not concealed, be surrounded by a continuous landscape screen of not less than one metre in height.
- 2. Hard surface areas in this zone must be 50% permeable.
- 3. Useable open space for all residential uses must be provided for each dwelling unit on a lot based on the following ratio:
 - (a) 45.0 square metres for each dwelling unit with 3 or more bedrooms;
 - (b) 30.0 square metres for each dwelling unit with less than 3 bedrooms.
- 4. In a Courtyard Residential use, the courtyard space shall be common to all dwelling units, and:
 - (a) be not less than 7.0 metres in width;
 - (b) be landscaped, which may include:
 - (i). variation in type and scale with areas of large perennials, shrubs and trees, not just grassed areas;
 - (ii). existing trees and landscape features should be kept wherever possible; and
 - (iii). should be designed to create filtering and screening of views;
 - (c) may be used to accommodate driveway access to the dwelling units, but shall not be used to accommodate an Accessory Off-Street Parking uses; and
 - (d) not be included in the requirements for useable open space if the courtyard space also provides driveway access.

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

READ a first time the 13th day of June, 2017.

READ a second time the day of , 20 .

READ a third time the day of , 20 .

ADOPTED the day of , 20 .

PRESIDING MEMBER

CORPORATE OFFICER

APPENDIX C

CITY OF MAPLE RIDGE

BYLAW NO. 7350-2017

A Bylaw to amend the Maple Ridge Parking and Loading Bylaw No. 4350 - 1990

WHEREAS it is deemed expedient to further amend the Maple Ridge Parking and Loading Bylaw, as amended;

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Parking and Loading Amending Bylaw No 7350-2017.
2. That Appendix A Off-Street Parking Requirements, Section 1(b) be amended by adding the following words identified in bold text:
 - 1(b) A building for one family residential use, two family residential use, **triplex residential use, fourplex residential use, courtyard residential use**
3. That Appendix A Off-Street Parking Requirements, Section 10.1(a)(1) be amended by replacing the "." at the end of Section 10.1(a)(1)(b) with a ";" and adding the following words, in sequential order:
 - c) a property with a single triplex development;
 - d) a property with a single fourplex development;
 - e) a property with a courtyard residential development.
4. Maple Ridge Parking and Loading Amending Bylaw No. 4350-1990 is hereby amended accordingly.

READ a first time the 13th day of June, 2017.

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: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First Reading
Zone Amending Bylaw No. 7481-2018
22057 and 22083 Lougheed Highway

MEETING DATE: July 24, 2018
FILE NO: 2018-180-RZ
MEETING: Council

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties, located at 22057 and 22083 Lougheed Highway, from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to allow a five storey apartment building with approximately 86 units and underground parking.

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

RECOMMENDATIONS:

1. That Zone Amending Bylaw No. 7481-2018 be given first reading; and
2. That the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999.

DISCUSSION:

a) Background Context:

Applicant: Bissky Architecture And Urban Design Inc.

Legal Description: Lot 3 District Lot 397 Group 1 New Westminster District Plan 11251; Lot 4 District Lot 397 Group 1 New Westminster District Plan 11251

OCP:

Existing: Urban Residential

Zoning:

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

Surrounding Uses:

North: Use: Single Family Residential
Zone: RS-1 (One Family Urban Residential)
Designation: Urban Residential

South:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
East:	Use:	Maple Ridge Baptist Church
	Zone:	P-4 (Place of Worship)
	Designation:	Institutional
West:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
Existing Use of Property:		Single Family Residential (Group Home)
Proposed Use of Property:		Multi-Family Residential
Site Area:		0.33 ha (0.82 acres)
Access:		221 Street; Lane
Servicing requirement:		Urban Standard

b) Site Characteristics:

The two subject properties, located at 22057 and 22083 Loughheed Highway, are located on the north side of Loughheed Highway, between 220 Street and 221 Street (see Appendices A and B). The subject properties are relatively flat and are currently occupied by single family houses that are currently being rented out to a registered charity.

c) Project Description:

The applicant is proposing to rezone the two subject properties from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to allow for a five storey apartment building with approximately 86 units and underground parking. The applicant is proposing four storeys at the rear, adjacent to the lane, and five storeys along Loughheed Highway. The four storeys is proposed as a transition to the surrounding single family residential properties to the north. The application proposes a mix of studio, one, two and three bedroom units. A variance would be required to the RM-2 (Medium Density Apartment Residential) zone to allow for a five storey apartment building, as well as a variance to setbacks along the south and east property boundaries.

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

d) Planning Analysis:

Official Community Plan:

The subject properties are located to the west, just outside, of the Town Centre Area Plan. The OCP designates the subject properties *Urban Residential – Major Corridor*, and development of the properties are subject to the *Major Corridor* infill policies of the OCP. The *Major Corridor Residential* category identifies the various types of housing forms which are encouraged along major road corridors to include: single detached dwellings, duplexes, triplexes, fourplexes, townhouses, apartments, and small lot intensive residential developments. These policies require that development be compatible with the surrounding neighbourhood, with particular attention given to

site design, setbacks, and lot configuration with the existing pattern of development in the area. It is noted that one of the underlying principles in the OCP is to encourage growth within the Urban Area Boundary (UAB) and to accommodate growth through infill by promoting a mix of housing types and tenures (Policy 3-1). The proposed rezoning of the subject property to RM-2 (Medium Density Apartment Residential) aligns with the *Major Corridor Residential* infill policies.

Policy 3-20 c) *Major Corridor Residential* indicates apartment buildings have a maximum height of four storeys; however, other OCP policies provide support for the increase in height noting density bonus and the provision of rental housing are mechanisms for achieving additional density and height. At the July 17, 2018 Council Workshop, Council gave consideration to a report on a draft Framework for density bonus regulations. The Framework envisions, for the RM-2 (Medium Density Apartment Residential) zone, an increase in base density of 0.4 FSR, to a max of 2.2 FSR, in exchange for the provision of 10% of net floor area being rental, with rents being 10% below Canada Mortgage and Housing Corporation (CMHC) average market rents, or a cash-in-lieu rate of \$96.88 per m² (\$9.00 per ft²). The draft Framework will provide an increase in height from four storeys in the *Major Corridor Residential* and *Urban Residential* land use designations. In light of the increased height being proposed, the applicant will be asked to provide a shadow analysis, particularly as it pertains to the single family homes to the north.

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

3-30 Maple Ridge will consider density bonus as a means of encouraging the provision of affordable, rental and special needs housing, and amenities.

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

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

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

The applicant has indicated they intend to meet the above-referenced policies at this point, and have suggested providing 10% of the units as market rental and 5% as adaptable units, in accordance with the BC Building Code, Section 3.8.5., Adaptable Dwelling Units. Further details will be discussed in a future second reading report to Council. As mentioned above, the draft Density Bonus Framework endorsed by Council provides the option of either providing 10% of units at below market rates or paying a cash-in-lieu rate. Given that this project is not providing rental units at below market rates, the applicant will be requested to adjust the proposal to better align with the Density Bonus Framework.

Housing Action Plan:

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

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

The current application will provide approximately 86 new apartment units directly adjacent to the Town Centre, and as mentioned above, the applicant offers a diverse mix of studio, one, two and

three bedroom units. The applicant also intends to meet the need for rental, affordable, special needs or age-in place housing, as discussed above, with details to be determined prior to second reading.

Zoning Bylaw:

The applicant is proposing to rezone the two subject properties from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) (see Appendix C) to allow for a five storey apartment building with approximately 86 units and underground parking (see Appendix D). The applicant is proposing a mix of studio, one, two and three bedroom units. The maximum floor space ratio (FSR) permitted in the RM-2 (Medium Density Apartment Residential) zone is 1.8. This application is proposing an FSR of 2.0. Early discussions with the applicant suggest they will provide 10% of the units as market rental and 5% of the units as adaptable, in exchange for the increased density and height. Staff note that a draft Density Bonus Framework for various Town Centre and Major Corridor zones, including the RM-2 (Medium Density Apartment Residential) zone, was presented to Council at its July 17, 2018 Workshop. This basis, or as Council might otherwise direct, will form the Framework for further discussion with the applicant on their density and amenity proposal. As identified above, the details of such pending discussions and the measures undertaken by the applicant to better align their proposal with the Density Bonus Framework will be reported to Council in the second reading report. It has also been suggested by the applicant, that they will provide some electric vehicle charging infrastructure, the number and type are to be determined prior to second reading.

The minimum lot size for the proposed RM-2 (Medium Density Apartment Residential) zone is 0.13 ha (0.3 acres) and the proposed consolidated lot area is approximately 0.33 ha (0.8 acres). The applicant has indicated that variances to height and setbacks will be applied for through a Development Variance Permit application.

Development Permits:

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

Advisory Design Panel:

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

Development Information Meeting:

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

e) Interdepartmental Implications:

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

- a) Engineering Department;
- b) Fire Department;
- c) Building Department;
- d) Parks Department;
- e) School District;

- f) Ministry of Transportation and Infrastructure; and
- g) Canada Post.

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

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

f) Intergovernmental Implications

This development application will be referred to the Ministry of Transportation and Infrastructure (MOTI) after first reading to determine if they have any concerns or requirements that will impact the proposed development. MOTI will need to approve of *Zoning Bylaw No. 7481-2018* prior to the bylaw obtaining final reading.

g) Development Applications:

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

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

As part of the information being submitted above, to include details about provision of market rental and adaptable units, stormwater management, public art and shadow analysis.

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

CONCLUSION:

The development form is generally in compliance with the OCP, noting there is policy support for density bonusing and the provision of rental and affordable housing. The Density Bonus Framework presented at the July 17, 2018 Council Workshop further reaffirms support for additional density in exchange for rental units below market rates, or with a cash-in-lieu contribution. Staff will be working with the applicant to better align their proposal with the draft Density Bonus Framework prior to second reading. In addition, compatibility of this projects design, proposed height and setbacks will also be determined prior to second reading. Therefore, it is recommended that Council grant first reading subject to additional information being provided and assessed prior to second reading.

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

“Original signed by Adam Rieu”

Prepared by: Adam Rieu
Planning Technician

“Original signed by Christine Carter”

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

“Original signed by Frank Quinn”

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

“Original signed by Frank Quinn” for

Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Zone Amending Bylaw No. 7481-2018
Appendix D – Proposed Site Plan



Legend

- Ditch Centreline
- Active Applications (RZ/SD/DP/VP)

22057/83 Lougheed Hwy

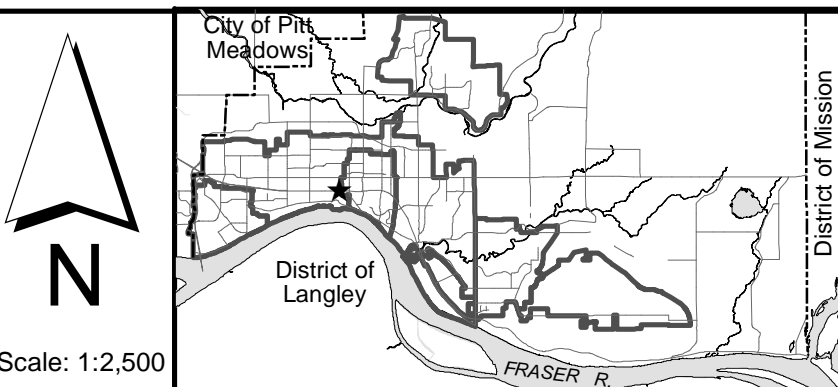
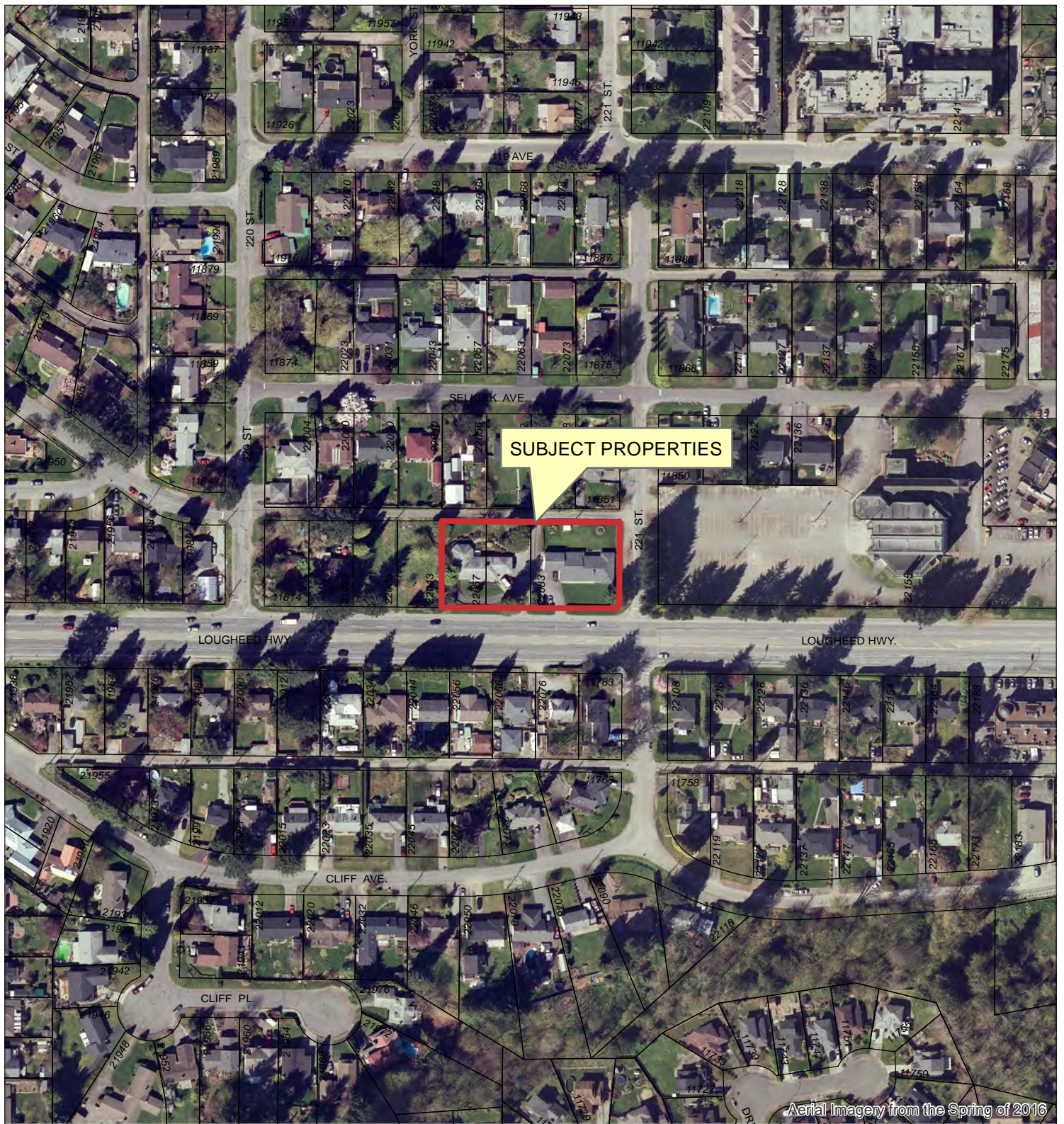
PLANNING DEPARTMENT



FILE: 2018-180-RZ
DATE: Jul 10, 2018

BY: LP

Scale: 1:2,000



Scale: 1:2,500

22057/83 LOUGHEED HWY



FILE: 2018-180-RZ
DATE: Jul 20, 2018

BY: PC

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7481-2018."

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

Lot 3 District Lot 397 Group 1 New Westminster District Plan 11251

Lot 4 District Lot 397 Group 1 New Westminster District Plan 11251

and outlined in heavy black line on Map No. 1766 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to RM-2 (Medium Density Apartment Residential).

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

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

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

PUBLIC HEARING held the day of , 20

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

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

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER

APPENDIX D

22057/22083 Lougheed HWY Prelim Reconciliation FSR at 2.0

FSR at 2.0

	Example Unit Mix	Percentage of unit type of total	Unit Type Size	FSR for units displayed	Parking required (1.7 per unit in RM-2 Zone)	Area required for parking # 270sq gross (per stall)
Lot Size (est CNET after dedication)	34,223 Sf					7,344 Sf
Max. Lot Coverage 30%	27,379 Sf	1 bed 25	29.1%	670 Sf	16,750 Sf	42.5
Max. FSR 2.0	68,446 Sf	2 bed 33	38.4%	925 Sf	30,525 Sf	56.1
Units (800sq ft average)	86	3 bed 12	14.0%	1,050 Sf	12,600 Sf	20.4
		Total: 86	100.0%		68,275 Sf	39,474 Sf
Gross Bldg Area					76,468 Sf	
Est'd Construction Cost bldg only @ \$160/sq ft					\$13,764,240	

	Units per floor
1st Floor	19
2nd Floor	19
3rd Floor	19
4th Floor	19
5th Floor	10
Total	86 Units



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Planner
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Vancouver, BC V6V 1A1
Phone: 604-271-1111
Fax: 604-271-1112
Email: wsb@wbplanner.com

Proposed RM-2 Multi-Family Dev't
Civic Address: 22057 & 22083 Lougheed Hwy, Maple Ridge BC
Legal Address: L16, L20, L21, L22, L23, L24, L25, L26, L27, L28, L29, L30, L31, L32, L33, L34, L35, L36, L37, L38, L39, L40, L41, L42, L43, L44, L45, L46, L47, L48, L49, L50, L51, L52, L53, L54, L55, L56, L57, L58, L59, L60, L61, L62, L63, L64, L65, L66, L67, L68, L69, L70, L71, L72, L73, L74, L75, L76, L77, L78, L79, L80, L81, L82, L83, L84, L85, L86, L87, L88, L89, L90, L91, L92, L93, L94, L95, L96, L97, L98, L99, L100, L101, L102, L103, L104, L105, L106, L107, L108, L109, L110, L111, L112, L113, L114, L115, L116, L117, L118, L119, L120, L121, L122, L123, L124, L125, L126, L127, L128, L129, L130, L131, L132, L133, L134, L135, L136, L137, L138, L139, L140, L141, L142, L143, L144, L145, L146, L147, L148, L149, L150, L151, L152, L153, L154, L155, L156, L157, L158, L159, L160, L161, L162, L163, L164, L165, L166, L167, L168, L169, L170, L171, L172, L173, L174, L175, L176, L177, L178, L179, L180, L181, L182, L183, L184, L185, L186, L187, L188, L189, L190, L191, L192, L193, L194, L195, 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City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First Reading
Zone Amending Bylaw No. 7483-2018
28621 104 Avenue and 10455 287 Street

MEETING DATE: July 24, 2018
FILE NO: 2018-231-RZ
MEETING: Council

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties from A-1 (Small Holdings Agriculture) and A-2 (Upland Agricultural) to RS-3 (One Family Rural Residential) to permit a 4 lot rural residential subdivision. The proposed RS-3 Zone aligns with the Rural Residential land use designation of the subject properties, therefore bringing the subject properties into compliance. The minimum parcel size in the proposed RS-3 One Family Rural Residential Zone is 2 hectares (5 acres) when served by well. With rezoning, a four lot subdivision will be possible on these properties, which have an assembled area of 8.8 hectares (22 acres).

A watercourse traverses the site at 28621 104th Avenue, which will require further ground truthing. To proceed further with this application additional information is required as outlined below. This proposal is subject to the Community Amenity Contribution, which is \$5100.00 per lot for single family development, amounting to \$20,400.00 total contribution.

RECOMMENDATIONS:

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

- i. The Board of the Regional District in which the area covered by the plan is located, in the case of a Municipal Official Community Plan;
- ii. The Board of any Regional District that is adjacent to the area covered by the plan;
- iii. The Council of any municipality that is adjacent to the area covered by the plan;
- iv. First Nations;
- v. Boards of Education, Greater Boards and Improvements District Boards; and
- vi. The Provincial and Federal Governments and their agencies.

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

That Zone Amending Bylaw No. 7483-2018 be given first reading; and

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

DISCUSSION:

a) Background Context:

Applicant:	Alair Homes Justin Endresen
Legal Description:	Lot: 5, Section: 9, Township: 15, Plan: NWP66081 & Lot: 13, Section: 9, Township: 15, Plan: NWP66392
OCP:	
Existing:	RURRES (Rural Residential)
Proposed:	Rural Residential
Zoning:	
Existing:	A-2 (Upland Agricultural)
Proposed:	RS-3 (One Family Rural Residential)
Surrounding Uses:	
North:	Use: Rural Residential Zone: A-2 (Upland Agricultural) Designation: Rural Residential
South:	Use: Rural Residential Zone: A-2 (Upland Agricultural) Designation: Rural Residential
East:	Use: Rural Residential Zone: A-1 (Small Holding Agricultural) Designation: Rural Residential
West:	Use: Rural Residential Zone: A-2 (Upland Agricultural) Designation: Rural Residential
Existing Use of Property:	Rural Residential
Proposed Use of Property:	Rural Residential.
Site Area:	8.8 Ha. (22 acres)
Access:	287 Street
Servicing requirement:	Rural Standard

b) Site Characteristics:

The subject site is located in East Maple Ridge, a rural area reliant on on-site water and sewer. An indeterminate watercourse exists on the property at 28621 104th Avenue. The subject site slopes gradually from west to 287th Street, which marks its highest point.

c) Project Description:

This proposal is to rezone the subject properties from their current agricultural zones (A-1 and A-2) to RS-3 (One Family Rural Residential), in compliance with the land use designation of the subject properties. A 4 lot rural subdivision with minimum 2 hectare (5 acre) lots is proposed, with access from 104th Avenue for 2 of the proposed lots, with the remainder to be taken from 287th Street.

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

d) Planning Analysis:

Official Community Plan:

The development site is designated Rural Residential and the proposed development is in compliance with this designation. A watercourse is indicated on the subject parcel at 28621 104th Avenue. Ground truthing will indicate the extent of the required dedication and/or covenant protection area. Dedicated areas will require an OCP amendment to a Conservation designation.

Zoning Bylaw:

The current application proposes to rezone the properties located at 28621 104 Avenue and 10455 287 Street from A-1 (Small Holding Agriculture) and A-2 (Upland Agricultural) to RS-3 (One Family Rural Residential) to permit a 4 lot subdivision. The minimum lot size for the current A-1 zone is 2 hectares (5 acres), the minimum lot size for the current A-2 zone is 4 hectares (10 acres) and the minimum lot size for the proposed RS-3 zone is 2 hectares (5 acres) if served by well. 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 to ensure the preservation, protection, restoration and enhancement of watercourse and riparian areas.

Pursuant to Section 8.12 of the OCP, a Wildfire Development Permit application is required for all development and subdivision activity identified in wildfire risk areas. The purpose of the Wildfire Development Permit is for the protection of life and property in designated areas that could be at risk for wildland fire; and where this risk may be reasonably abated through implementation of appropriate precautionary measures. The subject property is located within the Wildfire Development Permit Area, identified on Map 1 in Section 8.12 of the Official Community Plan. Prior to second reading a Registered Professional Forester's Report will be required to determine wildfire mitigation requirements.

Development Information Meeting:

As there are fewer than 5 lots proposed, a Development Information Meeting is not required for this application.

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) Fisheries & Oceans Canada; and
- f) Ministry of Environment.

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

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

f) Early and Ongoing Consultation:

In respect of Section 475 of the *Local Government Act* for consultation during an Official Community Plan 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 Wildfire Development Permit Application (Schedule J); and
- 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.

CONCLUSION:

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

It is recommended that Council not require any further additional OCP consultation. It is expected that once complete information is received, Zone Amending Bylaw No.7483-2018 will be amended and an OCP Amendment to adjust the Conservation boundary may be required.

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

"Original signed by Diana Hall"

Prepared by: Diana Hall, M.A, MCIP, RPP
Planner

"Original signed by Christine Carter"

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

"Original signed by Frank Quinn"

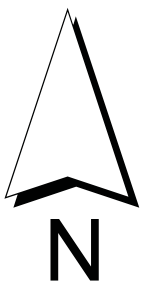
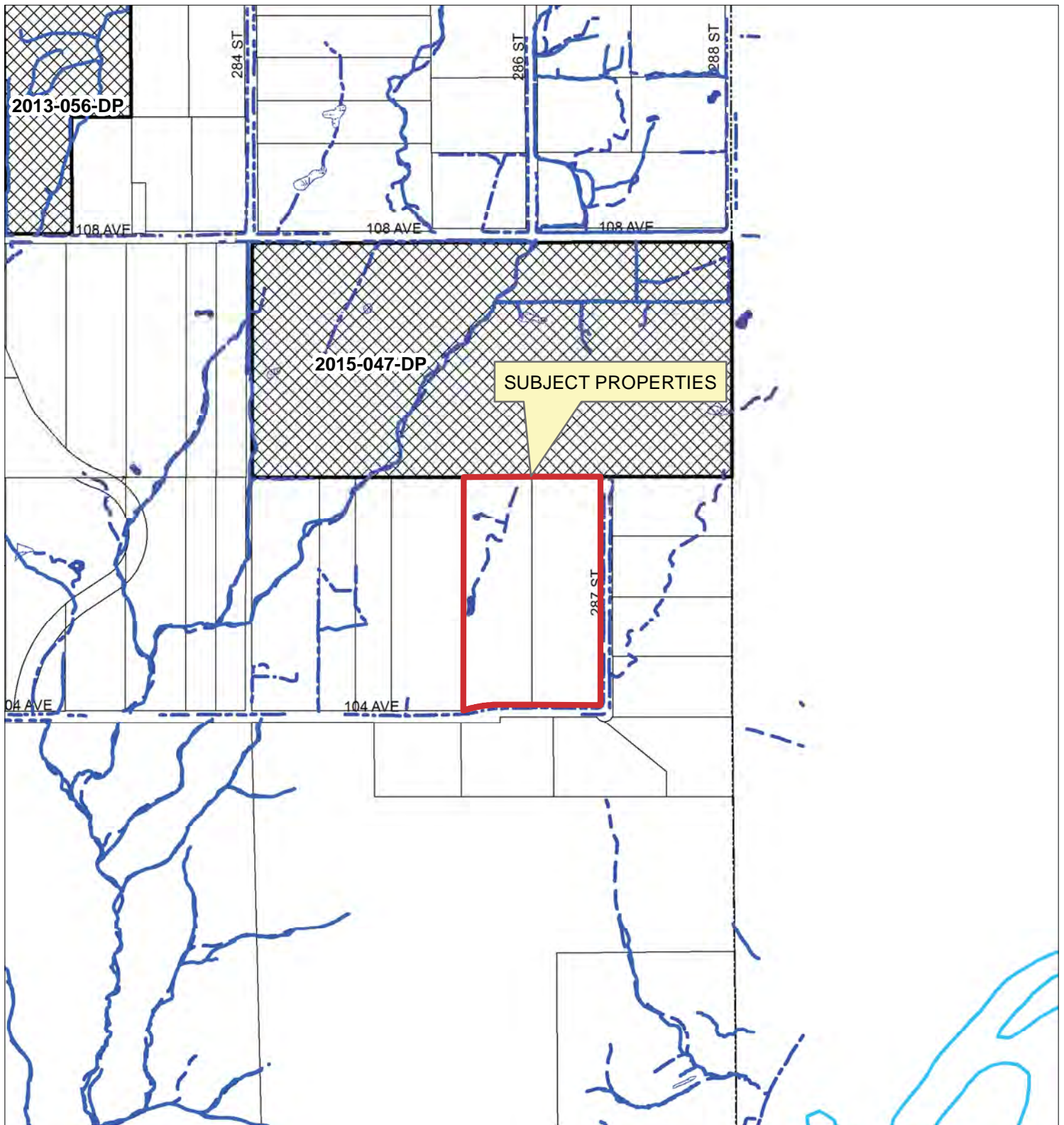
Approved by: Frank Quinn, MBA, P. Eng
GM Public Works & Development Services

"Original signed by Paul Gill"

Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Zone Amending Bylaw No. 7483-2018
Appendix D – Proposed Subdivision Plan



Scale: 1:9,000

Legend

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

28621 104 AVENUE
10455 287 STREET

PLANNING DEPARTMENT



mapleridge.ca

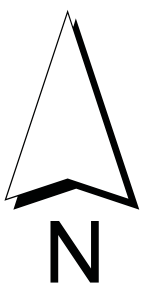
FILE: 2018-231-RZ
DATE: Jun 5, 2018

BY: LP

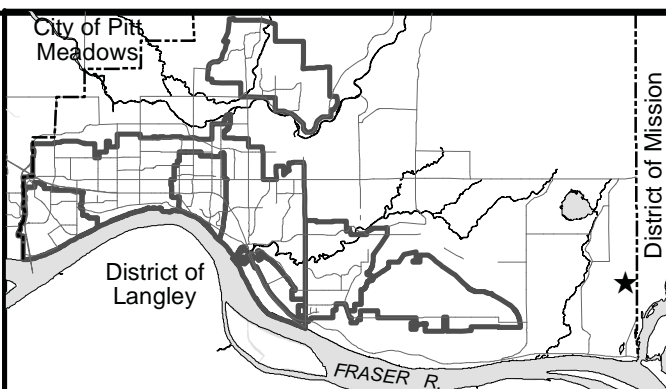
APPENDIX B



Aerial Imagery from the Spring of 2016



Scale: 1:9,000



28621 104 AVENUE
10455 287 STREET

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2018-231-RZ
DATE: Jun 5, 2018

BY: LP

APPENDIX C

**CITY OF MAPLE RIDGE
BYLAW NO. 7483-2018**

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7483-2018."
2. Those parcels or tracts of land and premises known and described as:

Lot 5 Section 9 Township 15 New Westminster District Plan 66081
Lot 13 Section 9 Township 15 New Westminster District Plan 66392

and outlined in heavy black line on Map No. 1767, a copy of which is attached hereto and forms part of this Bylaw, is/are hereby rezoned to RS-3 (One Family Rural Residential).

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

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

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

PUBLIC HEARING held the day of , 20

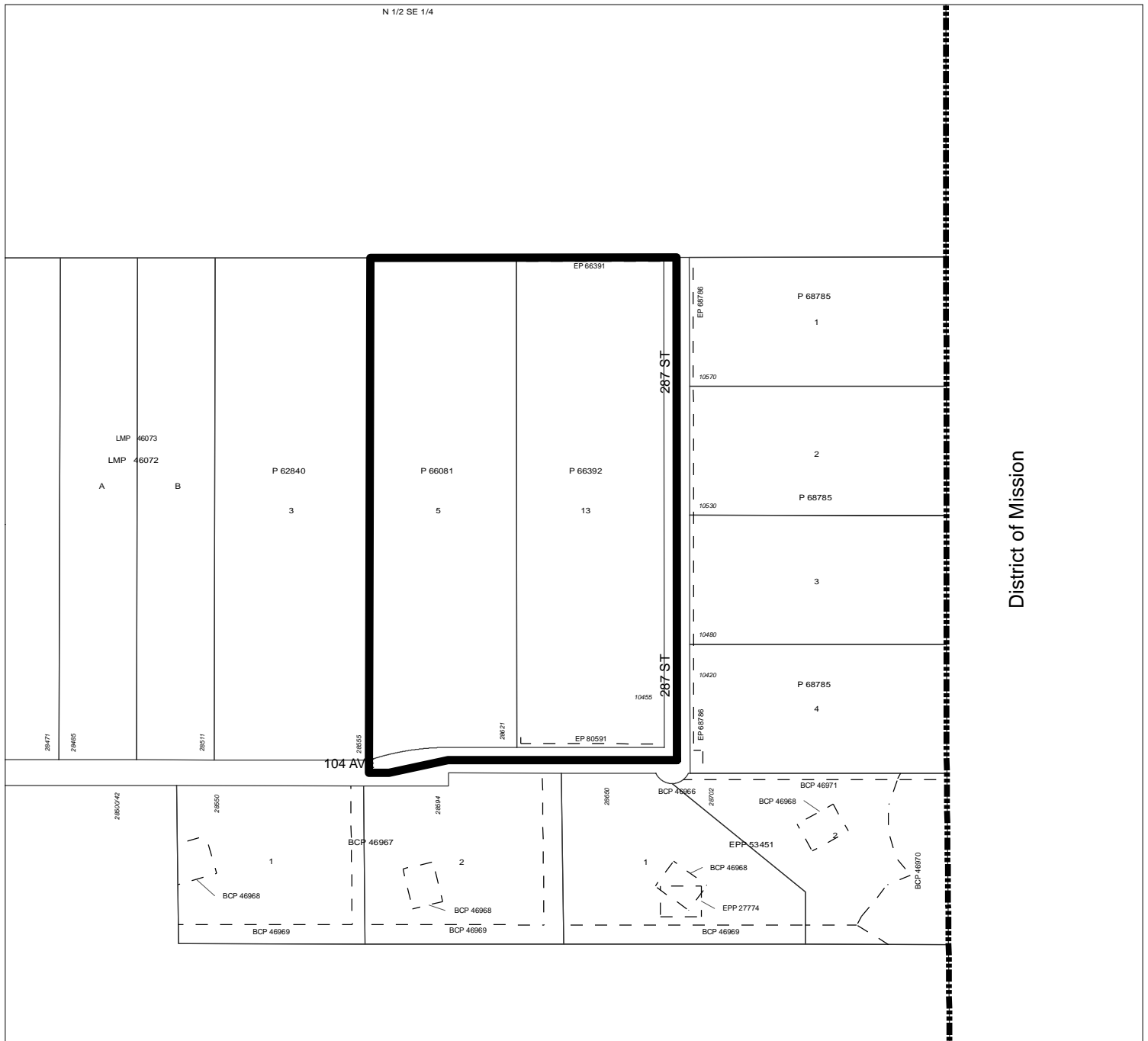
READ a third time the _____ day of _____, 20_____

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER

N 1/2 SE 1/4



District of Mission

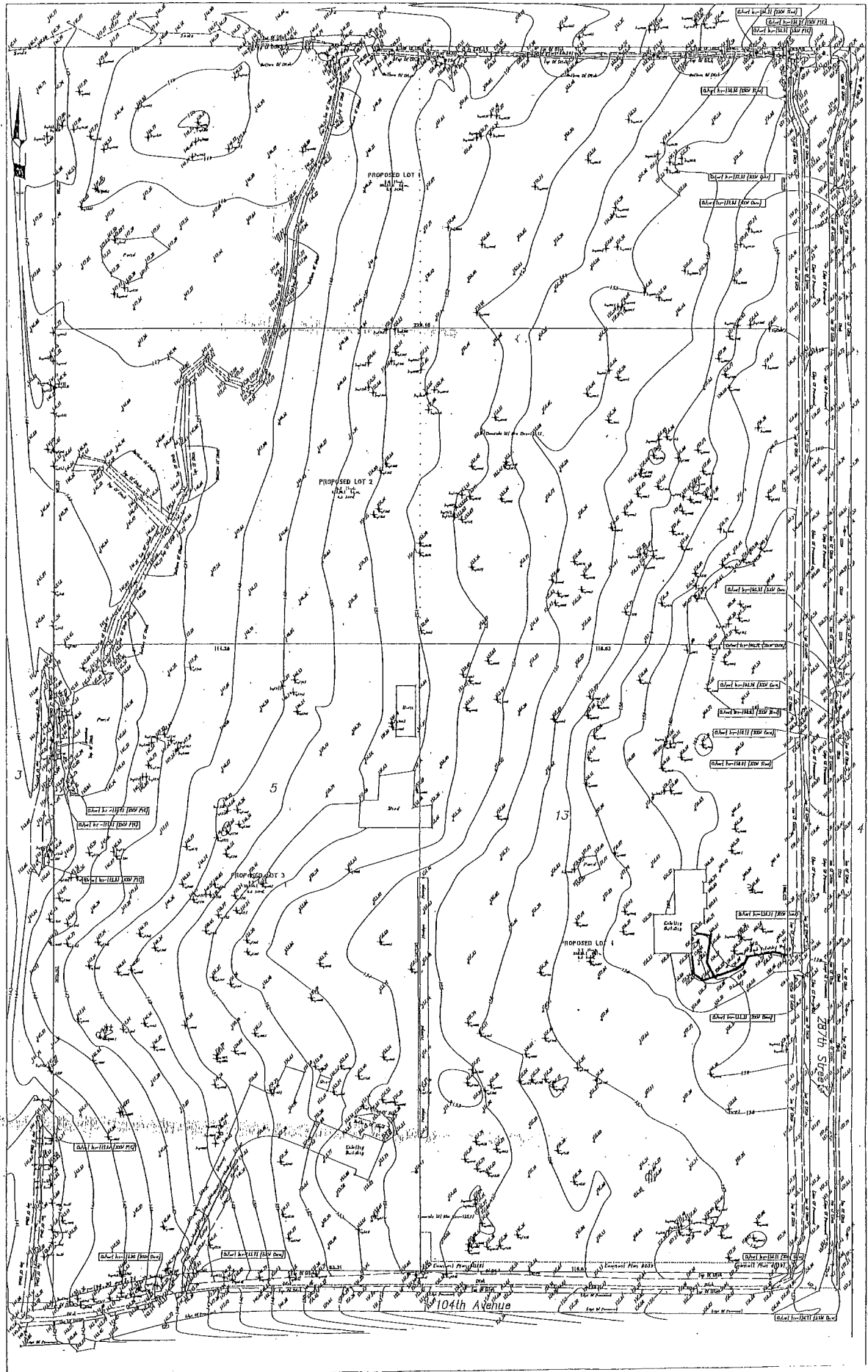
MAPLE RIDGE ZONE AMENDING

Bylaw No. 7483-2018
Map No. 1767
From: A-1 (Small Holding Agricultural)
A-2 (Upland Agricultural)
To: RS-3 (One Family Rural Residential)



SCALE 1:4,500

APPENDIX D



City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First Reading
Zone Amending Bylaw No. 7484-2018
21963 Dewdney Trunk Road & 12029 220 Street

MEETING DATE: July 24, 2018
FILE NO: 2018-243-RZ
MEETING: Council

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property from RS-1 (One Family Urban Residential) to RM-5 (Low Density Apartment Residential) to permit a 12 unit multi-family development. This zone allows both townhouse and apartment uses. The format of this development resembles townhouses.

As road dedication is anticipated along both frontages (220th Street and Dewdney Trunk Road), the resulting lot size will be reduced, and the proposed density may be slightly higher than the maximum prescribed under the zone. Given these circumstances, a density bonus may be appropriate at this location.

To proceed further with this application additional information is required as outlined below. The project is subject to Community Amenity Contribution Policy 6.31, which establishes a \$4100.00 contribution per unit for ground oriented multi-family projects for a total of \$49,200.00.

RECOMMENDATIONS:

That Zone Amending Bylaw No. 7484-2018 be given first reading; and

That the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999

DISCUSSION:

a) Background Context:

Applicant:	Robert Salikan Architect
Legal Description:	Lot: 2, D.L.: 396, Plan: NWP15883 & Lot: 3, D.L.: 396, Plan: NWP15883
OCP:	
Existing:	Urban Residential
Proposed:	Urban Residential
Zoning:	
Existing:	RS-1 (One Family Urban Residential)
Proposed:	RM-5 (Low Density Apartment Residential)

Surrounding Uses:

North:	Use:	Single Family Residential
	Zone:	RS-1 One Family Urban Residential
	Designation:	Urban Residential
South:	Use:	Single Family Residential
	Zone:	RS-1 One Family Urban Residential
	Designation:	Urban Residential
East:	Use:	Apartment
	Zone:	RM-2 Low Rise Apartment
	Designation:	Urban Residential
West:	Use:	Single Family Residential
	Zone:	RS-1 One Family Urban Residential
	Designation:	Urban Residential
Existing Use of Property:		Single Family Residential
Proposed Use of Property:		Townhouse
Site Area:		0.23 Ha. (0.57 acres)
Access:		220 th Street
Servicing requirement:		Urban Standard

b) Site Characteristics:

The subject site is west of the Town Centre, at the northwest corner of 220th Street and Dewdney Trunk Road. Its location off Dewdney Trunk Road and the overall site context includes large lot single family with relatively low improvement values along the north side of 220th Street, and an apartment building with RM-2 Zoning to its east across 220th Street.

c) Project Description:

This proposal is unique. The format is a 12 unit townhouse development with underground parking. The common underground parking will include private 2 car garages (side by side) for each unit with stairway access to the dwelling unit above. This arrangement frees up space for private outdoor areas at grade. All units have 3 bedrooms and are 154.5 square metres (1663.3 square feet) in area. With road dedication, the net floor area ratio is estimated at 0.83, slightly higher than the 0.8 maximum in the RM-5 Zone.

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

d) **Planning Analysis:**

Official Community Plan:

The development site is located to the west of the Town Centre Area Plan and is designated *Urban Residential*. Given the site context, and the frontage along Dewdney Trunk Road, this application meets the requirements for Major Corridor Residential Infill development, described in Policies 3-20 and 3-21 with excerpts as follows:

3 - 20 Major Corridor Residential Infill developments must be designed to be compatible with the surrounding neighbourhood and will be evaluated against the following criteria:

- a) building forms such as single detached dwellings, duplexes, triplexes, fourplexes, townhouses, apartments, and small lot intensive residential developments subject to Policy 3-21; ...*
- c) a maximum height of four storeys for apartments; ...*

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;...*

This proposal will be 3 storeys above grade, meeting the requirements of the RM-5 Low Density Apartment Residential Zone, and providing compatibility with surrounding single family houses. This height reflects the maximum 11 metre height that is currently permitted in the predominant single family RS-1 Zone.

As noted, once road dedication is provided, the proposed density may exceed the maximum prescribed in the RM-5 Zone. To address this possibility, Council may wish to allow the applicant to utilize density bonus provisions. A formal amending formula with specific compensatory measures for density bonus provisions is currently being considered by Council. As this proposal is proceeding in advance of the completion of this work, Council may wish to utilize the provisions outlined in Policy 2-9 of the Official Community Plan, as follows:

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

Zoning Bylaw:

The current application proposes to rezone the properties located at 21963 Dewdney Trunk Road and 12029 220 Street from RS-1 (One Family Urban Residential) to RM-5 (Low Density Apartment Residential) to permit a 12 unit ground oriented multi-family development. The minimum lot size for the current RS-1 zone is 681 m², and the minimum lot size for the proposed RM-5 zone is 1115 m². Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

As shown on Schedule D, the clustered townhouse units are integrated into a single structure through the underground parking facility. The initial layout indicates that variances may be required, for setbacks, and for one visitor parking stall. These requirements will be clarified further in the second reading report.

Development Permits:

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

Advisory Design Panel:

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

Development Information Meeting:

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

e) Interdepartmental Implications:

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

- a) Engineering Department;
- b) Operations Department;
- c) Fire Department;
- d) Building Department;
- e) Ministry of Transportation.

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

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

f) Development Applications:

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

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

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

CONCLUSION:

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

“Original signed by Diana Hall”

Prepared by: Diana Hall, M.A, MCIP, RPP
Planner 2

“Original signed by Christine Carter”

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

“Original signed by Frank Quinn”

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

“Original signed by Paul Gill”

Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer

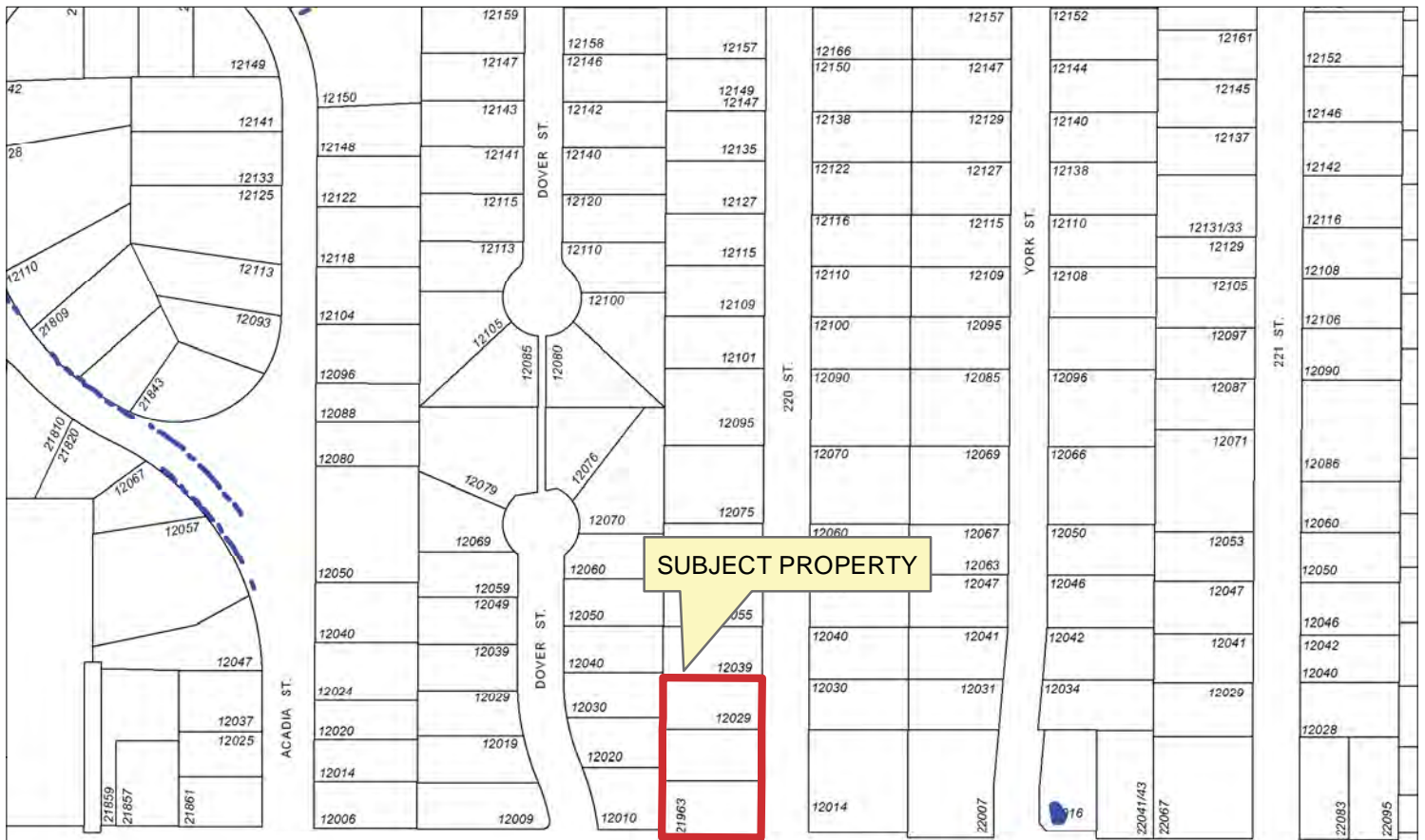
The following appendices are attached hereto:

Appendix A – Subject Map

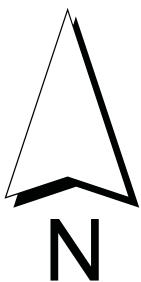
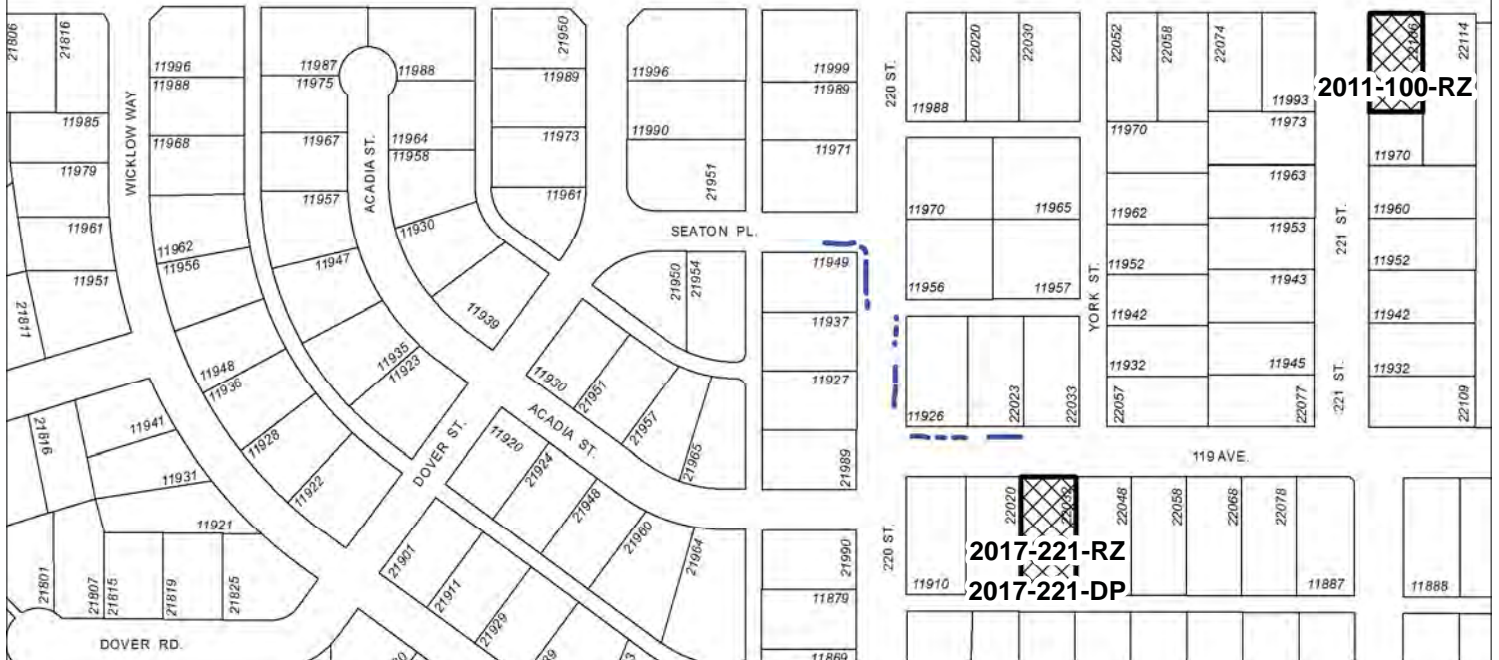
Appendix B – Ortho Map

Appendix C – Zone Amending Bylaw No. 7484-2018

Appendix D – Proposed Site Plan & Preliminary Design Concept



Dewdney Trunk Road



Scale: 1:2,800

Legend

- Ditch Centreline
- Lake or Reservoir
- Parcels
- Active Applications (RZ/SD/DP/VP)

21963 DEWDNEY TRUNK ROAD
12029 220 STREET

PLANNING DEPARTMENT



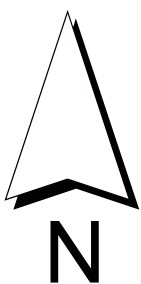
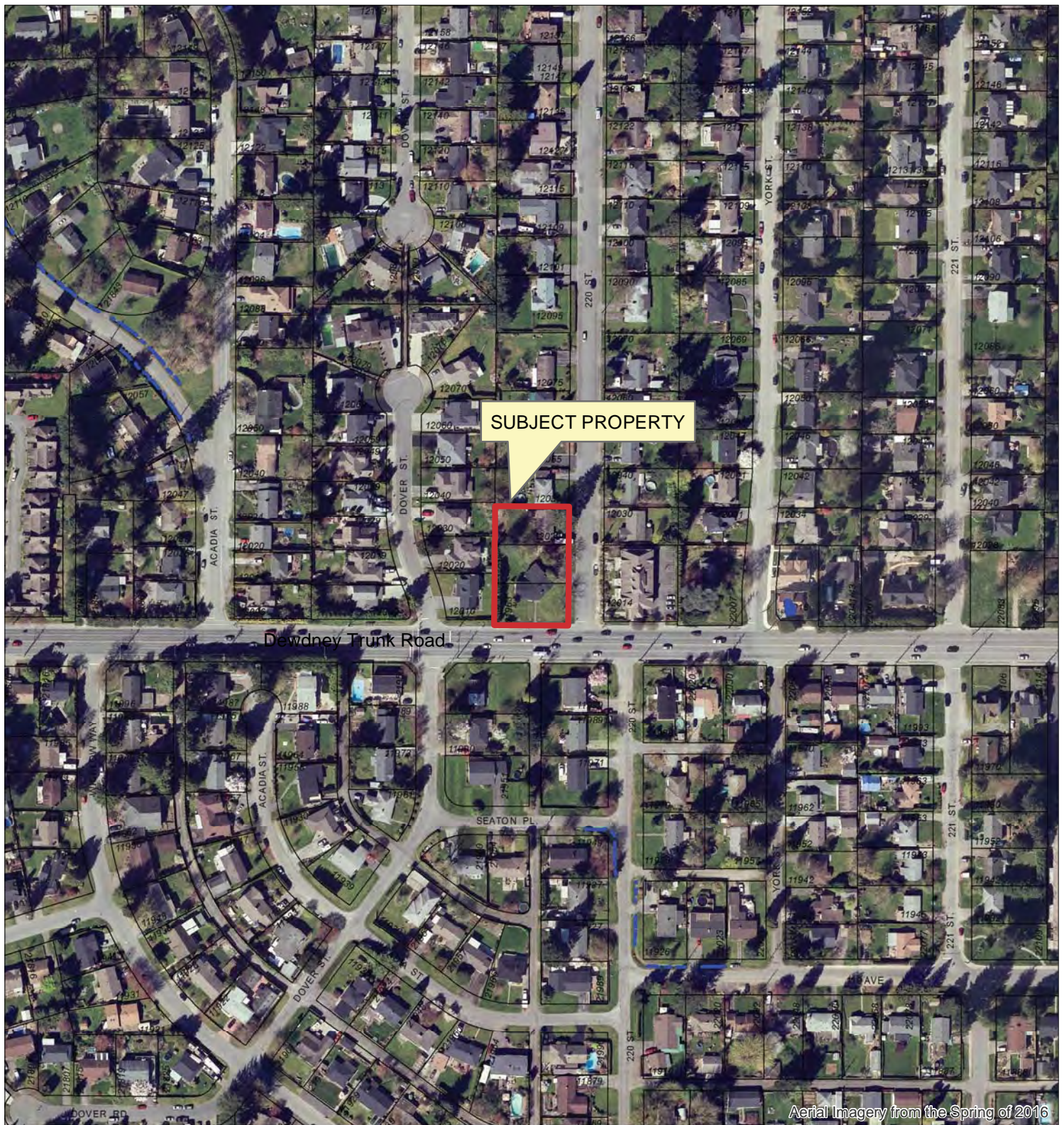
MAPLE RIDGE

British Columbia

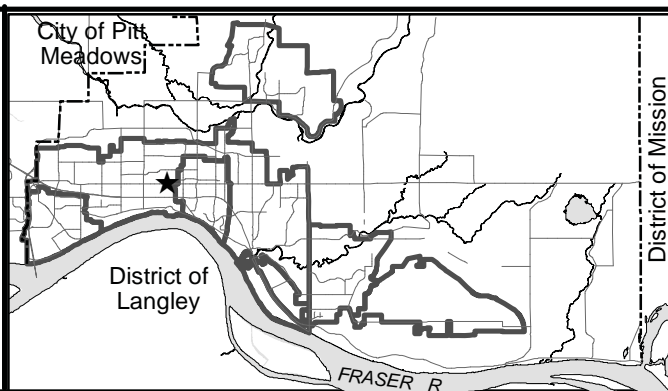
mapleridge.ca

FILE: 2018-243-RZ
DATE: Jul 18, 2018

BY: LP



Scale: 1:2,800



21963 DEWDNEY TRUNK ROAD
12029 220 STREET

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2018-243-RZ
DATE: Jul 18, 2018

BY: LP

APPENDIX C

**CITY OF MAPLE RIDGE
BYLAW NO. 7484-2018**

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7484-2018."
2. Those parcels or tracts of land and premises known and described as:

Lot 2 District Lot 396 Group 1 New Westminster District Plan 15883
 Lot 3 District Lot 396 Group 1 New Westminster District Plan 15883

and outlined in heavy black line on Map No. 1768, a copy of which is attached hereto and forms part of this Bylaw, is/are hereby rezoned to RM-5 (Low Density Apartment Residential).

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

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

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

PUBLIC HEARING held the day of , 20

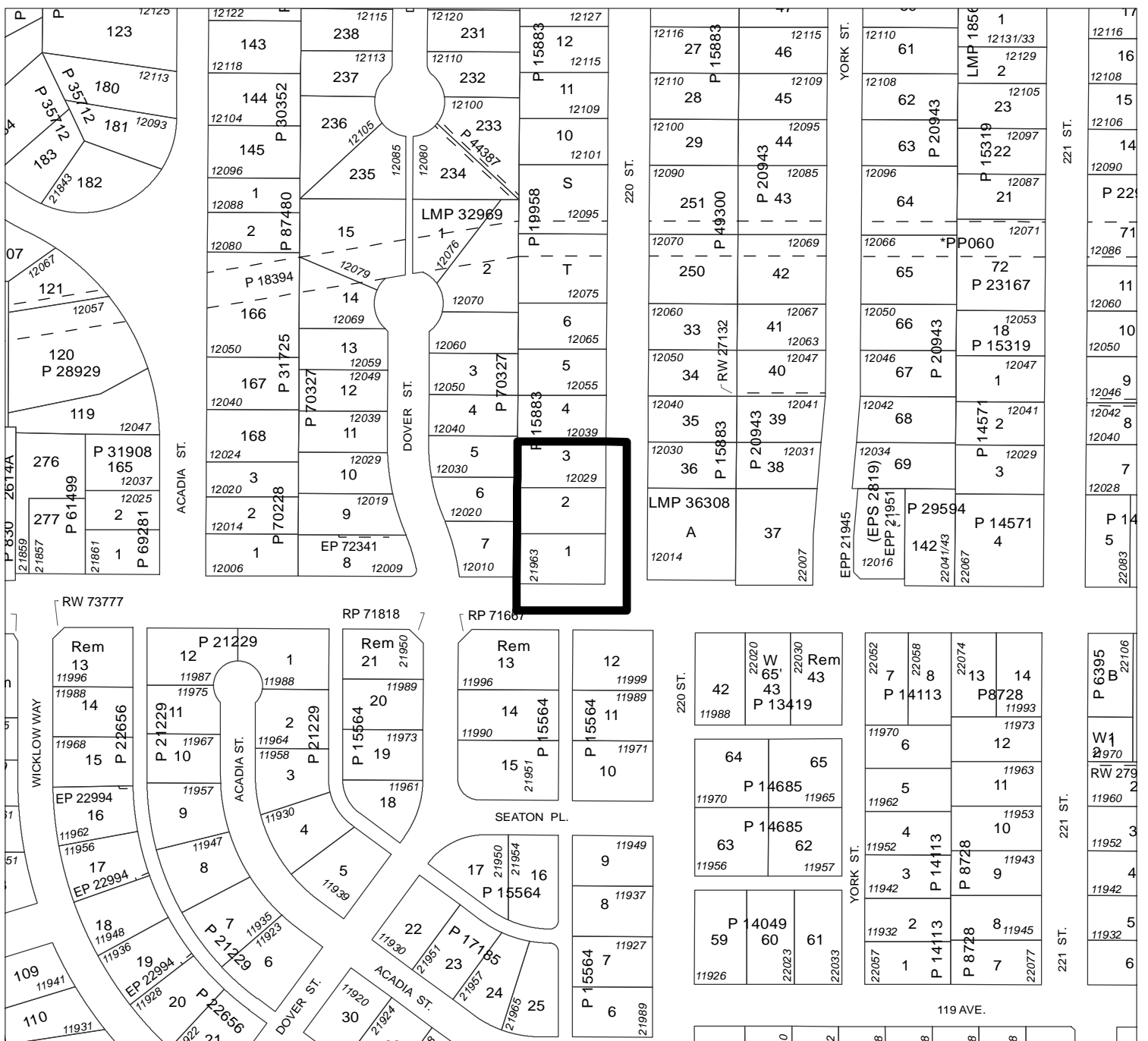
READ a third time the _____ day of _____, 20_____

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

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7484-2018

Map No. 1768

From: RS-1 (One Family Urban Residential)

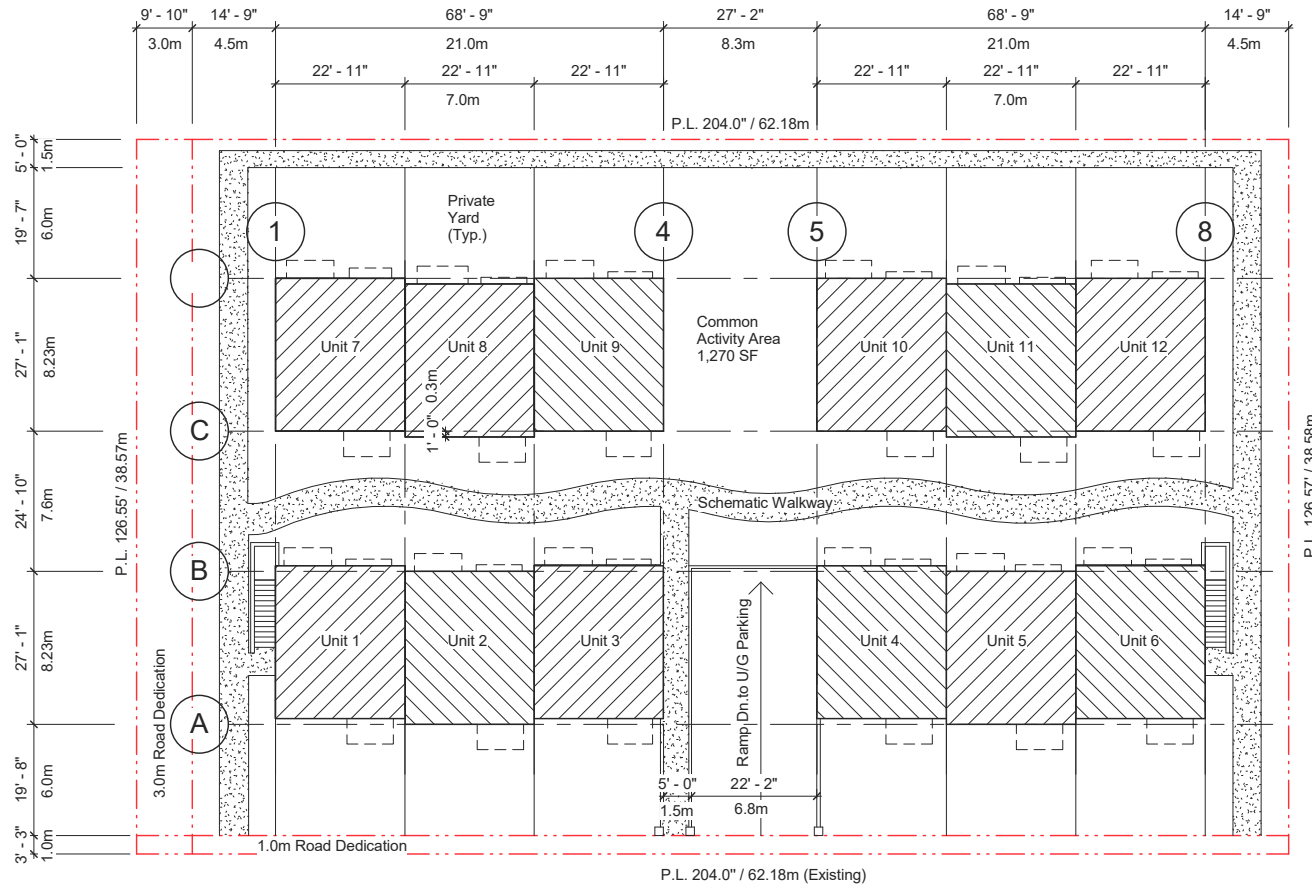
To: RM-5 (Low Density Apartment Residential)



SCALE 1:2,500

APPENDIX D

Dewdney Trunk Road



Legal Description:
Lots 1, 2 & 3, Plan NWP15883,
D.L. 396, Land District 1, Land
District 36

Existing Lot Area: 25,816 SF

Lot Area After Road Dedications:
23,934 SF

Typical Unit Area:
Ground Floor 636.8 SF
2nd Floor 636.8 SF
3rd Floor 389.7 SF
Total Unit Area (excl. basement)
1,663.3 SF

Total Project Area:
(12 x 3-Bedroom Units)
12 x 1,663.3 SF = 19,960 SF

Floor Area Ratio:
Existing Lot 0.77
Proposed Net Lot 0.83

Underground Parking:
24 Private Spaces
2 Common Visitor Spaces
(1 Accessible Space)

220th Street



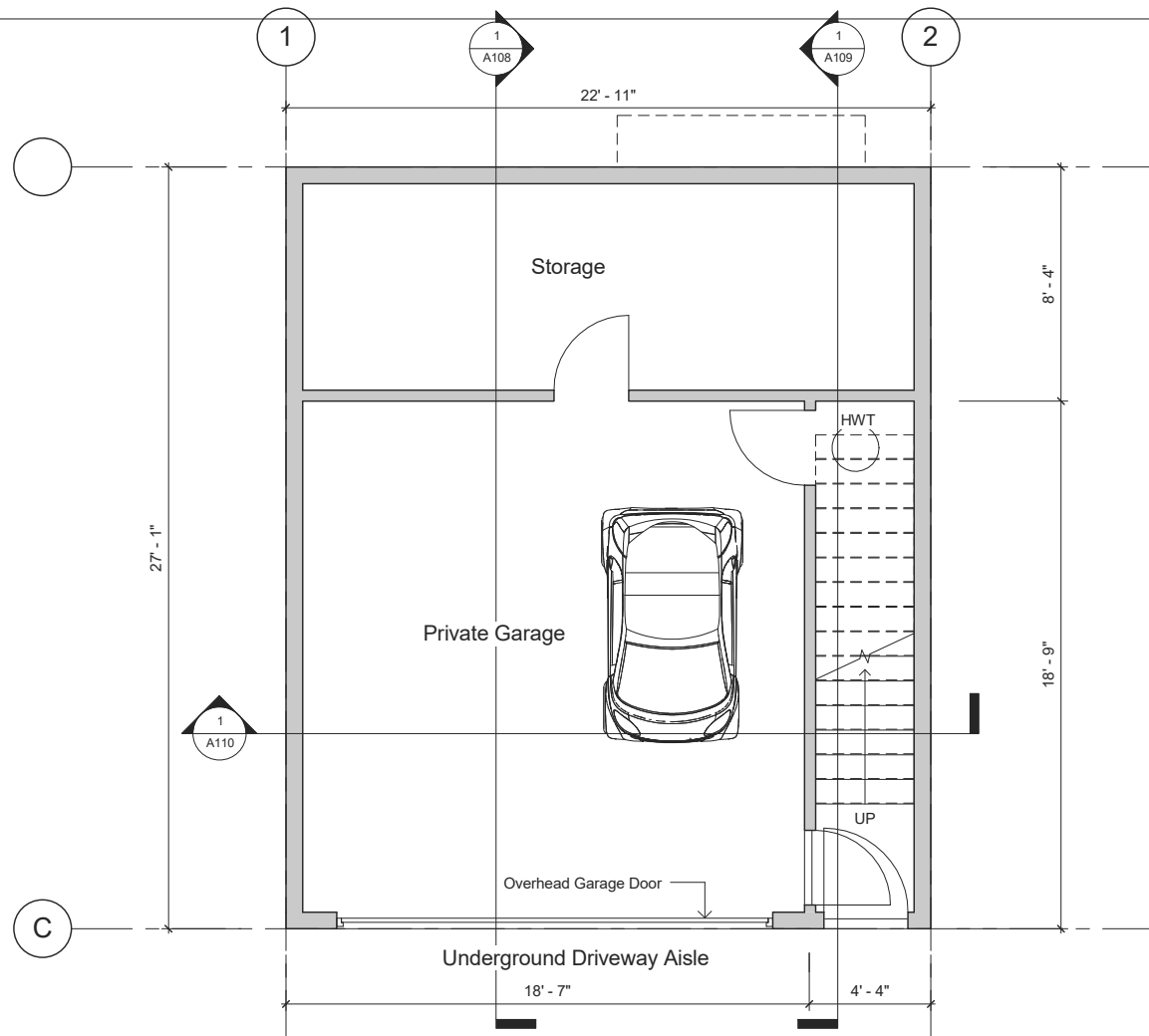
**SALIKAN
ARCHITECTURE
INC**
Architect AIBC MRAIC
www.salikanarchitecture.ca

Townhouses - 21963
Dewdney Trunk Road
Maple Villa D/T Inc.

No.	Description	Date

Site Plan & Project Data		
Project number	1804	A101
Date	April 6, 2018	
Drawn by	RAS	
Checked by	RAS	
		Scale 1" = 20'-0"

2018-05-26 7:35:13 PM



**SALIKAN
ARCHITECTURE
INC**

Architect AIBC MRAIC

www.salikanarchitecture.ca

Townhouses - 21963
Dewdney Trunk Road

Maple Villa D/T Inc.

No.	Description	Date

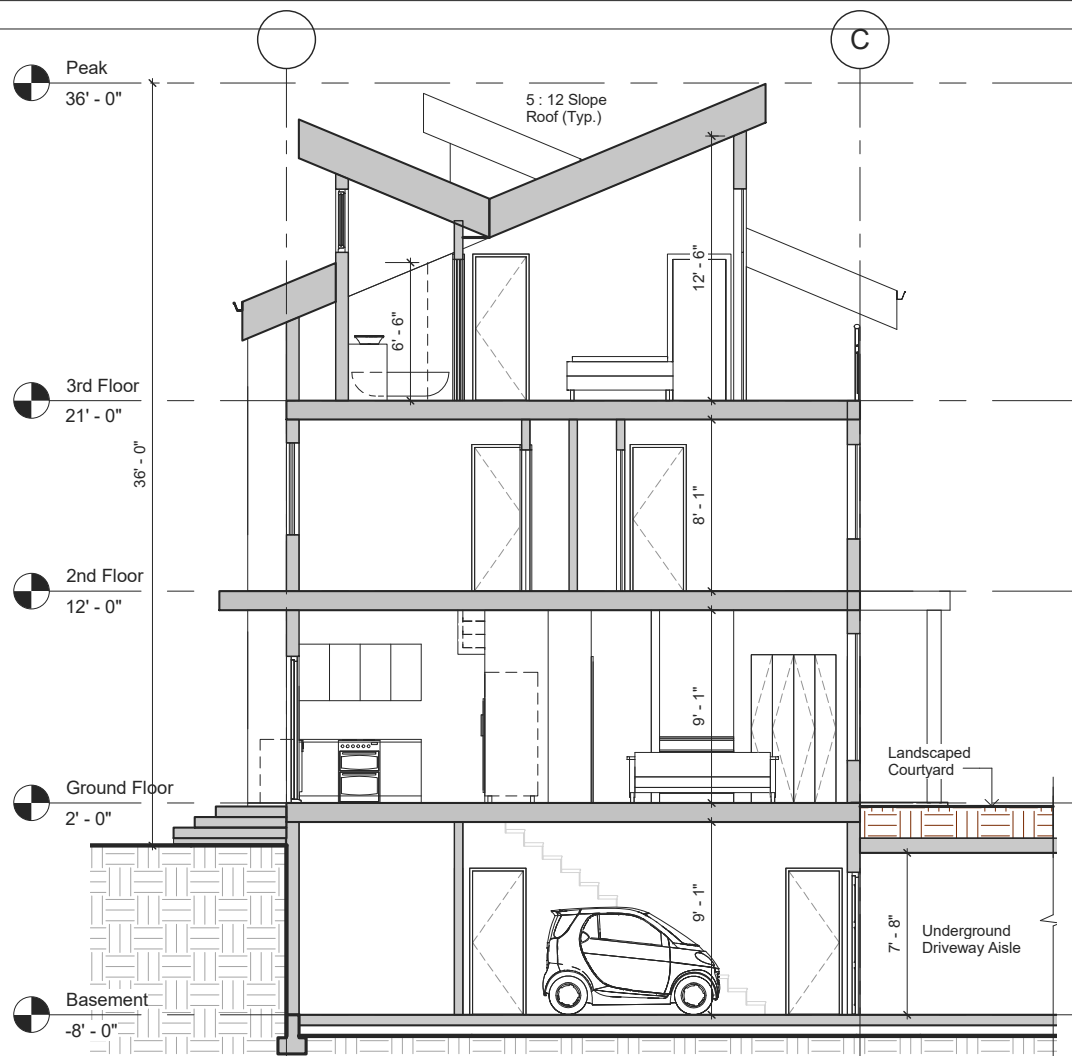
Unit Plan - Basement

Project number 1804
Date April 6, 2018
Drawn by RAS
Checked by RAS

A103

Scale 1/4" = 1'-0"

2018-05-26 7:35:14 PM



**SALIKAN
ARCHITECTURE
INC**

Architect AIBC MRAIC

www.salikanarchitecture.ca

Townhouses - 21963
Dewdney Trunk Road

Maple Villa D/T Inc.

No.	Description	Date

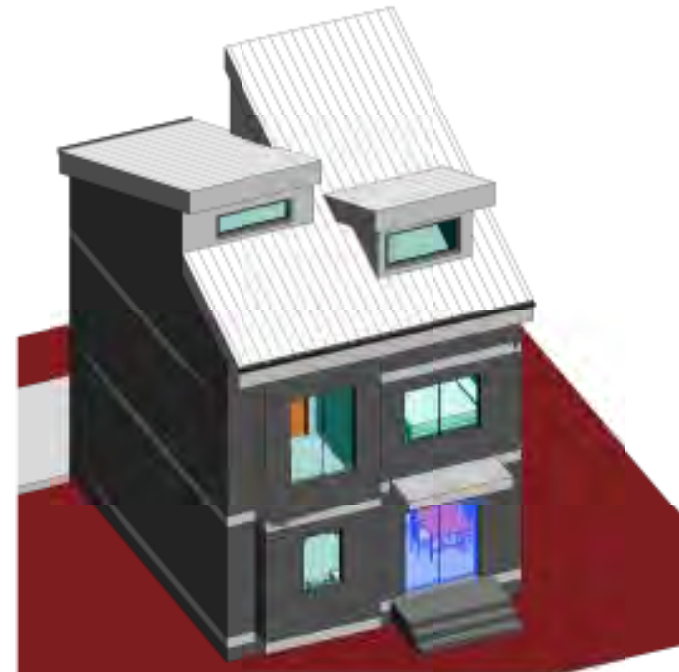
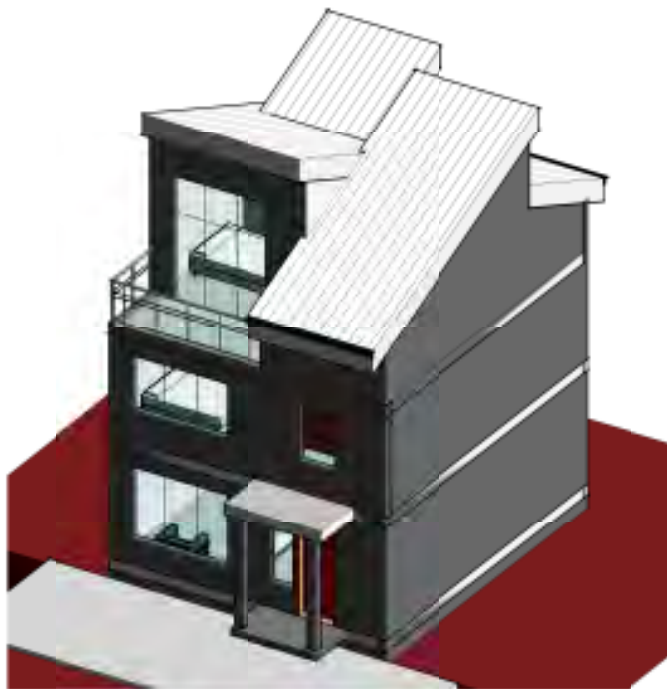
Unit Plan - Section 1

Project number 1804
Date April 6, 2018
Drawn by RAS
Checked by RAS

A108

Scale 3/16" = 1'-0"

2018-05-26 7:35:14 PM



**SALIKAN
ARCHITECTURE
INC**

Architect AIBC MRAIC

www.salikanarchitecture.ca

Townhouses - 21963
Dewdney Trunk Road

Maple Villa D/T Inc.

No.	Description	Date

Unit Plan - 3D Massing Views

Project number 1804
Date April 6, 2018
Drawn by RAS
Checked by RAS

A111

Scale

2018-05-26 7:35:20 PM

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First and Second Reading
Official Community Plan Amending Bylaw No. 7482-2018;
Second Reading
Zone Amending Bylaw No. 7313-2017;
11240 238 Street

MEETING DATE: July 24, 2018
FILE NO: 2012-023-RZ
MEETING: Council

EXECUTIVE SUMMARY:

A rezoning application has been received to rezone the subject property, located at 11240 238th Street from RS-3 (One Family Rural Residential) zone to P-6 (Civic Institutional) zone to permit the future development of Fire Hall No. 4 with an associated fire/rescue training centre and Community Park. Staff also recommends two housingkeeping changes amongst the amendments. Firstly, amending the definition of Civic Use in the Zoning Bylaw to include park with uses listed. Secondly, to replace the term “Civic Institutional” in Section 901 Permitted Use of the P-6 (Civic Institutional) zone with “Civic” use for better alignment with the terminology used in the Interpretation section of the Zoning Bylaw.

To accommodate the proposed P-6 (Civic Institutional) Zone, the portion of the site for the fire/rescue training centre and Community Park is being redesignated to Institutional from Park. In addition, a boundary adjustment will be required to enlarge the Conservation Designation to reflect the ground truthing and the LIDAR mapping of the Environmental Sensitive Area, which is subject to a Watercourse Protection Development Permit. Institutional developments are not subject to a form and character development permit or Advisory Design Panel review; however, the project was informally reviewed by the Advisory Design Panel, who provided suggestions on improving the project's design.

Council granted first reading to Zone Amending Bylaw No. 7313-2017 and considered the early consultation requirements for the Official Community Plan (OCP) amendment on April 24, 2017.

The Council policy respecting Community Amenity Contributions is not applicable to institutional projects.

RECOMMENDATIONS:

- 1) That, in accordance with Section 475 of the *Local Government Act*, opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7060-2014 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. 7482-2018 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
- 3) That it be confirmed that Official Community Plan Amending Bylaw No. 7482-2018 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Official Community Plan Amending Bylaw No. 7482-2018 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7313-2017 be given second reading, as amended, and be forwarded to Public Hearing; and
- 6) That the following terms and conditions be met prior to final reading:
 - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii) Amendment to Official Community Plan Schedules "B" and "C";
 - iii) Subdivision of the subject property into two lots and the dedication of the conservation area as Park;
 - iv) Construction of walkways and removal of all debris and garbage from the park being dedicated;
 - v) Issuance of a Natural Feature Development Permit, including associated security for restoration work in the Environmentally Sensitive Area;
 - vi) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;
 - vii) Registration of a Restrictive Covenant for the protection of the Environmentally Sensitive areas (wetlands) on the subject property that is not dedicate as Park;
 - viii) Registration of a Restrictive Covenant for Stormwater Management; and
 - ix) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.

DISCUSSION:

1) Background Context:

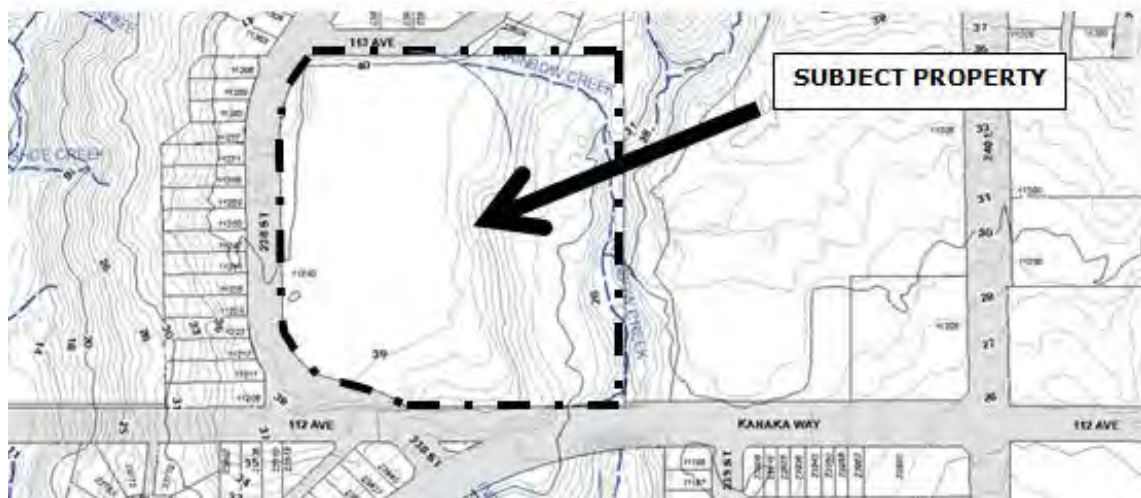
Applicant:	Maple Ridge Fire Department (Michael Van Dop)
Legal Description:	Parcel "P" (Reference Plan 1224) of the South East Quarter Section 16 Township 12 New Westminster District
OCP:	
Existing:	Park and Conservation
Proposed:	Park, Institutional and Conservation
Zoning:	
Existing:	RS-3 (One Family Rural Residential)
Proposed:	P-6 (Civic Institutional)
	With a Zoning Bylaw Text Amendment to replace "Civic Institutional" with "Civic" in the P-6 zone and add "Park" in the definition of Civic Use.
Surrounding Uses:	
North:	Use: Single Family Residential Zone: RS-1b (One Family Urban (medium density) Residential) Designation: Urban Residential
South:	Use: Single Family Residential Zone: CD-1-93 (Amenity Residential District) Designation: Urban Residential
East:	Use: Townhouse Development Zone: RM-1 (Townhouse Residential District) Designation: RS-1b (One Family Urban (medium density) Residential)
West:	Use: Single Family Residential Zone: RS-3 (One Family Rural Residential) Designation: Urban Residential
Existing Use of Property:	Vacant land.
Proposed Use of Property:	Fire Hall with accompanying training centre and a Community Park to be located to the northern portion of the site. Dedication of the Environmentally Sensitive Area.
Site Area:	4.060 ha. (10.03 acres)
Access:	238 Street and 112 Avenue
Servicing requirement:	Urban Standard

2) Background:

This location was selected for the Fire Hall No. 4 and its associated training centre as a result of studies which determined this property will provide an acceptable response time for rapid fire and rescue to the Cottonwood/Albion area, which is currently underserved. The service area for Fire Hall No. 4 is approximately 232 Street to 256 Street and River Road to Alouette River.

3) Project Description:

The subject property is located at the corner of 238th Street and Kanaka Way. As shown in the diagram below, Rainbow Creek is located on the east side of the property with a north-south alignment. The site slopes west to east from 238th Street and north to south with a plateau along 238th Street.



The site was the location of a residential house with a former greenhouse operation. The greenhouses and residential house have been removed. At the north end of the site will be the future Community Park; to the south is Kanaka Way and to the south side of Kanaka Way single family residential homes; to the west is a new single family subdivision subject to a restrictive covenant requiring additional sound attenuation measures included in the construction of the homes; and to the east across the ravine are Townhouses and a neighbourhood commercial centre beyond.

The proposed Fire Hall No. 4 site will occupy approximately 2.25 ha. (5.575 acres) of the 3.82 ha. (9.45 acres) site. The remainder of the site will accommodate Community Park and Conservation area.

The Fire Hall No. 4 site is proposed to have the following elements:

- Fire hall building with bays for fire engine parking, classroom and office space;
- Structures designed to accommodate ladder and stair training;
- Outdoor water spray training area;
- An area to practice the use of the jaws of life on vehicles; and
- The use of propane fueled fires via props that will not emit smoke (see Appendix F).

4) Planning Analysis:

i) Official Community Plan:

The subject property is currently designated Park and Conservation. The proposed application requires amendments to the current designation to expand the Conservation Designation and to redesignate a portion of the site from Park to Institutional (see Appendix D).

The OCP identifies that growth should be integrated with services and infrastructure and it is recognized that the Institutional designation includes diverse uses to meet community needs and serve the local population. Policy 4-31 supports locally servicing facilities such as fire halls to be located through the Community. The policy reads:

"4 - 31 Small scale or locally serving institutional facilities that can be located throughout the community include: schools, community halls, parks and recreation facilities, museums, fire halls, and places of worship. These uses will be permitted in rural and urban areas subject to parking requirements, access, compliance with zoning bylaws, and compatibility with adjacent land uses."

In order to mitigate potential impacts on surrounding land uses the following measures have been incorporated:

- A covenant has been placed on the lands to the west of the site requires the houses to be constructed with sound attenuation;
- The Community Park to the north of the subject property will create a buffer between the residential homes and the fire hall training/centre;
- The protection of the Environmentally Sensitive Area (ESA) and the future enhancement and restoration plan for the ESA area through the Watercourse Protection Development Permit will enhance the existing natural buffer for the townhouses to the east.
- The building component of the site is located to the south of the property which will buffer the residence to the South that are separated from the subject property by Kanaka Way.

Amendment to the Conservation Designation Boundary is also required to reflect ground truthing. The proposed OCP amendments are in compliance with the OCP.

ii) Zoning Bylaw:

The application proposes to rezone the subject property from RS-3 (One Family Rural Residential) to P-6 (Civic Institutional) zone to permit the development of a Community Park and Fire Hall No. 4 with an associated fire/rescue training centre. Two housekeeping amendments to the Zoning Bylaw are also included; firstly, to clarify that "Park" is a permitted use; and secondly, replacing the term "Civic Institutional" use in the P-6 (Civic Institutional) zone with the term "Civic" use to align with the terminology used in the Interpretation section.

The minimum lot size for the current RS-3 zone is 0.80 ha. and there is no minimum lot size for the proposed P-6 zone. At this time a review of any variances to the Zoning Bylaw have not been undertaken as the final designs of the building have not been completed. Since the proposed Fire Hall is not subject to a development permit for form and character, Development Permit level detailed designs have not been prepared; however, advanced conceptual plans were circulated to members of the Advisory Design Panel.

If any variations from the requirements of the P-6 (Civic Institutional) zone are required an additional report to Council will be required with the associated Development Variance Permit application.

iii) **Development Permits:**

Pursuant to Section 8.9 of the OCP, a Watercourse Protection Development Permit application is required for this development because a portion of the site is within 50 metres of an area designated *Conservation* on Schedule “B”, and a portion of the site has an average natural slope of greater than 15 percent. The development permit will ensure the preservation, protection, restoration and enhancement of the natural environment and for development that is protected from hazardous conditions.

iv) **Advisory Design Panel:**

The Advisory Design Panel (ADP) reviewed the form and character of the proposal and the landscaping plans through an informal review process. Institutional developments are not subject to form and character Development Permit applications or Advisory Design Panel review. However, due to location and significance of this proposal, the project was forwarded to the Advisory Design Panel to have an independent review of the project and provide ways in which to enhance it. The comments about the project were very positive and a number of minor modifications improving the design were made to the project's plans.

v) **Development Information Meeting:**

A Development Information Meeting was held at Albion Elementary School on June 27, 2018. 24 people attended the meeting. A summary of the main comments and discussions with the attendees was provided by the applicant and include the following main points:

- *Likes the proposal, wants the trail built at the start.*
- *Likes the look “Go for it”.*
- *Would like to see a light/crosswalk and or emergency flashing lights at the intersection with Kanaka Way to allow the trucks ease of access and hopefully reduce the use of sirens.*
- *Would appreciate any efforts to keep sirens to a minimum.*
- *Concerned about the noise in the middle of a dense residential area. Why do we need a training centre when there is one on 256th Street. Will there be night training and what other locations were considered.*
- *Would hope that better noise barrier be added to east side of training area such as berm and thicker foliage/trees).*
- *Would hope that training activities be restricted to daylight hours. (no later than 7:00pm) like is required for construction.*
- *Keep as a park. Does not need to be there. Non Conforming and non compliant.*
- *It looks like all of the hard work to do this Planning really is working well. The vision for this to be a major step toward serving our community is much appreciated. Of course I am biased, yet having as many services for the training areas as possible seems a good idea. I was surprised to see there are not currently plans for a hose tower. That addition would get my vote. Thanks for all of your hard work.*

The following are provided by the applicant in response to some of the issues raised by the public:

- The Fire Department in coordination with the Engineering Department will install a similar traffic control light to enter onto Kanaka Way to the ones at Fire Hall No. 1. However, this will not negate the use of sirens. The *BC Motor Vehicle Act*, Section 122 requires Fire Departments when responding to emergencies to use **BOTH** emergency lights and sirens.
- Our Paid or Volunteer members work their regular daytime jobs; therefore, their training takes place in the evening.

- Fire Hall No. 4 when completed will host a Neighbourhood Open House to invite their neighbours to the centre. The neighbours will be able to interact with the personnel that will be operating the facility which will field any questions or concerns that they may have with respect to the facility.

Although Institutional projects do not require form and character development permits, Development Permit level plans will be required for the project to be submitted as part of a future Building Permit application. There will be no Development Permit report to Council respecting the final design as is the case for other projects like Multi-family or Commercial. Instead, work is in progress between Planning, Fire Department and the project Architect (the coordinating professional) and Landscape Architect to address matters raised that may be resolved through further design changes as part of the Building Permit.

5) Environmental Implications:

The subject property has steep slopes and Rainbow Creek is located on the east side of the site running north to south. Any development of the site will require a Watercourse Protection Development Permit. The applicant's Qualified Environmental Professional is working with staff of the City's Environmental Section to address environmental considerations. It has been determined that additional land will be dedicated as Park for the protection of the environmental features. The land that is being dedicated will also be designated as Conservation through the amendment to the Official Community Plan (Appendix C).

The City's Environmental Section have been working with the applicant's coordinating professional for the site with respect to Stormwater Management; Geotechnical Engineer and the Qualified Environmental Professional. These details and reports will be finalized as third reading condition. The drawings that were displayed at the Development Information Meeting indicated that there would be wetland features on the Park site for stormwater treatment. After review, by the City's Environmental Section, it was identified that these proposed wetland features were at such an elevation that stormwater from the fire hall site would not naturally flow in to them; therefore, they have been removed.

6) Interdepartmental Implications:

i) Engineering Department:

Through the rezoning of the property directly west of the site under application 2012-004-RZ, 238th Street was constructed and serviced. The detailed servicing design of the site has not been done; therefore, Engineering has not received engineering design drawings.

ii) Parks, Recreation and Culture Department:

The Parks and Leisure Services Department has been engaged throughout the rezoning process to facilitate the future Park use at the North end of the site.

7) Intergovernmental Issues:

i) Local Government Act:

An amendment to the OCP requires the local government to consult with any affected parties and to adopt related bylaws in compliance with the procedures outlined in Section 477 of the *Local Government Act*. The amendment to the Official Community Plan requires that a portion of the property be designated to Institutional to facilitate the P-6 (Civil Institutional) zone and a boundary adjustment to enlarge the Conservation Designation for the protection of the Environmentally

Sensitive Area, is considered to be minor in nature. It has been determined that no additional consultation beyond existing procedures is required, including referrals to the Board of the Regional District, the Council of an adjacent municipality, First Nations, the School District or agencies of the Federal and Provincial Governments.

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

CONCLUSION:

In addition to rezoning the site from RS-3 (One Family Rural Residential) zone to P-6 (Civic Institutional) zone, this application requires housekeeping amendments to the Section 901 of the P-6 (Civic Institutional) zone by replacing the "Civic Institutional" Use to "Civic" Use to alignment with the Interpretation Section of the Zoning Bylaw and the inclusion of "Park" in the "Civic" definition.

The application is supported by the policies of the Official Community Plan. The designation of the subject property requires an expansion of the Conservation Designation and re-designation from Park to Institutional Designation for those portion of the site with the fire hall/training centre.

It is recommended that first and second reading be given to OCP Amending Bylaw No. 7482-2018, that second reading be given to Zone Amending Bylaw No. 7313-2017 and that application 2012-023-RZ be forwarded to Public Hearing.

"Original signed by Wendy Cooper"

Prepared by: Wendy Cooper, MCIP, RPP
Senior Planning Technician

"Original signed by Christine Carter"

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

"Original signed by Frank Quinn"

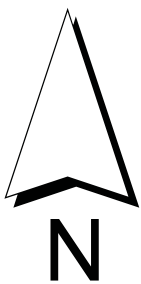
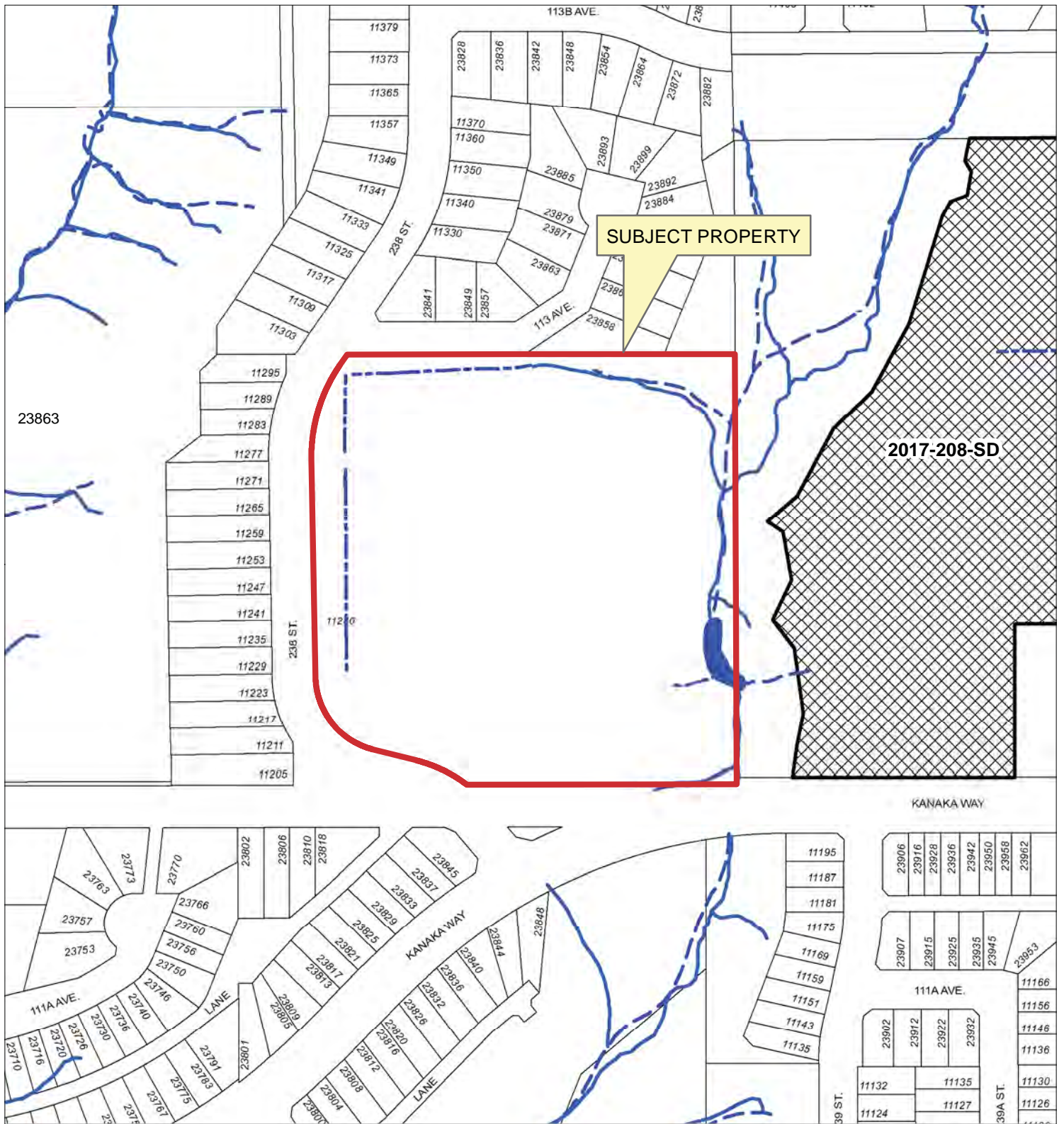
Approved by: Frank Quinn, MBA, P.Eng
GM Public Works & Development Services

"Original signed by Paul Gill"

Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer







The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – OCP Map
Appendix D – OCP Amending Bylaw No. 7482-2018
Appendix E – Zone Amending Bylaw No. 7313-2017
Appendix F – Site Plan



Scale: 1:2,500

Legend

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

11240 238 STREET

PLANNING DEPARTMENT



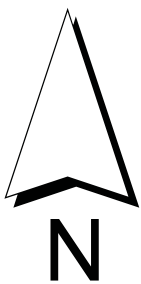
MAPLE RIDGE

British Columbia

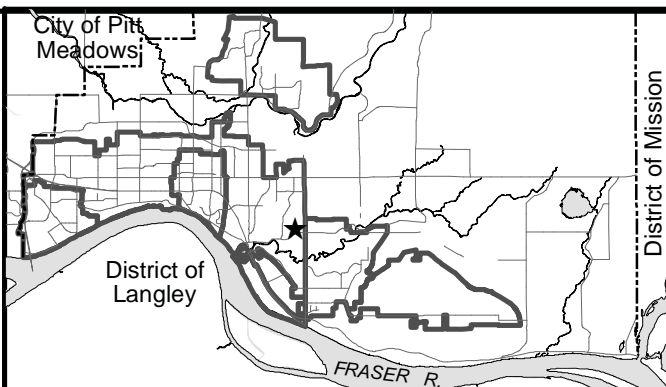
mapleridge.ca

FILE: 2012-023-RZ
DATE: Jul 12, 2018

BY: LP



Scale: 1:2,500



11240 238 STREET

PLANNING DEPARTMENT



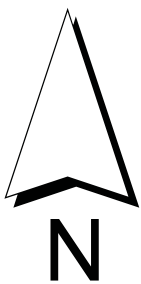
MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2012-023-RZ
DATE: Jul 12, 2018

BY: LP



Scale: 1:2,500

Legend

- Land Use Boundaries
- Parcels
- Park
- Urban Residential
- Commercial
- Conservation

11240 238 STREET

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2012-023-RZ
DATE: Jul 12, 2018

BY: LP

APPENDIX D

**CITY OF MAPLE RIDGE
BYLAW NO. 7482-2018**

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

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

AND WHEREAS it is deemed expedient to amend Schedules "B" & "C" to the Official Community Plan;

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7482-2018"
2. Schedule "B" is hereby amended for that parcel or tract of land and premises known and described as:

Parcel "P" (Reference Plan 1224) Of The South East Quarter Section 16, Township 12 New Westminster District, Except Plan EPP62575

and outlined in heavy black line on Map No. 978, a copy of which is attached hereto and forms part of this Bylaw, is hereby designated/amended as shown.

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

Parcel "P" (Reference Plan 1224) Of The South East Quarter Section 16, Township 12 New Westminster District, Except Plan EPP62575

and outlined in heavy black line on Map No. 979, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended by adding Conservation and Institutional.

4. Maple Ridge Official Community Plan Bylaw No. 7060-2014 is 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
BYLAW NO. 7313-2017**

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7313-2017."
2. That Part 2, INTERPERTATION, CIVIC is hereby amended by

The addition of the word "park" following the words "golf courses and firehalls".
3. That Part 9, INSTITUTIONAL ZONES, Section 901 PERMITTED USES OF LAND, BUILDINGS AND STRUCTURES IN INSTITUTIONAL ZONES , PERMITTED USE is hereby amended by replacing "Civic Institutional" with "Civic";
4. That parcel or tract of land and premises known and described as:

Parcel "P" (Reference Plan 1224) of the South East Quarter Section 16 Township 12 New Westminster District

and outlined in heavy black line on Map No. 1705 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to P-6 (Civic Institutional).
5. Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended and Map "A" attached thereto are hereby amended accordingly.

READ a first time the 24th day of April, 2018

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

PUBLIC HEARING held the day of , 20

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

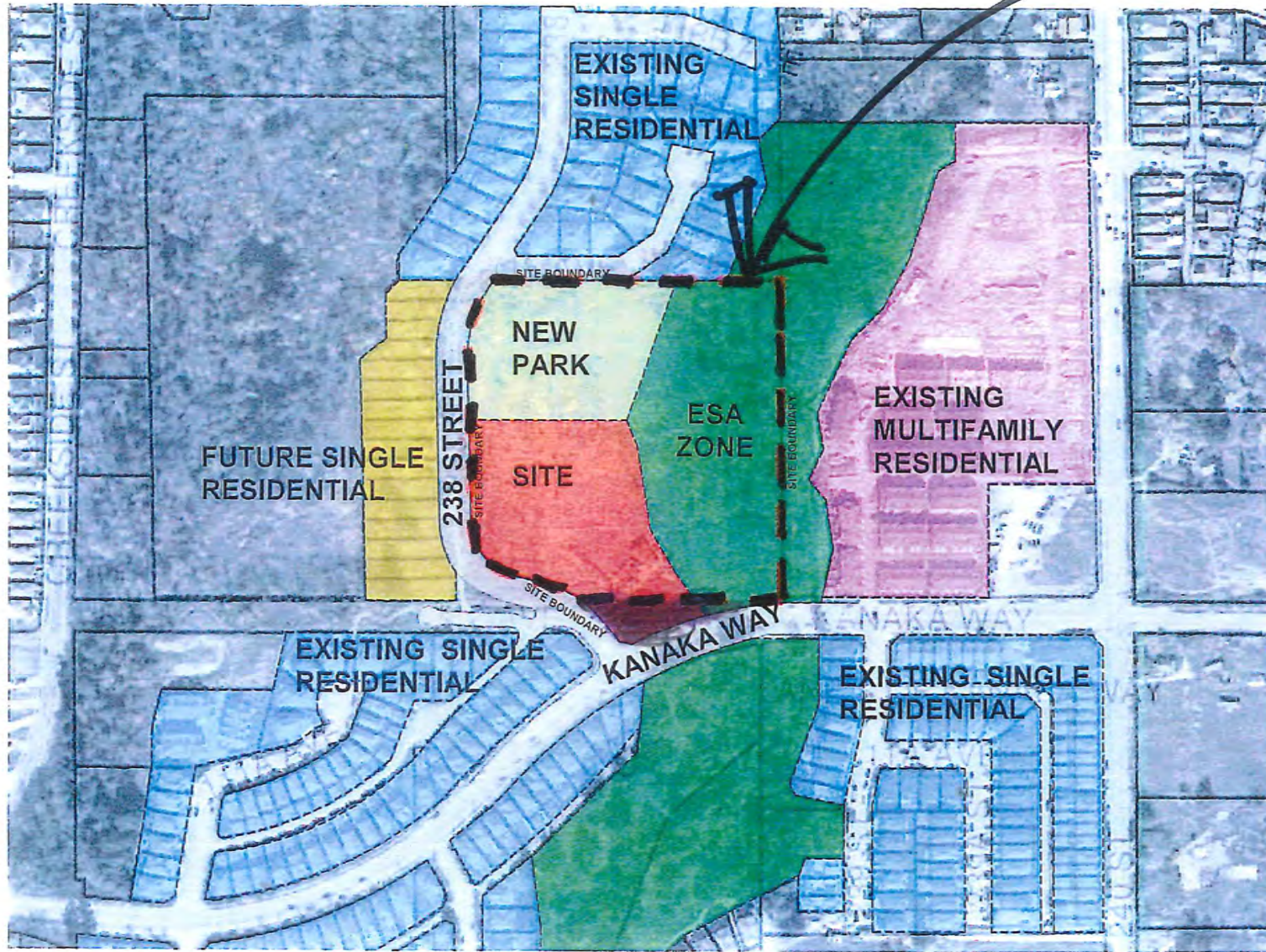
ADOPTED, the day of , 20

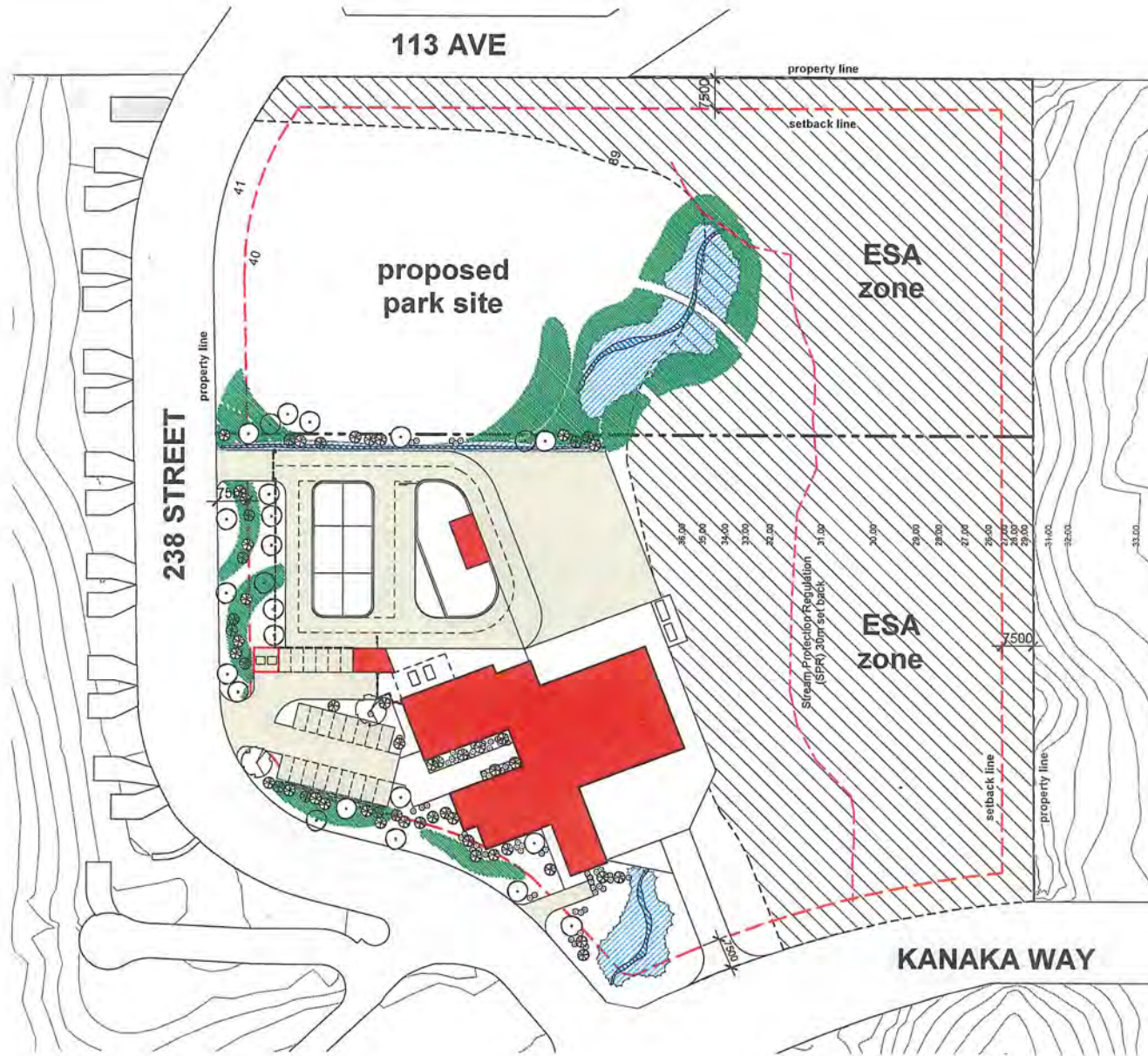
PRESIDING MEMBER

CORPORATE OFFICER

APPENDIX F

Subject
Property





OVERALL SITE LEGEND:

	BUILDING FOOTPRINT
	ROAD DEDICATION
	LANDSCAPED AREA
	BIO RETENTION POND
	RIPARIAN ZONE
	CONCRETE
	ASPHALT
	EXISTING ROAD
	PROPERTY LINE
	SETBACK



TO:	Her Worship Mayor Nicole Read and Members of Council	MEETING DATE:	July 24, 2018
FROM:	Chief Administrative Officer	FILE NO:	2013-117-RZ
		MEETING:	Council
SUBJECT:	Rescinding second and third readings Second reading Zone Amending Bylaw No. 7055-2014; 12182 228 Street		

EXECUTIVE SUMMARY:

This is an application for the property at 12182 228 Street to be rezoned from RS-1 (One Family Urban Residential) to R-3 (Special Amenity Residential District) for a future subdivision of approximately 3 lots, a lane, and a remnant portion. The property is at third reading granted by Council on April 26, 2016, with an extension granted October 23, 2017. Over the course of this application's life, the land has changed hands two times and was faced by a number of hurdles beyond the control of the applicant, including a legal challenge. The current owner has been pursuing this application and has acquired multiple lands surrounding the subject property, allowing the applicant to achieve an improved lot yield for the subject property. However, the rezoning application extension expired on April 26, 2018 and the revised rezoning submission is still at the referral stage, so is unable to be completed at this time.

As the applicant is pursuing completion of application 2013-117-RZ, and the layout concept plus house designs are a departure from the previous one presented, achieving better coordination with surrounding lands, the applicant is requesting that the application be taken back to second reading and Public Hearing to allow for the time necessary to complete the application. Ordinarily there is an 18 month period after third reading (with a 6 month extension at the discretion of the Director of Planning) to complete terms and conditions and to seek final adoption. This full period may not be required in this instance and staff is recommending that the applicant be limited to six months to complete this project.

The process to achieve the applicant's request would be for Council to take the following actions respecting Bylaw No. 7055-2014:

- rescind second and third readings to the bylaw;
- grant second reading again to the bylaw; and
- forward the bylaw to a new Public Hearing.

This request is supportable as the applicant has been actively working on the application, but more importantly the request will allow the neighbours to comment on the revised proposal, recognizing that ownership in the neighbourhood may change. The proposed R-3 (Special Amenity Residential District) zoning complies with the Official Community Plan.

This application was previously exempt from Policy 6.31 regarding the Community Amenity Contribution Program, however will be subject to this policy, should Council repeal second reading of the bylaw. The subject program applies to all development of all residential buildings, with an exemption that where 3 or less single family lots are proposed, the original lot is exempt. Since 3 single family lots are proposed, the original lot is exempt, resulting in a voluntary contribution in the

amount of **\$10,200.00** (\$5,100.00 x 2) be provided in keeping with the Council Policy with regard to Community Amenity Contributions. Further contributions for the future rezoning and subdivision into the remainder 19 lots will be collected under future applications.

RECOMMENDATIONS:

- 1) That second and third readings for Bylaw No. 7055-2014 be rescinded;
- 2) That Zone Amending Bylaw No. 7055-2014 be given second reading, and be forwarded to Public Hearing;
- 3) That an additional fee will be required for the second Public Hearing in the amount of \$882.00, as described in the approved fee schedule;
- 4) That the following terms and conditions be met prior to final reading:
 - i) Registration of a temporary Statutory Right of Way on the proposed northern portion of lot 3, to provide temporary access to the rear lane, until such time as alternative access is provided via a lane system;
 - ii) Registration of a Restrictive Covenant for Stormwater Management;
 - iii) Removal of existing structures;
 - iv) Dedication of the 7.5m wide lane, to be projected on the Subdivision plan as per Subdivision and Servicing Amending Bylaw No. 7093-2014.
 - v) Registration of a temporary 'No Build' Restrictive Covenant on lot 3, both over the northern portion and over the eastern remnant portion;
 - 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 \$10,200.00 be provided in keeping with the Council Policy with regard to Community Amenity Contributions.
- 5) That the terms and conditions for Zone Amending Bylaw No. 7055-2014 be satisfied within 6 months of receiving third reading of the Bylaw. Failure to satisfy the conditions within this prescribed timeframe will result in the closure of file 2013-117-RZ. There will not be an option for extension.

DISCUSSION:

1) Background Context:

Applicant: Bahal Holdings Inc., Ronnie Jagday

Legal Description: Lot 1, except firstly the north 75 feet, and secondly part subdivided by plan 44214, Section 20, Township 12, New Westminster District Plan 4836

OCP:

Existing: Single-Family Residential
Proposed: Single-Family Residential

Zoning:

Existing: RS-1 (One Family Urban Residential)
Proposed: R-3 (Special Amenity Residential District)

Surrounding Uses:

North:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Single Family Residential
South:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Single Family Residential
East:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Single Family Residential
West:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential) and RM-1 (Townhouse Residential)
	Designation:	Single Family Residential

Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Single Family Residential
Site Area:	0.138 ha (0.34 acres)
Access:	228 Street
Servicing:	Urban Standard
Companion Applications:	2013-117-SD and 2013-117-DP

The original application received first reading on February 11, 2014, and second reading on March 8, 2016. In March 2016 the property changed ownership. Public Hearing was held on April 19, 2016 and third reading was granted April 26, 2016. Due to legal implications beyond control of the owners, they requested a 6 month extension, and were granted such on October 23, 2017, to be valid until April 26, 2018. Mid December 2017 the property was sold again, and the current owner took over the application. Due to circumstances outside control of the new owner, a new consultant team needed to be assembled, working on both the subject property as well as the full development of acquired adjacent properties, ultimately proposing 22 lots (3 of which on the subject property, 19 on the acquired adjacent sites), accessing through a lane connected to Greenwell Street.

2) Project Description:

The property at 12182 228 Street is proposed to be rezoned from RS-1 (One Family Urban Residential) to R-3 (Special Amenity Residential District) for a future subdivision of approximately 3 lots, a lane, and a remnant portion. The application was initially granted third reading on April 26, 2016. Since that time, the number of proposed lots remains at 3; however; the revised layout is for narrower lots that are reduced in the size (not less than the 213 m² lot size for the R-3 Zone) with a larger remnant to accommodate the wider subdivision pattern to be part of a separate rezoning application in the future.

3) Site Characteristics:

The subject property is situated in a block bound by 122 Avenue to the north, Greenwell Street to the east, Purdey Avenue to the south, and 228 Street to the west (see Appendix A and B). The subject property fronts 228 Street, and is located in the Town Centre Area Plan. A single family home is currently located on the property. No watercourses or steep slopes exist on the subject property.

The applicant is proposing to develop 3 single family lots with detached homes. Detached garages are projected in the rear yards, with rear lane access. Also included in the project is a portion of remnant land that will be consolidated for future subdivision with the adjacent property to the east. The rear lane will be extended and accessed by way of Greenwell Street. 228 Street is designated as a collector road intended to accommodate both a high volume of vehicle traffic and on-street parking. Providing a rear lane will eliminate driveway letdowns, maximizing the available on-street parking for new developments on 228 Street.

4) Planning Analysis:

i) Official Community Plan:

The subject site is located within the North View Precinct of the Town Centre Area Plan and is currently designated *Single-Family Residential*, which allows for intensive single family and duplex development as a transition from higher densities in the downtown area to existing larger lot single family residential areas outside of the Town Centre Area. The North View Precinct of the Town Centre encompasses a range of land uses. The highest residential densities, such as high-rise apartments, are permitted adjacent to the civic core and transition down to lower single family residential densities closer to the area plan boundaries. The Town Centre Area Plan states the following in the *Single-Family Residential* designation:

The Single-Family Residential designation in the Town Centre provides options for increasing density and choice of housing form, while retaining the single family character in these established neighbourhood blocks.

Policy 3-17 *To enable some densification in areas designated for **Single-Family Residential**, Maple Ridge will consider:*

- a. *A Detached Garden Suite, subject to consistency with the Maple Ridge Detached Garden Suites policy;*
- b. *A Secondary Suite within a principle single-family use dwelling, subject to consistency with the existing Maple Ridge Secondary Suite Bylaws.*
- c. *Lot size of 213m² to 370m² is permitted, where vehicle access is from a rear lane only.*
- d. *Minimum lot size of 371m² is permitted, where driveway access is located from the rear lane or the street.*
- e. *Duplex development will be permitted on a corner lot or a lot with lane access to concealed parking. The minimum lot size for duplex development is 557m² and the character of the development should be similar to a single-family development in its size, scale, and massing.*

Policy 5-9 *Maple Ridge will encourage the retention of laneways and the creation of new laneways should be considered, where appropriate and feasible.*

The proposed single detached form with vehicle access from the lane is consistent with the Town Centre Area Plan policies.

ii) Zoning Bylaw:

The current application proposes to rezone the subject property located at 12182 228 Street from RS-1 (One Family Urban Residential) to R-3 (Special Amenity Residential District) to permit future subdivision into approximately three single family lots, a lane, and a remnant lot. (see Appendix C). The minimum area requirement for R-3 (Special Amenity Residential District) is 213 m², and a minimum width of 7.9m is required when there is access off a lane. This is in compliance with the regulations in the R-3 Zone.

iii) Off-Street Parking And Loading Bylaw:

Schedule A of the Off-Street Parking and Loading Bylaw states that for a building with One Family Residential, and Two Family Residential uses, 2.0 parking spaces for each unit is required. The proposed plan shows double garages on each lot.

iv) Development Permits:

Pursuant to Section 8.8 of the OCP, an Intensive Residential Development Permit application is required to ensure the current proposal provides emphasis on high standards in aesthetics and quality of the built environment. Compliance with the key guidelines will be the subject of a future report to Council for application 2013-117-DP. The proposed form and character of the buildings consist of detached 2 storey residences with basement.

v) Parkland Requirements:

As there are fewer than three additional lots proposed to be created, the developer will not be required to comply with the park dedication requirements of Section 510 of the Local Government Act prior to subdivision approval.

5) Interdepartmental Implications:

i) Engineering Department:

The Subdivision and Servicing Amending Bylaw No. 7093-2014 requires a right-of-way width of 7.5 m for a lane. It is noted that the property can accommodate a 7.5m wide lane in line with the conceptual lane design for this block. The Engineering Department therefore would not support any variance to reduce the lane width.

Consistent with the Town Centre Area Plan and the intended functionality of a collector road, the Engineering Department supports the lane access requirement for newly created lots less than 370m² in area. At this time, a statutory right-of-way will be required over one of the proposed lots until such time that lane access can be connected through to Greenwell Street, or the lane is extended and a new temporary access is provided on an adjacent property.

The original Stormwater Management Plan was prepared by Civic Consultants in Abbotsford, received November 26, 2015. Due to changed layout, an updated plan needs to be prepared by the applicant for review by the City.

ii) Fire Department:

A Statutory Right of Way is required on one of the lots, to provide temporary access to the rear lane way, as also noted in the Engineering comments. Temporary access on the lot is to be constructed to similar standard as the regular municipal lanes. A sign stating 'Fire Lane – No Parking' is required to be posted on the lane.

III) Alternative:

Should Council deny the request, the file will be closed, as the opportunity to be kept open through the Development Procedures Bylaw No. 5879-1999, has expired after April 26, 2018. It is then recommended that Zone Amending Bylaw No. 7055-2014, be rescinded, and file 2013-117-RZ and its affiliated files be closed. The applicant will have an opportunity to re-apply for rezoning of the subject property to get subdivided into 3 proposed lots, or apply for the full project site to be rezoned and subdivided into 22 proposed lots.

CONCLUSION:

The original proposed application is to permit future subdivision into three (3) single family lots in the North View Precinct of the Town Centre Area Plan. Three (3) lots are still proposed; however, they have been reduced in size and width. The revised proposal is in compliance with the OCP. It is recommended that second and third reading be rescinded, that Second Reading be given to Zone Amending Bylaw No.7055-2014, and that application 2013-117-RZ be forwarded to Public Hearing.

"Original signed by Adrian Kopystynski" for

Prepared by: Therese Melser
Planning Technician

"Original signed by Christine Carter"

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

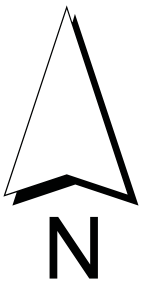
"Original signed by Frank Quinn"

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

"Original signed by Paul Gill"

Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer

The following appendices are attached hereto:
Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Zone Amending Bylaw No. 7055-2014
Appendix D – Site Plan



Scale: 1:2,500

Legend

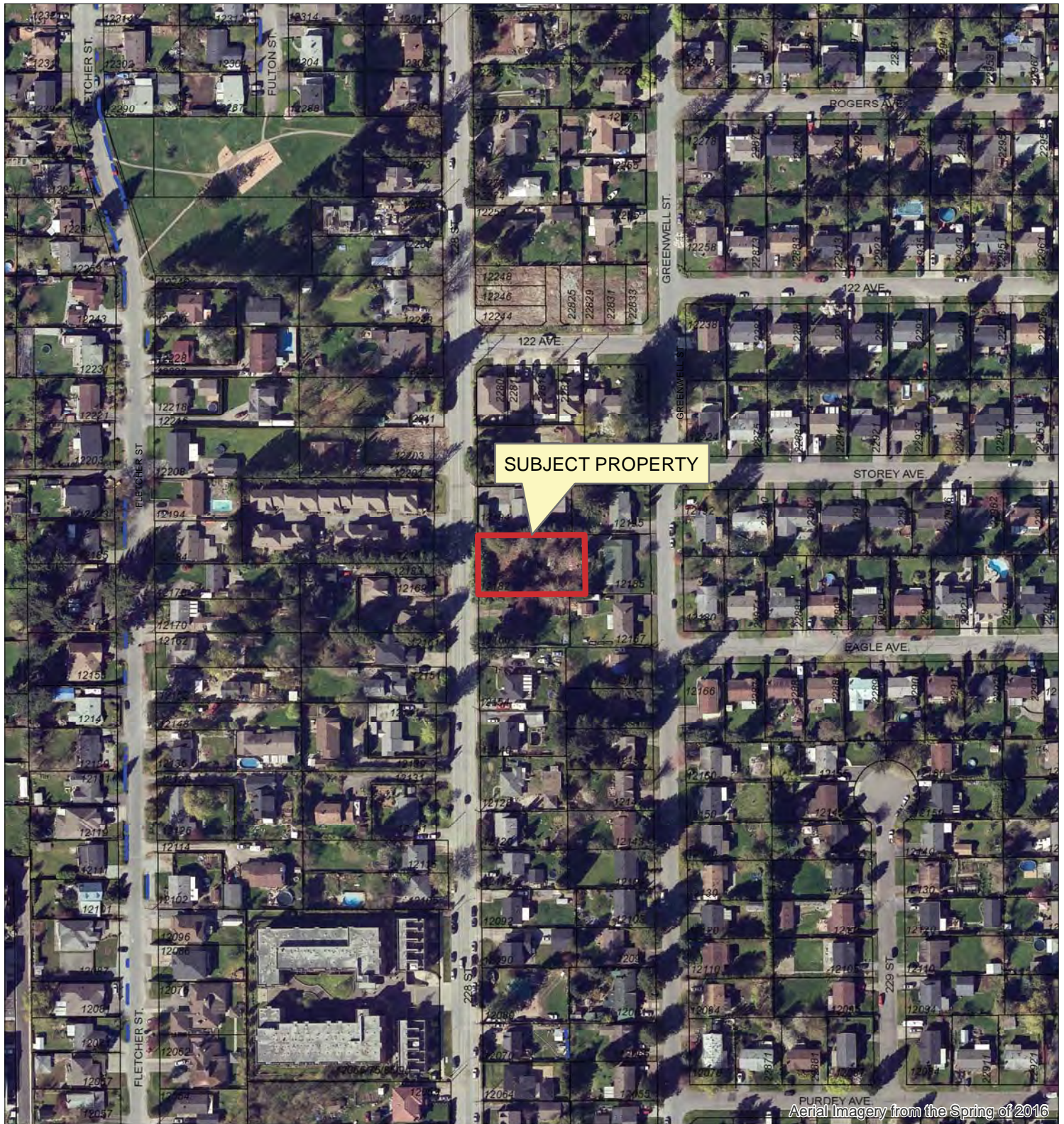
— — — Ditch Centreline

12182 228 STREET



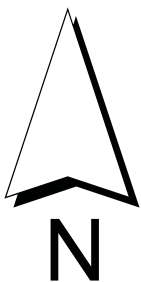
FILE: 2013-117-RZ
DATE: Jul 18, 2018

BY: PC

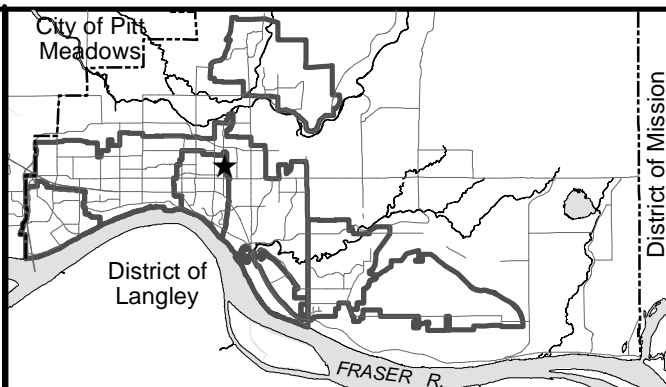


SUBJECT PROPERTY

Aerial Imagery from the Spring of 2016



Scale: 1:2,500



12182 228 STREET

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2013-117-RZ
DATE: Jul 18, 2018

BY: PC

CITY OF MAPLE RIDGE

BYLAW NO. 7055-2014

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7055-2014."

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

Lot 1 Except: Firstly: The North 75 Feet and Secondly: Part Subdivided by Plan 44214; Section 20 Township 12 New Westminster District Plan 4836

and outlined in heavy black line on Map No. 1607 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to R-3 (Special Amenity Residential District).

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

READ a first time the 11th day of February, 2014.

READ a second time the 8th day of March, 2016

PUBLIC HEARING held the 19th day of April, 2016.

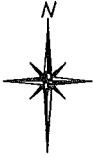
READ a third time the 26th day of April, 2016.

ADOPTED the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER

**PROPOSED SUBDIVISION PLAN OF
LOT 1, EXCEPT:
FIRSTLY: THE NORTH 75 FEET, AND
SECONDLY: PART SUBDIVIDED BY PLAN 44214,
LOTS 288 AND 289, BOTH OF PLAN 44214,
LOTS 1 AND 6, BOTH OF PLAN 13667,
AND THE NORTH 75 FEET OF 1, EXCEPT:
PART SUBDIVIDED BY PLAN 44214,
ALL OF SECTION 20, TOWNSHIP 12,
NEW WESTMINSTER DISTRICT**

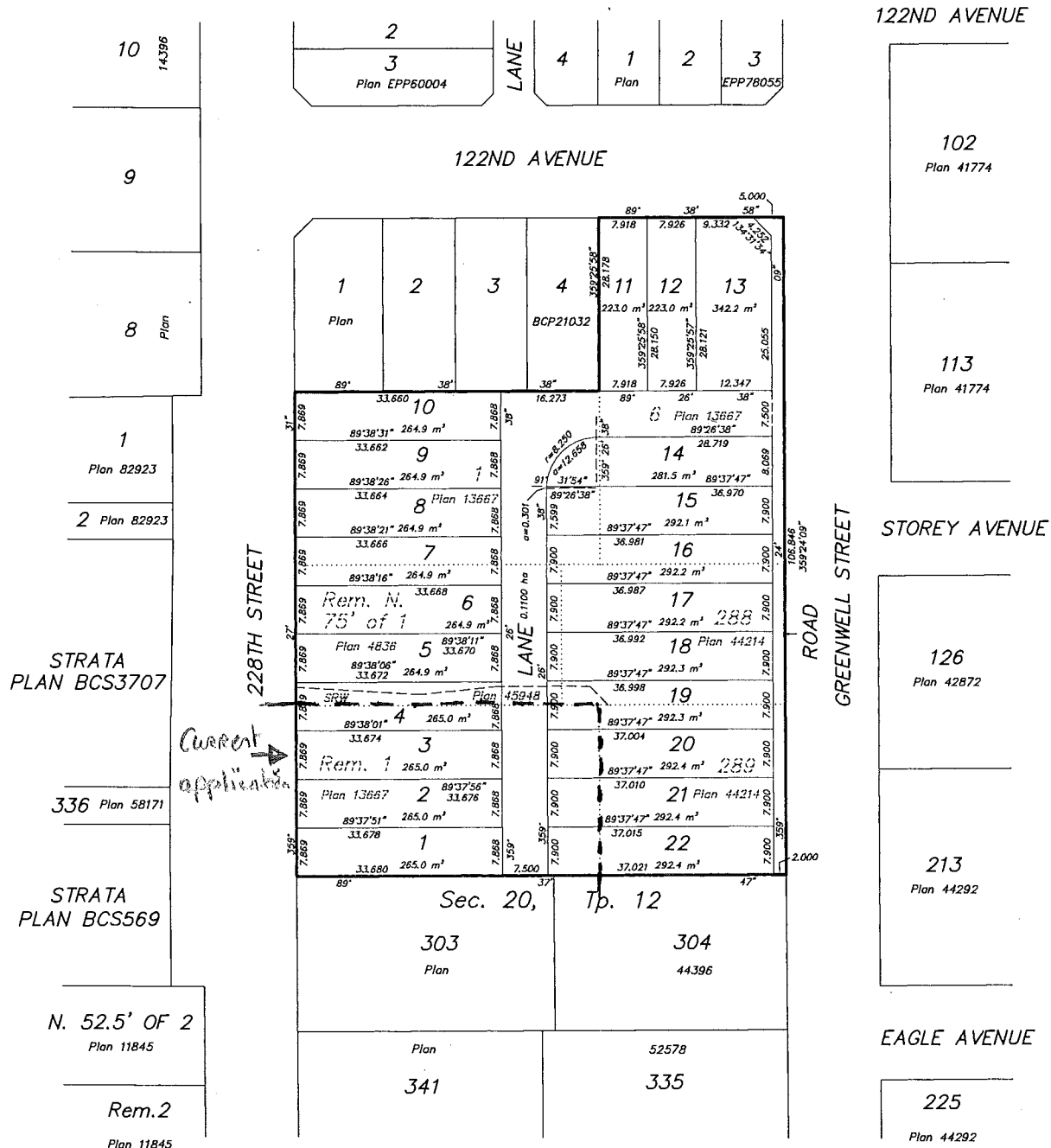


SCALE: 1:500



All distances are in metres

PARCEL IDENTIFIERS AND CMC ADDRESSES		
ALL IN MAPLE RIDGE, BRITISH COLUMBIA		
LOT NUMBER	PARCEL IDENTIFIER	CMC ADDRESS
Rem. 1	001-675-257	12182 228th Street
N. 75' OF 1	011-108-703	12194 228th Street
1	009-848-312	12208 228th Street
6	009-848-371	22836 122nd Avenue
288	001-897-276	12185 Greenwell Street
289	003-092-089	12185 Greenwell Street



NOTES:

Lot dimensions are based on ground survey.

Layout based on concept plan: Lane Location_Engineering Concept 2285T_Lanes_20160405.pdf

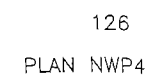
This plan was prepared for a specific purpose and is for the exclusive use of our client. We assume no responsibility for the unauthorized use of this plan.

Plan prepared May 8th, 2018

CHARGES ON TITLE	
CHARGE NO.	NATURE
74897C	Undersurface Rights
K69435	See 114613E SRW

PAPPOVE
PROFESSIONAL LAND SURVEYING INC.
202 - 1120 WESTWOOD STREET
COQUITLAM, B.C., V3B 7K8
TEL : (604) 464-5199
FAX : (604) 464-8509
FILE NUMBER : 7202H-2

5151217



JF

Vector engineering services ltd.
3375 NORLAND AVE. BURNABY, B.C. V5R 3A9

DRAWN	JF
DESIGNED	DD
CHECKED	—
APPROVED	—
FIELD BOOK	
SCALES	
HORZ 1:250	

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: July 24, 2018
FILE NO: 2017-031-RZ
MEETING: Council
SUBJECT: Second Reading
Zone Amending Bylaw No. 7348-2017
21333 River Road

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 21333 River Road, from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill), a newly created zone (Bylaw No. 7312-2017), to permit the development of courtyard residential housing. This project proposes a total of 4 dwelling units, clustered around a common courtyard. Council granted first reading to Zone Amending Bylaw No. 7348-2017 on June 13, 2017.

Note that *Official Community Plan Amending Bylaw No. 7349-2017, Zone Amending Bylaw No. 7312-2017, and Off Street Parking and Loading Amending Bylaw No. 7350-2017* text amendments in conjunction with creating the new RT-2 (Ground-Oriented Residential Infill) zone, were given first reading on June 13, 2017. These amending bylaws, if approved, will create the policy and regulatory basis to permit new ground-oriented infill housing such as courtyard, fourplex and triplex forms in accordance with the action items of the Housing Action Plan Implementation Framework that were prioritized by Council. This courtyard application applies the draft requirements of the proposed RT-2 zone and Off Street Parking and Loading Bylaw for courtyard developments, which will also be considered for second reading at the July 24, 2018 Council meeting.

Pursuant to Council Policy 6.31, this application is subject to the Community Amenity Contribution Program at a rate of \$4,100.00 per new dwelling unit; for an estimated amount of \$12,300.00.

RECOMMENDATIONS:

- 1) That Zone Amending Bylaw No. 7348-2017 be given second reading, and be forwarded to Public Hearing;
- 2) That the following terms and conditions be met prior to final reading:
 - i) Registration of a 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 River Road, 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 Restrictive Covenant for Stormwater Management;
- vi) Registration of a Restrictive Covenant prohibiting secondary suites;
- vii) Removal of existing building;
- viii) 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
- ix) That a voluntary contribution, in the amount of \$12,300.00 (\$4,100.00 per unit excluding the original) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

DISCUSSION:

1) Background Context:

Applicant:	Kevin Urbas
Legal Description:	Lot 49 District Lot 248 Group 1 New Westminster District Plan 27106
OCP:	
Existing:	Urban Residential
Zoning:	
Existing:	RS-1 (One Family Urban Residential)
Proposed:	RT-2 (Ground-Oriented Residential Infill)
Surrounding Uses:	
North:	Use: Hospital (Ridge Meadows) Zone: P-6 (Civic Institutional), RS-1 (One Family Urban Residential) Designation: Institutional, Conservation, Urban Residential
South:	Use: Single Family Residential Zone: RS-1 (One Family Urban Residential) Designation: Urban Residential
East:	Use: Apartment Zone: RS-1 (One Family Urban Residential) Designation: Urban Residential
West:	Use: Hospital (Ridge Meadows), Single Family Residential Zone: P-6 (Civic Institutional), RS-1 (One Family Urban Residential) Designation: Institutional, Conservation, Urban Residential
Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Multi-Family Residential (Courtyard)
Site Area:	0.12 ha (0.31 acres)
Access:	River Road
Servicing requirement:	Urban Standard

2) Background and Context:

On June 13, 2017, Council received a staff report presenting policy and zoning amendments to the OCP, Zoning Bylaw, and Off Street Parking and Loading Bylaw to create a new RT-2 (Ground-Oriented Residential Infill) zone for the triplex, fourplex and courtyard residential housing forms. Based on this information, Council gave first reading to *OCP Amending Bylaw No. 7349-2017*, *Zone Amending Bylaw No. 7312-2017*, and *Off Street Parking and Loading Amending Bylaw No. 7350-2017* on June 13, 2017 to create the new RT-2 zone. Those three policy and zone amending bylaws are also being presented to Council for second reading at this time under a separate staff report (2017-233-RZ). It is important to note that, should those three policy and zone amending bylaws not be approved, this courtyard development application would not be able to complete and the file would be closed.

As discussed under the staff report for the policy and zone amending bylaws (2017-233-RZ), it was intended that new RT-2 (Ground-Oriented Residential Infill) projects integrate sensitively into existing neighbourhoods with housing forms that are similar in scale and massing to a detached single-family dwelling, and not replicate townhouse or rowhouse housing form. Dwelling units may be in one building with shared party walls to create triplexes or fourplexes. In the case of courtyard residential development, dwelling units may be arranged individually or attached in groups of buildings that still resemble single family dwellings, but clustered around a shared open space (courtyard) in a village-style residential pattern. In all cases, units should take advantage of site context to create uniqueness, orient entrances towards the street where possible, and utilize landscaping and screening to create private or semi-private yard spaces.

3) Project Description:

The subject property, located at 21333 River Road, is 1,250 m² (0.31 acres) in size, and is bound by single family lots to the west and south, Ridge Meadows Hospital to the north, and a 3-storey non-conforming apartment to the east. The subject property is relatively flat, with a few trees located to the south along River Road (see Appendices A and B).

The current application proposes to rezone the subject property from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill) to permit the construction of a courtyard development. The proposed courtyard development provides a total of 686 m² (7,384 ft²) of gross floor area in two buildings, each with two units for a total of four dwelling units. Three of the dwelling units contain three bedrooms, each approximately 184 m² (1,981 ft²) in size, and one unit contains two bedrooms, approximately 134 m² (1,442 ft²) in size. All units face the central courtyard, which is designed to be a flexible and interactive common outdoor space for residents. The courtyard area contains both hardscaping (permeable pavers and stamped concrete) and softscaping (plants and shrubs) (see Appendix G). A common barbeque area on the northern portion of the courtyard will be included, along with a basketball hoop, both of which to facilitate social gathering and community interaction for the residents of the development. Units are oriented with common rooms facing the courtyard to encourage a connection between indoor and outdoor space, subsequently creating both a sense of community, as well as a sense of safety. Units 1 and 3 are also oriented to River Road, which helps create a positive relationship to the street, and encourages the buildings to appear as single family dwellings (see Appendix E). The courtyard area also provides vehicle access and egress to residential garages. Each unit also has private outdoor space in the form of a roof top patio and a fenced yard.

4) Planning Analysis:

i) Official Community Plan:

The OCP designates the subject property *Urban Residential – Major Corridor*, and development of the property is subject to the *Major Corridor* infill policies of the OCP. The *Major Corridor Residential* category identifies the types of ground-oriented housing forms, which are encouraged along major road corridors. These policies also require that development be compatible with the surrounding neighbourhood, with particular attention given to site design, setbacks, and lot configuration with the existing pattern of development in the area. It is noted that one of the underlying principles in the OCP is to encourage growth within the Urban Area Boundary (UAB) and to accommodate growth through infill by promoting a mix of housing types and tenures (Policy 3-1). The proposed rezoning of the subject property to RT-2 (Ground-Oriented Residential Infill) aligns with the proposed amendments to the OCP to accommodate courtyard developments along Major Corridors.

As mentioned above, the site is located on River Road, which is a Major Corridor as identified on Figure 4 of the OCP. This site lends itself well to surrounding ground-oriented residential infill, given the varying forms of development surrounding the subject property. While the surrounding developments vary in character, the proposed development references a single family housing form by separating the dwelling units into two groups to face each other in a courtyard style. The result of the two buildings, along with the scale and massing, allows this courtyard development to read as single family dwellings from the street level.

For these reasons, the proposed courtyard development aligns with the land use, residential infill, and compatibility policies of the OCP. It also aligns with the goals of the Housing Action Plan (HAP) and Implementation Framework, notably Strategy #1, which articulates the importance of a diverse housing mix and innovation and supports the development of a mix of housing forms.

ii) Zoning Bylaw:

The current application proposes to rezone the subject property from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill) to permit the development of courtyard housing. The minimum lot size for the current RS-1 (One Family Urban Residential) zone is 668 m² and the minimum lot size for Courtyard Housing in the RT-2 (Ground-Oriented Residential Infill) zone is 950 m². As mentioned earlier in the report, Bylaw No. 7312-2017 creates the new RT-2 zone and the Bylaw will run concurrently with the application.

Courtyard residential development is supported on this property because it will be similar in scale to the surrounding, established neighbourhood. The maximum height requirements for courtyard residential developments has been set to 9.5 m to fit within the context of established neighbourhoods, with a recognition that existing homes in the area were built to a lower height. Each dwelling unit is also provided with ample greenspace, along with one shared driveway for all units to access their individual garages. The density permitted for courtyard residential is set at 0.75 FSR.

iii) Off-Street Parking And Loading Bylaw:

An amendment to the Off-Street Parking and Loading Bylaw is being proposed, under a parallel report, along with the proposed amendment to the OCP and Zoning Bylaw to create the new RT-2 (Ground-Oriented Residential Infill) zone. The amendment clarifies that two off street parking spaces will be required for each dwelling unit for triplex, fourplex and courtyard residential developments. This courtyard development conforms to the parking requirements for the new RT-2 (Ground-Oriented Residential Infill) zone. Each unit is provided with two concealed parking stalls in the

principal building or detached garage structure. A common driveway provides access to the parking stalls.

iv) Proposed Variances:

A Development Variance Permit application has been received for this project and involves relaxations to the front yard setbacks from 6.0 m to 4.6 m to the building face for Units 1 and 3; as well as a minor relaxation to the side yard setback on the east side of the development site. The requested variances to the RT-2 (Ground-Oriented Residential Infill) zone will be the subject of a future report to Council.

v) Development Permits:

Pursuant to Section 8.7 of the OCP, a Multi-Family Development Permit application is required to ensure the current proposal enhances existing neighbourhoods with compatible housing styles that meet diverse needs, and minimize potential conflicts with neighbouring land uses. The Proposed Triplex, Fourplex and Courtyard Housing Forms Overview report from April 18, 2016 stated that applications for triplex, fourplex and courtyard housing will use the Multi-Family Development Permit guidelines until such time that specific Development Permit guidelines are created for this new housing form. The current application has been reviewed by the Advisory Design Panel (ADP), with comments outlined below.

vi) Advisory Design Panel:

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

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

- *Consider changing the unit pavers to another level play surface at the Basketball hoop courtyard and relocate the catch basin;*
- *Consider utilizing private courtyard for Units 4 and 2 as amenity space;*
- *North perimeter of property - consider adding slats to open chain link fence; add taller plant material and vines in front of the chain link fence;*
- *Reduce the variety of paving treatments used in central driveway area to two types;*
- *Expand and continue the decorative treatment through the central driveway area;*
- *Consider using a fence that would bring unity/link to property;*
- *Use the front yard elevations palette on the remainder of the elevations;*
- *ADP has consistently requested that vinyl materials not be applied;*
- *Integrate a lighting plan both on buildings and in landscaping;*
- *Establish uniform datum heights for fenestration; and*
- *Indicate location of Fire Department directional signage.*

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

vii) Development Information Meeting:

A Development Information Meeting was not required for this application because there is no OCP amendment and the proposal is less than 5 dwelling units.

5) Traffic Impact:

As the subject property is located within 800 metres of the Lougheed Highway, a referral has been sent to the Ministry of Transportation and Infrastructure. Ministry approval of the Zone Amending Bylaw will be required as a condition of final reading. At this time, the Ministry has granted preliminary approval of the development application.

6) Interdepartmental Implications:

i) Engineering Department:

New concrete curb, gutter and sidewalk will be required across the frontage of the subject property. A new sanitary sewer, storm sewer and water service connection will be required as part of development. Street lighting and street trees are also required along with road dedication of approximately 3.0 m across the property frontage.

ii) Building Department:

The subject property is located within the Fraser River Escarpment area, where stormwater must be directed to Municipal storm sewer, as per Council Policy 6.23. This has been incorporated into the Stormwater Management Plan and registration of a Stormwater Covenant will be required as a condition of final reading.

7) School District No. 42 Comments:

A referral was sent to School District No. 42 with the following information:

"The proposed application would affect the student population for the catchment areas currently served by Maple Ridge Elementary and Westview Secondary School.

Maple Ridge Elementary has an operating capacity of 480 students. For the 2017-18 school year the student enrolment at Maple Ridge Elementary is 381 students (82% utilization) including 98 students from out of catchment.

Westview Secondary School has an operating capacity of 1,200 students. For the 2017-18 school year the student enrolment at Westview Secondary School is 765 students (64% utilization) including 137 students from out of catchment."

CONCLUSION:

This courtyard development application is the first of its kind under the new proposed RT-2 (Ground-oriented Residential Infill) zone. The proposed zone aligns with the land use and compatibility policies of the OCP. It also aligns with the goals of the Housing Action Plan and Implementation Framework to provide greater housing mix and innovation. The applicant has worked with City staff, incorporated the City's Advisory Design Panel's comments, and developed a project, building design, scale and massing which is sensitive to the existing, surrounding neighbourhood, and conforms to the intent and provisions of the new RT-2 zone for residential infill projects.

Therefore, it is recommended that second reading be given to Zone Amending Bylaw No.7348-2017 and that application 2017-031-RZ be forwarded to Public Hearing.

"Original signed by Adam Rieu"

Prepared by: Adam Rieu
Planning Technician

"Original signed by Christine Carter"

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

"Original signed by Frank Quinn"

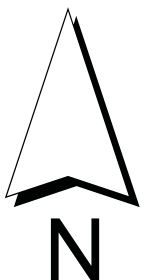
Approved by: Frank Quinn, MBA, P.Eng
GM Public Works & Development Services

"Original signed by Paul Gill"

Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Zone Amending Bylaw No. 7348-2017
Appendix D – Site Plan
Appendix E – Building Elevation Plans
Appendix F – Building Rendering
Appendix G – Landscape Plan



Scale: 1:1,500

Legend

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

21333 River Road

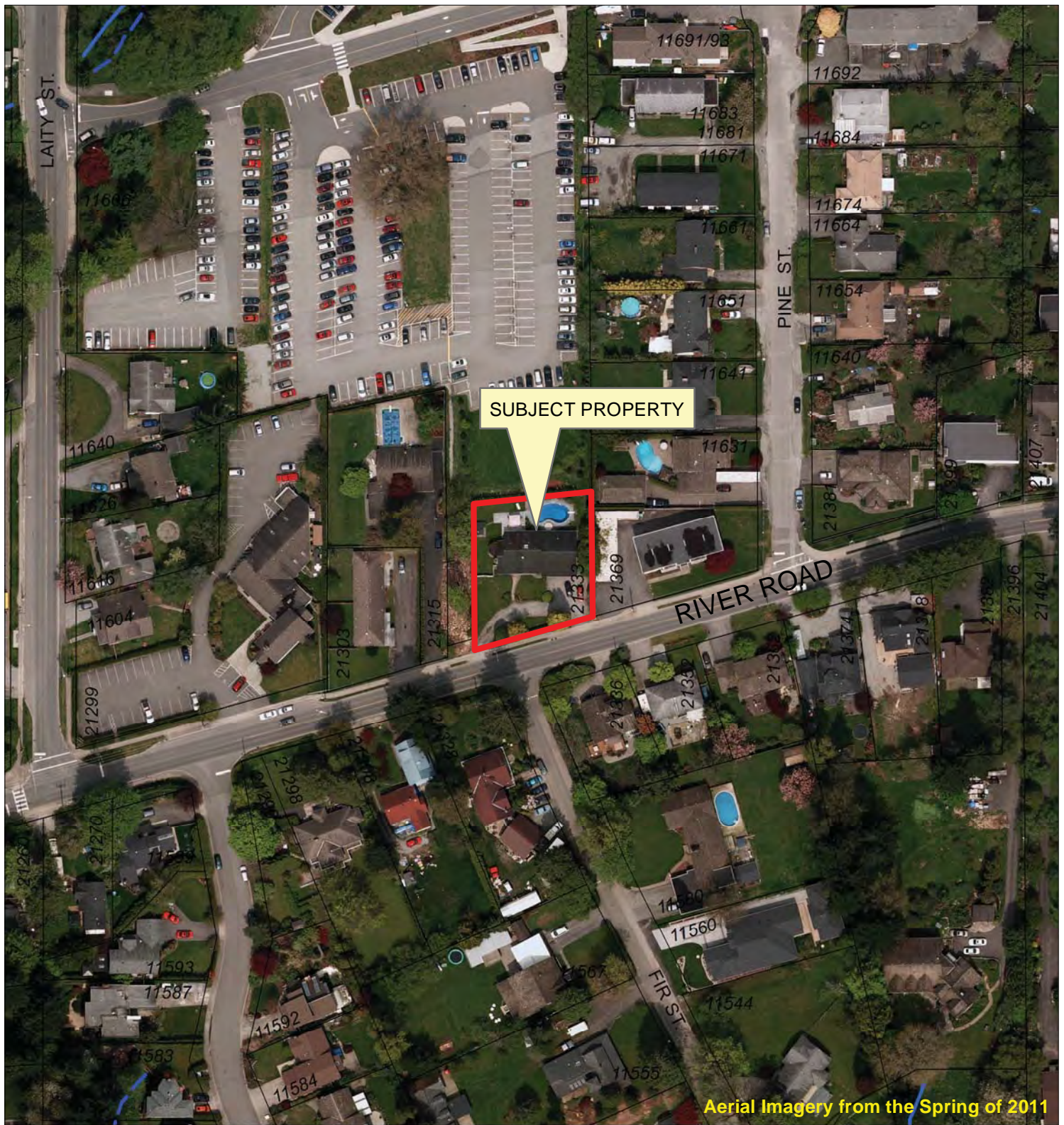
PLANNING DEPARTMENT



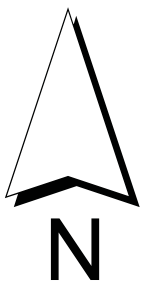
British Columbia
mapleridge.ca

2017-031-RZ
DATE: Feb 9, 2017

BY: JV



Aerial Imagery from the Spring of 2011



Scale: 1:1,500

Legend

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

21333 River Road

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

2017-031-RZ
DATE: Feb 9, 2017

BY: JV

CITY OF MAPLE RIDGE

BYLAW NO. 7348-2017

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7348-2017."
2. That parcel or tract of land and premises known and described as:

Lot 49 District Lot 248 Group 1 New Westminster District Plan 27106

and outlined in heavy black line on Map No. 1704 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RT-2 (Ground-Oriented Multi-Family).

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

READ a first time the 13th day of June, 2017.

READ a second time the day of , 20

PUBLIC HEARING held the day of , 20

READ a third time the day of , 20

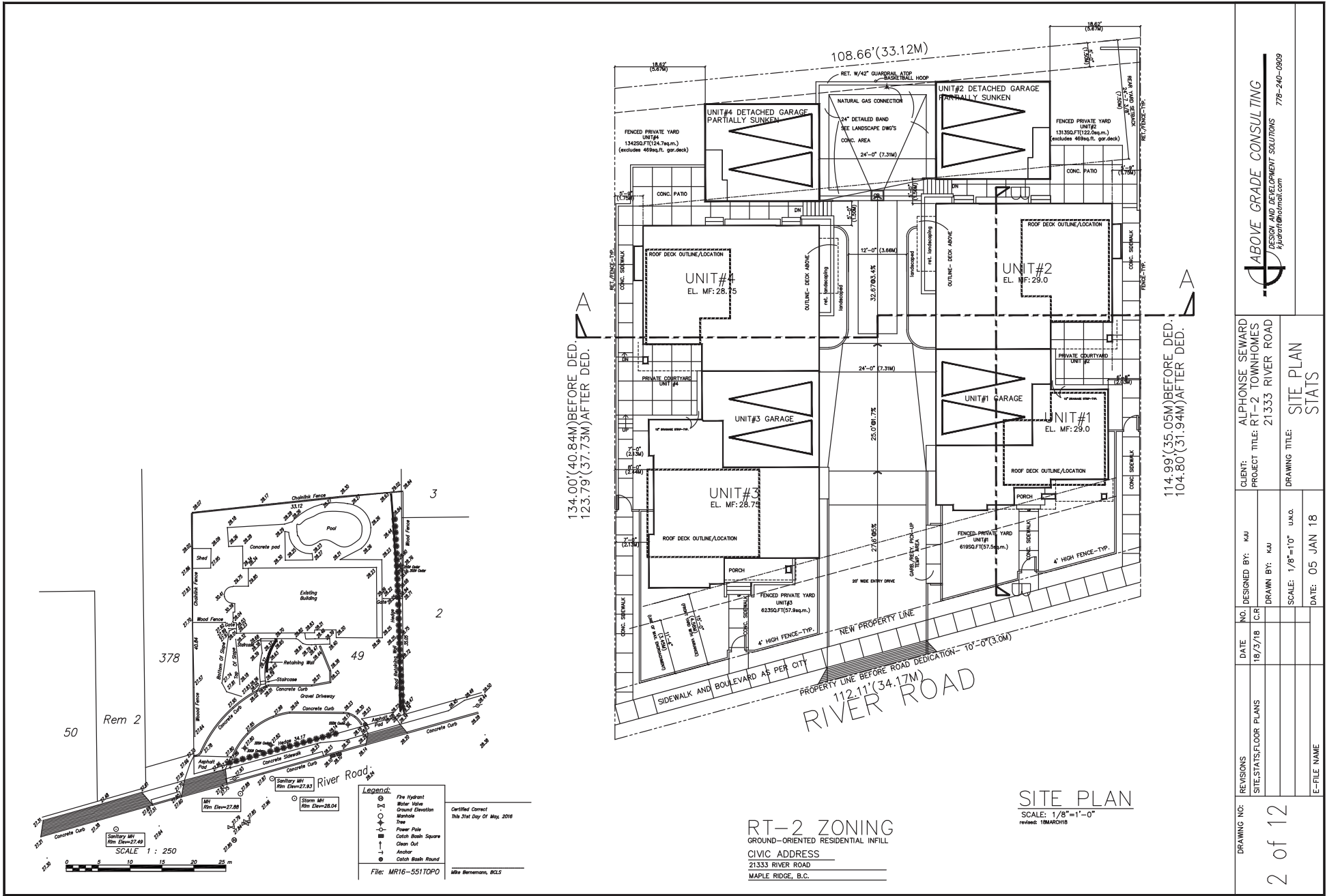
APPROVED by the Ministry of Transportation and Infrastructure this day of , 20

ADOPTED the day of , 20

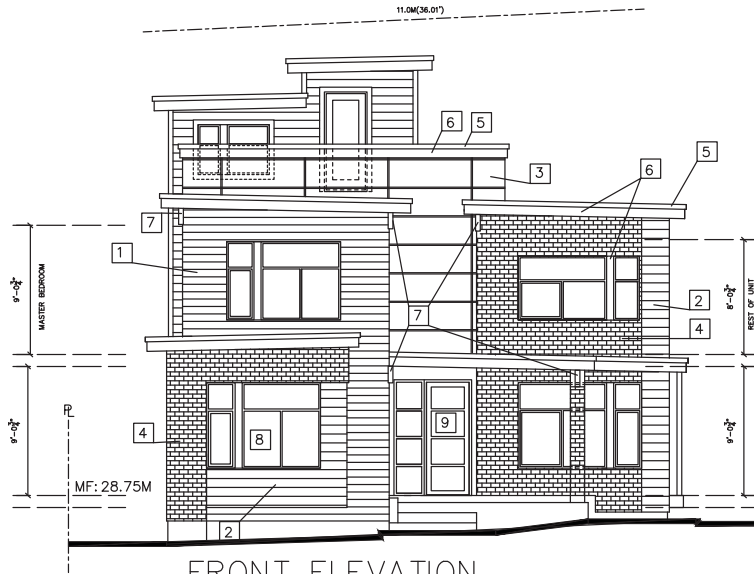
PRESIDING MEMBER

CORPORATE OFFICER



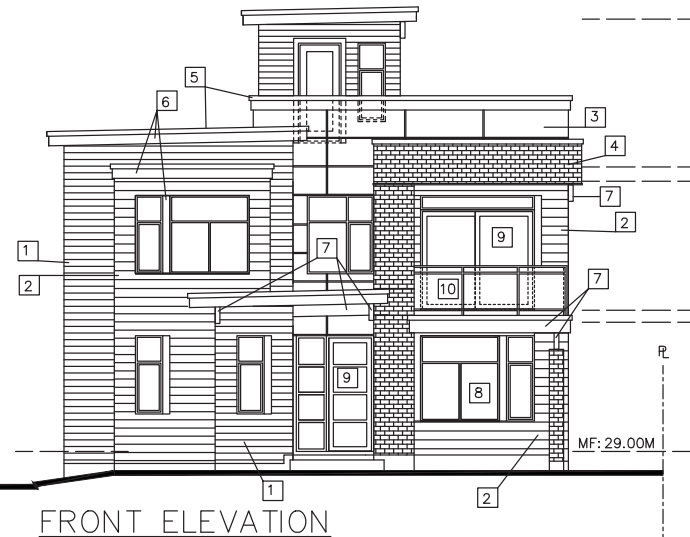


APPENDIX E



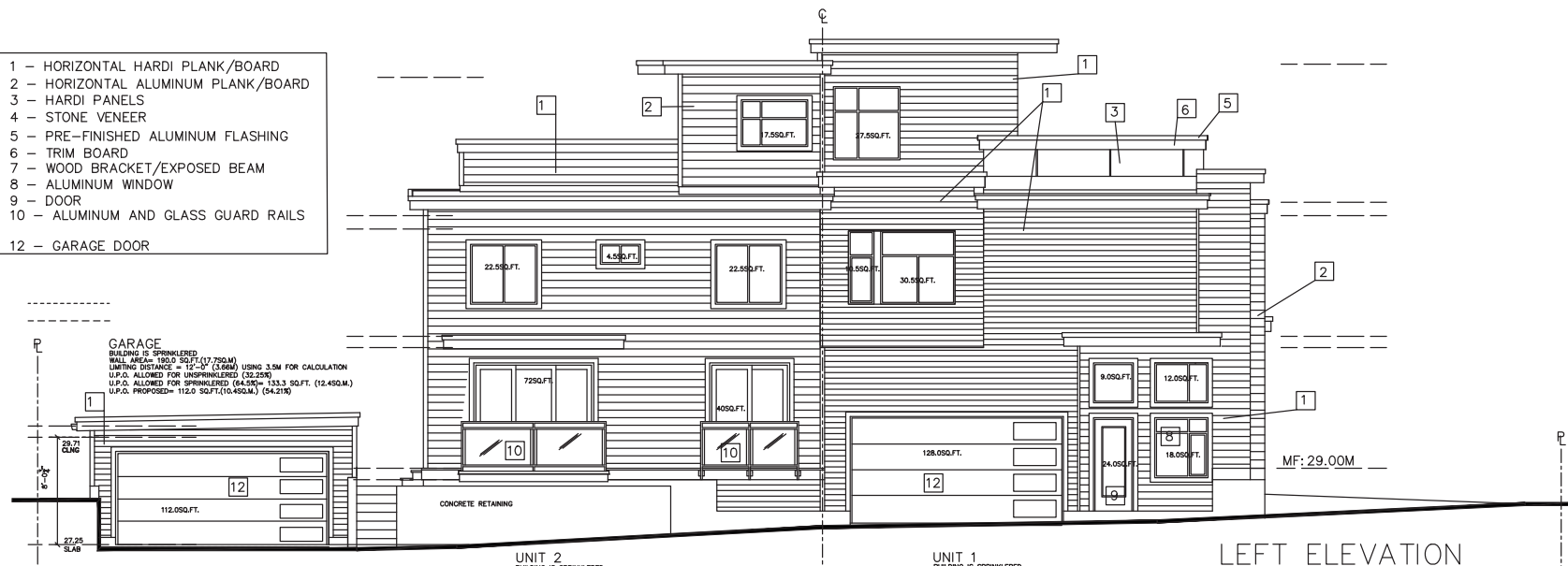
FRONT ELEVATION
(BLDG 2 UNIT 3)

- 1 - HORIZONTAL HARDI PLANK/BOARD
- 2 - HORIZONTAL ALUMINUM PLANK/BOARD
- 3 - HARDI PANELS
- 4 - STONE VENEER
- 5 - PRE-FINISHED ALUMINUM FLASHING
- 6 - TRIM BOARD
- 7 - WOOD BRACKET/EXPOSED BEAM
- 8 - ALUMINUM WINDOW
- 9 - DOOR
- 10 - ALUMINUM AND GLASS GUARD RAILS

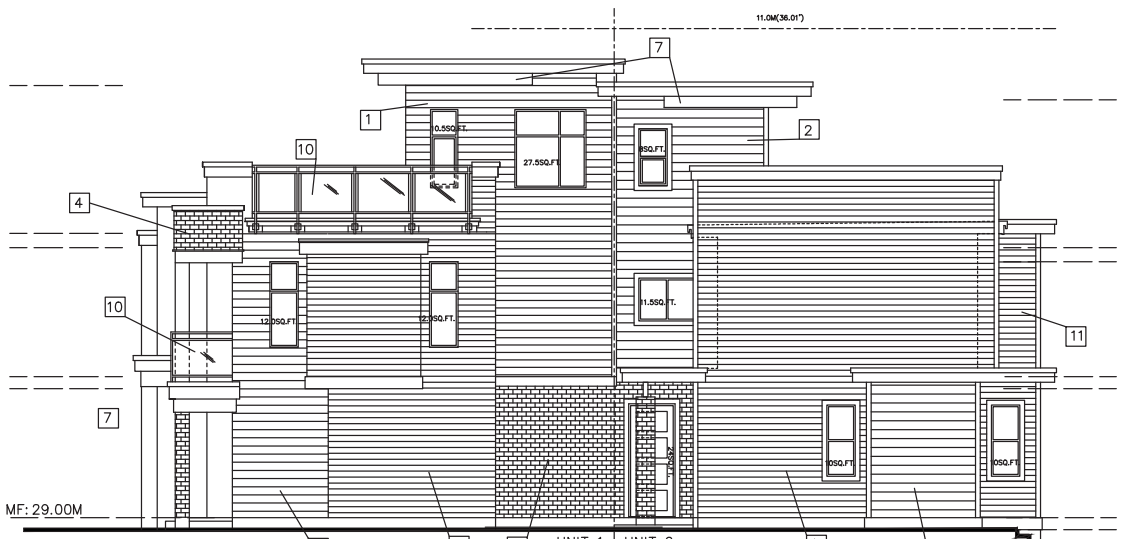


FRONT ELEVATION
(BLDG 1 UNIT 1)

- 1 - HORIZONTAL HARDI PLANK/BOARD
- 2 - HORIZONTAL ALUMINUM PLANK/BOARD
- 3 - HARDI PANELS
- 4 - STONE VENEER
- 5 - PRE-FINISHED ALUMINUM FLASHING
- 6 - TRIM BOARD
- 7 - WOOD BRACKET/EXPOSED BEAM
- 8 - ALUMINUM WINDOW
- 9 - DOOR
- 10 - ALUMINUM AND GLASS GUARD RAILS
- 12 - GARAGE DOOR



LEFT ELEVATION
(BLDG 1)



RIGHT ELEVATION
(BLDG 1)

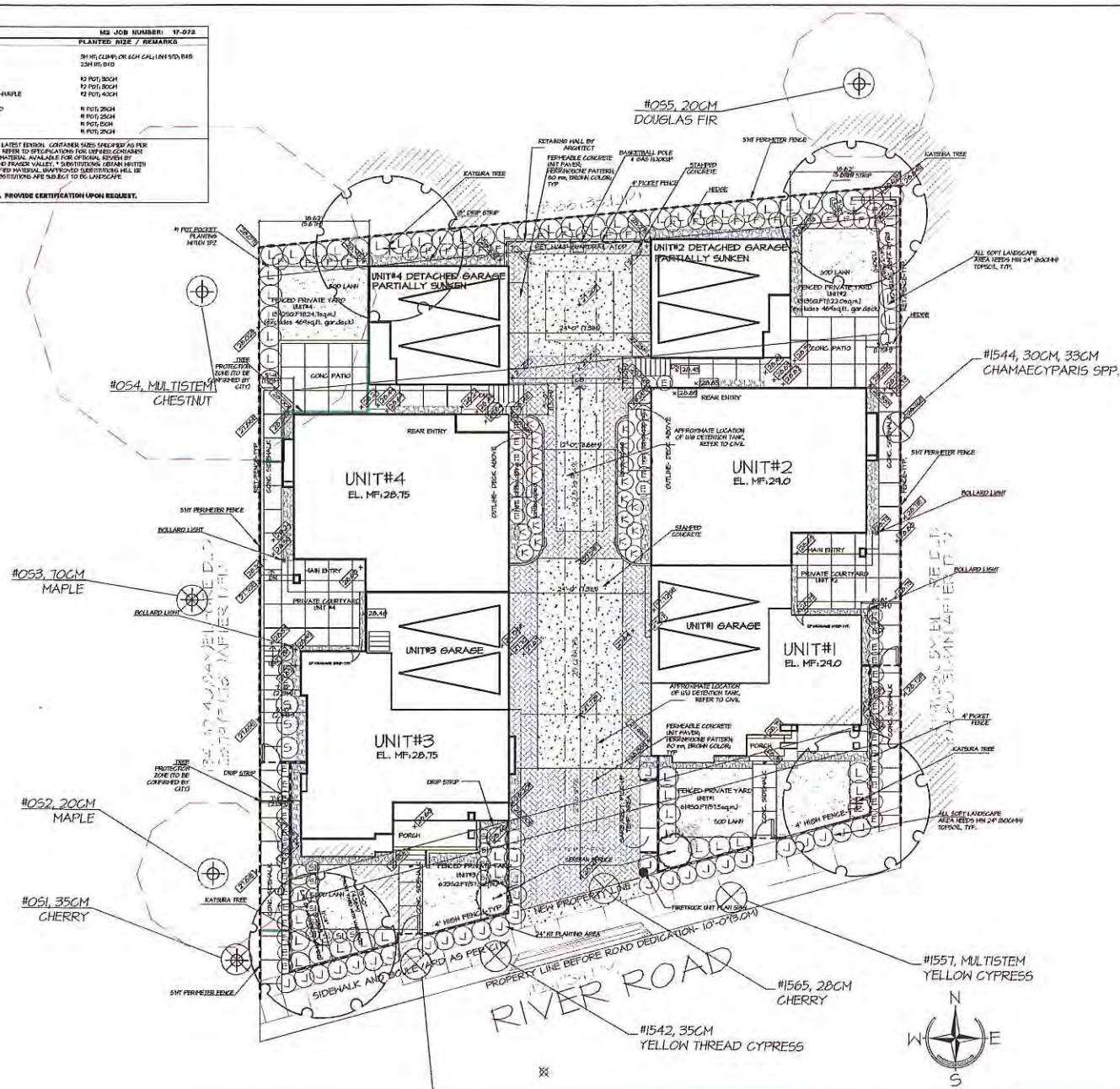
APPENDIX F



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PLANT SCHEDULE				MS JOB NUMBER: 17-072
PLANT KEY	BOTANICAL NAME	COMMON NAME	PLANTED DATE	REMARKS
1	CECAEDAPHN114 JAPANESE	CAMILLA REE	31/01/2018	CLIP ON LEAF CALLY IN 25/07/2018
2	PECEA CAOZEA	ORANGE SUGAR	23/01/2018	
3	85 FERNIA LAROCOSUS TOTO LIND	OTTO LINDEN LARUS	12/01/2018	
4	86A BROMIA JAPONICA ROYI LIND	JAPANESE BROMIA	12/01/2018	
5	87B BROMIA JAPONICA ROYI LIND	JAPANESE BROMIA	12/01/2018	
6	88 BROMIA JAPONICA ROYI LIND	JAPANESE BROMIA	12/01/2018	
7	89 BROMIA JAPONICA ROYI LIND	JAPANESE BROMIA	12/01/2018	
8	90 BROMIA JAPONICA ROYI LIND	JAPANESE BROMIA	12/01/2018	
9	91 BROMIA JAPONICA ROYI LIND	JAPANESE BROMIA	12/01/2018	
10	92 BROMIA JAPONICA ROYI LIND	JAPANESE BROMIA	12/01/2018	
11	93 BROMIA JAPONICA ROYI LIND	JAPANESE BROMIA	12/01/2018	
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14	96 BROMIA JAPONICA ROYI LIND	JAPANESE BROMIA	12/01/2018	
15	97 BROMIA JAPONICA ROYI LIND	JAPANESE BROMIA	12/01/2018	
16	98 BROMIA JAPONICA ROYI LIND	JAPANESE BROMIA	12/01/2018	
17	99 BROMIA JAPONICA ROYI LIND	JAPANESE BROMIA	12/01/2018	
18	100 BROMIA JAPONICA ROYI LIND	JAPANESE BROMIA	12/01/2018	
19	101 BROMIA JAPONICA ROYI LIND	JAPANESE BROMIA	12/01/2018	
20	102 BROMIA JAPONICA ROYI LIND	JAPANESE BROMIA	12/01/2018	
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57	139 BROMIA JAPONICA ROYI LIND	JAPANESE BROMIA	12/01/2018	
58	140 BROMIA JAPONICA ROYI LIND	JAPANESE BROMIA	12/01/2018	

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE MS LANDSCAPE STANDARDS. LISTS ENDOSC. CONTAINER SIZES SPECIFIED AS PER DATA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR STREET CONTAINER REQUIREMENTS. * PLANT SIZES ARE SPECIFIED IN INCHES. *



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LANDSCAPE ARCHITECTURE

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V3M 3L7
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Fax: 604.553.0045
Email: office@m2la.com



NO.	DATE	REVISION DESCRIPTION	DR.
3	03.01.24	REVISED PER ACP COMMENTS	DT
4	03.01.24	REVISED PER NEW DATE PLAN	DT
5	03.01.24	PHASE DESIGN AS PER CLIENT CONC.	DT
2	03.01.24	PHASE DESIGN AS PER CLIENT CONC.	DT
1	02.01.24	PRELIMINARY DESIGN	DT

PROJECT:

RT-2 TOWNHOMES
21333 River Road,
MAPLE RIDGE, B.C.

DRAWING TITLE:

SITE PLAN

DATE: 17 JUL 81	DRAWING NUMBER:
SCALE: 1/8"=1'-0"	L1
DRAWING: 01	
DESIGN: 01	
CHK'D: HK	
OF 2 MFLA PROJECT NUMBER: 17-0828	

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: July 24, 2018
FILE NO: 2017-221-RZ
MEETING: Council
SUBJECT: Second Reading
Zone Amending Bylaw No. 7355-2017;
22032 119 Avenue

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property located at 22032 119 Avenue from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill), to permit the future construction of a triplex. Council granted first reading to *Zone Amending Bylaw No. 7355-2017* on July 11, 2017 to change the subject property's zoning.

Note that *Official Community Plan Amending Bylaw No. 7349-2017*, *Zone Amending Bylaw No. 7312-2017*, and *Off Street Parking and Loading Amending Bylaw No. 7350-2017* text amendments to create the new RT-2 (Ground-Oriented Residential Infill) zone were given first reading on June 13, 2017. These text amending bylaws, when approved, will create the policy and regulatory basis to permit new ground-oriented infill housing such as courtyard, fourplex and triplex forms in accordance with the action items of the Housing Action Plan Implementation Framework that were prioritized by Council. These text amending bylaws are being presented for consideration of second reading at the July 24, 2018 Council Meeting.

Pursuant to Council Policy 6.31, which was updated on December 12, 2017, a Community Amenity Contribution (CAC) charge of \$8,200 is requested for this application (\$4,100 per attached ground-oriented dwelling unit, excluding the first unit).

The applicant has worked with City staff, and has received comments from the City's Advisory Design Panel regarding the proposed triplex. It conforms with the intent of the new RT-2 zone, and provides a sensitive, infill project that is compatible with the surrounding neighbourhood. For these reasons, this application is being forwarded to Council for consideration of second reading and referral to Public Hearing.

RECOMMENDATIONS:

- 1) That Zone Amending Bylaw No. 7355-2017 be given second reading, and be forwarded to Public Hearing;
- 2) That the following terms and conditions be met prior to final reading:
 - i) Registration of a 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 the lane to the south of the subject property as required;
- iv) Removal of existing building;
- v) Registration of a Restrictive Covenant for Stormwater Management;
- vi) Registration of a Restrictive Covenant prohibiting secondary suites;
- vii) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property(ies). If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site;
- viii) That a voluntary contribution, in the amount of \$8,200 (\$4,100/unit, excluding the first one) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

DISCUSSION:

1) Background Context:

Applicant: 1119300 BC LTD., Grace Yu

Legal Description: Lot 56, D.L. 397, New Westminster Plan 14049

OCP:

Existing: Urban Residential
Proposed: No change

Zoning:

Existing: RS-1 (One Family Urban Residential)
Proposed: RT-2 (Ground-Oriented Residential Infill)

Surrounding Uses:

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

Existing Use of Property: Single Family Residential
Proposed Use of Property: Multi-Family Residential (Triplex)
Site Area: 899 m² (0.22 acres)

Access: 119 Avenue and lane south of property
Servicing: Urban standard

2) Background and Context:

On June 13, 2017, Council received a staff report presenting policy and zoning amendments to the OCP, Zoning Bylaw, and Off Street Parking and Loading Bylaw to create a new RT-2 (*Ground-Oriented Residential Infill*) zone for the triplex, fourplex and courtyard residential housing forms. Based on this information, Council gave first reading to *OCP Amending Bylaw No. 7349-2017*, *Zone Amending Bylaw No. 7312-2017*, and *Off Street Parking and Loading Amending Bylaw No. 7350-2017* on June 13, 2017 to create the new RT-2 zone. Those three policy and zone amending bylaws are also being presented to Council for second reading at this time under a separate staff report (2017-233-RZ). It is important to note that, should those three policy and zone amending bylaws not be approved, this triplex application would not be able to complete and the file would be closed.

As discussed under the staff report for the policy and zone amending bylaws (2017-233-RZ), it was intended that new RT-2 (*Ground-Oriented Residential Infill*) projects integrate sensitively into existing neighbourhoods by proposing forms that are similar in scale and massing to a detached single-family dwelling and not replicate townhouse or rowhouse housing form. Dwelling units may be in one building with shared party walls to create triplexes or fourplexes. In the case of courtyard residential development, dwelling units may be arranged individually or attached in groups of buildings that still resemble single family dwellings, but are clustered around a shared open space in a village-style residential pattern. In all cases, units should take advantage of site context to create uniqueness, orient entrances towards the street where possible, and utilize landscaping and screening to create private or semi-private yard spaces. It is upon this founding basis that the current triplex application has been developed.

3) Project Description:

The subject property, located at 22032 119 Avenue, is a rectangular shaped lot that is 899 m² (0.22 acres) in size (see Appendix A). The subject property and surrounding lots are characterized by one storey single family dwellings. There is a lane behind (south) the subject property. The subject property is relatively flat with a few trees along its edges and in the back yard (see Appendix B).

The current application proposes to rezone the subject property from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill) to permit the development of a triplex. The proposed triplex provides 702 m² (7,556 sf) of gross floor area in a building resembling a single family house with two storeys and a basement. Each dwelling unit contains three bedrooms with an overall unit size around 230 m² (2,476 sf). All units share a common landscaped front yard with an access walkway from the street, while each unit is provided with semi-private back yard space. Each unit is also provided with two off-street parking spaces (see Appendix D, E and F).

4) Planning Analysis:

i) Official Community Plan:

The subject property is located in the general urban area just to the west of the Town Centre Area. It is currently designated *Urban Residential*, and the OCP's neighbourhood residential infill policies apply to the current application. Under the infill policies, unit types such as duplexes and triplexes are allowed, with an emphasis on street oriented buildings (Policy 3-19, b). These policies also

require proposed developments to respect and reinforce the physical patterns and characteristics of established neighbourhoods, with particular attention paid to site design, setbacks, and lot configuration of the existing pattern of development, as well as compatibility between building massing and the types of dwelling units (Policy 3-21).

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

The proposed triplex aligns with the intent of these OCP and neighbourhood residential infill and compatibility policies. Since first reading, the applicant has worked with staff to develop a design which is sensitive to the existing, surrounding neighbourhood. For example, the street façade picks up design cues from surrounding single family houses such as the front sloping roof to promote compatibility. The front and sides of the building have been articulated through the use of varying materials and colours, building projections, and roof accents to create visual interest. The height of the building has been reduced to 8.8 m (29 ft) in recognition of the low, single storey houses around it. Finally, the interior side setbacks of the triplex, with the exception of two small cantilevered projections for bedrooms, have been increased from 1.5 m (4.9 ft), which is typical in single family zones, to 2.25 m (7.4 ft) to increase the distance from neighbouring houses.

The footprint of the building and detached garage structures, which covers approximately 34% of the lot, is not significantly larger than the single family lots around the subject property. It should also be recognized that most of the houses in the surrounding area are underbuilt compared to what could be built under the current zoning bylaw for new single family dwellings (e.g. 11 m height, 40% lot coverage).

For these reasons, the proposed triplex aligns with the land use, residential infill, and compatibility policies of the OCP. It also aligns with the goals of the Housing Action Plan (HAP) and Implementation Framework, notably Strategy #1, which articulates the importance of a diverse housing mix and innovation and supports the development of a mix of housing forms.

ii) Zoning Bylaw:

The current application proposes to rezone the subject property located at 22032 119 Avenue from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill) to permit the development of a triplex. This application applies the draft zoning provisions of the new RT-2 *Zone Amending Bylaw No. 7312-2017* that is being considered by Council for second reading under a separate staff report (see 2017-233-RZ).

The subject property, after dedication, is 884 m² (9,515 sf) in size, which is larger than the 800 m² (8,611 sf) minimum lot size required by the new RT-2 zone for triplexes in the Urban Area Boundary. No variances are requested to the requirements of the proposed RT-2 zone to accommodate this project.

iii) Off Street Parking And Loading Bylaw:

The *Off Street Parking and Loading Amending Bylaw 7349-2017* of the new RT-2 zone is being considered by Council for second reading under a separate staff report (see 2017-233-RZ). The proposed amendments require two off street parking spaces be provided per unit for RT-2 projects. The current application meets this requirement by providing one covered parking stall in a detached garage, and one outdoor parking pad, for each dwelling units. All of the parking spaces are accessed

from the lane to the south of the development property (see Appendix D). The applicant has also offered one energized Level 2 parking space for each dwelling unit in the detached garages (i.e. installed panel capacity, circuit breaker, conduit and wiring, but excluding charging station). Bicycle parking spaces can be accommodated within each garage.

iv) Community Amenity Contribution:

Pursuant to Council Policy 6.31, a voluntary Community Amenity Contribution (CAC) charge of \$8,200 is requested for this application. This is derived from the value of \$4,100 per attached ground-oriented dwelling unit, excluding the first unit. For information, the CAC exemption for the first unit applies to duplexes, triplexes, fourplexes and courtyard developments as per Council Policy 6.31, updated in December 2017.

v) Development Permits:

Pursuant to Section 8.7 of the OCP, a Multi-Family Development Permit application is required to ensure the current proposal enhances existing neighbourhoods with compatible housing styles that meet diverse needs, and minimize potential conflicts with neighbouring land uses. The Proposed Triplex, Fourplex and Courtyard Housing Forms Overview report from April 18, 2016 stated that applications for triplex, fourplex and courtyard housing will use the Multi-Family Development Permit guidelines for these types of applications until specific tailored guidelines are developed. The current application has been reviewed by the Advisory Design Panel (ADP), with comments outlined below.

vi) Advisory Design Panel:

The ADP reviewed the form and character of the proposed development at a meeting held on June 20, 2018 (see Appendix D, E and F).

Following a presentation by the applicant, the ADP made the following resolution:

- Consider sidewalk re-alignment to the front entrances so that the sidewalk is more central to the property and less dominant towards one specific entrance;
- Provide column detailing at the base of the column and at the top of the column;
- The design of the bay window needs to be addressed for building envelope purposes in order to allow for the insulation;
- Review the orientation of entry closets;
- Re-evaluate the projections along each side of the residences; consider articulation through use of different material;
- Add chimney cap detail to faux chimney;
- Move the west window so that it does not align with the faux chimney;
- If possible, consider adding street vegetation to buffer between each garage and gravel parking spaces to vitalize the lane;
- Provide foundation planting along West and East elevations;
- Provide additional shrubbery between bushes and rear elevation;
- Treat entrances similarly with the stone and wood column detailing;
- Consider coordinating mutton bars so they do not obstruct sightlines and show window openings.

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

vii) Development Information Meeting:

A Development Information Meeting was not required for this application because there is no OCP amendment for this application, and the proposal is less than 5 dwelling units.

5) Traffic Impact:

As the subject property is located within 800 metres of the Lougheed Highway, a referral has been sent to the Ministry of Transportation and Infrastructure. Ministry approval of this application's *Zone Amending Bylaw No. 7355-2017* will be required as a condition of final reading. At this time, the Ministry has granted preliminary approval of the development application.

6) Interdepartmental Implications:

i) Engineering Department:

New concrete curb, gutter, and asphalt paving would be required across the property frontage and lane to the south. A sidewalk, street trees and street lighting would also be required across the property frontage. However, as this property sits in the middle of the block, cash in lieu of construction will be taken. A new storm sewer must be constructed across the property frontage because it does not currently exist. While a sanitary sewer exists in the lane behind the subject property, the applicant's engineer will need to review its condition and capacity in support of this rezoning application. A Rezoning Servicing Agreement detailing these upgrades must be completed and registered as a restrictive covenant on title as a condition of final reading. Finally, lane dedication of approximately 0.75 m is required.

ii) Building Department:

The project's stormwater management plan must conform with the City's 3-tier stormwater management requirements as well as restrictions on groundwater infiltration under Council Policy 6.23, which controls infiltration in the area of influence of the Fraser River escarpment. Registration on title of a Restrictive Covenant of an approved Stormwater Management Plan will be required as a condition of final reading. Any Tier A requirements such as bio-filtration and absorbent topsoil must be reflected in the landscaping plans in the development permit for this project.

7) School District No. 42 Comments:

This application was referred to School District No. 42 for comment. The School District returned the following information:

The proposed application would affect the student population for the catchment areas currently served by Glenwood Elementary and Westview Secondary School.

Glenwood Elementary has an operating capacity of 364 students. For the 2017-18 school year the student enrolment at Glenwood Elementary is 354 students (97.25% utilization) including 95 students from out of catchment.

Westview Secondary School has an operating capacity of 1,200 students. For the 2017-18 school year the student enrolment at Westview Secondary School is 776 students (64.67% utilization) including 137 students from out of catchment.

CONCLUSION:

This triplex application is the first of its kind under the new proposed RT-2 (Ground-oriented Residential Infill) zone. The proposed triplex aligns with the land use, residential infill, and compatibility policies of the OCP. It also aligns with the goals of the Housing Action Plan and Implementation Framework to provide greater housing mix and innovation. The applicant has worked with City staff, incorporated the City's Advisory Design Panel's comments, and developed a project, building design, scale and massing which is sensitive to the existing, surrounding neighbourhood. This proposed triplex conforms with the intent and provisions of the new RT-2 zone for sensitive, residential infill projects.

Therefore, it is recommended that second reading be given to *Zone Amending Bylaw No. 7355-2017* and that this application be forwarded to Public Hearing.

"Original signed by Chee Chan"

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

"Original signed by Christine Carter"

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

"Original signed by Frank Quinn"

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

"Original signed by Paul Gill"

Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer

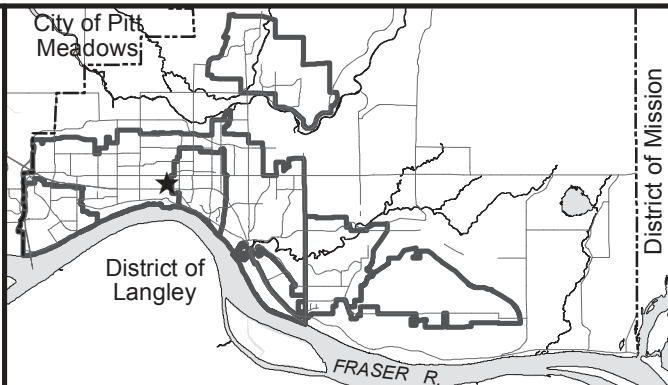
The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Zone Amending Bylaw No. 7355-2017
Appendix D – Site Plan
Appendix E – Building Elevation Plans
Appendix F – Landscape Plan

APPENDIX A



Scale: 1:2,000

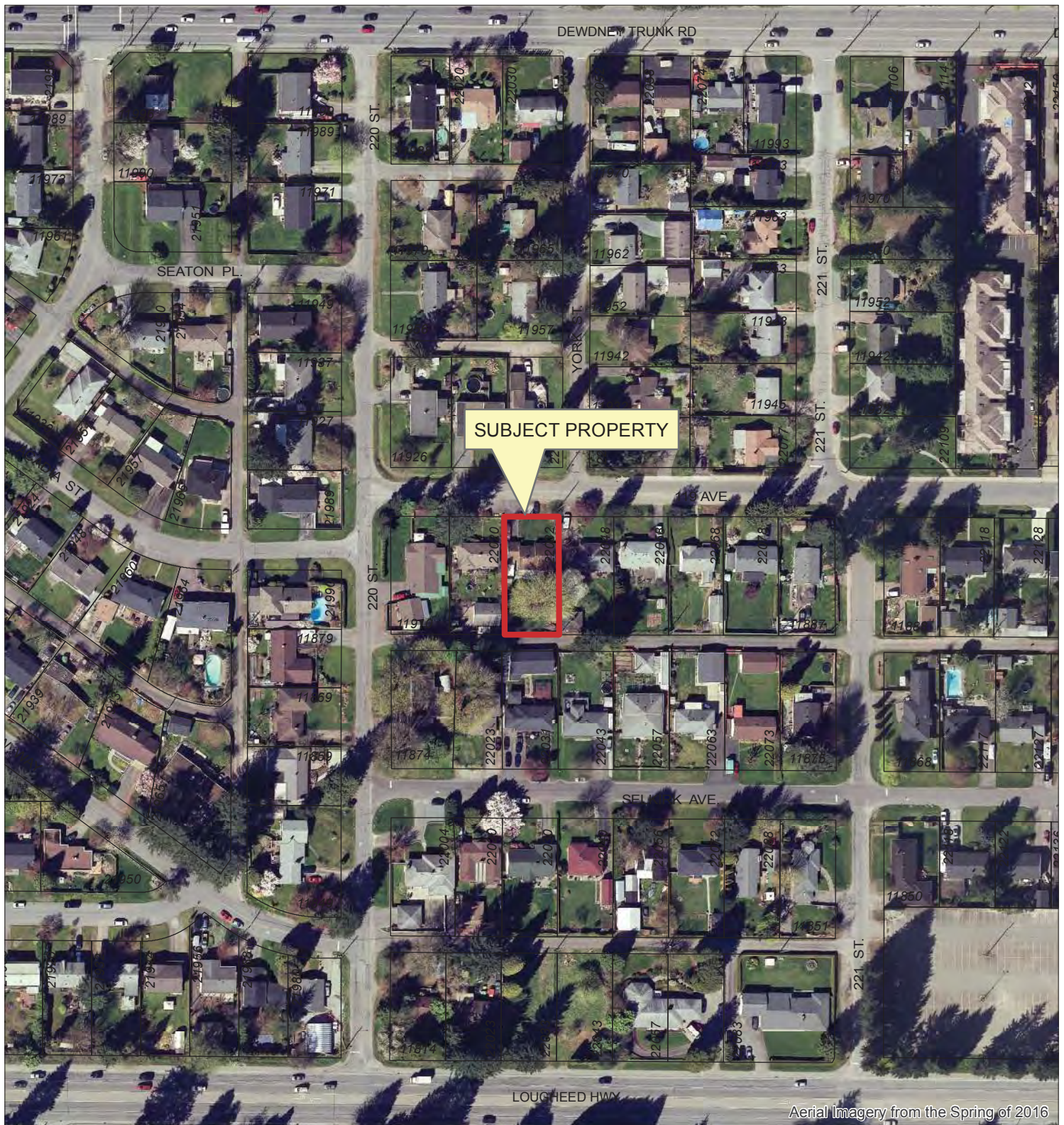


22032 119 AVENUE



FILE: 2017-221-RZ
DATE: May 31, 2017

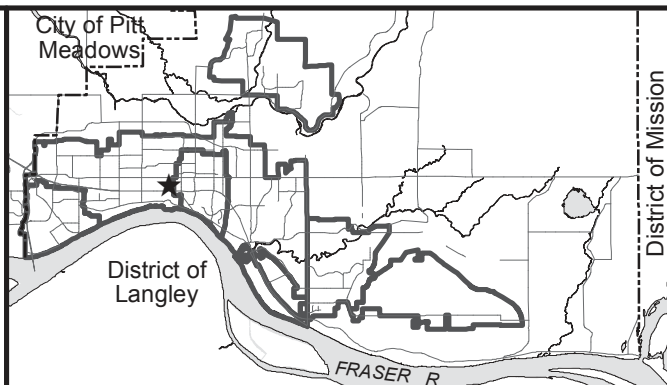
BY: PC



Aerial Imagery from the Spring of 2016



Scale: 1:2,000



22032 119 AVENUE

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2017-221-RZ
DATE: May 31, 2017

BY: PC

CITY OF MAPLE RIDGE BYLAW NO. 7355-2017

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7355-2017."
2. That parcel or tract of land and premises known and described as:

Lot 56 District Lot 397 Group 1 New Westminster District Plan 14049

and outlined in heavy black line on Map No. 1719 a copy of which is attached hereto and forms part of this Bylaw, is/are hereby rezoned to RT-2 (Ground-Oriented Residential Infill).

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

READ a first time the 11th day of July, 2017.

READ a second time the day of , 20

PUBLIC HEARING held the day of , 20

READ a third time the day of , 20

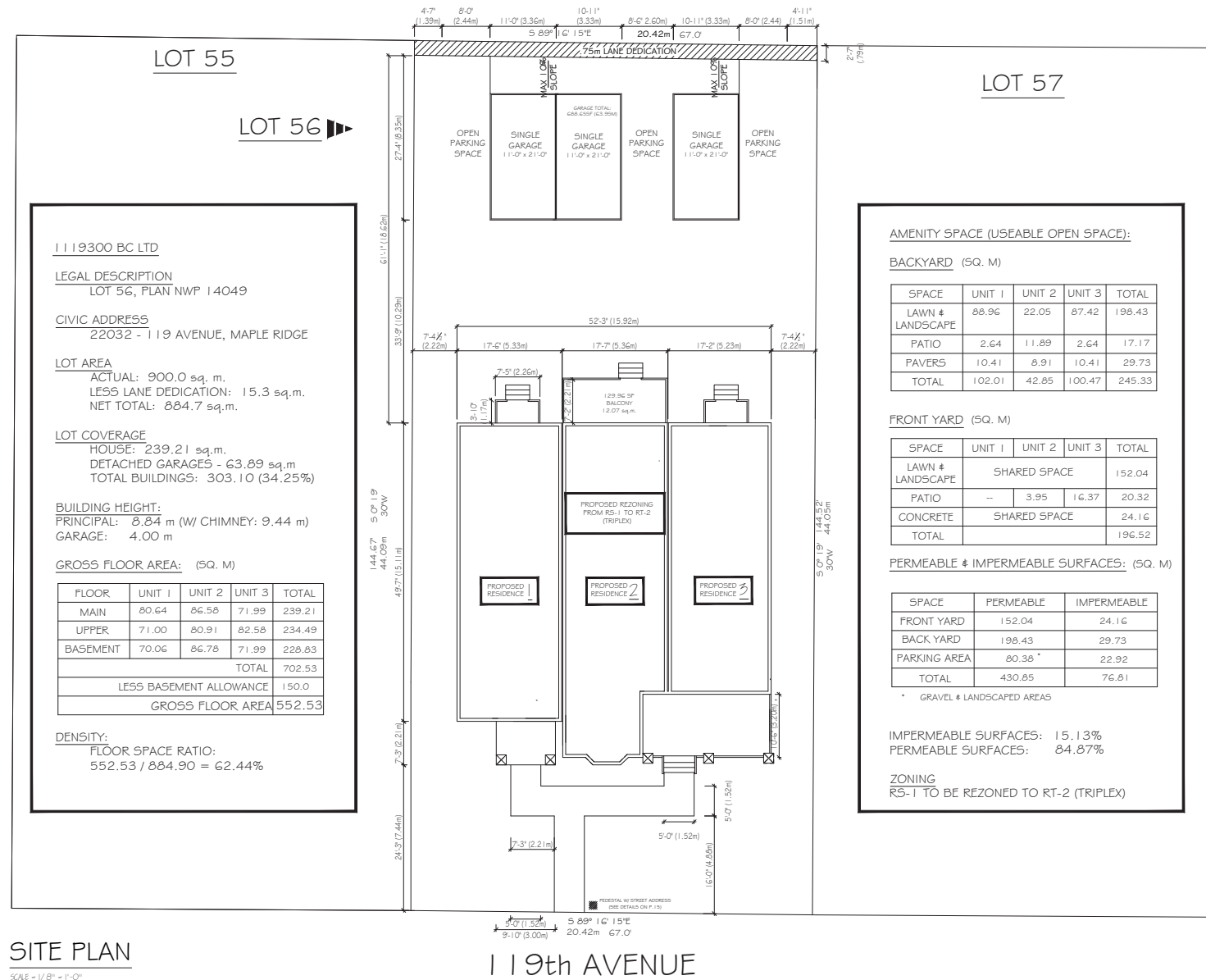
APPROVED by the Ministry of Transportation and Infrastructure this day of , 20

ADOPTED the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER

SCALE 1:2,000



2770 NADINA DRIVE
COQUITLAM, B.C. V3C 6A5
778-688-0505



THE DRAWINGS COMPLY TO
THE 2012 BCBC INCLUDING
DEC. 2014 REVISIONS

NO.	REVISION / ISSUE	DATE

PROJECT NAME AND ADDRESS
1119300 B.C. LTD.
FILE # 2017-221-RZ
22032-119 AVE, MAPLE RIDGE

DRAWING TITLE
PROPOSED TRIPLEX
SITE PLAN
LOT 56 PLAN NWP 14049

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DATE	JULY 7, 2018	4 OF 15
SCALE	AS NOTED	



1119300 B.C. L.T.D.
PROPOSED TRIPLEX
FILE #2017-221-RZ
 22032 119 AVENUE
 MAPLE RIDGE

LIST OF DRAWINGS:

1. SITE / NEIGHBOURHOOD CONTEXT PLAN
2. STREETSCAPE -- PLAN & PERSPECTIVE
3. STREETSCAPE -- PERSPECTIVES
4. SITE PLAN
5. MAIN FLOOR PLAN
6. UPPER FLOOR PLAN
7. BASEMENT FLOOR PLAN
8. BUILDING SECTIONS
9. EXTERIOR ELEVATIONS
10. GARAGE PLAN AND ELEVATIONS
11. PERSPECTIVES
12. LANDSCAPE PLAN
13. LANDSCAPE SECTION DRAWINGS 1
14. LANDSCAPE SECTION DRAWINGS 2
15. LANDSCAPE LIGHTING PLAN & DETAILS



FRONT PERSPECTIVE FROM 119 AVENUE

2770 NADINA DRIVE
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GKY DESIGNS INC.

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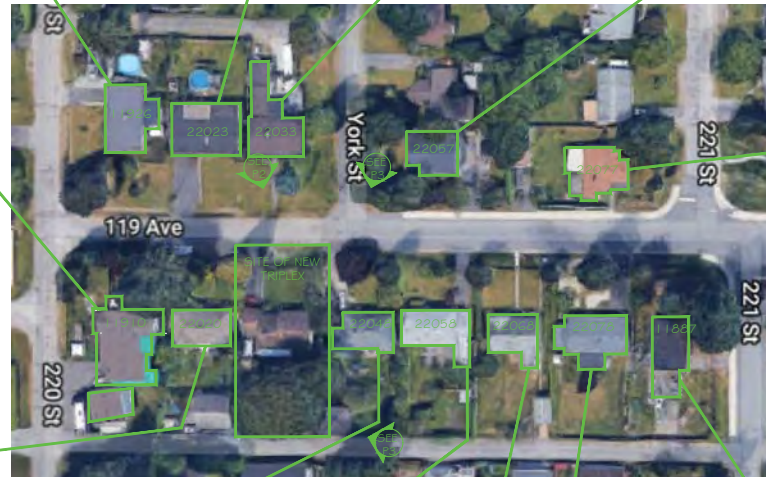
PROJECT NAME AND ADDRESS
 1119300 B.C. LTD.
 FILE # 2017-221-RZ
 22032-119 AVE, MAPLE RIDGE

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 PROPOSED TRIPLEX
 COVER PAGE
 LOT 56 PLAN NWP 14049

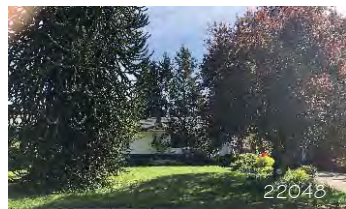
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THE LOT COVERAGE OF THE HOUSE ON 11910 220th STREET IS FAIRLY MASSIVE RELATIVE TO THE OTHER HOUSES ON THE BLOCK. ITS LOT COVERAGE IS FAIRLY SIMILAR TO THAT OF THE PROPOSED TRIPLEX. SEE P.2 FOR STREET PLAN VIEW WITH TRIPLEX RENDERED IN.



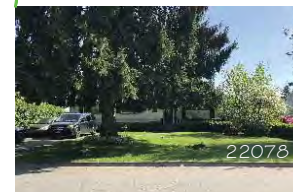
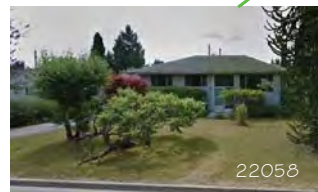
WHILE MOST HOUSES HAVE FRONT SETBACKS FARTHER THAN THE REQUIRED 7.5m, 22077 221st AVENUE, HAS A SETBACK ON 119th AVENUE SIGNIFICANTLY LESS THAN 7.5m.



AS WITH 22066, THE USE DOUBLE DOORS WALKING OUT ONTO A PATIO HAS BEEN IMPLEMENTED IN THE TRIPLEX DESIGN.



MOST HOUSES ON THE STREET HAVE ROOF LINES THAT SLOPE TOWARD THE STREET. THIS CHARACTERISTIC HAS BEEN USED IN THE DESIGN OF THE NEW TRIPLEX.



SITE / NEIGHBOURHOOD CONTEXT

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1119300 B.C. LTD.
FILE # 2017-221-RZ
22032-119 AVE, MAPLE RIDGE

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CONTEXT PLAN
LOT 56 PLAN NWP 14049

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TRIPLEX IN CONTEXT OF NEIGHBOURHOOD PLAN VIEW



TRIPLEX IN CONTEXT NW PERSPECTIVE

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FILE # 2017-221-RZ
22032-119 AVE, MAPLE RIDGE

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SITE CONTEXT
PLAN & PERSPECTIVE
LOT 56 PLAN NWP 14049

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DATE	JUNE 29, 2018	2 OF 15
SCALE	AS NOTED	





TRIPLEX IN CONTEXT NE PERSPECTIVE



TRIPLEX IN CONTEXT BACK LANE PERSPECTIVE

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NO.	REVISION / ISSUE	DATE

PROJECT NAME AND ADDRESS

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FILE # 2017-221-RZ
22032-119 AVE, MAPLE RIDGE

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CONTEXT PLAN
PERSPECTIVES
LOT 56 PLAN NWP 14049

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SCALE: $\frac{3}{16}'' = 1'-0''$



SCALE: $\frac{3}{8}'' = 1'-0''$



SCALE: $\frac{3}{16}'' = 1'-0''$



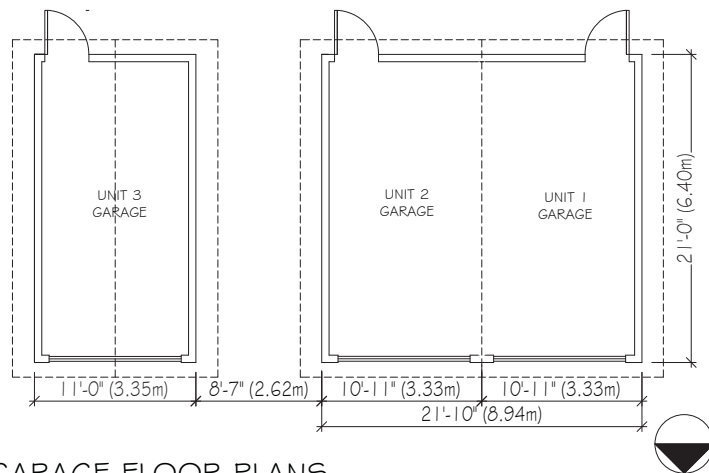
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**PROPOSED TRIPLEX
 EXTERIOR ELEVATIONS
 LOT 56 PLAN NWP 14049**

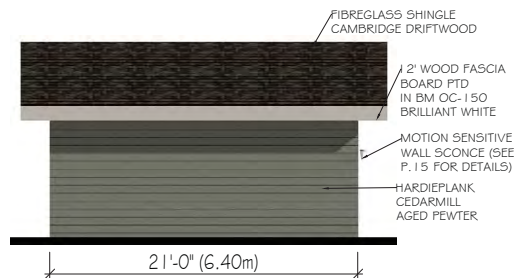
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GKY DESIGNS INC.



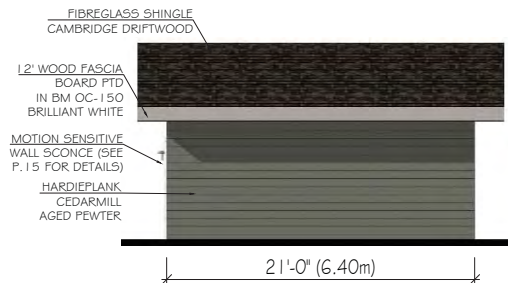
GARAGE FLOOR PLANS

SCALE = 1/16" = 1'-0"



GARAGE EAST ELEVATION

SCALE = 1/4" = 1'-0"



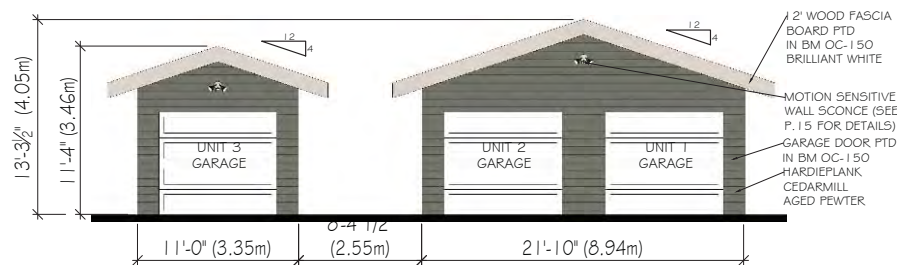
GARAGE WEST ELEVATION

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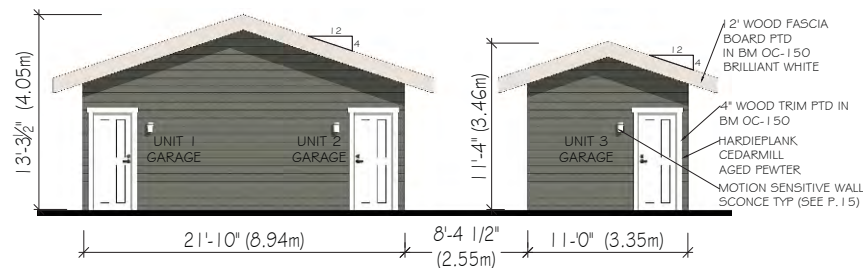
GARAGE SOUTH ELEVATION W/ LANDSCAPE

SCALE = 5/16" = 1'-0"



GARAGE SOUTH ELEVATION

SCALE = 1/4" = 1'-0"



GARAGE NORTH ELEVATION

SCALE = 1/4" = 1'-0"

2770 NADINA DRIVE
COQUITLAM, B.C. V3C 6A5
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THE DRAWINGS COMPLY TO
THE 2012 BCBC INCLUDING
DEC. 2014 REVISIONS

NO.	REVISION / ISSUE	DATE

PROJECT NAME AND ADDRESS

1119300 B.C. LTD.
FILE # 2017-221-RZ
22032-119 AVE, MAPLE RIDGE

DRAWING TITLE

PROPOSED TRIPLEX
LANDSCAPE SECTIONS 1
LOT 56 PLAN NWP 14049

DATE	G.Y.	DATE

10 OF 15



NW PERSPECTIVE



SE PERSPECTIVE



NE PERSPECTIVE



SW PERSPECTIVE

2770 NADINA DRIVE
COQUITLAM, B.C. V3C 6A5
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THE DRAWINGS COMPLY TO
THE 2012 BCBG INCLUDING
DEC. 2014 REVISIONS

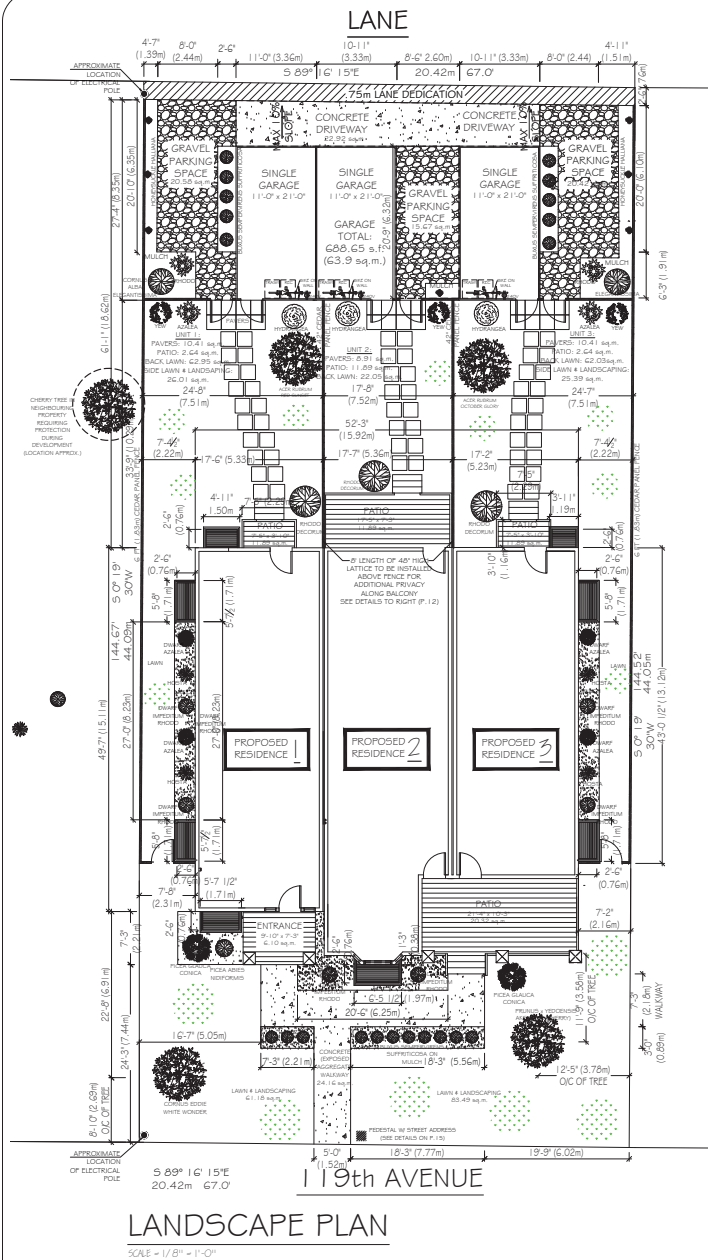
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PROJECT NAME AND ADDRESS
1119300 B.C. LTD.
FILE # 2017-221-RZ
22032-119 AVE, MAPLE RIDGE

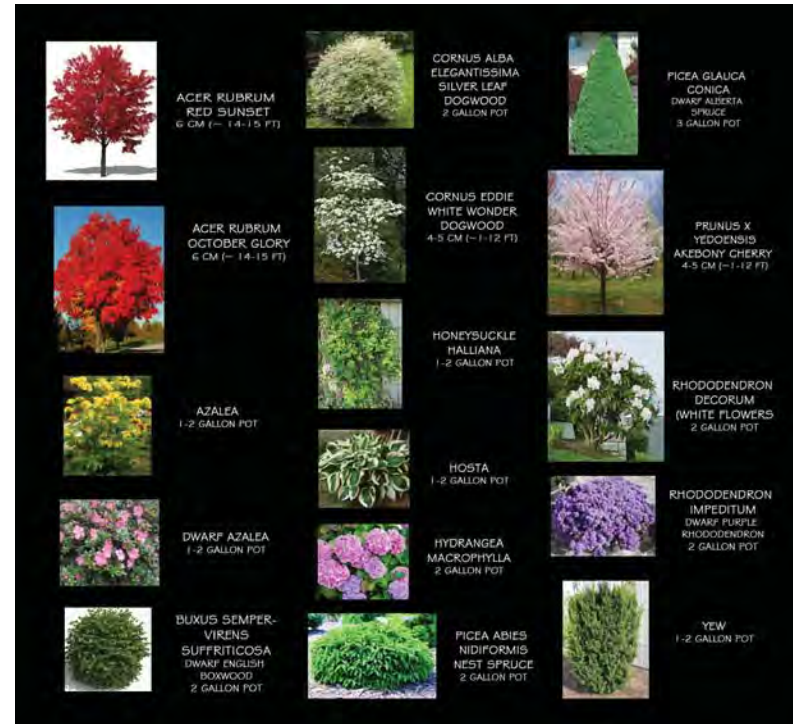
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**PROPOSED TRIPLEX
EXTERIOR PERSPECTIVES
LOT 56 PLAN NWP 14049**

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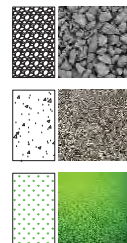
APPENDIX F



TREES & SHRUBS



MATERIALS LEGEND:



OPEN PARKING SPACE:
>8" PIT RUN TOPPED WITH
3/4" - CRUSHED ROCK

CONCRETE
EXPOSED AGGREGATE CONCRETE
DRIVEWAYS & WALKWAYS

INSTANT LAWN
SUPREME BLUEGRASS SOD
ALL EXTERIOR AREAS
BLEND (UN-NETTED) ON 1" PROCESSED
TOP SOIL



DECKING
PRESSURE TREATED WOOD DECKING
(UNIFORM HIGH QUALITY LODGEPOLE PINE)

PAVERS
EXPOSED AGGREGATE CONCRETE
24" X 24" SQUARE PAVERS

MULCH
CEDAR BARK CHIPS AROUND
TREES AND SHRUBS

CEDAR LATTICE DETAILS



WOOD: RED WESTERN CEDAR
THICKNESS: 1/2"
GRID OPENING: 1 3/4"

SCALE: 1" = 1'-0"

SCALE: 1 1/4" = 1'-0"

2770 NADINA DRIVE
COQUITLAM, B.C. V3C 6A5
778-688-0505

GKYTM DESIGNS INC.

THE DRAWINGS COMPLY TO
THE 2012 BCBC INCLUDING
DEC. 2014 REVISIONS

NO.	REVISION / ISSUE	DATE

PROJECT NAME AND ADDRESS

1119300 B.C. LTD.
FILE # 2017-221-RZ
22032-119 AVE, MAPLE RIDGE

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PROPOSED TRIPLEX
LANDSCAPE PLAN
LOT 56 PLAN NWP 14049

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<u>DATE</u>	JULY 7, 2018	
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2770 NADINA DRIVE
COQUITLAM, B.C. V3C 6A5
778-688-0505



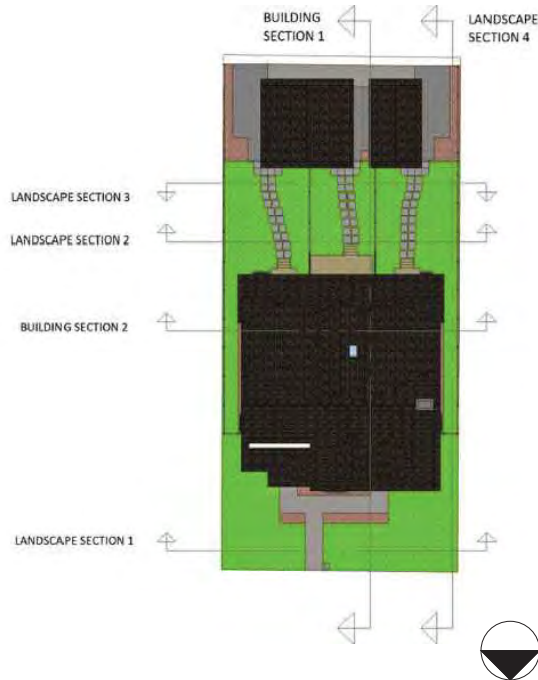
THE DRAWINGS COMPLY TO
THE 2012 BCBC INCLUDING
DEC. 2014 REVISIONS

NO.	REVISION / ISSUE	DATE

PROJECT NAME AND ADDRESS
1119300 B.C. LTD.
FILE # 2017-221-RZ
22032-119 AVE, MAPLE RIDGE

DRAWING TITLE
PROPOSED TRIPLEX
LANDSCAPE SECTIONS 1
LOT 56 PLAN NWP 14049

DESIGN	G.Y.	DATE
DATE	JULY 7, 2018	13 OF 15
SCALE	AS NOTED	



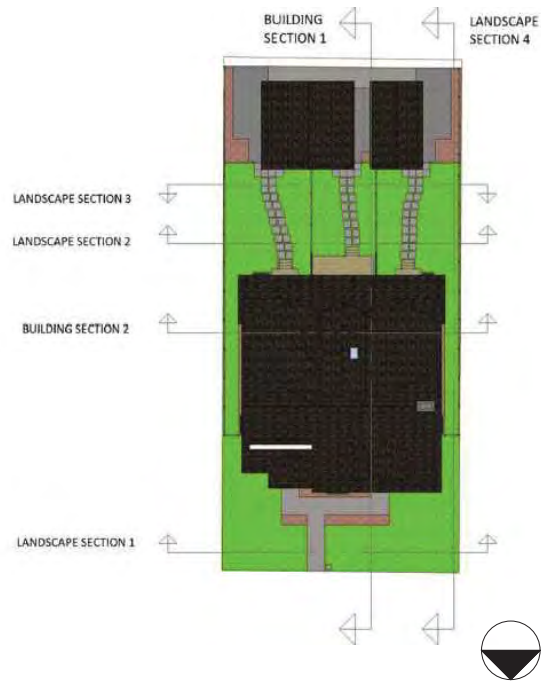
SECTION REFERENCE
SCALE: 1/4" = 1'-0"



LANDSCAPE SECTION 1
SCALE: 1/4" = 1'-0"



LANDSCAPE SECTION 2
SCALE: 1/4" = 1'-0"



SECTION REFERENCE

SCALE: 1/16" = 1'-0"



LANDSCAPE SECTION 3

SCALE: 1/4" = 1'-0"



LANDSCAPE SECTION 4

SCALE: 3/16" = 1'-0"

2770 NADINA DRIVE
COQUITLAM, B.C. V3C 6A5
778-688-0505



THE DRAWINGS COMPLY TO
THE 2012 BCBC INCLUDING
DEC. 2014 REVISIONS

NO.	REVISION / ISSUE	DATE

PROJECT NAME AND ADDRESS

1119300 B.C. LTD.
FILE # 2017-221-RZ
22032-119 AVE, MAPLE RIDGE

DRAWING TITLE

PROPOSED TRIPLEX
LANDSCAPE SECTIONS 2
LOT 56 PLAN NWP 14049

DATE	BY	DATE

14 OF 15

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: July 24, 2018
FILE NO: 2017-331-RZ
MEETING: Council
SUBJECT: Second Reading
Zone Amending Bylaw No. 7385-2017;
12260 Laity Street

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property located at 12260 Laity Street from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban (Medium Density) Residential), to permit a future subdivision of approximately 3 lots. Council granted first reading to Zone Amending Bylaw No. 7385-2017 and considered the early consultation requirements for the Official Community Plan (OCP) amendment on September 17, 2017. The minimum lot size for the current RS-1 (One Family Urban Residential) zone is 668m².

This application is in compliance with the OCP.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of \$5,100.00 per single family lot, for an estimated amount of \$10,200.00.

RECOMMENDATIONS:

- 1) That Zone Amending Bylaw No. 7385-2017 be given second reading, and be forwarded to Public Hearing;
- 2) That the following terms and conditions be met prior to final reading:
 - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii) Registration of a Restrictive Covenant for Stormwater Management and Fraser River Escarpment restrictions;
 - iii) Removal of existing building/s with a valid demolition permit;
 - iv) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site;
 - v) Payment for street trees along Laity Street; and

- vi) That a voluntary contribution, in the amount of \$10,200.00 (\$5,100.00 per lot) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

DISCUSSION:

1) Background Context:

Applicant: H & T Quality Homes Ltd.

Legal Description: Lot 12 District Lot 248 New Westminster District Plan LMP11733 Group 1.

OCP:

Existing: Urban Residential
Proposed: Urban Residential

Zoning:

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

OCP:

Existing: Urban Residential
Proposed: Urban Residential

Zoning:

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

Surrounding Uses:

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

Existing Use of Property: Single Family Residential
Proposed Use of Property: Single Family Residential
Site Area: 0.180 Hectares (0.44 acres)
Access: 122 B Avenue
Servicing requirement: Urban Standard

2) Project Description:

The application is to rezone the subject property from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban (Medium Density) Residential) to facilitate a 3 lot subdivision (Appendix D). The proposed subdivision will require the removal of the existing single family dwelling and accessory building that is located on the subject property. The RS-1b zone (One Family Urban (Medium Density) Residential) zone requires a minimum parcel size of 557 m² with a minimum width of 15 m and depth of 27 m.

3) Planning Analysis:

i) Official Community Plan:

The development site is currently designated Urban Residential. This designation permits a range of housing types, densities and infill opportunities within the Urban Area boundary in which the subject property is located. The Urban Residential Designation is broken into two categories and the subject property is located within the Major Corridor Residential category. The Major Corridor Residential category provides for a variety of housing forms which include single detached dwellings. The proposed development is in compliance with the OCP.

ii) Zoning Bylaw:

The current application proposes to rezone the property located at 12260 Laity Street from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban (Medium Density) Residential) to permit the subdivision of the property into approximately 3 residential lots. The minimum lot size for the current RS-1 (One Family Residential) zone is 668m², and the minimum lot size for the proposed RS-1b (One Family Urban (Medium Density) Residential) zone is 557m².

4) Interdepartmental Implications:

i) Engineering Department:

The subject property fronts onto 122B Street and Laity Street. Access to the proposed lots will be limited to 6m wide driveways off 122B Street. There is sanitary sewer and storm mains fronting along 122B Street and water mains on Laity Street and 122 B Avenue.

ii) Fire Department:

The house and accessory structures located on the subject property will be removed and need to be done under a valid demolition permit. Once, the current structures are vacated they must be secured in accordance with Maple Ridge Vacant / Abandoned Building Bylaw No. 6958-2012.

iii) Building:

The subject property is located within the Fraser River Escarpment area; therefore, no infiltration is permitted. A comprehensive site grading plan will be required.

CONCLUSION:

It is recommended that second reading be given to Zone Amending Bylaw No. 7385-2017, and that application 2017-331-RZ be forwarded to Public Hearing.

“Original signed by Wendy Cooper”

Prepared by: Wendy Cooper, MCIP, RPP
Senior Planning Technician

“Original signed by Christine Carter”

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

“Original signed by Frank Quinn”

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

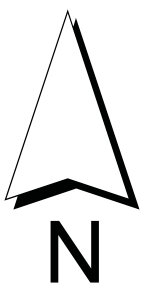
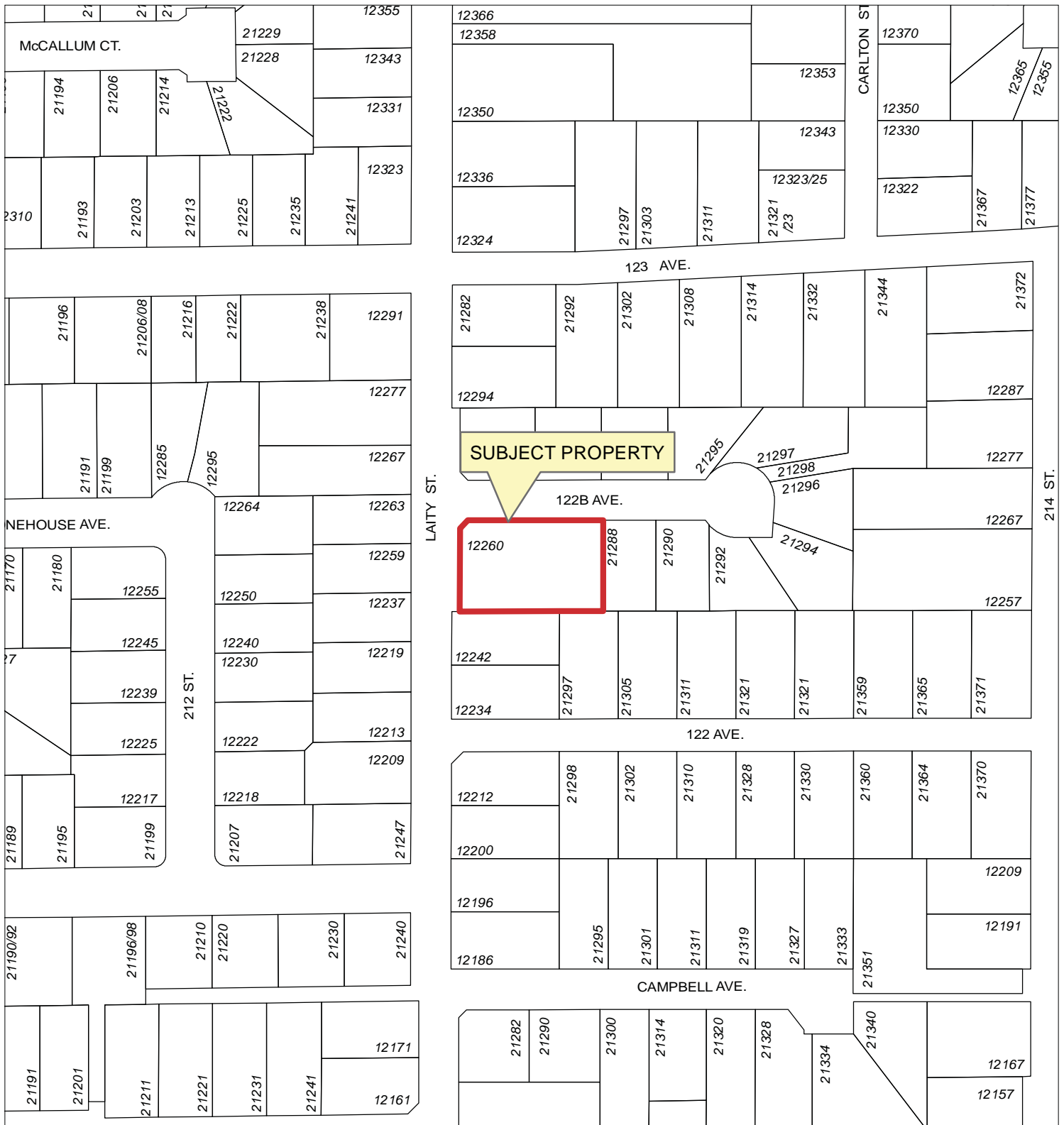
“Original signed by Paul Gill”

Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer

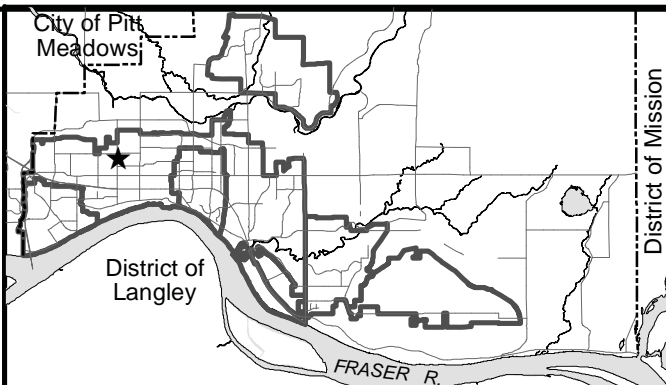
The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Zone Amending Bylaw No. 7385-2017
Appendix D – Proposed Subdivision layout

APPENDIX A



Scale: 1:2,000



12260 LAITY STREET

PLANNING DEPARTMENT



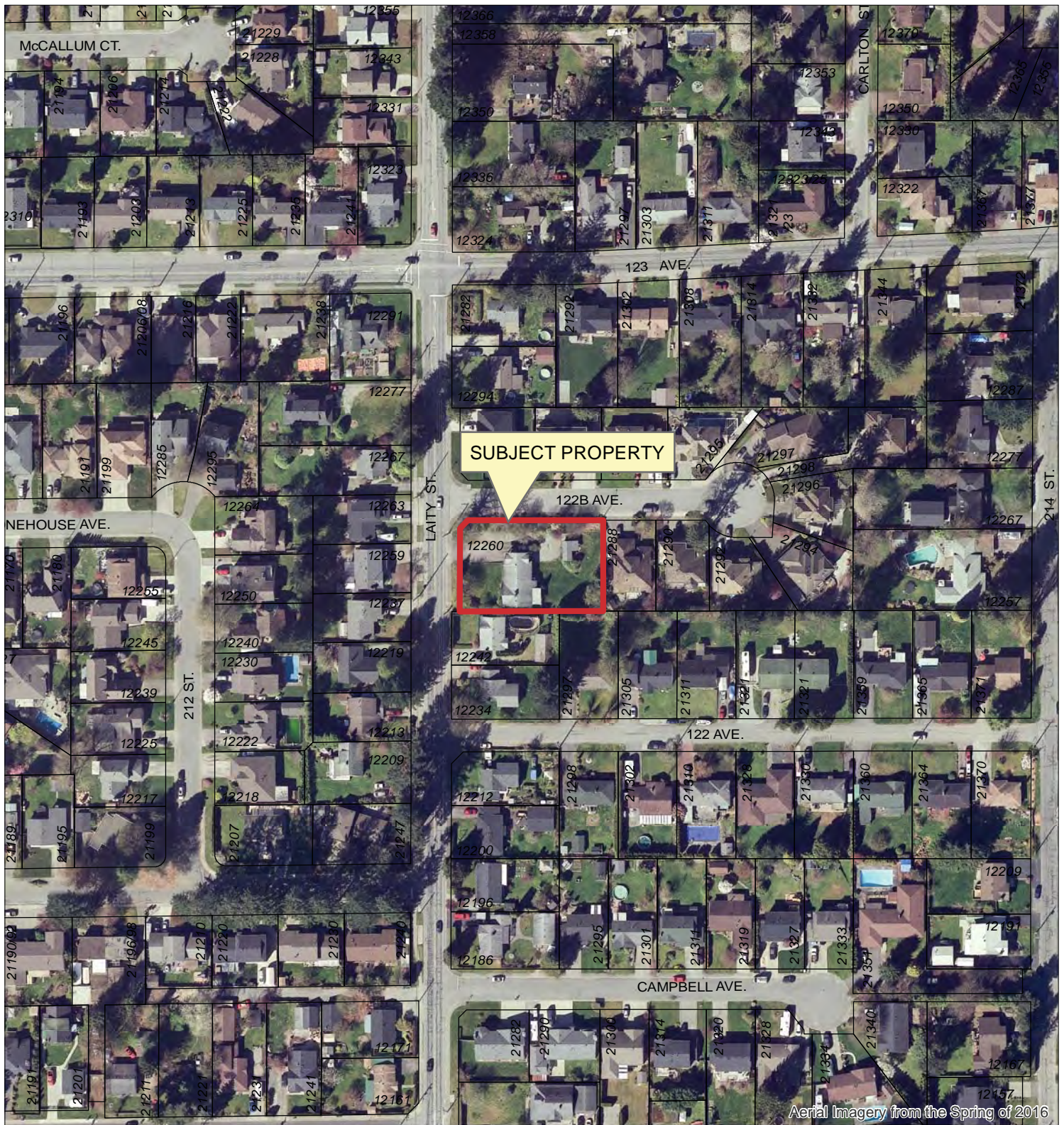
MAPLE RIDGE

British Columbia

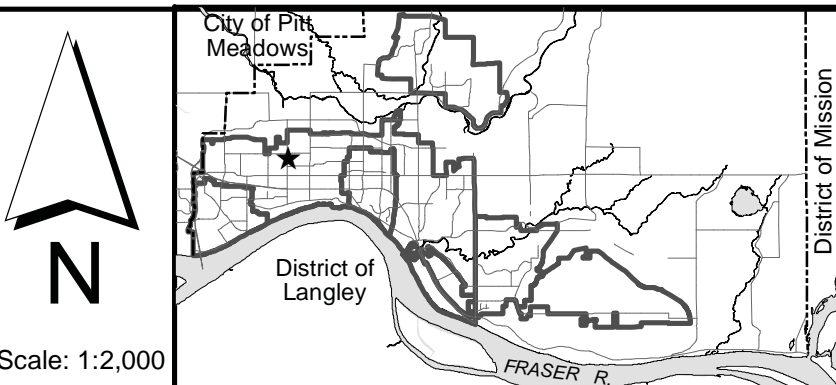
mapleridge.ca

FILE: 2017-331-RZ
DATE: Jul 31, 2017

BY: PC



Aerial Imagery from the Spring of 2016



12260 LAITY STREET

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2017-331-RZ
DATE: Jul 31, 2017

BY: PC

CITY OF MAPLE RIDGE

BYLAW NO. 7385-2017

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7385-2017."
2. That parcel or tract of land and premises known and described as:

Lot 12 District Lot 248 Group 1 New Westminster District Plan LMP11733

and outlined in heavy black line on Map No. 1731 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RS-1b (One Family Urban (Medium Density) Residential).

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

READ a first time the 19th day of September, 2017.

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

PUBLIC HEARING held the day of , 20

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

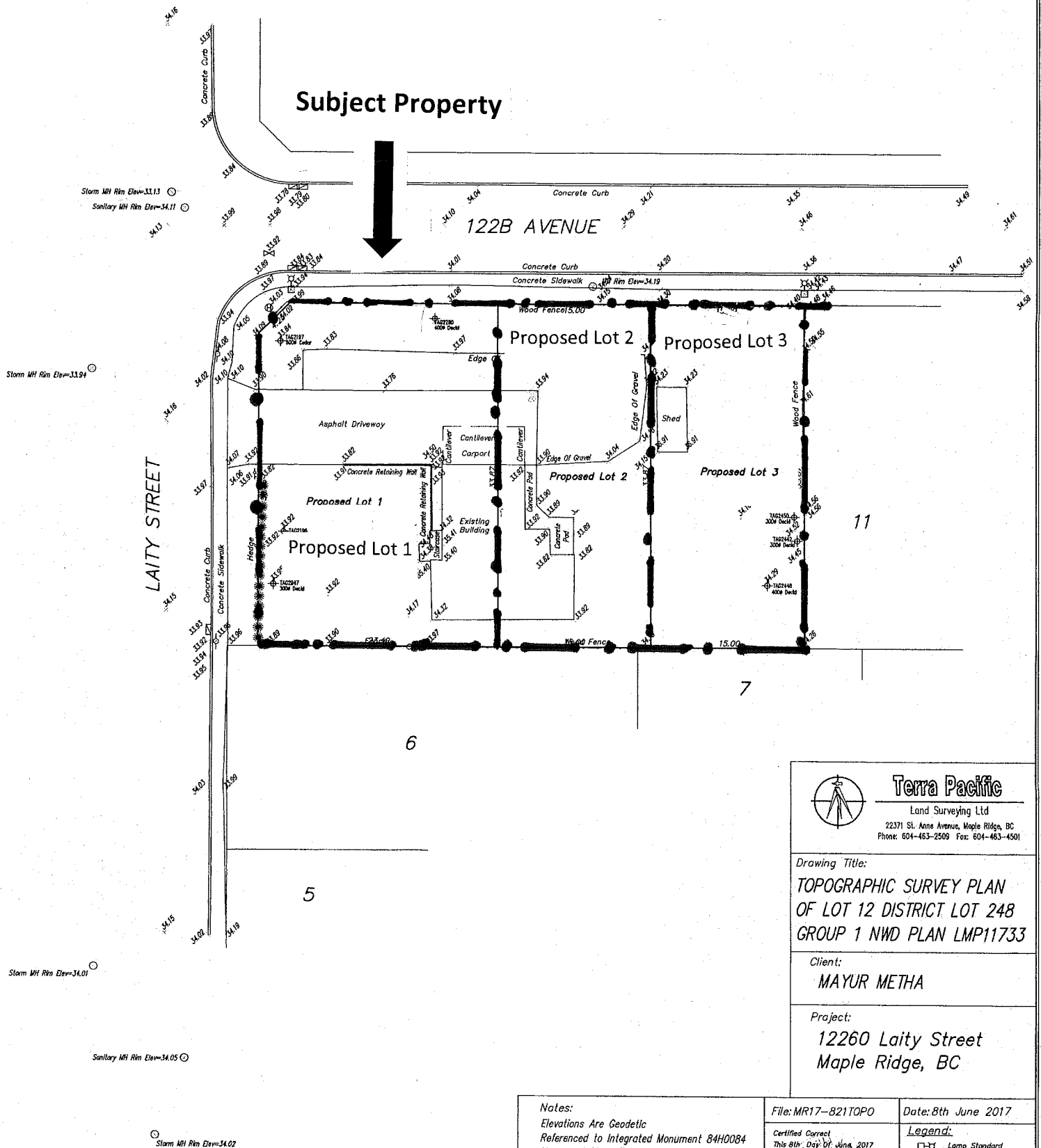
ADOPTED the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



Subject Property



Terra Pacific

Land Surveying Ltd

22371 St. Anne Avenue, Maple Ridge, BC
Phone: 604-463-2509 Fax: 604-463-4501

Drawing Title:

**TOPOGRAPHIC SURVEY PLAN
OF LOT 12 DISTRICT LOT 248
GROUP 1 NWD PLAN LMP11733**

Client:

MAYUR METHA

Project:

**12260 Laity Street
Maple Ridge, BC**

Notes:

Elevations Are Geodetic
Referenced to Integrated Monument 84H0084
Monument Elevation: 31.961m
Lot Dimensions Are Based On Current Legal
Legal Survey
Current Zoning: RS-1
Proposed Zoning RS-1B

File: MR17-821TOPO

Date: 8th June 2017

Certified Correct
This 8th Day of June, 2017

[Signature]
Mike Bernemann, BCLS

Legend:

- Lamp Standard
- ⊕ Tree
- Ground Elevation
- Water Valve
- Manhole
- Catch Basin
- Power Pole
- Fire Hydrant
- Cleanout

City of Maple Ridge

TO:	Her Worship Mayor Nicole Read and Members of Council	MEETING DATE:	July 24, 2018
FROM:	Chief Administrative Officer	FILE NO:	2015-297-DVP
		MEETING:	Council
SUBJECT:	Development Variance Permit 23025, 23054, 23060 and 23075 Lougheed Highway		

EXECUTIVE SUMMARY:

Development Variance Permit application (2015-297-DVP) has been received in conjunction with a application for the properties at 23025, 23054, 23060 and 23075 Lougheed Highway (Appendix A and B) to construct an approximately 125 unit townhouse complex. The requested variance is to relax the setback along the cul-de-sac from 7.5 metres to 6 metres to the front face of the units, with further reductions for the front covered porches and roof projections. The property is zoned RM-1 (Townhouse Residential) and a separate report is before Council to issue Development Permit 2015-297-DP in conjunction with OCP Section 8.7 Multi-Family Development Permit Area Guidelines.

It is recommended that Development Variance Permit 2015-297-DVP be approved.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2015-297-DVP respecting property located at 23025, 23054, 23060 and 23075 Lougheed Highway.

DISCUSSION:

a) Background Context

Applicant: Polygon Development 309 Ltd. (Craig Simms)

Legal Description: Parcel "One" (Explanatory Plan 8328) of Parcel "J" (Reference Plan 3829) Except: Part on Statutory Right of Way Plan 71204; District Lots 402 and 403 Group 1 New Westminster District;
Parcel "L" (Reference Plan 3957) of Parcel "J" (Reference Plan 3829),
Except: Firstly : Part on Statutory Right Of Way Plan 4834; Secondly:
Part Lying South of Road Shown on Statutory Right Of Way Plan 4834;
Thirdly : Part On Statutory Right of Way Plan 71204; District Lots 402 and 403 Group 1 New Westminster District;
Lot 31 District Lots 402 and 403 Group 1 New Westminster District Plan 61595; and
Lot 32 District Lots 402 and 403 Group 1 New Westminster District Plan 61595

OCP :

Existing: Urban Residential and Conservation

Zoning:

Existing: RM-1 (Townhouse Residential)

Surrounding Uses

North:	Use:	Park and School
	Zone:	CD-1-89 (Assembly, Civic, Park & School)
	Designation:	Institutional
South:	Use:	Townhouse Site (Vacant)
	Zone:	RM-1 (Townhouse Residential)
	Designation:	Urban Residential
East:	Use:	Commercial with Rental Apartments, Park and Townhouse Sites (vacant)
	Zone:	C-1(Neighbourhood Commercial), P-1 (School and Park) and RM-1 (Townhouse Residential)
	Designation:	Commercial and Urban Residential
West:	Use:	Residential and Conservation
	Zone:	R-2 (Urban Residential District) and RS-3 (One Family Rural Residential)
	Designation:	Urban Residential and Conservation
Existing Use of Property:		Vacant
Proposed Use of Property:		Residential
Site Area:		2.96 Ha. (7.3 Acres)
Access:		Cul-de-sac (Palarina Place)
Servicing:		Urban
Previous Applications:		2015-297-RZ

a) Project Description:

This proposal is for a 125 unit townhouse development, consisting of 25 buildings, ranging between two (2) and five (5) units in a building. There will be three (3) separate colour schemes to bring variety and create a better sense of place. It is part of a comprehensively planned community to be developed in a series of phases with pedestrian trails, a public plaza, parks, commercial use, single residential lots and a common recreational facility.

b) Variance Analysis:

The Zoning Bylaw establishes general minimum and maximum regulations for development. A Development Variance Permit allows Council some flexibility in the approval process.

The requested variances and rationale for support are described below (see Appendix C). The following is proposed:

1. Maple Ridge Zoning Bylaw No. 3510-1985, 602 RM-1 Townhouse Residential District Section 6. Siting a) - to vary the exterior side setback (to the cul-de-sac) for Building 3 and 4 from 7.5 metres to:
 - 6.19 metres to the closer front faces and 6.95 m to the further front faces;
 - 5.58 metres for the building overhangs;
 - 4.33 metres to the front balcony posts; and
 - 4.15 metres to the front balcony overhang.

This will allow for a stronger pedestrian environment being created along the cul-de-sac and the public plaza developed as part of this phase at the corner of Lougheed Highway and the cul-de-

sac, the future commercial / apartment rental building and amenity facility both to be built across the street as part of future phases of this comprehensively planned development.

2. Maple Ridge Zoning Bylaw No. 3510-1985, 602 RM-1 Townhouse Residential District Section 6. Siting a) - to vary the front setback (to Lougheed Highway) for Buildings 25 from 7.5 metres to:
 - 4.72 metres to the closer front faces and 4.42 for its associated overhang; and
 - 5.67 metres to the further front faces and 5.37 for its associated overhang.

This is necessitated by environmental and geotechnical constraints shifting units in the area north closer to the Lougheed Highway to enhance environmental protection. Measures including thicker landscaping and triple glazing will be introduced to mitigate the noise impact from Lougheed Highway.

3. Maple Ridge Zoning Bylaw No. 3510-1985, 602 RM-1 Townhouse Residential District Section 6. Siting a) - to vary the front setback (to Lougheed Highway) for Buildings 26 from 7.5 metres to:
 - 5.04 metres to the closer front faces and 4.74 for its associated overhang; and
 - 6.00 metres to the further front faces and 5.70 for its associated overhang.

This is necessitated by environmental and geotechnical constraints shifting units in the area north closer to the Lougheed Highway to enhance environmental protection. Measures including thicker landscaping and triple glazed windows or a similar acoustic rated window on the bedroom that faces on to Lougheed will be introduced to mitigate the noise impact from Lougheed Highway.

4. Maple Ridge Zoning Bylaw No. 3510-1985, 602 RM-1 Townhouse Residential District Section 6. Siting a) - to vary the interior side setback to Unit 125 in Building 28 from 6.0 metres to:
 - 4.52 metres to the south lot line;
 - 4.00 metres to the closer face and 4.87 m to the further face to the south lot line;
 - 4.87 metres to the building overhangs to the south lot line;
 - 3.78 metres to the balcony posts to the south lot line; and
 - 3.42 metres to the balcony overhang to the south lot line.

This is necessitated by environmental and geotechnical constraints to accommodate one unit at the south end of this building containing five (5) townhouse units.

5. Maple Ridge Zoning Bylaw No. 3510-1985, 602 RM-1 Townhouse Residential District Section 8. Other Regulations d) - to vary the minimum required open space for 3 bedroom units from a minimum of 45 square metres to a minimum of not less than 28.2 square metres as specified for each lot in the table in Appendix C:

The bullets below summarize the proposed townhouse yard reductions. They propose to balance this by increasing the minimum requirement of 5% common open space required for the overall site by the amount reduced for the individual yards. This will allow a hillside area to be preserved as passive open space, an east-west pedestrian trail to give the general public from the residential area to the west (e.g. Telosky Avenue / Harrison Street area) access the new Central Park and commercial area as well as townhouse residents access their Clubhouse in the future phase and to develop the Public Plaza at the corner of Dewdney Trunk Road and the cul-de-sac for public use.

The yard breakdown is:

- 6.4% (8 yards) will exceed the minimum area;
- 39.2% (49 yards) will be between 80% – 99% of the minimum;
- 17.6% (22 yards) will be between 70% - 79% of the minimum; and
- 36.8% (46 yards) will be between 63% – 69% of the minimum.

The smallest yard will be 28.2 square metres or just over 300 square feet.

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

CONCLUSION:

The proposed variances are justified to support the future pedestrian environment along the cul-de-sac, accommodate environmental constraints on the northern part of the site and to create a higher level of public access to the open spaces associated with this development.

It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2015-297-DVP.

“Original signed by Adrian Kopystynski”

**Prepared by: Adrian Kopystynski, MCIP, RPP, MCAHP
Planner**

“Original signed by Christine Carter”

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

“Original signed by Frank Quinn”

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

“Original signed by Paul Gill”

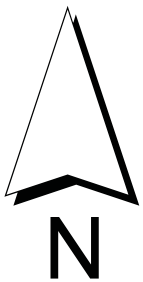
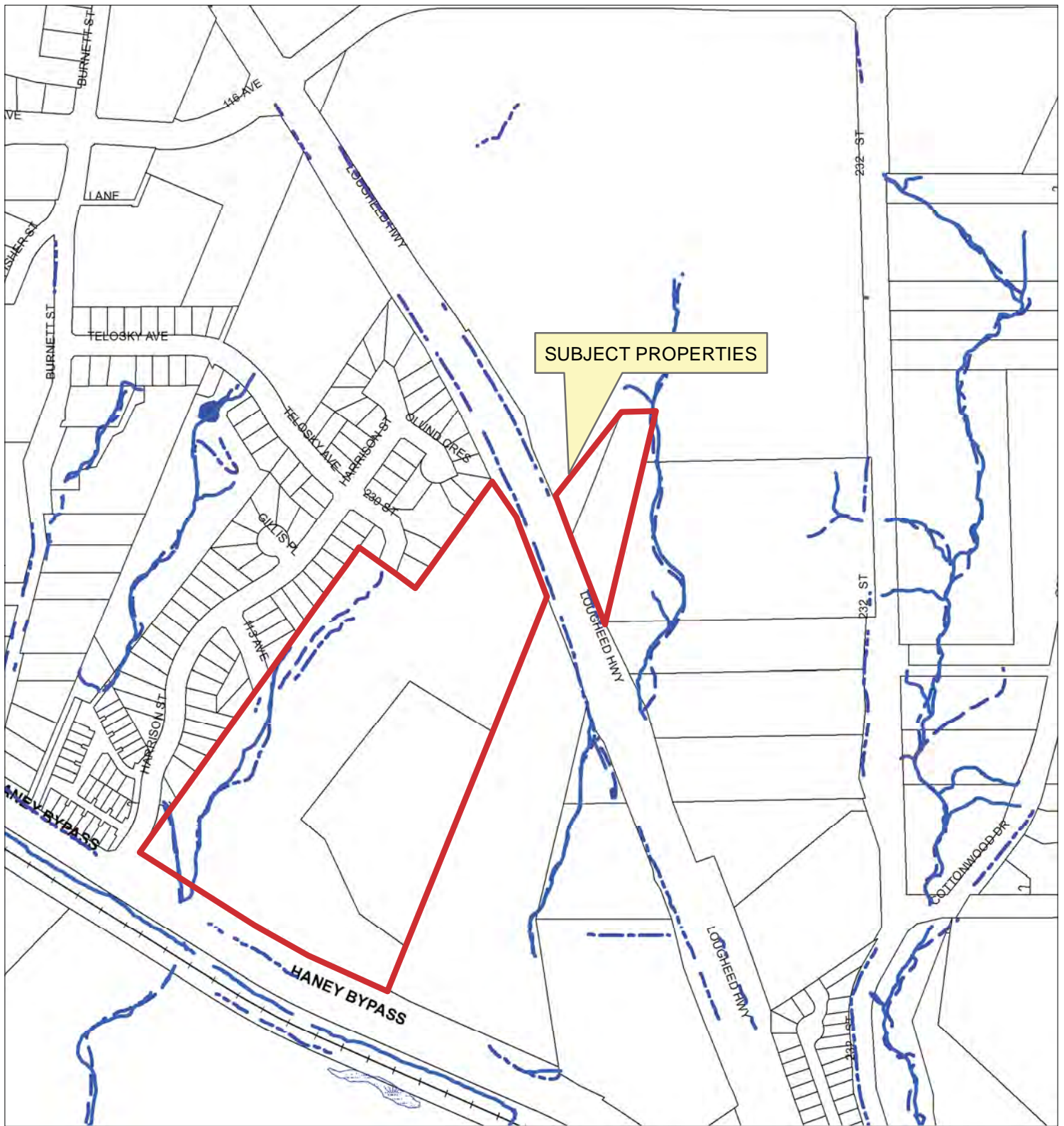
**Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map







Appendix B – Ortho Map

Appendix C – Key Plan and details about requested Variances



Scale: 1:4,700

Legend

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

23025/23054/23060/23075 LOUGHEED HWY

PLANNING DEPARTMENT



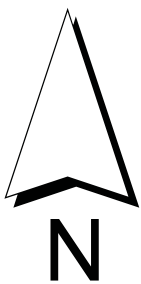
MAPLE RIDGE

British Columbia

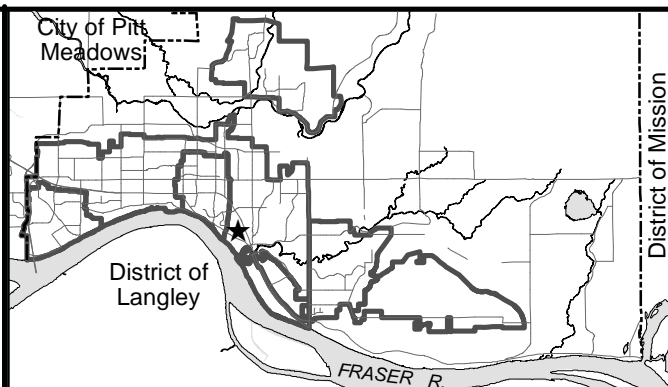
mapleridge.ca

FILE: 2015-297
DATE: Jul 10, 2018

BY: LP



Scale: 1:4,700

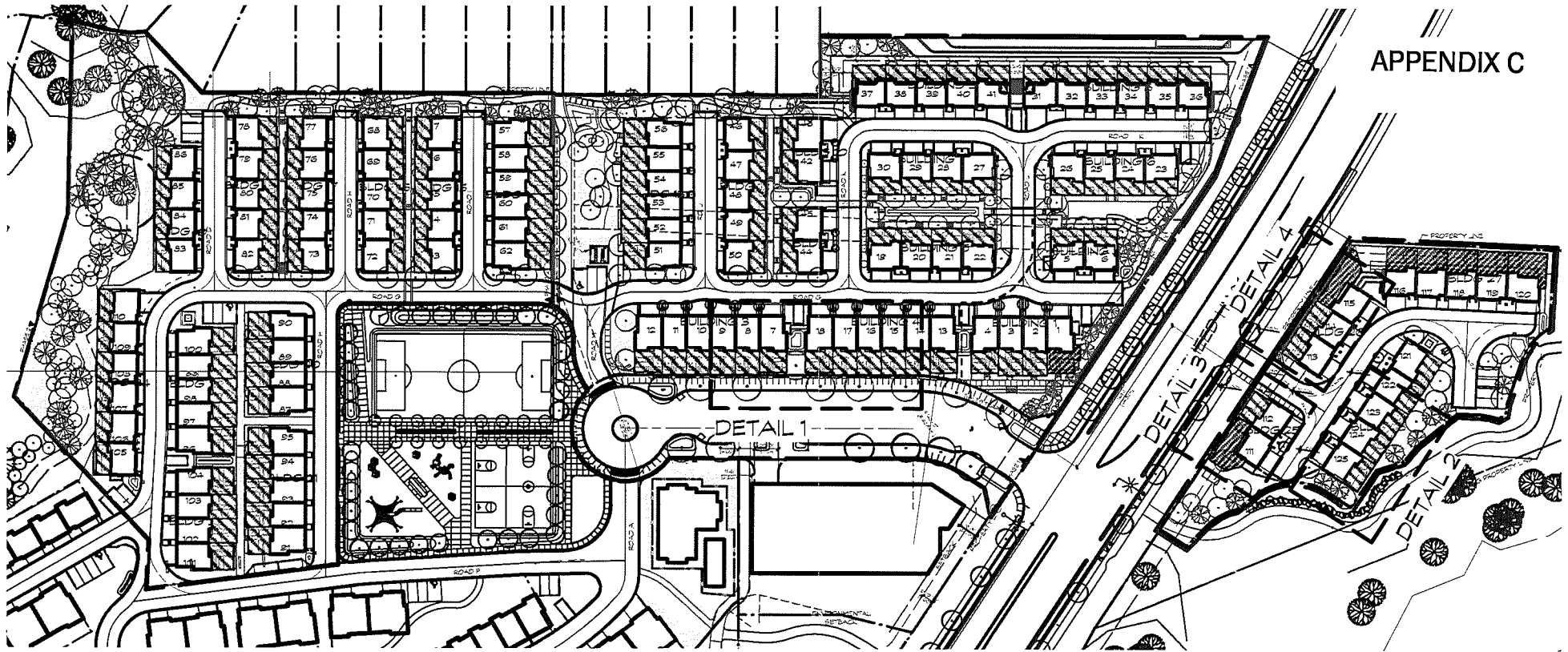


23025/23054/23060/23075 LOUGHEED HWY

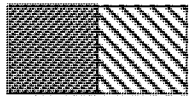


FILE: 2015-297
DATE: Jul 10, 2018

BY: LP



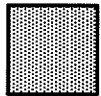
○ OUTDOOR AREAS - LOT B
Scale: 1:1500



PRIVATE REAR YARDS

YARDS RANGE FROM 304 sf (28.2 m²) TO 495 sf (45.98 m²) IN AREA

TOTAL AREA PROVIDED = 47,094.4 sf (4,375.2 m²) = 34.45 m² / UNIT



PUBLIC OUTDOOR SPACE

TOTAL OUTDOOR SPACE WITHIN THE PROPERTY LINES EXCLUDING HOUSES, ROAD, STALLS, ETC.

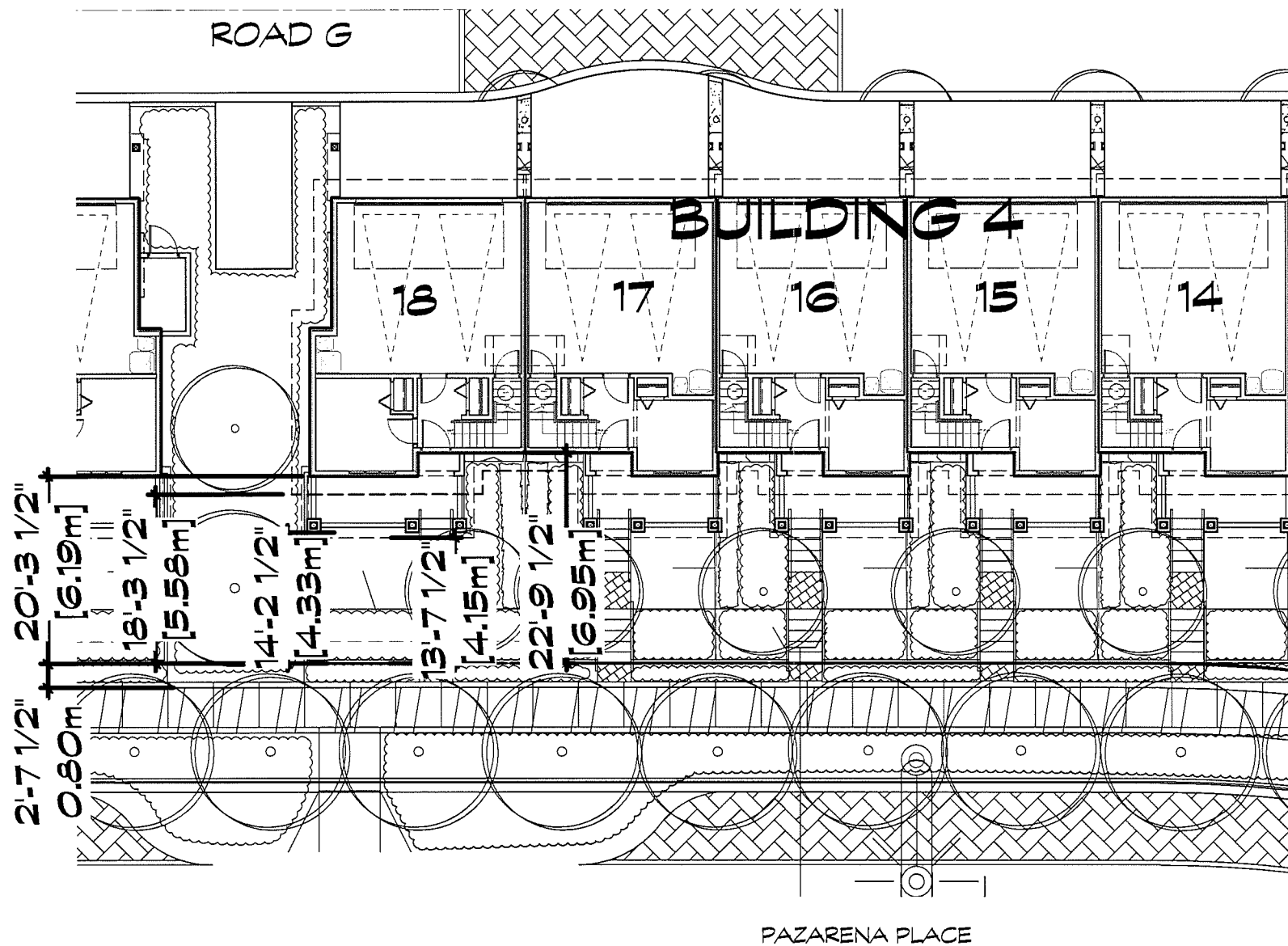
PROVIDED = 31,708 sf (2,945.77 m²)

PROVIDED OUTDOOR + PROVIDED PRIVATE OUTDOOR = 78,802.5 sf (7,321 m²)

REQUIRED = 45 m² / UNIT = 61,515.7 sf (5,715 m²)



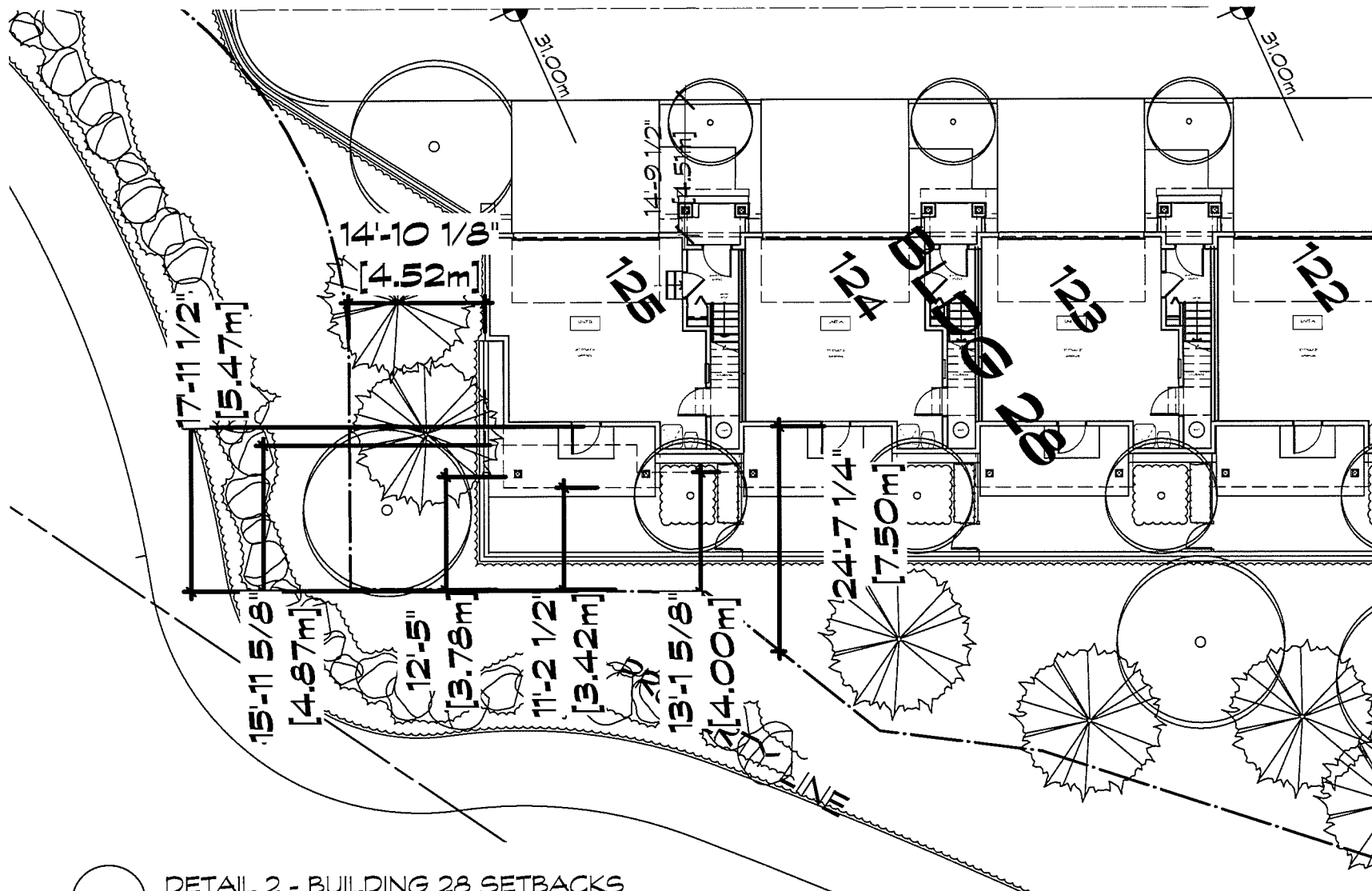
NOTE: THE YARDS IDENTIFIED BY NOTED HATCH PATTERN MAY BE REDUCED TO NOT LESS THAN 45 SQ METRES AND THE DIFFERENCE INCLUDED IN THE COMMON OPEN SPACE AREA ON THE SITE




○ DETAIL 1 - BUILDINGS 3&4
Scale: 1/16" = 1'-0"

Exterior Side lot line along Palerina Place for Buildings 3 and 4:
From 7.5 m to:

- ☒ 6.19 m to closer front faces and 6.95 m to further away front faces
- ☒ 5.58 m for the building overhangs
- ☒ 4.33 m to the front balcony posts
- ☒ 4.15 to the front balcony overhang

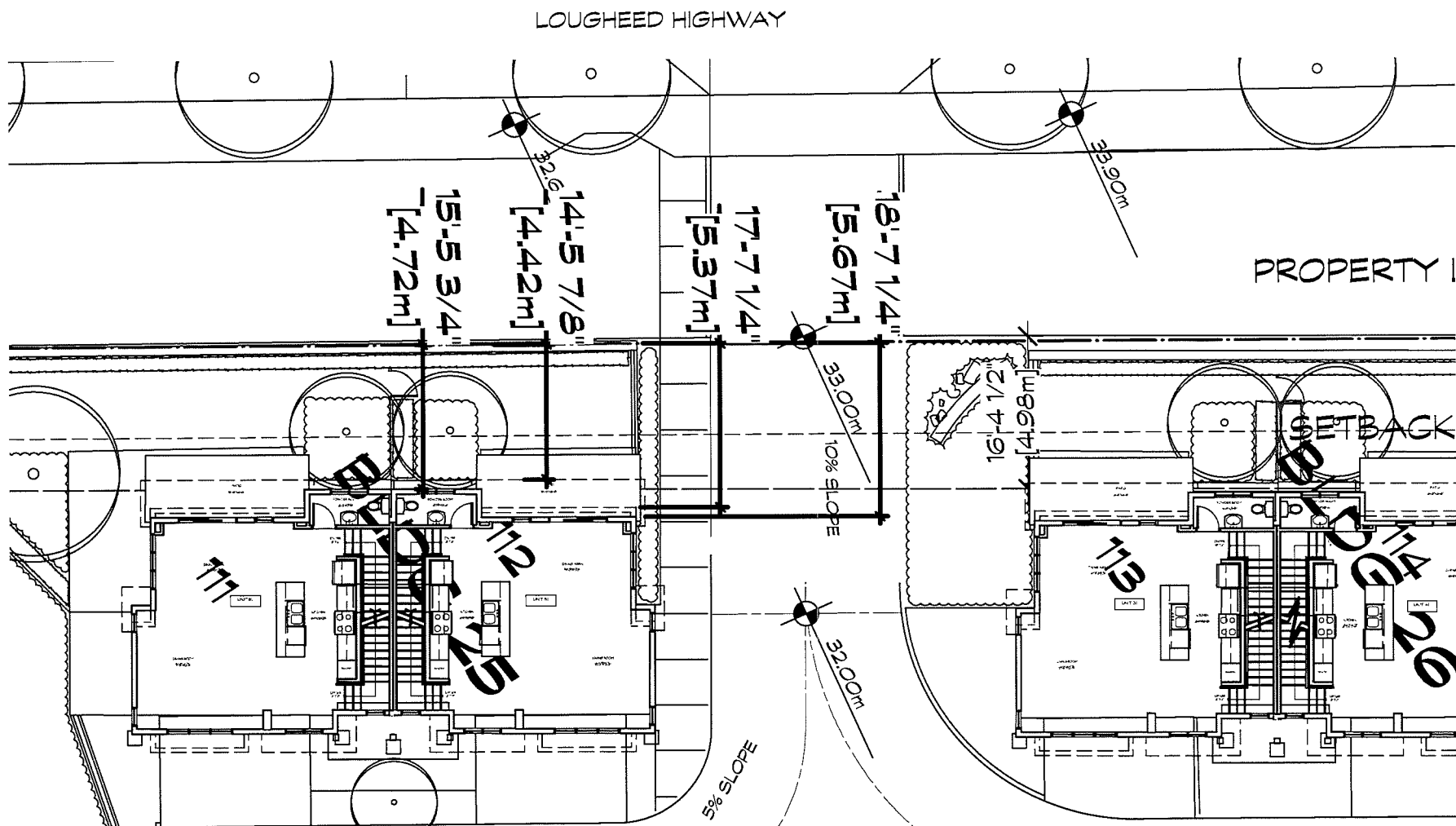



DETAIL 2 - BUILDING 28 SETBACKS
 Scale: 1/16" = 1'-0"

Interior lot line setback variances along lot lines for Unit 125 in Buildings 28:

From 6.0 m to:

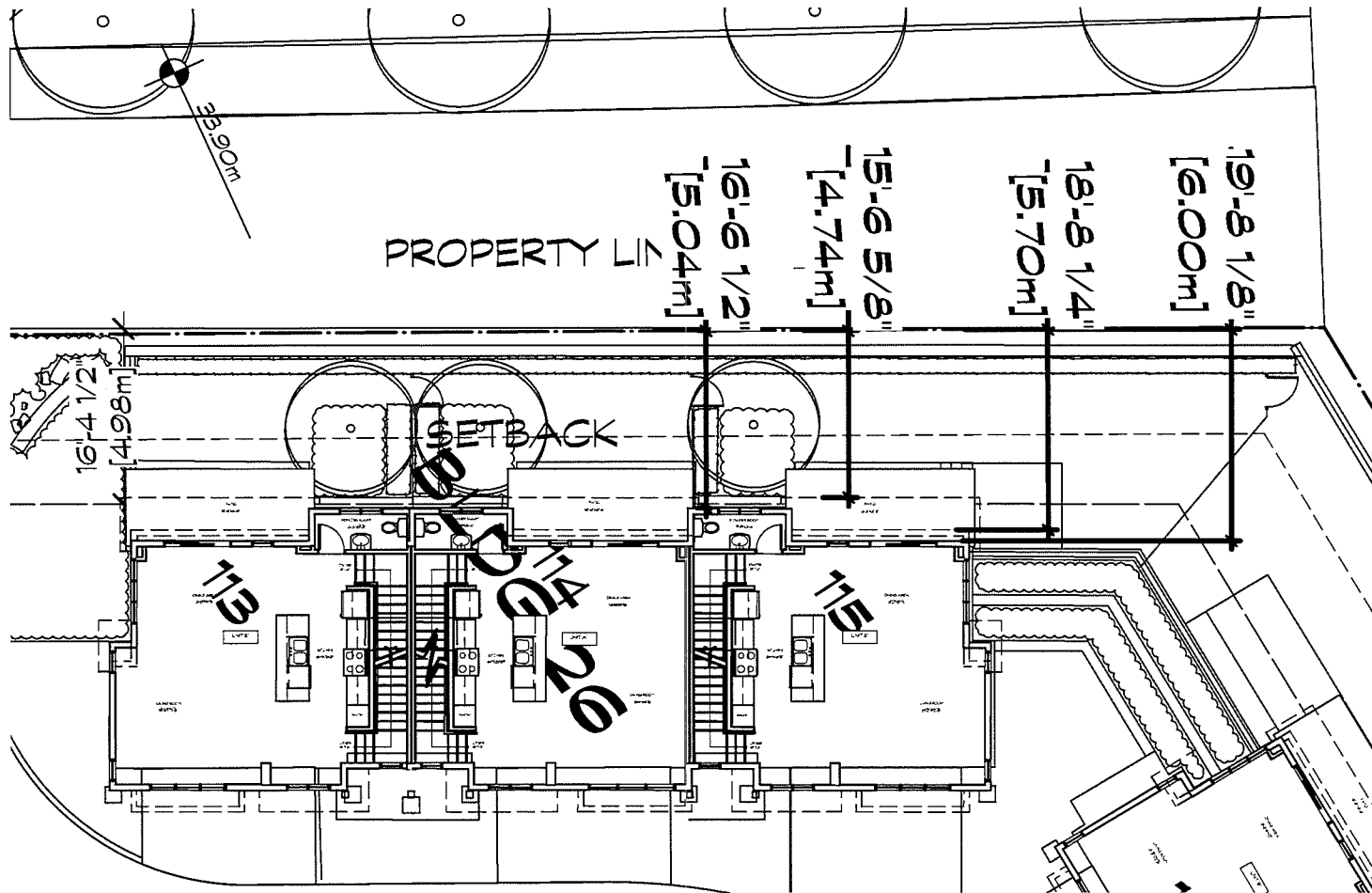
- ☒ 5.47 m to closer front faces and 6.95 m to further away front faces
- ☒ 4.87 m for the building overhangs
- ☒ 3.78 m to the front balcony posts
- ☒ 3.42 to the front balcony overhang




DETAIL 3 - BUILDING 25 SETBACKS
Scale: 1/16" = 1'-0"

Front lot line setback variances along Lougheed Highway for Buildings 25 and 26:
From 7.5 m to:

- ☒ 4.72 m to closer front faces and 6.95 m to further away front faces
- ☒ 4.42 m for the building overhangs




DETAIL 4 - BUILDING 26 SETBACKS
 Scale: 1/16" = 1'-0"

Front lot line setback variances along Lougheed Highway for Buildings 25 and 26:
 From 7.5 m to:

- ☒ 4.72 m to closer front faces and 6.95 m to further away front faces
- ☒ 4.42 m for the building overhangs

City of Maple Ridge

TO:	Her Worship Mayor Nicole Read and Members of Council	MEETING DATE:	July 24, 2018
FROM:	Chief Administrative Officer	FILE NO:	2015-297-DP
		MEETING:	Council
SUBJECT:	Development Permit 23025, 23054, 23060 and 23054 Lougheed Highway		

EXECUTIVE SUMMARY:

Council considered rezoning application 2015-297-RZ and granted final reading on May 22, 2018. This development permit application 2015-297-DP is for 125 townhouse units in phase 1 of the multi-phased Polygon development at 23025, 23054, 23060 and 23054 Lougheed Highway (Appendix A and B) referred to as Roslyn Ridge. Each future phase of this development will be forwarded to Council in separate development permit reports.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2015-297-DP respecting property located at 23025, 23054, 23060 and 23054 Lougheed Highway.

DISCUSSION:

a) Background Context:

Applicant: Polygon Development 309 Ltd. (Craig Simms)

Legal Description: Parcel "One" (Explanatory Plan 8328) of Parcel "J" (Reference Plan 3829) Except: Part on Statutory Right of Way Plan 71204; District Lots 402 and 403 Group 1 New Westminster District;
Parcel "L" (Reference Plan 3957) of Parcel "J" (Reference Plan 3829), Except: Firstly: Part on Statutory Right Of Way Plan 4834; Secondly: Part Lying South of Road Shown on Statutory Right Of Way Plan 4834; Thirdly: Part On Statutory Right of Way Plan 71204; District Lots 402 and 403 Group 1 New Westminster District;
Lot 31 District Lots 402 and 403 Group 1 New Westminster District Plan 61595; and
Lot 32 District Lots 402 and 403 Group 1 New Westminster District Plan 61595

OCP :
Existing: Urban Residential and Conservation)

Zoning:
Existing: RM-1 (Townhouse Residential)

Surrounding Uses

North:	Use:	Park and School
	Zone:	CD-1-89 (Assembly, Civic, Park & School)
	Designation:	Institutional
South:	Use:	Townhouse Site (Vacant)
	Zone:	RM-1 (Townhouse Residential)
	Designation:	Urban Residential
East:	Use:	Commercial with Rental Apartments, Park and Townhouse Sites (vacant)
	Zone:	C-1(Neighbourhood Commercial), P-1 (School and Park) and RM-1 (Townhouse Residential)
	Designation:	Commercial and Urban Residential
West:	Use:	Residential and Conservation
	Zone:	R-2 (Urban Residential District) and RS-3 (One Family Rural Residential)
	Designation:	Urban Residential and Conservation
Existing Use of Property:		Vacant
Proposed Use of Property:		Residential
Site Area:		2.96 Ha. (7.3 Acres)
Access:		Cul-de-sac (Palarina Place)
Servicing:		Urban
Previous Applications:		2015-297-RZ
Concurrent application:		2015-297-DVP

b) Project Description:

Context:

The overall site is subject to a comprehensive development concept (Appendix C). The first and the second phases are for a townhouse community, built around a one acre city park and a private Amenity Facility in the second phase. The third phase is a mixed use commercial / rental apartment building under a Housing Agreement. In parallel are two single family subdivisions; one with 27 lots to complete the Telosky Avenue / Harrison Street neighbourhood west of the development and the other a 47 lot single residential subdivision in the eastern part of the site along 232 Street. This subject development permit application is for the first phase of 125 townhouses. Development permit applications for the second and third parts will be brought forward to Council at a later date.

Subject Proposal:

This proposal is for a 125 unit townhouse development, consisting of 25 buildings, ranging between two (2) and five (5) units in a building (Appendix D). There will be three (3) separate colour schemes to bring variety and create a better sense of place (Appendix E).

This phase is congruent with a comprehensively planned open space and circulation concept having three major pedestrian elements as follows:

- A pedestrian network interconnecting the commercial area, Central Park, passive open spaces and a potential future pedestrian bridge over the Haney Bypass / CR Rail right of way with the residences within the development and to neighbourhoods beyond.

- A Public Plaza with public art at the southwest corner of Lougheed Highway and the cul-de-sac. This portion of the site may be subject to adjustments to the landscaping and hardscaping through the Public Art Selection Process agreed upon between the developer and the City. The Maple Ridge Public Art Steering Committee will have a role in selecting the final public art piece displayed at this location.
- A shared private amenity facility, referred to by the developer as a Clubhouse, will be in the second phase of this development. This proposal will be brought forward to Council as a separate report when the application for the phase 2 townhouse complex is submitted to the City. This Clubhouse will have a floor area of approximately 560 square metres and will feature a great room, fitness studio, pool, hot tub and resident manager dwelling, within a landscaped setting.

The overall appearance of the development from the street is shown in Appendix F. Through variances described below, street facing units have individual gates and have a sympathetic front yard relationship to the public realm. Townhouse building blocks are varied with two (2) to six (6) dwelling units in a building. Samples of townhouse buildings (and their associated floor plans and elevations) are attached as Appendix G and H for flatter and sloping areas of the site, respectively.

Appendix I shows the cul-de-sac road and the proposed Public Plaza at the corner of Lougheed Highway. This corner plaza (Appendix J) in phase 1 is subject to a statutory right-of-way allowing for unrestricted public access. Its design will be a combination of hardscaping and landscaping, designed to accommodate a monument sign identifying the community and featuring a piece of public art in fulfillment of one of the Council conditions for rezoning. (There is elaboration provided in the Financial Implications section.)

Variances:

Variances are being sought for the following purposes:

- to allow about a dozen of the units, including their associated front porches, to be brought out closer to the sidewalk;
- to reduce interior setbacks for one unit where the site is pinched by ESA areas; and
- to reduce the minimum required yard space for a majority of the units in exchange for providing at least an equal amount of addition common or passive open space thus having more common open space than required by the zone regulations, a public plaza and a public trail through the townhouse development.

These variances will be the subject of a separate report to Council accompanying this report under application number 2015-297-DVP.

c) Planning Analysis:

The proposal for the first phase of the former MOTI / Cottonwood site being developed by Polygon is in accordance with the overall development concept of these lands as required in the Supplementary Design Guidelines registered on the site and the OCP Development Design Guidelines for Multi-family projects and described in d). It has been assessed by the Architect and apart from the three (3) variances describes in b), complies with the RM-1 zone.

d) Advisory Design Panel:

This proposal was presented to the Advisory Design panel on two occasions – firstly on February 15, 2017 and secondly on June 13, 2017. The following is a description provided by the project Architect about how each matter raised by the ADP was addressed:

February 15, 2017 ADP Meeting

The following are the 11 comments provided by the ADP and the corresponding responses by the Project Architect:

1. Provide dimensional material in lieu of vinyl.
Architect's Response: Painted and hardie panels are now added to more surfaces of the facades, so that the use of vinyl is limited to a small percentage of the building surfaces.
2. Provide further articulation on the rear elevation.
Architect's Response: Upper level bedroom bays now at the rear elevations will be clad with painted hardie panels to give it a distinct surface texture and character.
3. Consider more uniform composition of glazing.
Architect's Response: Window sizes and locations are made consistent throughout individual unit types. The style of the windows are also made consistent for all unit types.
4. Show more details and locations how the building responds to grade change.
Architect's Response: How buildings step in response to the grade change is now illustrated individually in elevations.
5. Provide details and sections of tiered retaining wall including landscape treatment.
Architect's Response: Tiered retaining walls are described in section and plan. Details of retaining walls are included.
6. Provide details for acoustic and landscape treatment along Lougheed Highway. Consider acoustic fence.
Architect's Response: Details for solid wood fencing used for sound attenuation have been provided. Solid wood fencing and dense coniferous planting along Lougheed Highway are employed to mitigate noise and the visual impacts of traffic.

Staff Comment: The majority of the sound attenuation will be required for the units in the phase 2 portion of this development where the townhouse units are closer to the Haney Bypass and the CP Rail line. This will be part of the development permit application to be made by the developer and brought to Council at a future date to consider.
7. Provide landscape treatments and planting in detail.
Architect's Response: Soft landscape and rain garden areas have been clarified with hatch patterns and a shrub line in plan. Planting selections have been refined and presented in a plant schedule.
8. Provide legend or schedule of hard scape treatment.
Architect's Response: Paving types have been clarified with a hatch pattern. A corresponding hardscape legend has been provided.

9. Use native trees and plants near the conservation area and forest edge.
Architect's Response: Tree selections at the interface with conservation areas and existing forests have been refined. Trees and understory planting in these areas is composed of native and adaptive species.
10. Show the overall layout of the park in relation to the building layout adjacent to Lot D.
Architect's Response Park layout is shown in the context of the overall building layout in plan.
11. Provide more details regarding public art and place making.
Architect's Response Opportunities for public art and place making locations have been identified in plan. Integration of rain gardens into landscape to increase storm water capacity, and control infiltration while also providing social spaces and integrated rain garden landscape planting.

June 13, 2017 ADP Meeting:

The following is the comment provided by the ADP and the corresponding response by the Project Architect:

1. Consider where necessary transitional elements for connection between stepped units.
Architect's Response Incorporated into the overall design in these areas are, not only low, stepped, landscape walls, but public walkways, landscaped hedges and trees, as well as low fences for privacy of rear yards. As well, Landscaping is used extensively, where possible to assist with any transitions occurring at building edges.

All changes have been reflected in the final plans for this development proposal.

Financial Implications:

In accordance with Council's Landscape Security Policy, a refundable security for the estimated landscape cost will be provided to ensure satisfactory provision of landscaping in accordance with the terms and conditions of the Development Permit. The securities are being collect for a number of purposes:

- \$1,488,773.00 for on-site landscaping requirements secured at about 125% for a security submitted of \$1,829,545.00;
- \$67,318.75 for the hardscaping and landscaping of the Public Plaza (secured at 100% of the estimate); and
- \$41,283.75 for the hard and soft landscaping of east-west public trail on the site (secured at 100% of the estimate).

The proposed public art piece to be situated on this property at the corner of Lougheed Highway and the cul-de-sac is subject to a Statutory Right-of-Way and Restrictive Covenant providing for public access to the public plaza and collecting a further security of \$100,000 towards the creation and placement of a public art piece through a Public Art Selection process involving the City, developer, ADP representative and the Maple Ridge Public Art Steering Committee. This is not duplicated under this development permit's security.

CONCLUSION:

This development permit is for the first phase of the development of the former MOTI / Cottonwood site with about 125 Townhouses. This phase complies with overall comprehensive scheme for the site development and the OCP DP guidelines. Therefore, it is in order for Development Permit 2015-297-DP to be issued by Council.

“Original signed by Adrian Kopystynski”

Prepared by: *Adrian Kopystynski, MCIP, RPP, MCAHP
Planner*

“Original signed by Christine Carter”

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

“Original signed by Frank Quinn”

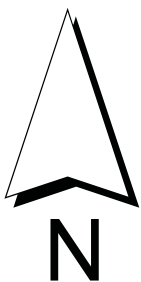
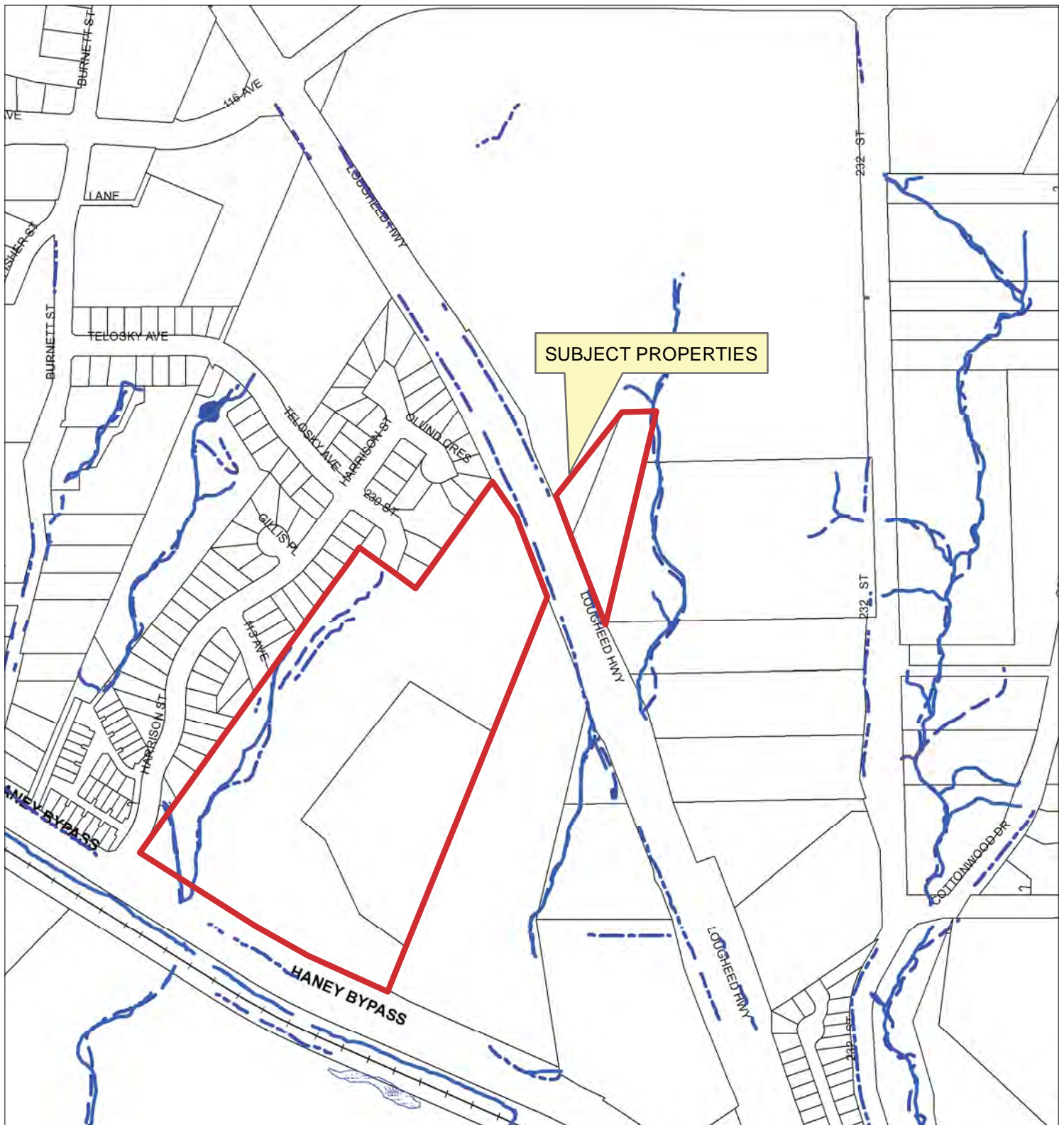
Approved by: *Frank Quinn, MBA, P.Eng
GM Public Works & Development Services*

“Original signed by Paul Gill”

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

The following appendices are attached hereto:

- Appendix A – Subject map
- Appendix B – Ortho Map
- Appendix C – Comprehensive Polygon Development Plan
- Appendix D - Site Plan and Site Statistics
- Appendix E – Character and Colour Schemes (three variations)
- Appendix F – Streetscape
- Appendix G – Sample Plan and Elevations of Building on flat area of site
- Appendix H – Sample Plan and Elevations of Building on sloping area of site
- Appendix I – Landscaping Plans and details
- Appendix J – Cul-de-sac with Public Plaza



Scale: 1:4,700

Legend

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

23025/23054/23060/23075 LOUGHEED HWY

PLANNING DEPARTMENT



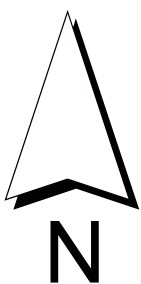
MAPLE RIDGE

British Columbia

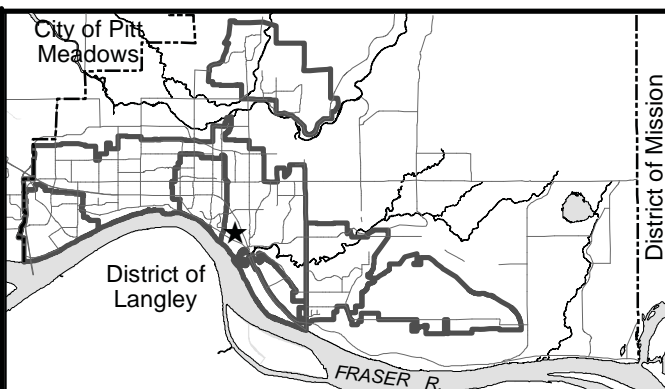
mapleridge.ca

FILE: 2015-297
DATE: Jul 10, 2018

BY: LP



Scale: 1:4,700



23025/23054/23060/23075 LOUGHEED HWY



FILE: 2015-297
DATE: Jul 10, 2018

BY: LP

APPENDIX C

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REV.	DATE	DESCRIPTION
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DATE	DESCRIPTION
2007.03.08	ISSUED FOR DP
04.10.08	REVISED - COORDINATION
11.10.08	ISSUED FOR CLIENT REVIEW
01.12.08	REDESIGNED FOR DP
06.03.07	REDESIGNED FOR KEEPCING
08.08.07	REDESIGNED FOR KEEPCING
01.04.07	REDESIGNED FOR DEVELOPMENT RIGHT
04.10.07	ISSUED FOR BUILDING PERMIT
09.08.07	ISSUED FOR BUILDING PERMIT
25.08.07	REDESIGNED FOR KEEPCING
25.08.07	REDESIGNED FOR KEEPCING



CICCOTZI
 ARCHITECTURE
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 VANCOUVER, B.C.
 CANADA V5Y 3V3
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PROVENANCE
 PROJECT 1
 23054 LOUGHEED HWY.,
 MAPLE RIDGE, B.C.

DATE:	CHECKED BY:
13.00.0	RC
PROJECT NO.:	ADP

SITE MASTER PLAN

REVISION NO.:	SHEET NO.:
-	A1.00.0

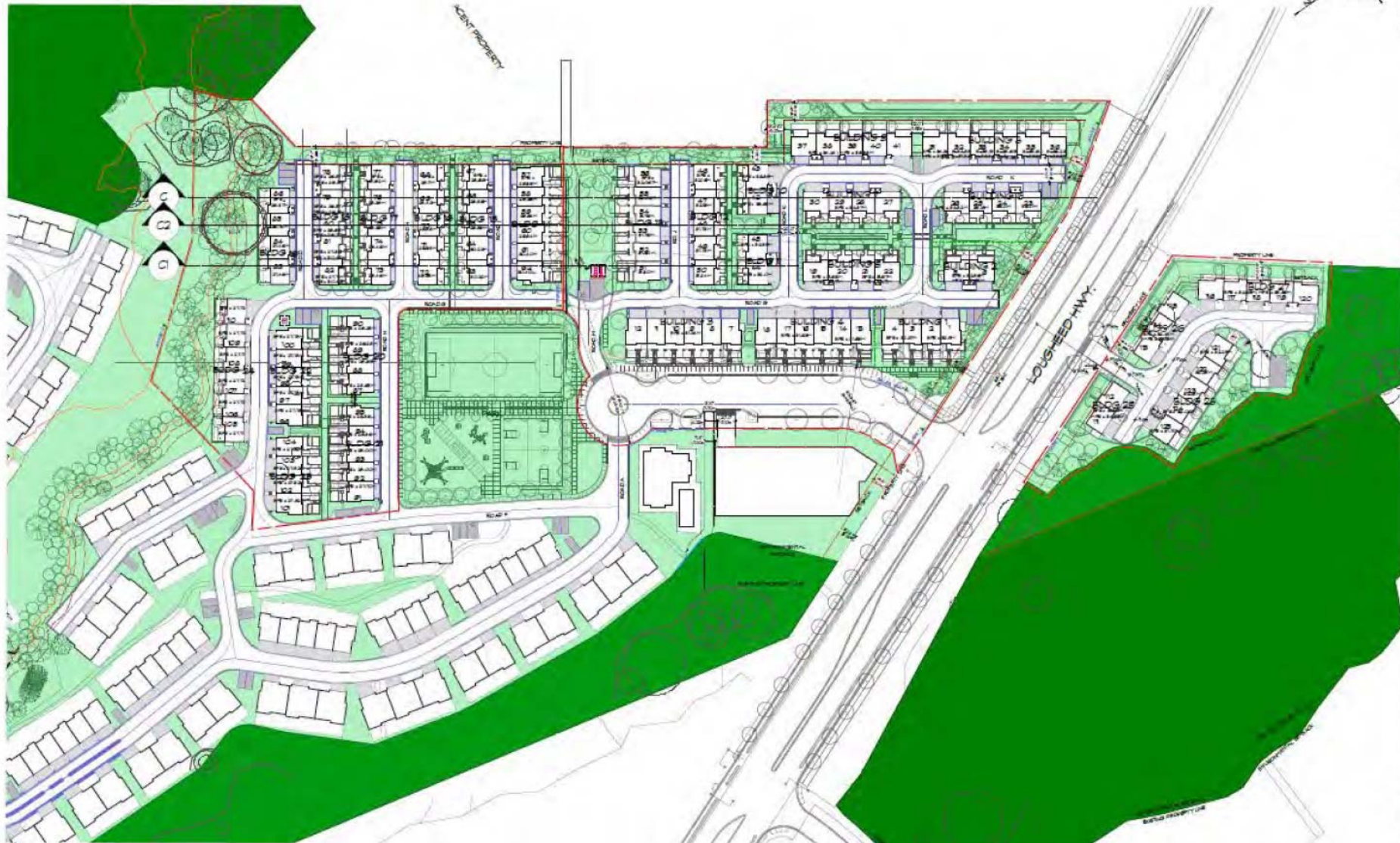


SITE MASTER PLAN

SCALE: 1:1300

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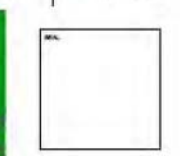
APPENDIX D



CONTRACTOR SHALL TAKE CARE TO PROTECT ALL EXISTING UTILITIES AND STRUCTURES AND TO MAINTAIN THEM IN GOOD ORDER THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES AND FOR THE REPAIR OF ANY DAMAGE TO THEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES AND FOR THE REPAIR OF ANY DAMAGE TO THEM.

REVISION:		
NO.	DATE	DESCRIPTION

ISSUE:	
DATE	DESCRIPTION
01/10/2018	ISSUED FOR CP
01/10/2018	REVISED FOR CP
01/10/2018	REVISED FOR PROVISION
01/10/2018	REVISED FOR PROVISION
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PROJECT
**PROVENANCE
PROJECT 1**
23004 LOUSHEED HWY.,
MAPLE RIDGE, BC

OWNER:	PROVENANCE BC
SCALE:	PROJECTING A0B

**OVERALL LOT B
SITE PLAN**

REVISION NO.:	REVISION NO.:
-	A1.00.2

1 OVERALL LOT B - SITE PLAN
SCALE: 1:200

APPENDIX E

CHARACTER



MATERIALS



RED SCHEME APPLIES FOR BUILDING
#1, #5, #6, #10, #13, #15, #16, #20, #23, #24, #26

ROOF SHINGLES

PASCO ROOFING PRODUCTS
3-TAB TANOMA; ANTIQUE BLACK



PAINTED HARDIE SHINGLE SIDING

GENERAL PAINT COLOURS
CL 288307 MEXICAN TEA



PAINTED VERTICAL HARDIE BOARD & BATTEN

BENJAMINE MOORE
1225 - ABBEY BROWN



PAINTED VERTICAL HARDIE BOARD & BATTEN

BENJAMINE MOORE
2124-80 - MISTY GRAY



HORIZONTAL VINYL SIDING

KAYCAN
10 - LINEN WHITE



HORIZONTAL VINYL SIDING

KAYCAN
04 - CABOT BROWN



PAINTED WOOD TRIMS & FASCIA

BENJAMINE MOORE
2124-80 - MISTY GRAY



METAL CLAD DOORS

503 EBONY



PAINTED BASE WOOD TRIM

GENERAL PAINT COLOURS
CLW 92280 KATE



VINYL SOFFIT
GENTEK
SNOW WHITE



VINYL WINDOWS & GLAZING
FRAME WHITE
GLASS CLEAR



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ISSUE:	DESCRIPTION
01/12/18	REVISED FOR DP
01/12/18	REVISED FOR DP
01/12/18	REVISED FOR DEVELOPMENT PRELIM
01/12/18	REVISED FOR BUILDING PERMIT
01/12/18	REVISED FOR FINAL TENDER
01/12/18	REVISED FOR DEVELOPMENT PRELIM
01/12/18	REVISED FOR TENDER BRANCH



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23054 LOUSHEED HWY.,
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DRAWN:	CHECKED BY:
INTS	BC
PROJECT NO:	C4006

SHEET TITLE:
CHARACTER
ELEVATIONS
RED SCHEME

REVISION NO:	SHEET NO:
-	A2.00.1

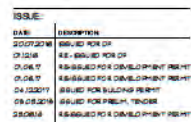
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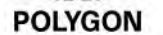


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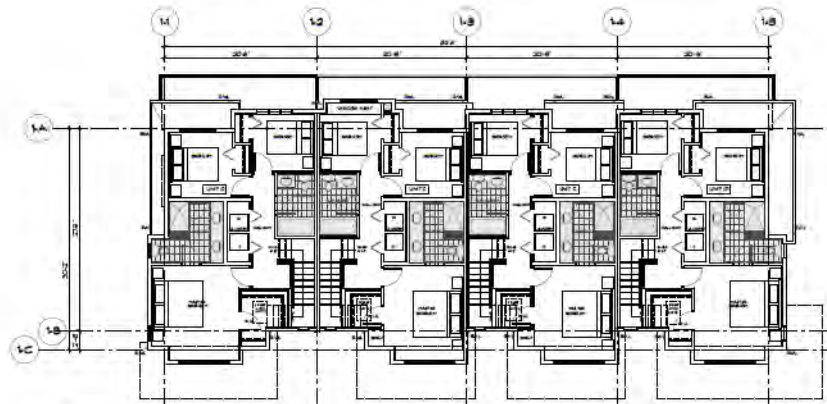
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PROJECT 1

23054 LOUGHEED HWY.,
MAPLE RIDGE, B.C.

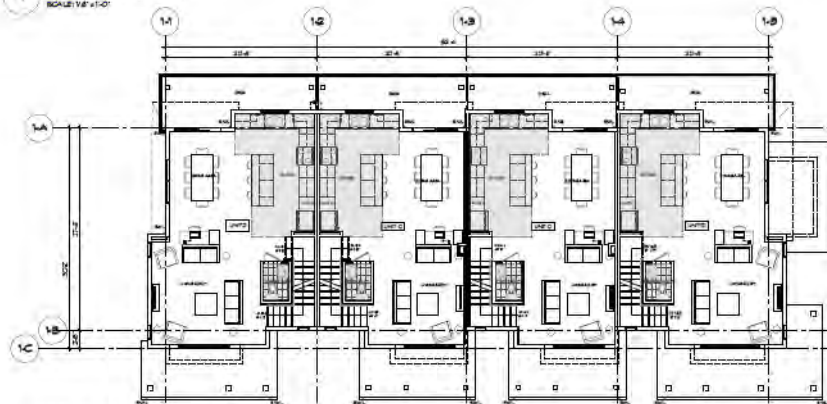
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REVISION NO.:
SHEET NO.: A1.04.1

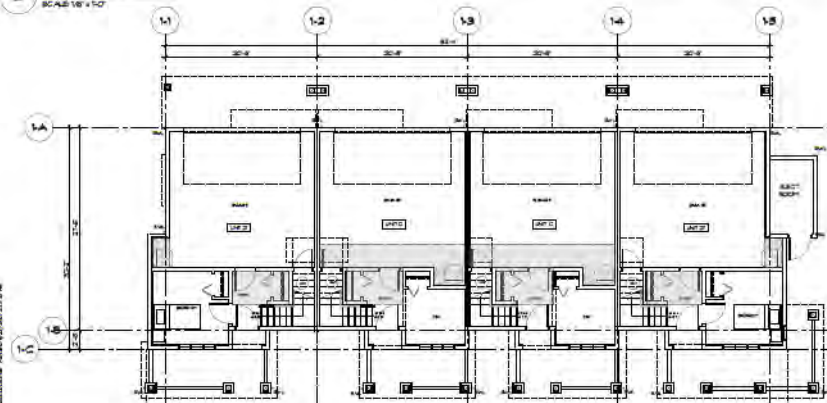
APPENDIX G



1 UPPER FLOOR
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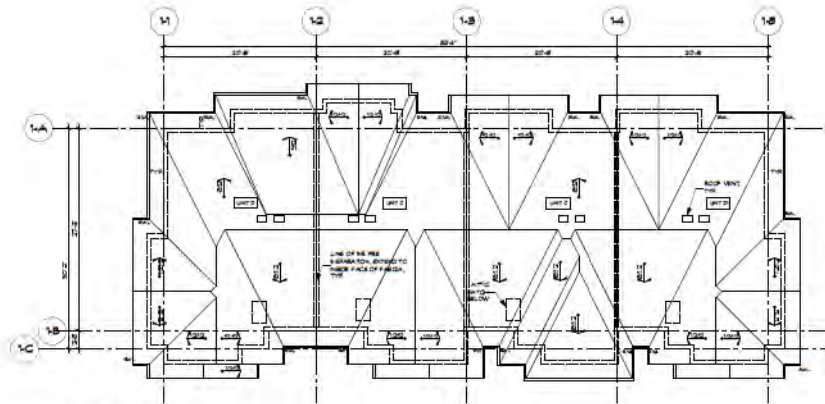


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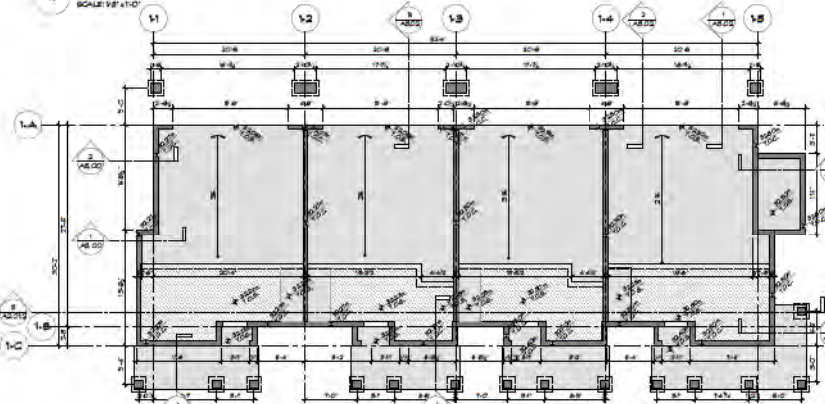


3 GROUND FLOOR
SCALE: 1/8" = 1'-0"

300-440 Building Information - Revised 10/20/2018



4 ROOF PLAN
SCALE: 1/8" = 1'-0"



5 SLAB PLAN
SCALE: 1/8" = 1'-0"

ROOF VENTING - UNIT C		ROOF VENTING - UNIT D	
INSULATED CEILING AREA	611.4 S.F.	INSULATED CEILING AREA	642.60 S.F.
REG'D VENT AREA (1/300)	2.04 S.F.	REG'D VENT AREA (1/300)	2.14 S.F.
MIN. REG'D PEAK VENT AREA (25%)	0.51 S.F.	MIN. REG'D PEAK VENT AREA (25%)	0.54 S.F.
TOTAL SORFT AREA PROVIDED	19.49 S.F.	TOTAL SORFT AREA PROVIDED	166.65 S.F.
MIN. REG'D SORFT VENT AREA (25%)	0.51 S.F.	MIN. REG'D SORFT VENT AREA (25%)	0.54 S.F.
VENTED SORFT AREA PROVIDED	9.97 S.F.	VENTED SORFT AREA PROVIDED	9.94 S.F.
ROOF VENTING - UNIT C (WINDOW SBA)		ROOF VENTING - UNIT D1	
INSULATED CEILING AREA	624.97 S.F.	INSULATED CEILING AREA	642.60 S.F.
REG'D VENT AREA (1/300)	2.08 S.F.	REG'D VENT AREA (1/300)	2.14 S.F.
MIN. REG'D PEAK VENT AREA (25%)	0.52 S.F.	MIN. REG'D PEAK VENT AREA (25%)	0.54 S.F.
TOTAL SORFT AREA PROVIDED	10.476 S.F.	TOTAL SORFT AREA PROVIDED	166.64 S.F.
MIN. REG'D SORFT VENT AREA (25%)	0.52 S.F.	MIN. REG'D SORFT VENT AREA (25%)	0.54 S.F.
VENTED SORFT AREA PROVIDED	9.24 S.F.	VENTED SORFT AREA PROVIDED	9.94 S.F.

LEGEND		
[Pattern]	INSULATED SLAB	
[Pattern]	UNINSULATED SLAB	
[Pattern]	HATCH DENOTES CEILING DROP	

BUILDING 1 AREA		
	S.F.	SQ. M.
SUBTENT	1,462.86	137.03
PAVING DECK	3,857.81	356.62
UPPER FLOOR	2,700.32	251.60
GROUND FLOOR	7,789.72	723.36
SHARED DRIVEWAY	1,639.30	152.40
NET AREA	6,532.86	609.14
OFFICE COMPLIANCE AREA	3,700.32	343.28
ROOF COMPLIANCE AREA	3,700.32	343.28

BUILDING ENVELOPE NOTE:
FOR RECORD, THE FOLLOWING IS A CHECK, THAT EITHER SOLID SORFTING OR POLY WILL NEED TO BE INSTALLED APPROXIMATELY 3" FROM THE VENT TERMINAL ON ALL VENTERS ARE REQUIRED AT ALL DECK TO WALL INTERFACES.

KEY PLAN (LOT B - NORTH)



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ISSUE:
DATE DESCRIPTION
30.07.2018 REVISED FOR DECK
07.08.18 REVISED FOR DECK
07.08.18 REVISED FOR DECK
08.08.18 REVISED FOR DECK
08.08.18 REVISED FOR DECK
23.08.18 REVISED FOR DECK



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ARCHITECTURE

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VANCOUVER, B.C.
CANADA V5Y 3Y3
TEL: (604) 687-4741



PROJECT:
PROVENANCE PROJECT 1
23054 LOUGHEED HWY.,
MAPLE RIDGE, B.C.

DRAWN: CDP CHECKED: MC
SCALE: 1/8" = 1'-0" REVISION NO: 4/08
SHEET 111

BUILDING 1 PLANS

REVISION: SHEET:
- A2.01.1

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DATE	DESCRIPTION
20.07.2016	ISSUED FOR DP
01.12.16	RE-ISSUED FOR DP
07.08.17	RE-ISSUED FOR DEVELOPMENT PERMIT
04.12.2017	ISSUED FOR BUILDING PERMIT
08.06.2018	ISSUED FOR TRAIL, TENOR
23.06.16	RE-ISSUED FOR DEVELOPMENT PERMIT

SEAL

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POLYGON

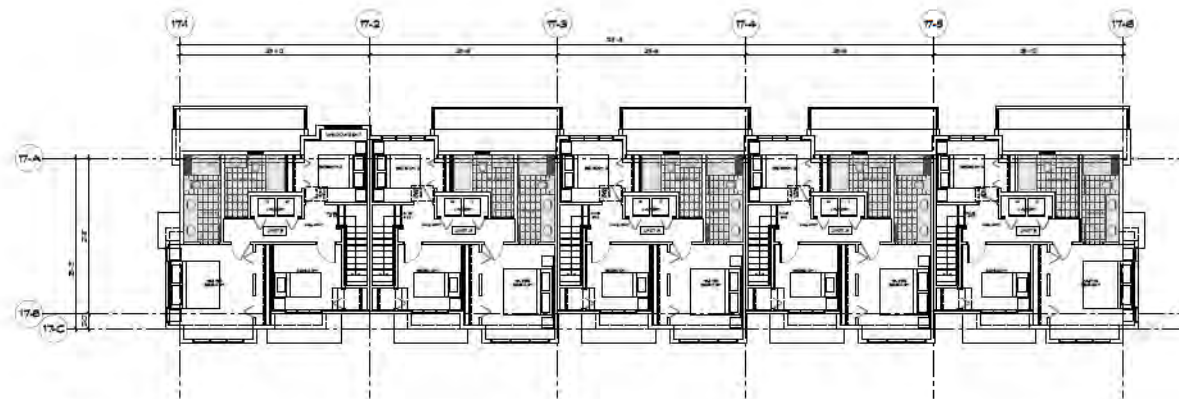
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23054 LOUGHEED HWY.,
MAPLE RIDGE, B.C.

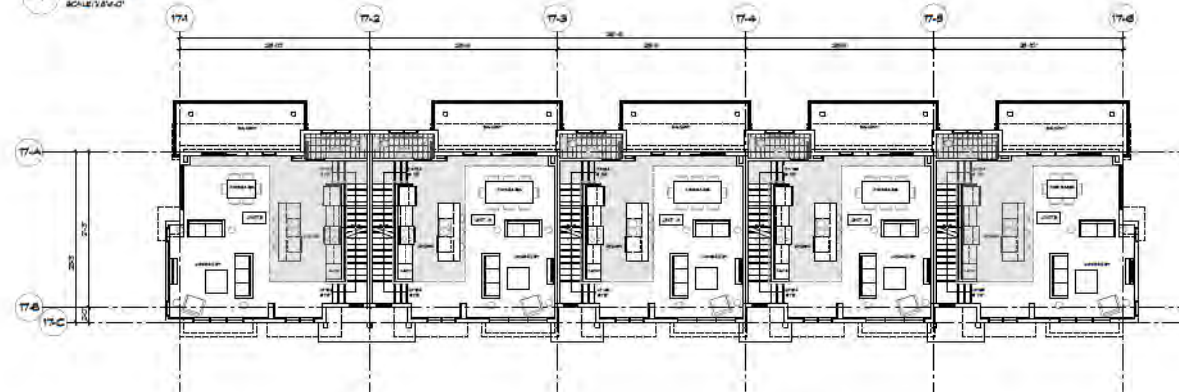
DRAWN BY RT	CHECKED BY AC
ROUTE 1/3/11/07	PROJECT NO. 405

BUILDING 17
PLANS

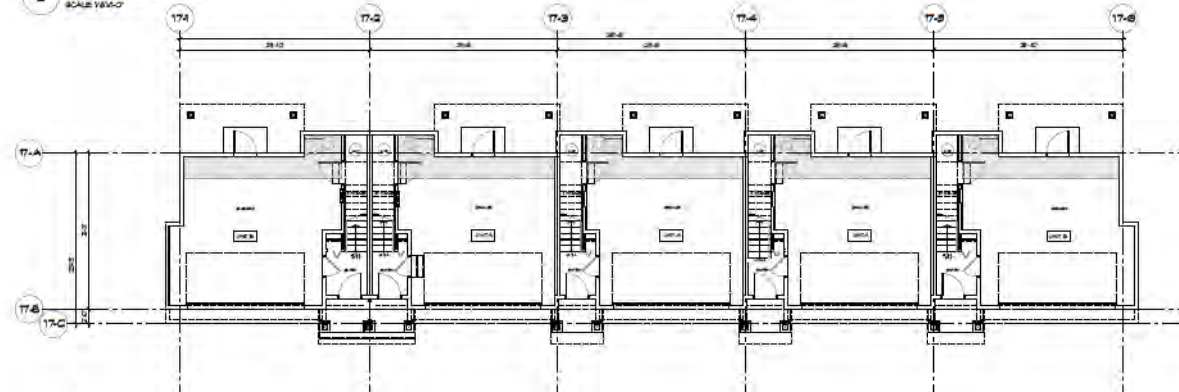
REVISION NO.:
-
SHEET NO.:
A2.17.1



1 UPPER FLOOR
SCALE 1/8" = 1'-0"



2 MAIN FLOOR
SCALE 1/8"=1'-0"



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

LEGEND

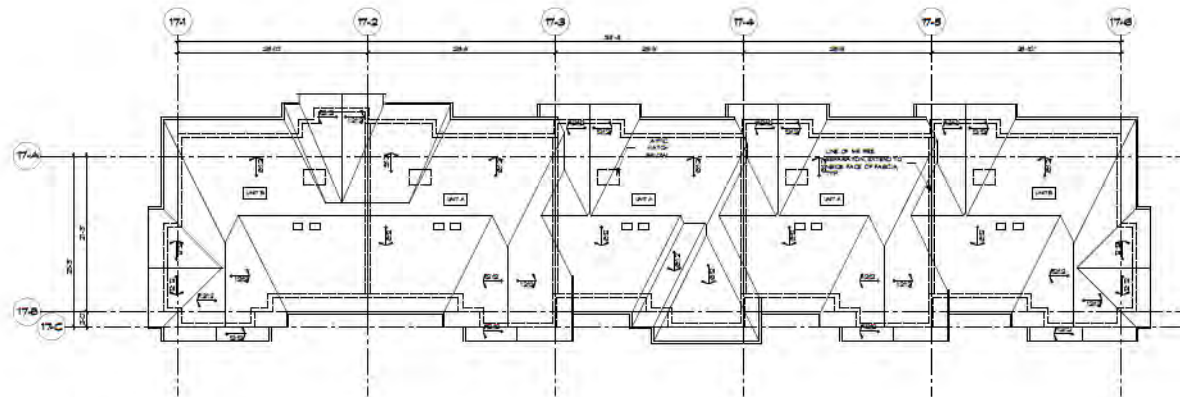
	INSULATED SLAB
	UNINSULATED SLAB
	HATCH DENOTES CEILING DROP

BUILDING 17 AREA	SQ.FT.	SQ.M.
BASEMENT	3,667.27	28.8
MAIN FLOOR	3,135.35	28.5
UPPER FLOOR	3,263.33	30.2
GRASS AREA	2,278.65	8.62
GAZARIE (REDUCTION)	2,688.22	22.0
NET AREA	8,203.43	84.2
SPICE COVERAGE AREA	3,293.71	30.2
BOMB COMPLIANCE AREA	3,293.71	30.2

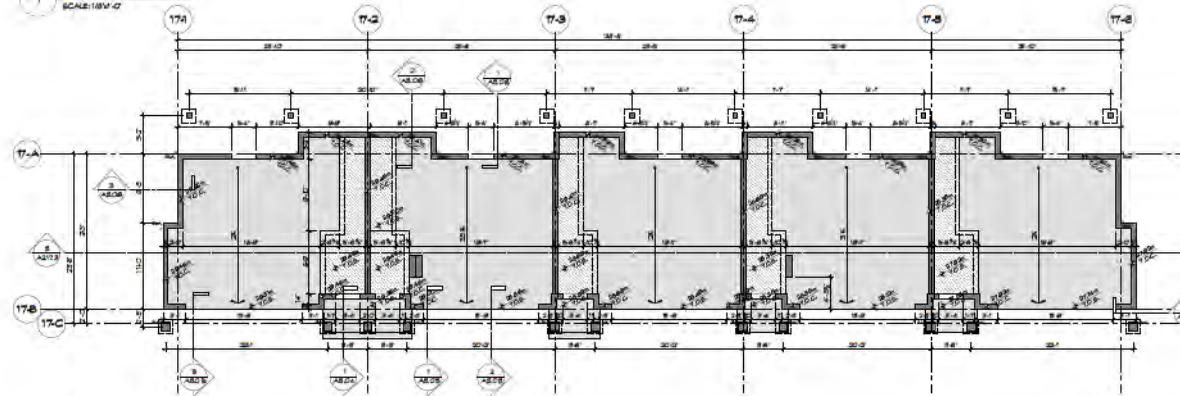
BUILDING ENVELOPE NOTE:
IF AN EXHAUST VENT COMES OUT UNDER A DECK, THAT EITHER
SOIL SOFTENING OR POLY WILL NEED TO BE INSTALLED APPROXIMATELY
3 FEET AROUND THE VENT TERMINATION.
CONVERTERS ARE REQUIRED AT ALL DECK TO WALL INTERFACES.

KEY PLAN
(LOT B + B(NORTH))





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



2 SLAB PLAN
SCALE: 1/8" = 1'-0"

LEGEND	
[Pattern]	INSULATED SLAB
[Pattern]	UNINSULATED SLAB
[Pattern]	HATCH DEVOTES GELAND DROP

BUILDING 17 AREA		
	SQ. FT.	SQ. M.
SUBTEND	3,687.27	342.42
PLAN FLOOR	3,335.38	309.30
UPPER FLOOR	3,283.32	304.38
GROUND AREA	3,278.88	303.94
SHADED (EXCLUDED)	2,188.00	203.00
NET AREA	1,090.88	100.94
NET COVERABLE AREA	3,278.88	303.94
PERM. COMPLIANCE AREA	3,278.88	303.94

BUILDING ENVELOPE NOTE:
IF AN EXHAUST VENT COMES OUT UNDER A DICK, THAT EITHER
SOLID STOPPING OR POLY WILL NEED TO BE INSTALLED APPROXIMATELY
3 FEET AROUND THE VENT TUBERATION.
ON OTHERS ARE REQUIRED AT ALL DICK TO WALL INTERFACES.



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REVISION:		
NO.	DATE	DESCRIPTION

ISSUE:	
DATE	DESCRIPTION
20.07.2018	ISSUED FOR DR
21.08.18	REV. - ISSUED FOR DR
07.08.17	ISSUED FOR DR - SHIELD PERMIT PREP
04.08.17	ISSUED FOR DR - SHIELD PERMIT PREP
08.08.2018	ISSUED FOR DR - SHIELD PERMIT PREP
23.08.18	ISSUED FOR DR - SHIELD PERMIT PREP



CICOZZI
ARCHITECTURE
200 - 2339 COLUMBIA STREET
VANCOUVER, B.C.
CANADA V5Y 3Y3
TEL: (604) 687-4741



PROJECT
**PROVENANCE
PROJECT 1**
23054 LOUGHEED HWY.,
HARLOR, B.C.

DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1/8" = 1'-0"
PROJECT NO.: 4018
**BUILDING 17
PLANS**

REVISION NO.:
-
SHEET NO.:
A2.17.2



1 FRONT ELEVATION (NORTH)
SCALE: 1/8"=1'-0"



3 BACK ELEVATION (SOUTH)
SCALE: 1/8"=1'-0"



2 SIDE ELEVATION (WEST)
SCALE: 1/8"=1'-0"



4 SIDE ELEVATION (EAST)
SCALE: 1/8"=1'-0"

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REVISION:		
NO.	DATE	DESCRIPTION

ISSUE:	
DATE	DESCRIPTION
30.07.2018	ISSUED FOR DR
01.10.18	REV. - BUILDING PERMIT
07.08.17	REVISED FOR B.C. DEVELOPMENT PERMIT
04.03.2017	ISSUED FOR BUILDING PERMIT
09.08.2014	ISSUED FOR BUILDING PERMIT
23.04.09	REVISED FOR DEVELOPMENT PERMIT



CICOZZI
ARCHITECTURE

200 - 2339 COLUMBIA STREET
VANCOUVER, B.C.
CANADA V5Y 3Y3
TEL: (604) 687-4741



POLYGON



PROJECT
**PROVENANCE
PROJECT 1**
23054 LOUGHEED HWY.,
HARLIS ROAD, B.C.

DESIGNER: R. P. C.	CHECKED BY: R. C.
SCALE: 1/8"=1'-0"	PROJECT NO.: CANDOR
SHEET NO.: BUILDING 17 ELEVATIONS	

REVISION NO.: -	SHEET NO.: A2.17.3
--------------------	------------------------------

CONNECTIVITY

The entire site presents numerous pedestrian pathways that lead and connect residents to a variety of common space amenities. The site emphasizes the pedestrian experience by prioritizing the relationship between pedestrian and unit frontages and open space.

PEDESTRIAN EXPERIENCE

Pedestrian circulation has been arranged into a hierarchy of Primary and Secondary pathway connectors. These connectors link Large Open Spaces and Amenity Spaces with the Residential realm. The resulting nodes offer an opportunity to develop amenities embedded with an individual identity, character, and purpose that serves as a wayfinding system the residents. This allows for attractive destination points from the pathway network. Large Open Spaces include the North Trail System, the Southeast Trail, and the Forest Hill Trail.

VEHICULAR CIRCULATION

An efficient vehicular circulation system minimizes vehicular space. Pedestrian priority mechanisms, such as special paving and street buffer planting treatment, have been implemented to indicate to vehicles pedestrian areas. Visitor Parking is integrated within the street structure and the landscape design.

OPEN SPACE

The MOT Lands development is situated among generous water stream systems and forested areas. As such, materials, features and planting are inspired by the characteristics of these environments. The Clubhouse exterior provides a central amenity space to all parcels, with a varied array of programmatic elements.

The North Trailhead, as well as the smaller stream systems to the east and west of the site allow residents to experience these natural river environments through a series of interconnected pathways.

The Mews are located in between residential units connecting units to the larger system of trails, offering pleasant strolls between the public realm into the private patios, as well as providing a sense of location within the development.



HAPA

Landscape Architecture
Urban Design

405 - 375 West 10th Avenue
Vancouver BC, V5Y 1R7

604 609 4150
hapa@hapa.com

NOT FOR CONSTRUCTION

10	Issued for DP	June 25, 2018
9	Issued for Prelim. Tender	May 04, 2018
8	Issued for BP	Apr. 03, 2018
7	Issued for Rezoning	Mar. 15, 2018
6	Issued for BP	Nov. 30, 2017
5	Issued for ADP/DP	June 02, 2017
4	Issued for Rezoning	Apr. 10, 2017
3	Re-issued for DP	Mar. 21, 2017
2	Issued for DP	Dec. 14, 2016
1	Issued for Rezoning	Dec. 01, 2016

No.	Description	Date
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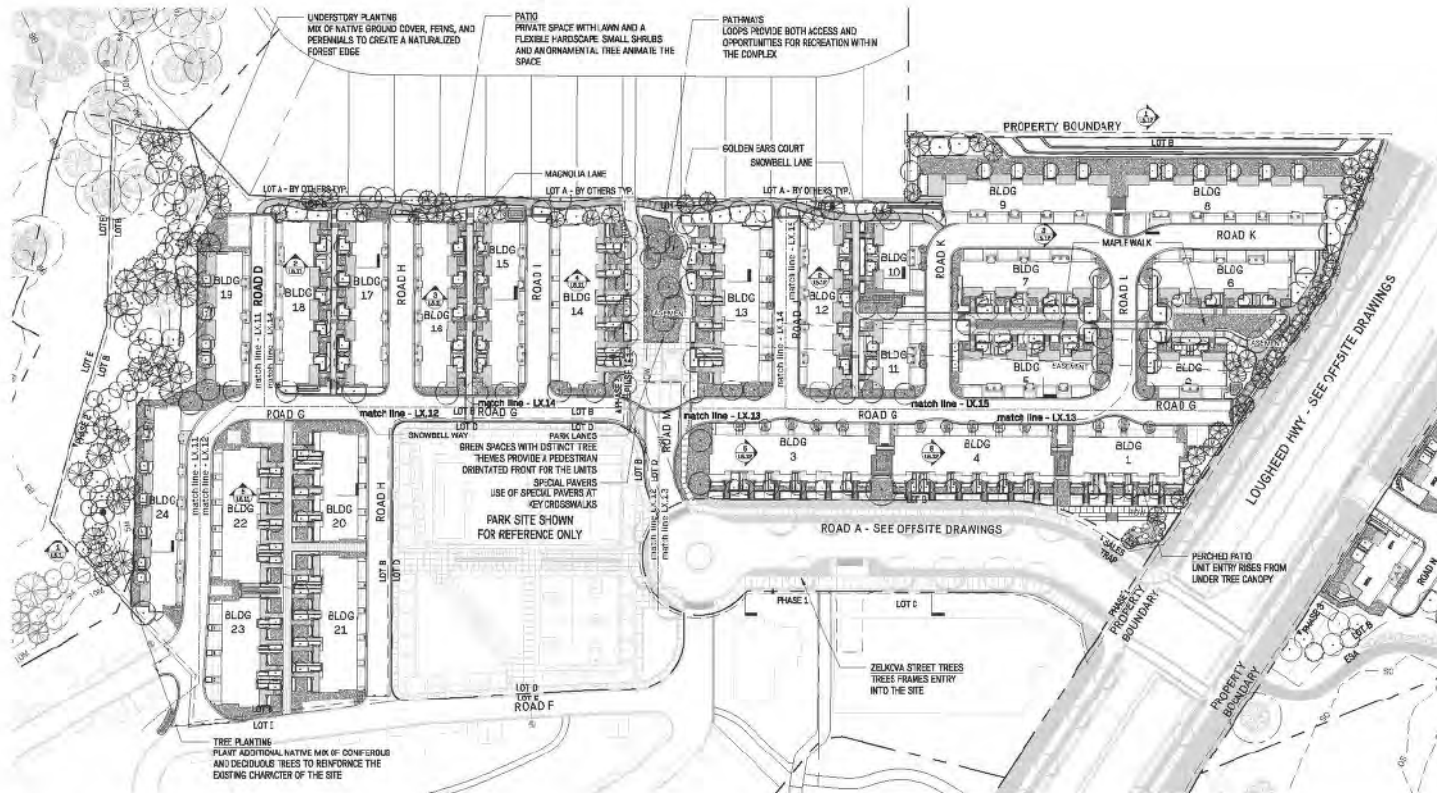
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MOT Lands
Maple Ridge
Maple Ridge, BC

Landscape Rationale

Date: May 1, 2016 Drawing Number:
Project No.: 1821
Scale:
Drawn/Checked: JLG/J

L0.01



HAPA

LANDSCAPE ARCHITECTURE
URBAN DESIGN
402 - 270 West 10th Avenue
Vancouver BC, V6Y 1A6
604 708 4300
hapa-land.com



NOT FOR CONSTRUCTION

11	Site Plan - Final	July 13, 2018
12	Site Plan - Final	July 13, 2018
13	Site Plan - Final	July 13, 2018
14	Site Plan - Final	July 13, 2018
15	Site Plan - Final	July 13, 2018
16	Site Plan - Final	July 13, 2018
17	Site Plan - Final	July 13, 2018
18	Site Plan - Final	July 13, 2018
19	Site Plan - Final	July 13, 2018
20	Site Plan - Final	July 13, 2018
21	Site Plan - Final	July 13, 2018
22	Site Plan - Final	July 13, 2018
23	Site Plan - Final	July 13, 2018
24	Site Plan - Final	July 13, 2018
25	Site Plan - Final	July 13, 2018
26	Site Plan - Final	July 13, 2018
27	Site Plan - Final	July 13, 2018
28	Site Plan - Final	July 13, 2018
29	Site Plan - Final	July 13, 2018
30	Site Plan - Final	July 13, 2018

Drawing Index

L0.20 Drawing Index and
Lot B - 0411 G Bldg - Key Map
Materials and Layout
L1.11 Lot B - Forest Hill
L1.12 Lot B - Parkside
L1.13 Lot B - Entry Drive
L1.14 Lot B - South Mews
L1.15 Lot B - North Mews
L1.16 Lot B - Golden Hill
Retaining and Fence Plans
L1.21 Lot B - Forest Hill
L1.22 Lot B - Parkside
L1.23 Lot B - Entry Drive
L1.24 Lot B - South Mews
L1.25 Lot B - North Mews
L1.26 Lot B - Golden Hill
Grading
L2.11 Lot B - Forest Hill
L2.12 Lot B - Parkside
L2.13 Lot B - Entry Drive
L2.14 Lot B - South Mews
L2.15 Lot B - North Mews
L2.16 Lot B - Golden Hill

Planting
L4.10 Lot B - Planting Schedule
L4.11 Lot B - Forest Hill
L4.12 Lot B - Parkside
L4.13 Lot B - Entry Drive
L4.14 Lot B - South Mews
L4.15 Lot B - North Mews
L4.16 Lot B - Phase 2 Plant Schedule
L4.17 Lot B - Golden Hill
L4.21 Patio Plans - Type A
L4.22 Patio Plans - Type B
L4.23 Patio Plans - Type B
L4.24 Patio Plans - Type B
L4.25 Patio Plans - Type B
L4.26 Patio Plans - Type C
L4.27 Patio Plans - Type C
L4.28 Patio Plans - Type D
L4.29 Patio Plans - Type E

Details
L6.1 Paving
L6.2 Walls and Stairs
L6.3 Site Furnishings
L6.4 Monument
L6.5 Planting and Boulders

Sections
L5.11 Sections
L5.12 Sections
L5.13 Sections

Line-type Legend

- Property
- Phase
- ESA / LOT LINE
- Match Line
- Line of Overhang
- Unit Screen
- Picket Fence
- Wicket Fence on Rotating
- Top of Bank
- Bottom of Bank
- on from / to
- 10m from TB
- Stream Offset
- Tree Protection

Materials Legend

- Special Formed Unit Paver
- Patio Pavers
- Gr Concrete
- Mown Unit Paver
- Gravel Pathway
- Planting Area
- Lawn Planting
- Rain Garden

Tree Legend

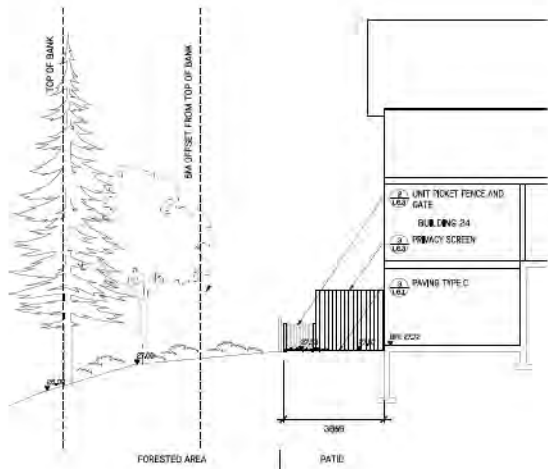
- Deciduous
- Coniferous
- Existing Trees

MOT Lands
Maple Ridge
Maple Ridge, BC

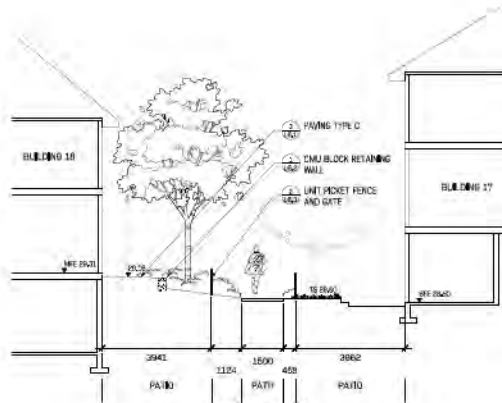
Drawing Index and
Key Plan
Lot B - Phase 1 and 2

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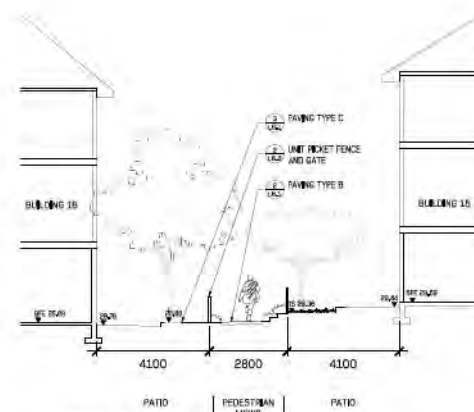
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10.02



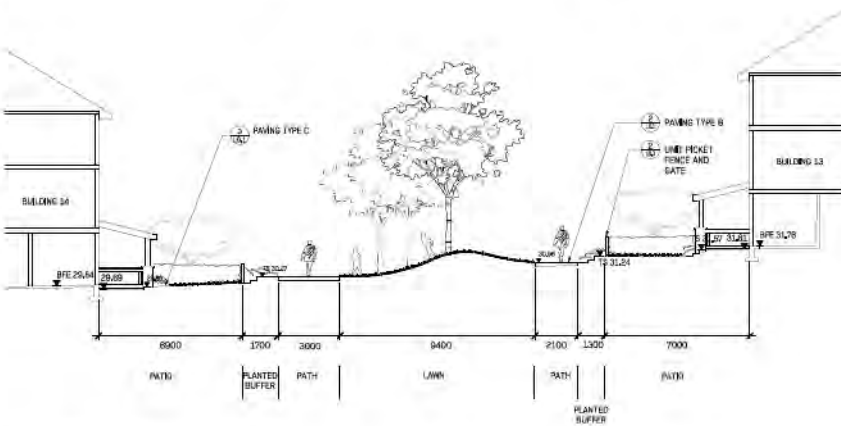
1 BUILDING 24 AND HILLSIDE
1:275



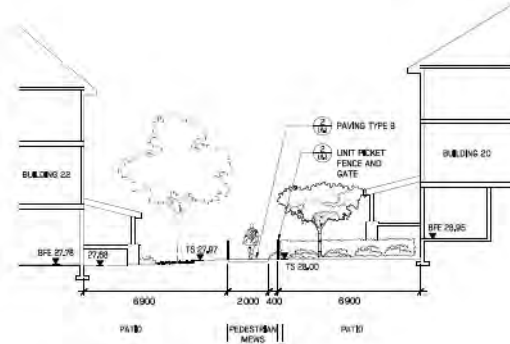
2 COURTYARD OF BUILDING 17 AND 18
1:275



3 COURTYARD OF BUILDING 15 AND 16
1:275



4 COURTYARD OF BUILDING 13 AND 14
1:300



5 COURTYARD OF BUILDING 20 AND 22
1:300

HAPA

Landscape Architecture
Urban Design
403 - 275 West 14th Avenue
Vancouver BC, V6P 1L6
604 608 4150
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NOT FOR CONSTRUCTION

12	Issued for Tender	July 13, 2018
11	Issued for CP	July 13, 2018
10	Issued for Recording	June 29, 2018
9	Issued for CP	June 29, 2018
8	Issued for Prebid Tender	May 04, 2018
7	Issued for CP	Apr. 03, 2018
6	Issued for Recording	Mar. 15, 2018
5	Issued for CP	Nov. 20, 2017
4	Issued for Recording	Apr. 10, 2017
3	Issued for CP	Mar. 21, 2017
2	Issued for CP	Dec. 14, 2016
1	Issued for Recording	Dec. 01, 2016

No.	Description	Date
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MOT Lands
Maple Ridge
Maple Ridge, BC

Sections
Lot B

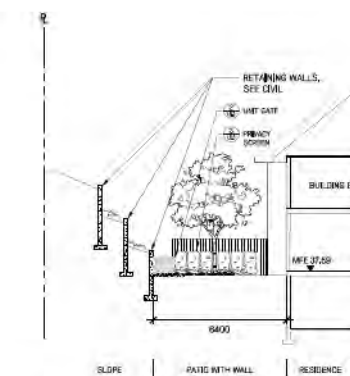
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Project No.	18021	
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Drawn by	kgj	

L5.11

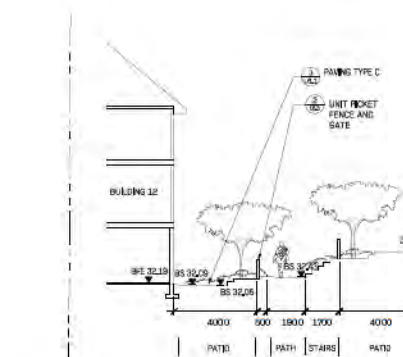
Landscape Architecture
Urban Design

803 - 375 West Fifth Avenue
Vancouver B.C. V5Y 1J5

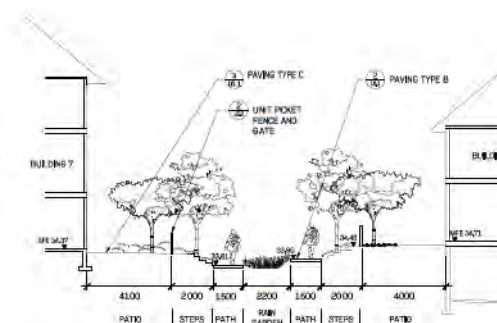
804 609 4150
hgap@oba.com



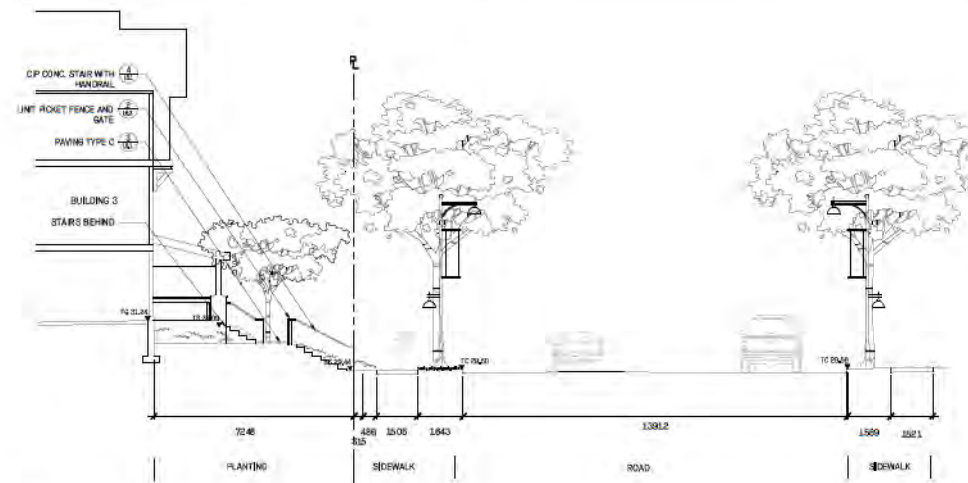
1 BUILDING 8 PATIO AND HILLSIDE
LB12 1/100



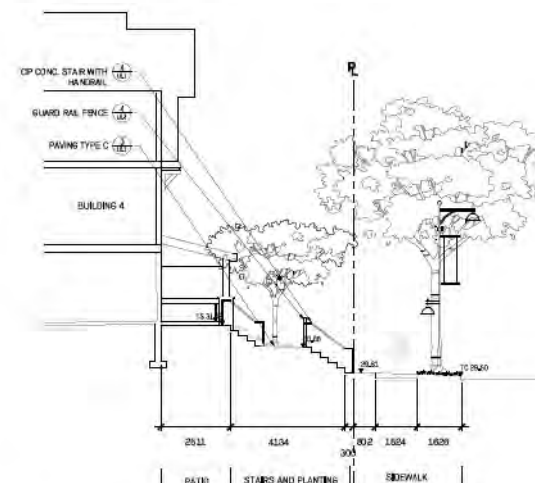
2 COURTYARD OF BUILDING 10 AND 12
LS 12 1:100



COURTYARD OF BUILDING 5 AND 7



ROAD A WEST
LB12 1/75



ROAD A EAST
1.75

NOT FOR CONSTRUCTION

12	Issued for Twitter	July 13, 2018
12	Issued for BP	July 13, 2018
11	Issued for Gridding IPT	June 29, 2018
10	Issued for GP	June 29, 2018
9	Issued for PreInfo Twitter	May, 04, 2018
8	Issued for BP	Apr. 03, 2018
7	Issued for Reclaiming	Mar. 15, 2018
6	Issued for BP	Nov. 30, 2017
5	Issued for ACP/EP	June 02, 2017
4	Issued for Reclaiming	Apr. 10, 2017
3	Revised for GP	Mar. 21, 2017
2	Issued for GP	Dec. 14, 2016
1	Issued for Reclaiming	Oct. 01, 2016

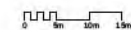
File	Category	Code
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**MOT Lands
Maple Ridge**
Maple Ridge, BC

Sections
Lot B

Date	May 1, 2018	Drawing Number	L5.12
Project No.	1681		
Name	AS SHOWN		
Drawn/Checked by	hpf/jf		



City of Maple Ridge

TO:	Her Worship Mayor Nicole Read and Members of Council	MEETING DATE:	July 24, 2018
FROM:	Chief Administrative Officer	FILE NO:	2016-105-DVP
		MEETING:	Council
SUBJECT:	Development Variance Permit 13245 236 Street		

EXECUTIVE SUMMARY:

Development Variance Permit application 2016-105-DVP has been received for the subject property, located at 13245 236 Street, in conjunction with a Rezoning application, Multi-Family Development Permit application, Wildfire Development Permit application and Natural Features Development Permit application. The requested variances are to:

1. Reduce the minimum front yard setback for Blocks 1 and 2 from 7.5m (24.6 ft.) to 2.1m (6.9 ft.) to the building face and 1.4m (4.6 ft.) to the roof overhang;
2. Reduce the minimum rear yard setback for Block 6 (Unit 22C1) from 7.5m (24.6 ft.) to 5.7m (18.7 ft.) to the building face;
3. Reduce the minimum interior yard setback for Blocks 2 and 3 from 6.0m (20 ft.) to 3.8m (12.5 ft.) to the deck; and to 4.7m (15.4 ft.) to the deck for Block 3;
4. Reduce the minimum exterior yard setback for Blocks 6 and 7 from 7.5m (24.6 ft.) to 5.5m (18.0 ft.) to the building face; and 4.4m (14.4 ft.) to the decks;
5. Increase the maximum building height for Blocks 1, 3, 4 and 5 from 11m (36 ft.) to 11.76m (38.6 ft.) at its tallest point;
6. Reduce the minimum required Useable Open Space minimum dimension of not less than 6m (20 ft.) for Blocks 1, 3, 5, 6 and 7 to 4.5m (15 ft.);
7. Increase the maximum retaining wall height from 1.2m (4 ft.) to 4.1m (13.5 ft.) at its highest point.

Council will be considering final reading for Rezoning application 2016-004-RZ on July 24, 2018.

It is recommended that Development Variance Permit 2016-105-DVP be approved.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2016-105-DVP respecting property located at 13245 236 Street

DISCUSSION:

a) Background Context

Applicant: Archstone Projects Ltd.

Legal Description: Lot 39 Section 28 Township 12 New Westminster District Plan 40978

OCP:		
	Existing:	Medium/High Density Residential
Zoning:		
	Existing:	RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential)
	Proposed:	RM-1 (Townhouse Residential)
Surrounding Uses:		
North:	Use:	Multi-Family Residential
	Zone:	RST-SV (Street Townhouse)
	Designation:	Medium/High Density Residential
South:	Use:	Single Family Residential
	Zone:	RS-2 (One Family Suburban Residential), under application for RM-1 (Townhouse Residential)
	Designation:	Medium/High Density Residential
East:	Use:	Multi-Family Residential
	Zone:	RM-1 (Townhouse Residential)
	Designation:	Medium/High Density Residential
West:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential), under application for RM-1 (Townhouse Residential)
	Designation:	Neighbourhood Park; Medium/High Density Residential; Conservation
Existing Use of Property:		Single Family Residential
Proposed Use of Property:		Multi-Family Residential
Site Area:		0.78 ha (1.93 acres)
Access:		236 Street
Servicing requirement:		Urban Standard

b) Project Description:

The subject property is located in the River Village of the Silver Valley Area Plan and is approximately 0.78 ha (1.93 acres) in size. The subject property is bound by a proposed townhouse development to the south, a proposed townhouse development to the west, Larch Avenue and street townhouses to the north, and a townhouse development to the east. Larch Avenue has been constructed in a new alignment further north of the property; therefore, the adjacent road right-of-way to the north of the property will be maintained as a trail. The north-eastern portion of the subject property is higher in elevation and slopes down towards the south-west. There is a considerable amount of vegetation and tree cover on the subject property (see Appendices A and B).

The applicant is proposing a townhouse development consisting of 31 units to be accessed from 236 Street. A common activity area is proposed along the northern property boundary. There are significant trees located on the western property boundary that will be retained through a tree protection covenant. Retaining walls will be required to mitigate the grade changes on site. The

architectural aesthetics of the proposed development will utilize 'West Coast' inspiration, incorporating the natural environment into the design.

c) Variance Analysis:

The Zoning Bylaw establishes general minimum and maximum regulations for Multi-Family developments. A Development Variance Permit allows Council some flexibility in the approval process.

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

1. *Zoning Bylaw No. 3510 -1985*, Part 6, Section 602, 6. a): To reduce the minimum front yard setback from 7.5m (24.6 ft.) to:
 - i. 4.5m (15 ft.) to the building face for all units in Block 1;
 - ii. 2.2m (7.2 ft.) to the decks for Block 1;
 - iii. 2.1m (6.9 ft.) to the building face for Unit 5C1 in Block 2;
 - iv. 1.4m (4.6 ft.) to the roof overhang for Unit 5C1 in Block 2.

The front yard setback is supported as it improves the street presence and aesthetics of the development; as well, the variance to Block 2 allows for the significant trees in the south west corner to be retained.

2. *Zoning Bylaw No. 3510 -1985*, Part 6, Section 602, 6. a): To reduce the minimum rear yard setback from 7.5m (24.6 ft.) to:
 - i. 5.7m (18.7 ft.) to the building face for Unit 22C1 in Block 6.

The rear yard setback is supported as it allows adequate area for a central outdoor amenity space.

3. *Zoning Bylaw No. 3510 -1985*, Part 6, Section 602, 6. a): To reduce the minimum exterior yard setback from 7.5m (24.6 ft.) to:
 - i. 5.5m (18 ft.) to the building face for Blocks 6 and 7;
 - ii. 4.4m (14.4 ft.) to the deck for Blocks 6 and 7.

The exterior yard setback is supported to enable a functional buildable area and appropriate rear yard space, due to the setbacks created with the significant trees on the western section of the development.

4. *Zoning Bylaw No. 3510 -1985*, Part 6, Section 602, 6. b): To reduce the maximum interior yard setback from 6.0m (20 ft.) to:
 - i. 3.8m (12.5 ft.) to the deck for Block 2;
 - ii. 4.7m (15.4 ft.) to the deck for Block 3.

The side yard setback is supported from a liveability perspective for future residents to allow decks for Blocks 2 and 3.

5. *Zoning Bylaw No. 3510 -1985*, Part 6, Section 602, 7. a): To increase the maximum building height from 11m (36 ft.) to:
 - i. 11.76m (38.6 ft.) for Block 1, and 4;
 - ii. 11.36m (37.3 ft.) for Block 3 and Block 5.

These increases in height are supported as there are steep grades on the property and grade differences between the front and back of each unit. Generally, the building faces along the street side (236 Street) are below the allowable building height requirement with minor sections of roof gable peaks extending beyond the 11m maximum allowable height. Adjacent neighbours will not be impacted by the height increases due to the higher grades ...

6. *Zoning Bylaw No. 3510 -1985*, Part 6, Section 602, 8. d) and Part 2, Interpretation: To reduce the minimum required Usable Open Space per 3 bedroom unit from 45m² (454 ft²), with a minimum dimension of not less than 6m (19.7 ft.) to:
 - i. 4.5m (15 ft.) for Block 1;
 - ii. 5.4m (17.7 ft.) for Block 5;
 - iii. 5.2m (17.1 ft.) for Unit 12C in Block 3;
 - iv. 4.9m (16.1 ft.) for Unit 13C2 in Block 3;
 - v. 5.8m (19 ft.) for Block 6; and
 - vi. 5.9m (19.4 ft.) for Block 7.

These variances are supported as the shortfall of 26m² (280 ft²) of Usable Open Space is provided in Community Amenity Space. Overall, the required amount of Community Amenity Space is 155m² (1,668 ft²) and 184m² (1,980 ft²) is being provided.

7. *Zoning Bylaw No. 3510 -1985*, Part 4, Section 403, (8): To increase the maximum retaining wall height from 1.2m (4 ft.) to 4.1m (13.5 ft.) at its highest point.

This increase in retaining wall height is supported due to the sloping grades on the site. Best efforts were made to minimize grading differences along the perimeter and adjacent property lines. The retaining walls along the west side of the site, adjacent to the significant trees, are proposed to protect the grades as much as possible.

d) Citizen/Customer Implications:

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

CONCLUSION:

The proposed variances are supported as there are steep grades on the property and significant trees to be retained on site. Supported variances also contribute to desirable street presence and functional buildable areas within the development.

It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2016-105-DVP.

“Original signed by Adam Rieu”

Prepared by: Adam Rieu
Planning Technician

“Original signed by Christine Carter”

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

“Original signed by Frank Quinn”

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

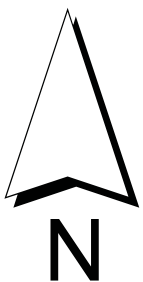
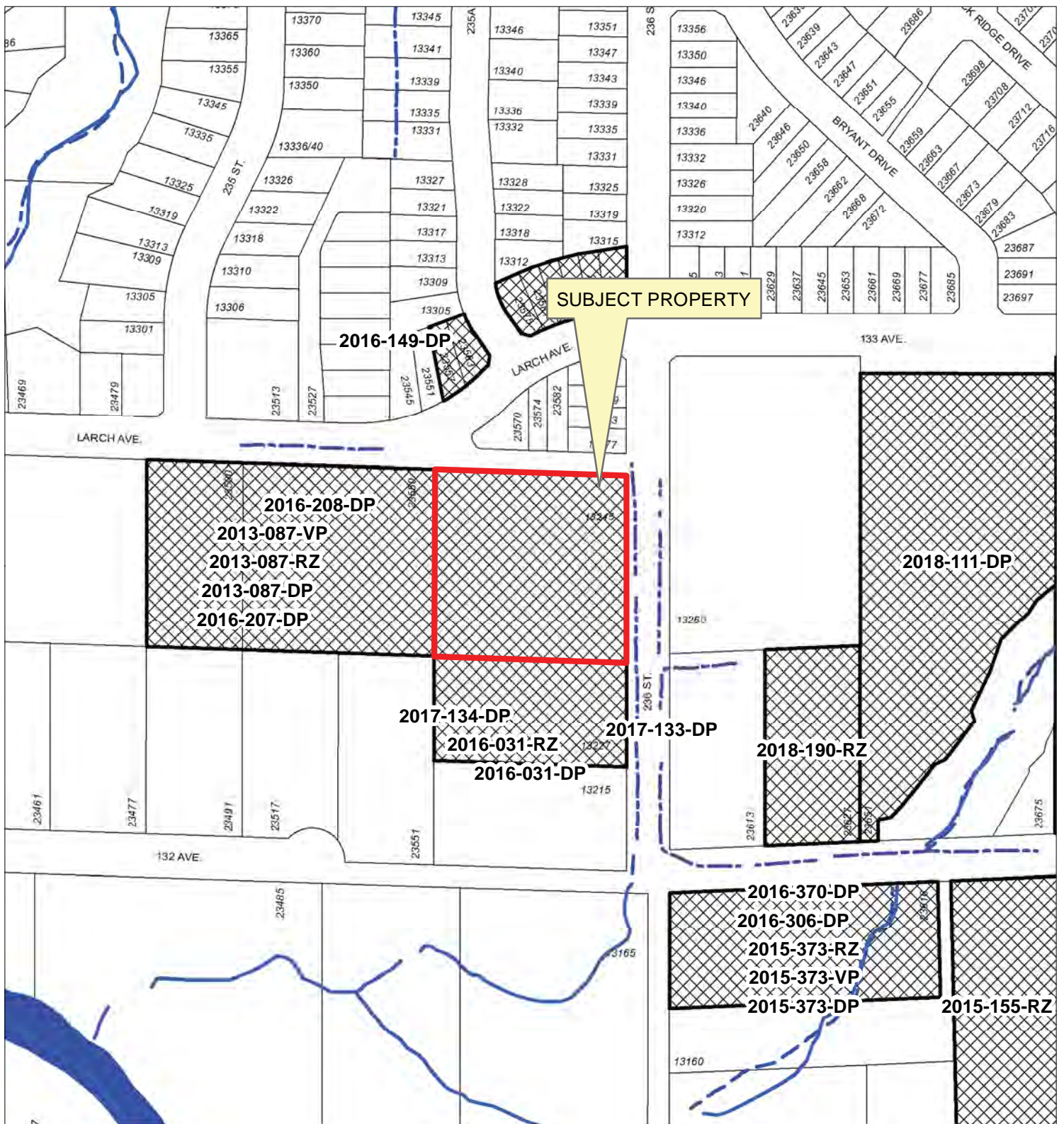
“Original signed by Paul Gill”

Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Proposed Variances

APPENDIX A



Scale: 1:2,500

Legend

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

13245 236 Street

PLANNING DEPARTMENT



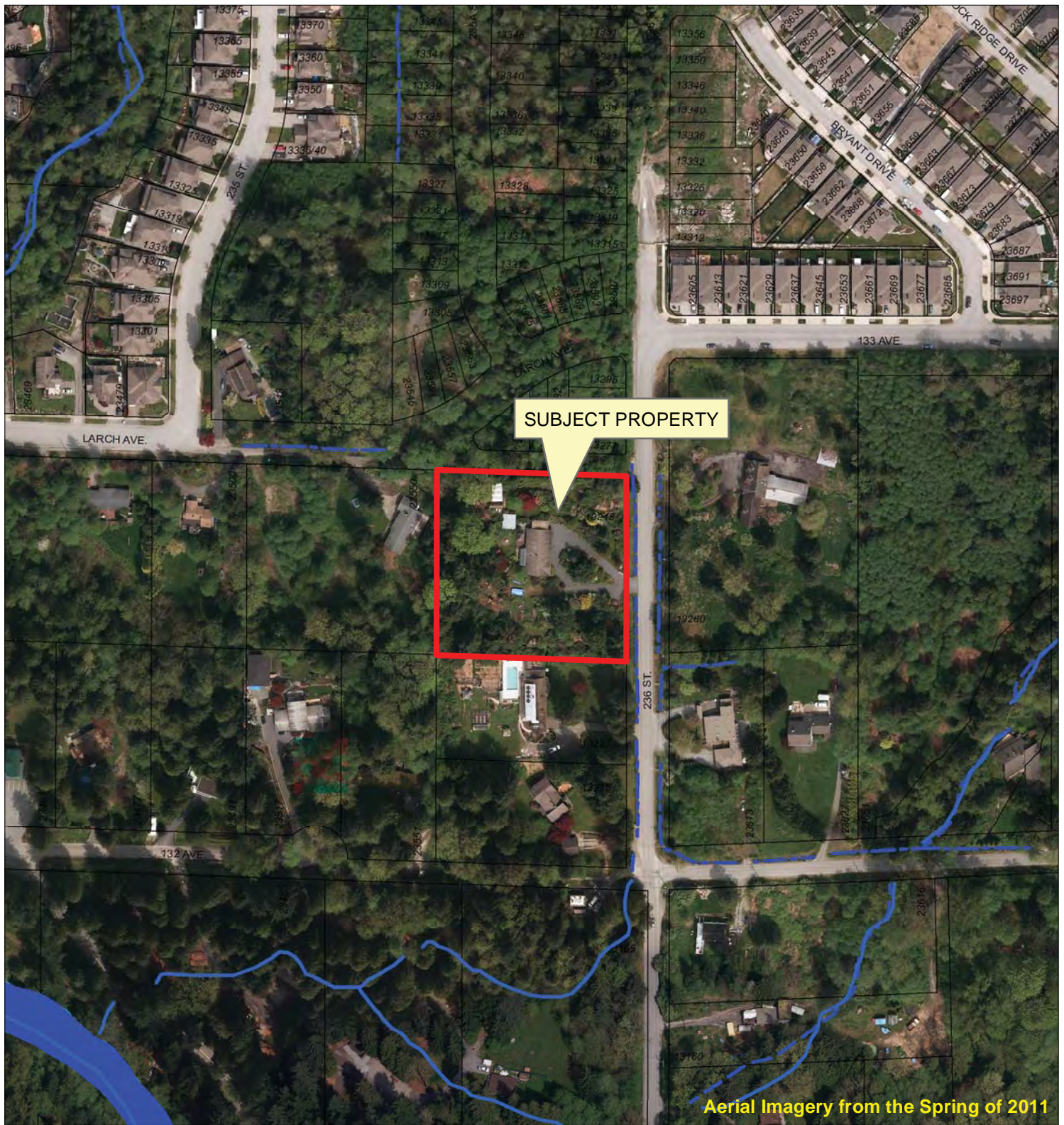
MAPLE RIDGE

British Columbia

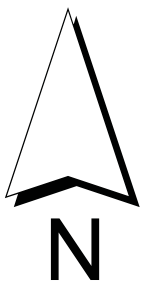
mapleridge.ca

2016-105-VP.2
DATE: Jul 9, 2018

BY: LP



Aerial Imagery from the Spring of 2011



Scale: 1:2,530

Legend

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

13245 236 Street

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

2016-105-VP

DATE: Apr 11, 2016

BY: JV

Proposed Variances

APPENDIX C

Reduced
Rear Yard
Setback
Block 6
5.7m
(Building
Face)

38

Height Increase

Block 1, 4:

11.76m

Block 3, 5:

11.36m

Retaining Wall

Height Increase

4.1m

33

Reduce Interior Yard Setback

Block 2: 3.0m (deck)

Block 3: 4.7m (deck)

QUARTZ TOWNHOUSES

19245 236 STREET, MAPLE RIDGE, B.C.

QUARRY ROCK DEVELOPMENT
ATELIER PACIFIC ARCHITECTURE INC.
JULY 12, 2018

Proposed Townhouse Development

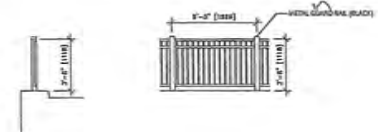
Reduced Exterior Yard Setbacks

Block 6: 5.5m (Building Face)

Block 6, 7: 4.4m (Deck)

Block 7: 5.5m (Building Face)

236th STREET



DETAIL 1: GUARD RAILING

Reduced Front Yard Setbacks

Block 1: 4.5m (Building Face)
2.2m (Decks)

Block 2: 2.1m (Building Face)
1.4m (Roof Overhang)

RETAINING WALL LEGEND	
	CONCRETE RETAINING WALL
	ALLAN BLOCK RETAINING WALL
	RED-ROCK RETAINING WALL
	CULTURED STONE WALL
	WALLS HIGHER THAN 1.2m
ABBREVIATIONS	
T.O.W.	TOP OF WALL
B.O.W.	BOTTOM OF WALL

NOTE: GUARDRAILS TO BE PROVIDED WHERE RETAINING WALL IS 0.9m OR HIGHER.



DP 1.0

SITE PLAN

SCALE: 1:200

City of Maple Ridge

TO:	Her Worship Mayor Nicole Read and Members of Council	MEETING DATE:	July 24, 2018
FROM:	Chief Administrative Officer	FILE NO:	2016-105-DP
SUBJECT:	Wildfire Development Permit 13245 236 Avenue	MEETING:	Council

EXECUTIVE SUMMARY:

Wildfire Development Permit application 2016-105-DP has been received in conjunction with a Rezoning application, Development Variance Permit application, Form and Character Development Permit application and a Natural Features Development Permit application for a townhouse development, under the RM-1 (Townhouse Residential) zone, located within the Silver Valley Area Plan. A Wildfire Development Permit (WFDP) is required because the subject property is located within the Wildfire Development Permit area.

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

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2016-105-DP respecting property located at 13245 236 Avenue.

DISCUSSION:

a) Background Context:

Applicant:	Archstone Projects Ltd.		
Legal Description:	Lot 39 Section 28 Township 12 New Westminster District Plan 40978		
OCP:			
Existing:	Medium/High Density Residential		
Zoning:			
Existing:	RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential)		
Proposed:	RM-1 (Townhouse Residential)		
Surrounding Uses:			
North:	Use:	Multi-Family Residential	
	Zone:	RST-SV (Street Townhouse)	
	Designation:	Medium/High Density Residential	

South:	Use:	Single Family Residential
	Zone:	RS-2 (One Family Suburban Residential), under application for RM-1 (Townhouse Residential)
	Designation:	Medium/High Density Residential
East:	Use:	Multi-Family Residential
	Zone:	RM-1 (Townhouse Residential)
	Designation:	Medium/High Density Residential
West:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential), under application for RM-1 (Townhouse Residential)
	Designation:	Neighbourhood Park; Medium/High Density Residential; Conservation
Existing Use of Property:		Single Family Residential
Proposed Use of Property:		Multi-Family Residential
Site Area:		0.78 ha (1.93 acres)
Access:		236 Street
Servicing requirement:		Urban Standard
Companion Applications:		2016-004-RZ, 2016-004-DP, 2016-106-DP, 2016-105-DVP

b) Project Description:

The subject property is located in the River Village of the Silver Valley Area Plan and is approximately 0.78 ha (1.93 acres) in size. The property is bound by a proposed townhouse development (2016-031-RZ) to the south, a proposed townhouse development to the west (2016-087-RZ), Larch Avenue and street townhouses to the north, and an existing townhouse development to the east. Larch Avenue has recently been constructed in a new alignment further north of the property; therefore, the adjacent road right-of-way to the north of the property will be maintained as a trail (see Appendix A). The north-eastern portion of the subject property is higher in elevation and slopes down towards the south-west. There is a considerable amount of vegetation and tree cover on the subject property (see Appendix B).

The applicant is proposing a townhouse development consisting of 31 units to be accessed from 236 Street. A common activity area is proposed along the northern property boundary. There are significant trees located on the western property boundary that will be retained through a tree protection covenant, as well as a row of hedges along the northern property boundary. Retaining walls will be required to mitigate the grade changes on site.

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

c) Planning Analysis:

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

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

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

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

The proposed development plan involves limited tree retention. Treatments, in the form of specific tree removal and pruning, have been recommended to mitigate wildfire hazard.

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

There are no significant environmental conservation areas on the development site. Pruning of the significant trees has been recommended in the southwest corner of the subject property.

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

All forested areas have been assessed and delineated into fuel types. Fire behaviour potential of these areas has been analysed. These findings have driven the recommended fuel treatments.

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

Recommendations include pruning of trees, as well as appropriate removal and dispersal of slash material and woody debris.

d) Financial Implications

A security in the amount of **\$600.00** will be taken as a condition of the Wildfire Development Permit to ensure the removal of a hazard tree.

CONCLUSION:

This application is consistent with the Wildfire Development Permit Key Guideline Concepts (Section 8.12.1) and Guidelines (Section 8.12.2), and in consideration of the *Home Owners FireSmart Manual (BC Forest Service Protection Program)*. Therefore, it is recommended that this Wildfire Development Permit 2016-105-DP be approved.

“Original signed by Adam Rieu”

Prepared by: Adam Rieu
Planning Technician

“Original signed by Michael Van Dop”

Approved by: Michael Van Dop
Deputy Fire Chief

“Original signed by Christine Carter”

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

“Original signed by Frank Quinn”

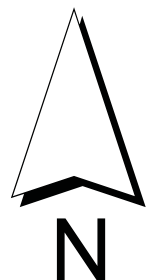
Approved by: Frank Quinn, MBA, P.Eng
GM: Public Works & Development Services

“Original signed by Paul Gill”

Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer

The following appendices are attached hereto:

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



Scale: 1:2,500

Legend

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

13245 236 Street

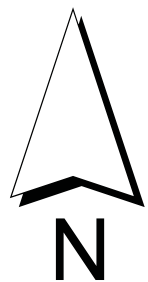
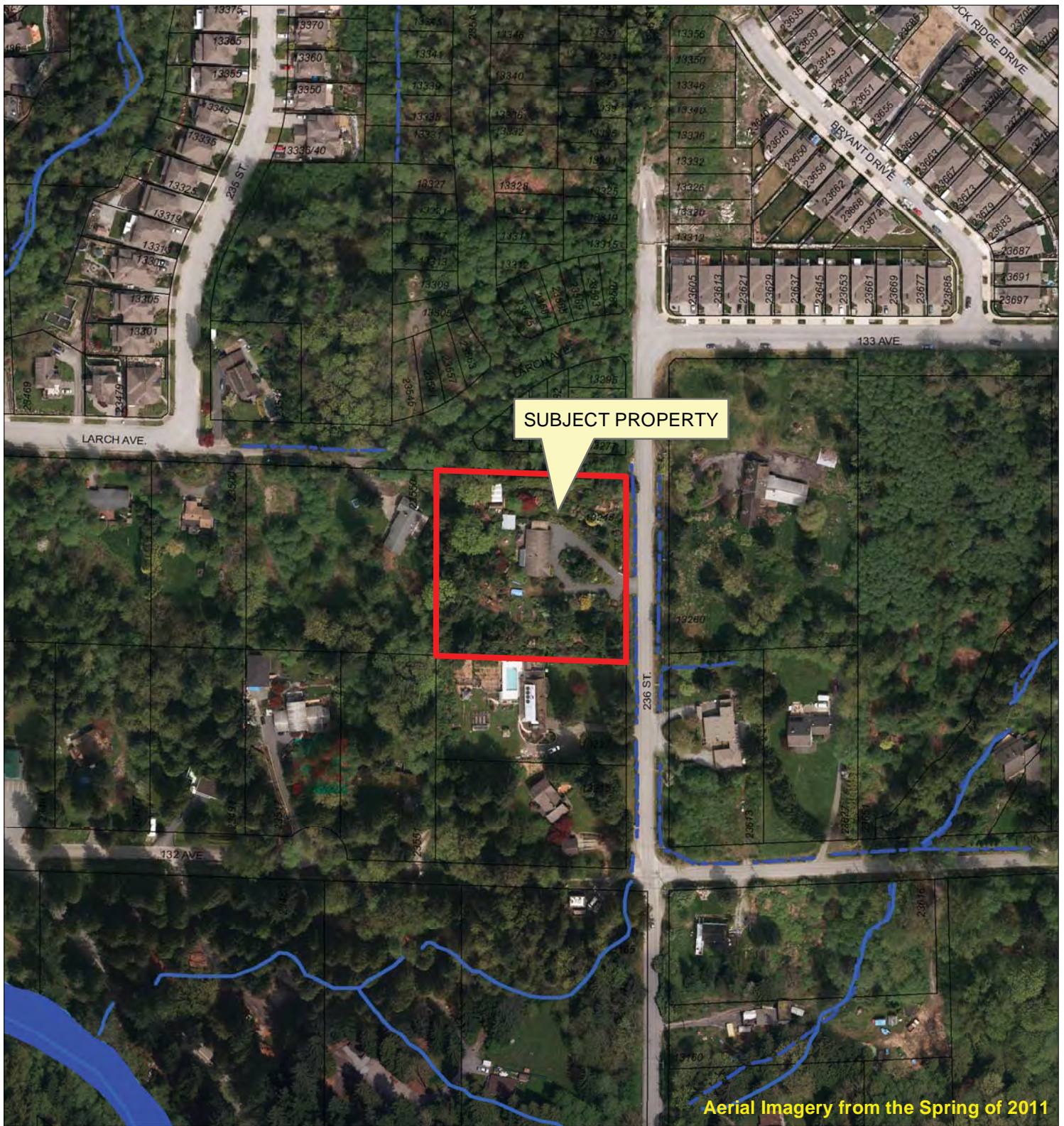
PLANNING DEPARTMENT



British Columbia
mapleridge.ca

2016-105-DP
DATE: Apr 11, 2016

BY: JV



Scale: 1:2,530

Legend

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

13245 236 Street

PLANNING DEPARTMENT



MAPLE RIDGE

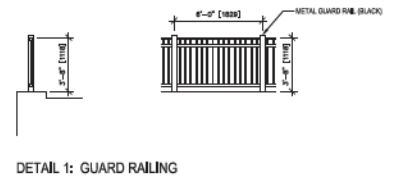
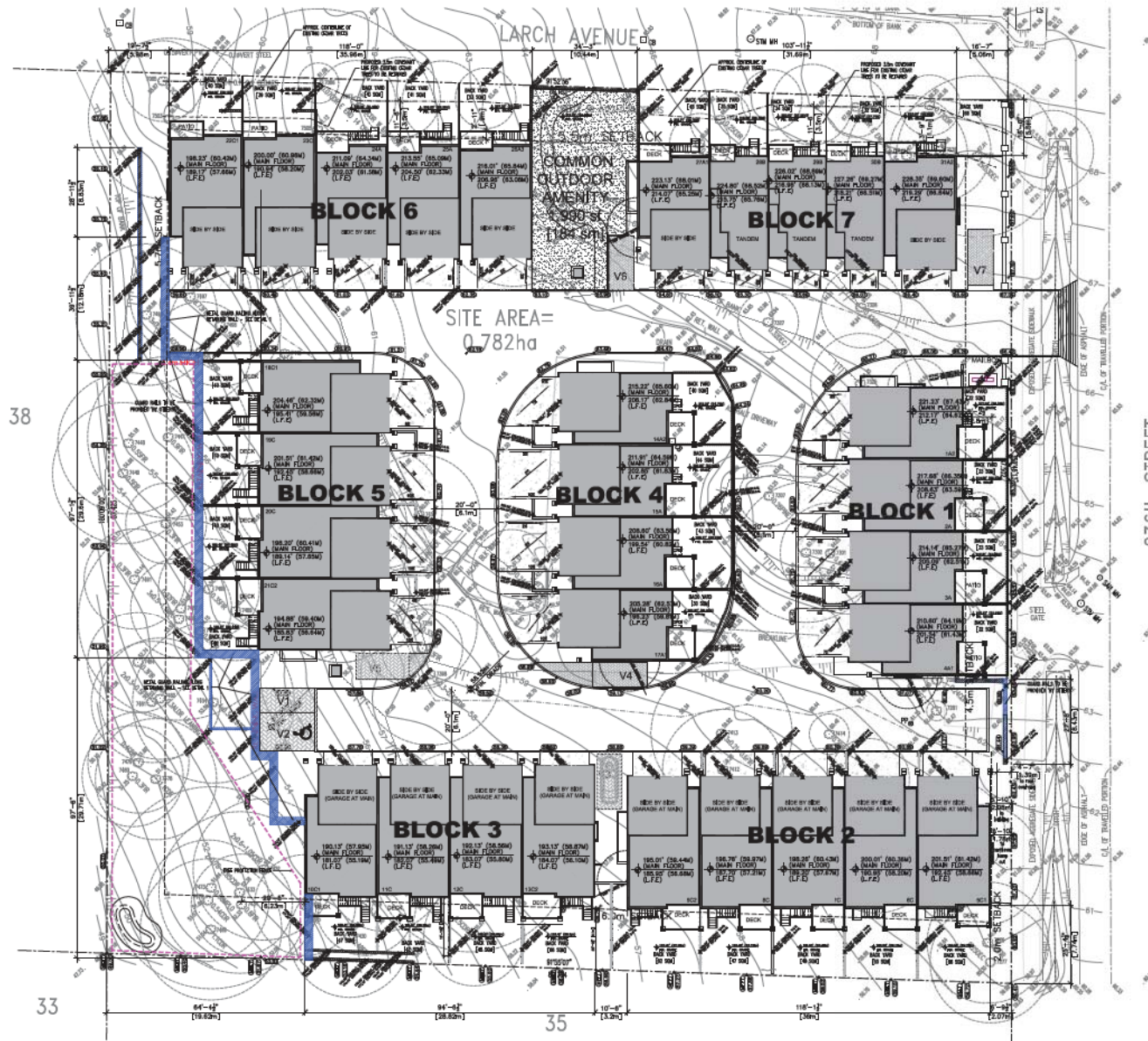
British Columbia

mapleridge.ca

2016-105-DP
DATE: Apr 11, 2016

BY: JV

APPENDIX C



RETAINING WALL LEGEND	
	CONCRETE RETAINING WALL
	ALLAN BLOCK RETAINING WALL
	RED-ROCK RETAINING WALL
	CULTURED STONE WALL
	WALLS HIGHER THAN 1.2m
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*NOTE: GUARDRAILS TO BE PROVIDED WHERE RETAINING WALL IS 0.9m OR HIGHER.	



QUARTZ TOWNHOUSES

Proposed Townhouse Development

13245 236 STREET, MAPLE RIDGE, B.C.

QUARRY ROCK DEVELOPMENT
ATELIER PACIFIC ARCHITECTURE INC.
JULY 12, 2018

DP 1.0

SITE PLAN

SCALE: 1:200



City of Maple Ridge

TO:	Her Worship Mayor Nicole Read and Members of Council	MEETING DATE:	July 24, 2018
FROM:	Chief Administrative Officer	FILE NO:	2016-004-DP
		MEETING:	Council
SUBJECT:	Development Permit 13245 236 Street		

EXECUTIVE SUMMARY:

A Multi-Family Development Permit application has been received for the subject property, located at 13245 236 Street, for a 31 unit townhouse development consisting of seven buildings, under the RM-1 (Townhouse Residential) zone. This application is subject to the Multi-Family Residential Development Permit Area Guidelines, which establish the form and character of multi-family development, with the intent to enhance the existing neighbourhood with compatible housing styles that meet diverse needs and minimize potential conflicts on neighbouring land uses.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2016-004-DP respecting property located at 13245 236 Street.

DISCUSSION:

a) Background Context:

Applicant:	Archstone Projects Ltd.
Legal Description:	Lot 39 Section 28 Township 12 New Westminster District Plan 40978
OCP:	
Existing:	Medium/High Density Residential
Zoning:	
Existing:	RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential)
Proposed:	RM-1 (Townhouse Residential)

Surrounding Uses:

North:	Use:	Multi-Family Residential
	Zone:	RST-SV (Street Townhouse)
	Designation:	Medium/High Density Residential
South:	Use:	Single Family Residential
	Zone:	RS-2 (One Family Suburban Residential), under application for RM-1 (Townhouse Residential)
	Designation:	Medium/High Density Residential

East:	Use:	Multi-Family Residential
	Zone:	RM-1 (Townhouse Residential)
	Designation:	Medium/High Density Residential
West:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential), under application for RM-1 (Townhouse Residential)
	Designation:	Neighbourhood Park; Medium/High Density Residential; Conservation
Existing Use of Property:		Single Family Residential
Proposed Use of Property:		Multi-Family Residential
Site Area:		0.78 ha (1.93 acres)
Access:		236 Street
Servicing requirement:		Urban Standard
Companion Applications:		2016-105-DP, 2016-004-RZ, 2016-106-DP, 2016-105-DVP

b) Project Description:

The subject property is located in the River Village of the Silver Valley Area Plan and is approximately 0.78 ha (1.93 acres) in size. The subject property is bound by a proposed townhouse development to the south (2016-031-RZ), a proposed townhouse development to the west (2013-087-RZ), Larch Avenue and street townhouses to the north, and an existing townhouse development to the east. Larch Avenue has been constructed in a new alignment further north of the property; therefore, the adjacent road right-of-way to the north of the property will be maintained as a trail (see Appendix A). The north-eastern portion of the subject property is higher in elevation and slopes down towards the southwest. There is a considerable amount of vegetation and tree cover on the subject property (see Appendix B).

The applicant is proposing a townhouse development consisting of 31 units to be accessed from 236 Street. A common activity area is proposed along the northern property boundary. There are significant trees located on the western property boundary that will be retained through a tree protection covenant, as well as a row of cedar hedges along the northern boundary. Retaining walls will be required to mitigate the grade changes on site. The architectural aesthetic of the proposed development will utilize 'West Coast' inspiration, incorporating the natural environment into the design.

c) Planning Analysis:

Official Community Plan

The subject property is located just north of the intersection of 236 Street and 132 Avenue, within the River Village of the Silver Valley Area Plan. The Official Community Plan (OCP) designation for the subject property is *Medium/High Density Residential*, which allows both single family and multi-family housing forms. Silver Valley Area Plan Policy 5.2. states: *River Village is located along a main arterial route in the Silver Valley area, on Fern Crescent, between Maple Ridge Park to the south and an escarpment to the north and east. Principle 5.2.2 a) identifies that the "River Village is to be a complete community, with a main shopping street, integrated multi-family housing, mixed-use buildings, civic buildings and community facilities, including a high school, and an elementary school."*

Densities of 30-50 units per hectare are encouraged for the River Village area and may include attached as well as detached fee-simple housing. The proposed RM-1 (Townhouse Residential) development, at 31 units per 0.78 hectare, is approximately 40 units per hectare, and therefore complies with the *Medium/High Density Residential* designation of the Silver Valley Area Plan.

A Multi-Family Residential Development Permit is required for all new multi-family development. Section 8.7, Multi-Family Development Permit Area Guidelines of the OCP aims to regulate the form and character, as outlined below.

This development respects the key guideline concepts as outlined in this section:

1. New development into established areas should respect private spaces, and incorporate local neighbourhood elements in building form, height, architectural features and massing.

"This proposed infill project is complementary to the many new townhouse projects in the area. It respects the existing context (neighbourhood in transition with setbacks, solid fencing, landscaping and compatible massing)."

2. Transitional development should be used to bridge areas of low and high densities, through means such as stepped building heights, or low rise ground oriented housing located to the periphery of a higher density developments.

"The project appears to be 2 storeys from the public street and 2.5 storeys along the property lines."

3. Large scale developments should be clustered and given architectural separation to foster a sense of community, and improve visual attractiveness.

"The development is clustered and designed as a unified form and character, yet has enough variety through material choice and colour to add visual interest."

4. Pedestrian circulation should be encouraged with attractive streetscapes attained through landscaping, architectural details, appropriate lighting and by directing parking underground where possible or away from public view through screened parking structures or surface parking located to the rear of the property.

"Extensive landscape planting is provided along entry of the project. The development entry is marked with an entry gate and low stone walls. Residential parking is concealed in garages while visitor parking is screened with landscaping."

Zoning Bylaw

The current application proposes to rezone the subject property from RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential) to RM-1 (Townhouse Residential) to permit the future development of approximately 31 townhouse units (see Appendix C)

A Development Variance Permit application has been received for this project and involves the following variances:

1. Reduce the minimum front yard setback for Blocks 1 and 2 from 7.5m (24.6 ft.) to 2.1m (6.9 ft.) to the building face and 1.4m (4.6 ft.) to the roof overhang;

2. Reduce the minimum rear yard setback for Block 6 (Unit 22C1) from 7.5m (24.6 ft.) to 5.7m (18.7 ft.) to the building face;
3. Reduce the minimum interior yard setback for Blocks 2 and 3 from 6.0m (20 ft.) to 3.8m (12.5 ft.) to the deck; and to 4.7m (15.4 ft.) to the deck for Block 3;
4. Reduce the minimum exterior yard setback for Blocks 6 and 7 from 7.5m (24.6 ft.) to 5.5m (18.0 ft.) to the building face; and 4.4m (14.4 ft.) to the decks;
5. Increase the maximum building height for Blocks 1, 3, 4 and 5 from 11m (36 ft.) to 11.76m (38.6 ft.) at its tallest point;
6. Reduce the minimum required Useable Open Space minimum dimension of not less than 6m (20 ft.) for Blocks 1, 3, 5, 6 and 7 to 4.5m (15 ft.);
7. Increase the maximum retaining wall height from 1.2m (4 ft.) to 4.1m (13.5 ft.) at its highest point.

Off-Street Parking and Loading Bylaw:

The *Off-Street Parking and Loading Bylaw No. 4350 – 1990* requires that the RM-1 (Townhouse Residential) zone provide two off-street parking spaces per dwelling unit, plus 0.2 spaces per dwelling unit designated for visitors. There are 31 dwelling units proposed, therefore, 62 resident parking spaces are provided and 7 visitor parking spaces, including one accessible parking space, which is in conformance with the requirements of the Off-Street Parking and Loading Bylaw.

d) Advisory Design Panel:

The Advisory Design Panel (ADP) reviewed the development plans for form and character of the proposed development and the landscaping plans at a meeting held on October 18, 2017. The Panel provided the following comments, which have since been resolved, as outlined below by the project architect:

- *Provide alternate solution in case hedge row of trees won't be saved during the construction.*
Hedge row of trees will be retained with a Tree Protection Covenant.
- *Provide site sections to show transition including different types of retaining walls and transitions.*
Details have been provided for retaining walls.
- *Provide exterior stairs for exit and entry.*
Exterior balcony stairs have been added.
- *Show light wells where necessary for occupied basement areas.*
It has been determined that light wells are not necessary as the basements have windows that are above grade or units have been provided with doors into rear yards.
- *Consider moving entrances forward where possible.*
Unit entrances have been moved out an additional 1.8 m to reduce the recessed alcove into the units. This will maintain a covered entry and will provide feature lighting and defined unit entrances.

e) Environmental Implications:

The subject property slopes from the northeast to the lowest point in the southwest corner. Review of the relevant environmental reports by the various consultants indicate that the site can support the proposed development. An approved Stormwater Management Plan and associated covenant

have been included to ensure stormwater discharge meets the appropriate criteria. Several trees will be removed to allow development to occur on the subject property; however, much consideration was given to a significant stand of trees along the west and southwest portion of the site. A Tree Protection Covenant will be registered on site to protect these significant trees as well as a row of cedar hedges along the northern property boundary. No watercourses or significant features are located on or near the subject property, with the exception of the above mentioned significant trees.

f) Citizen/Customer Implications:

A Development Information Meeting (DIM) was held on November 16, 2017 and Public Hearing was held on February 20, 2018. Final reading of the subject property will also be considered at the July 24, 2018 Council meeting.

g) Financial Implications:

In accordance with Council's Landscape Security Policy, a refundable security equivalent to 100% of the estimated landscape cost will be provided to ensure satisfactory provision of landscaping in accordance with the terms and conditions of the Development Permit. Based on an estimated landscape cost of \$428,527.00, the security will be \$428,527.00.

CONCLUSION:

As the development proposal complies with the Multi-Family Development Permit Area Guidelines of the OCP for form and character, it is recommended that 2016-004-DP be given favourable consideration.

"Original signed by Adam Rieu"

Prepared by: Adam Rieu
Planning Technician

"Original signed by Christine Carter"

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

"Original signed by Frank Quinn"

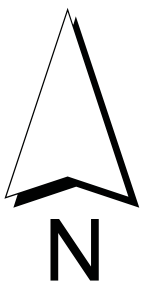
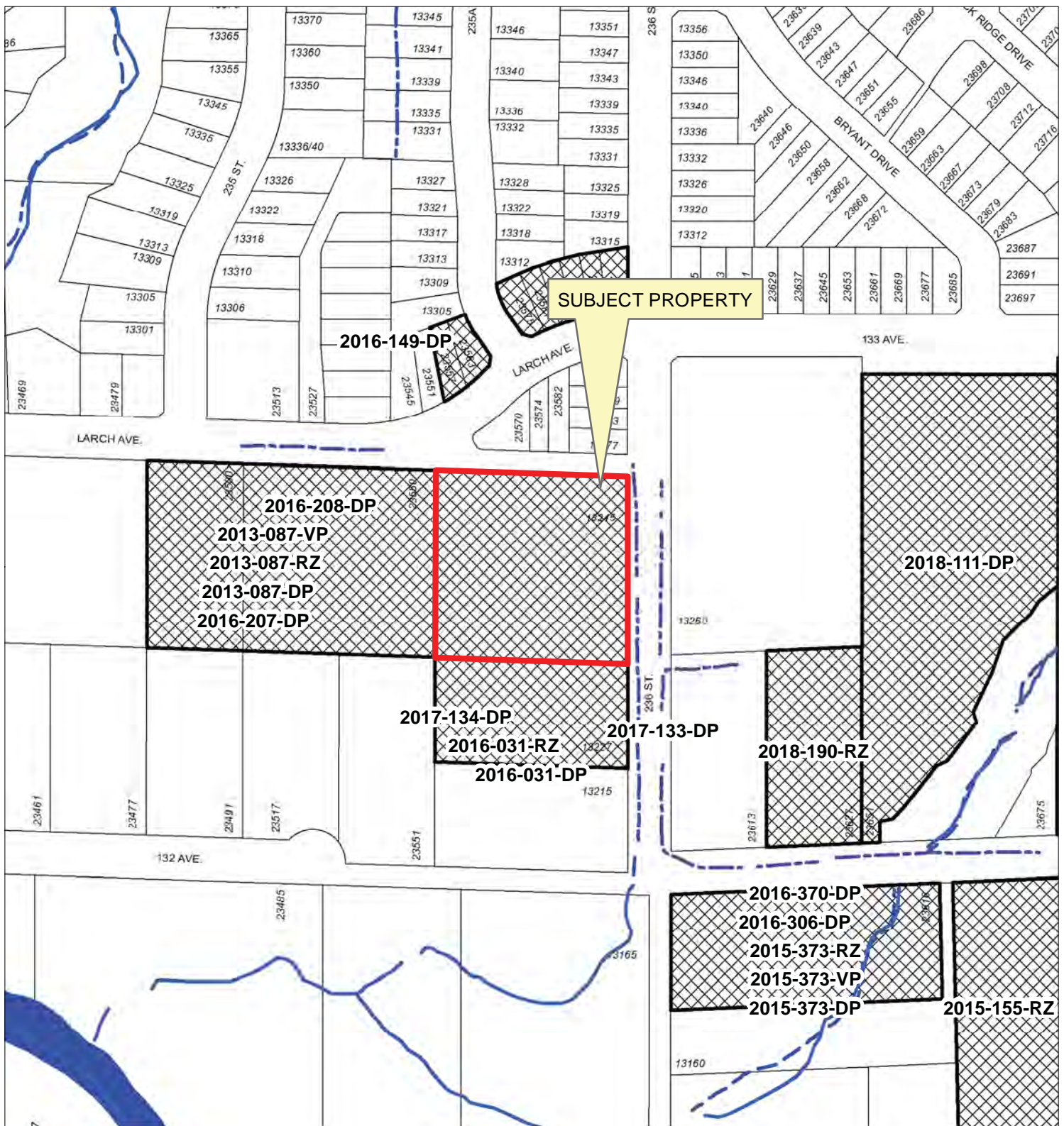
Approved by: Frank Quinn, MBA, P.Eng
GM Public Works & Development Services

"Original signed by Paul Gill"

Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Site Plan
Appendix D – Building Elevations
Appendix E – Landscape Plans



Scale: 1:2,500

Legend

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

13245 236 Street

PLANNING DEPARTMENT



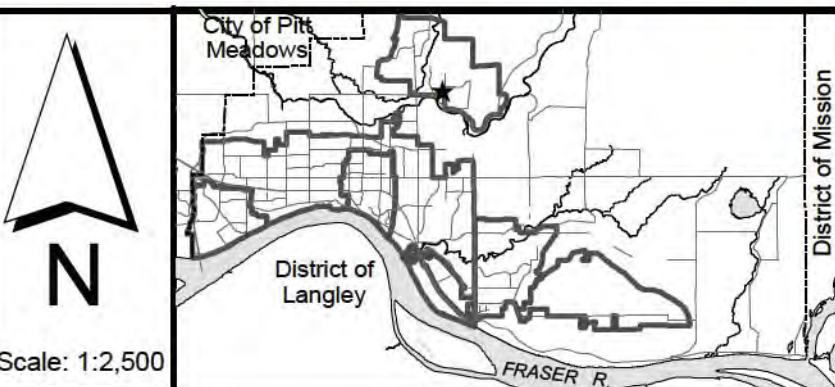
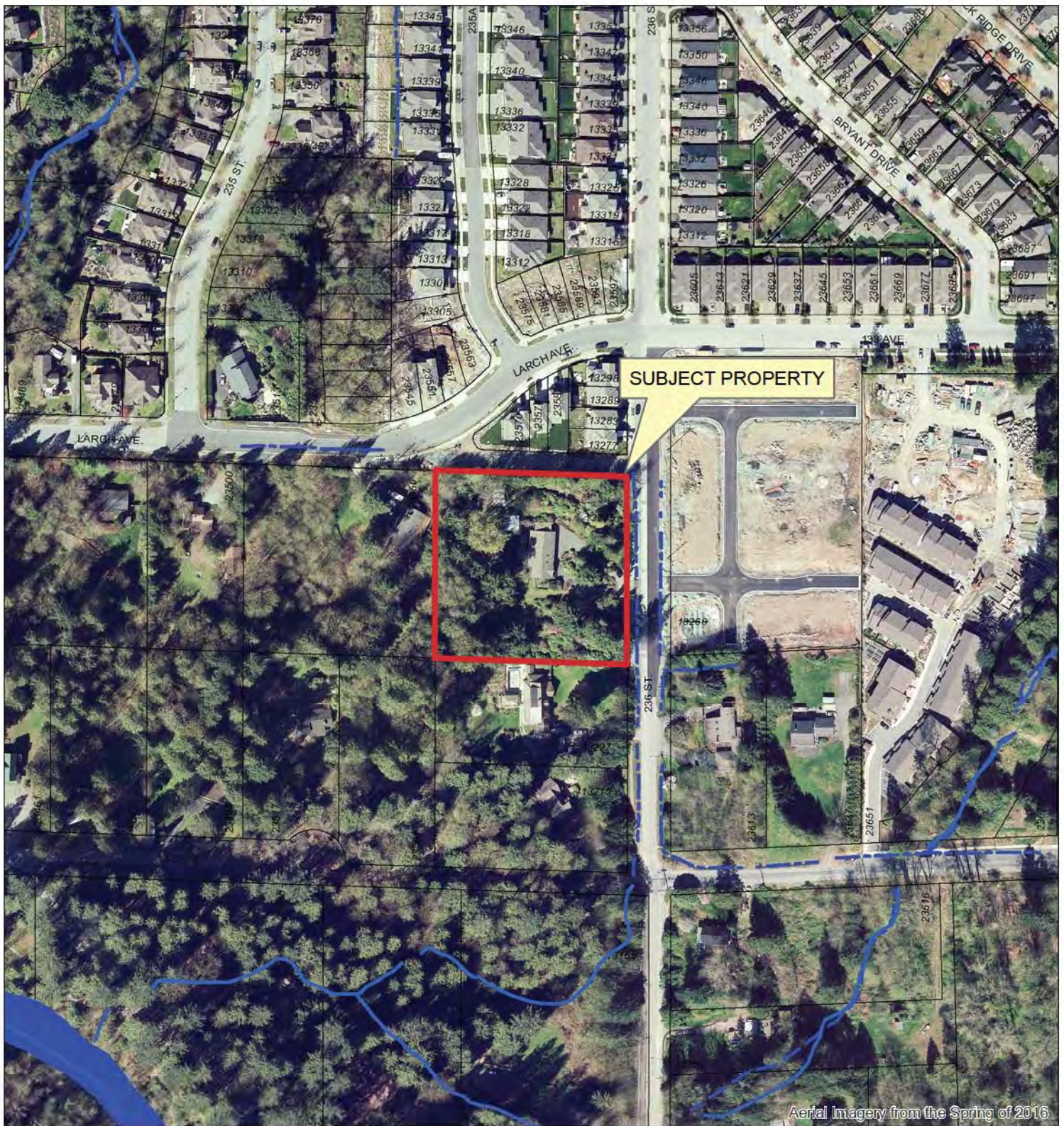
MAPLE RIDGE

British Columbia

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2016-004-DP.2
DATE: Jul 9, 2018

BY: LP



13245 236 Street

PLANNING DEPARTMENT



MAPLE RIDGE

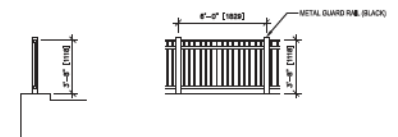
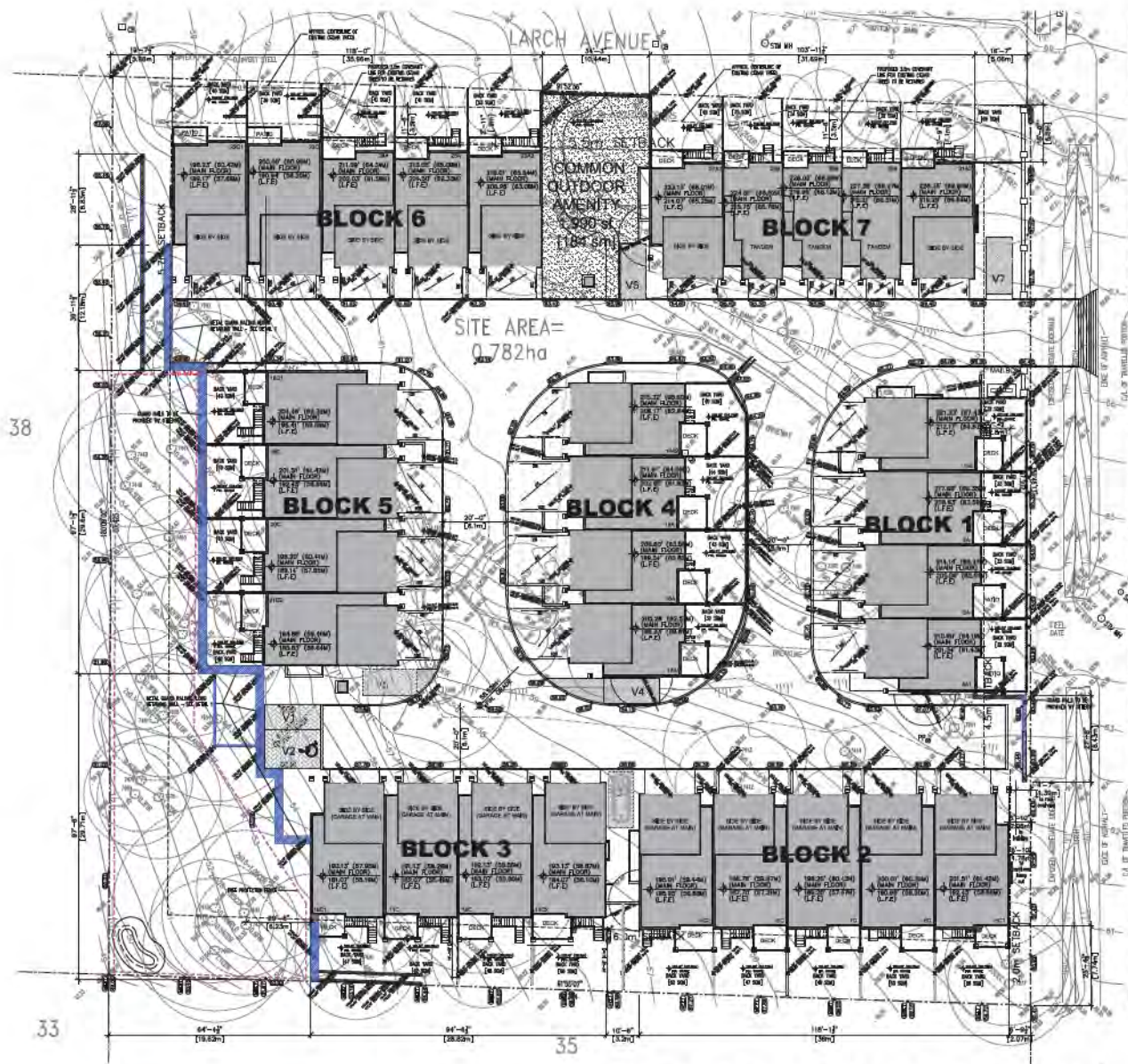
British Columbia

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FILE: 2016-004-DP
DATE: Jul 17, 2018

BY: LP

APPENDIX C



DETAIL 1: GUARD RAILING

RETAINING WALL LEGEND	
	CONCRETE RETAINING WALL
	ALLAN BLOCK RETAINING WALL
	RED-ROCK RETAINING WALL
	CULTURED STONE WALL
	WALLS HIGHER THAN 1.2m
ABBREVIATIONS	
T.O.W.	TOP OF WALL
B.O.W.	BOTTOM OF WALL
NOTE: GUARDRAILS TO BE PROVIDED WHERE RETAINING WALL IS 0.9m OR HIGHER.	



QUARTZ TOWNHOUSES

Proposed Townhouse Development

13245 236 STREET, MAPLE RIDGE, B.C.

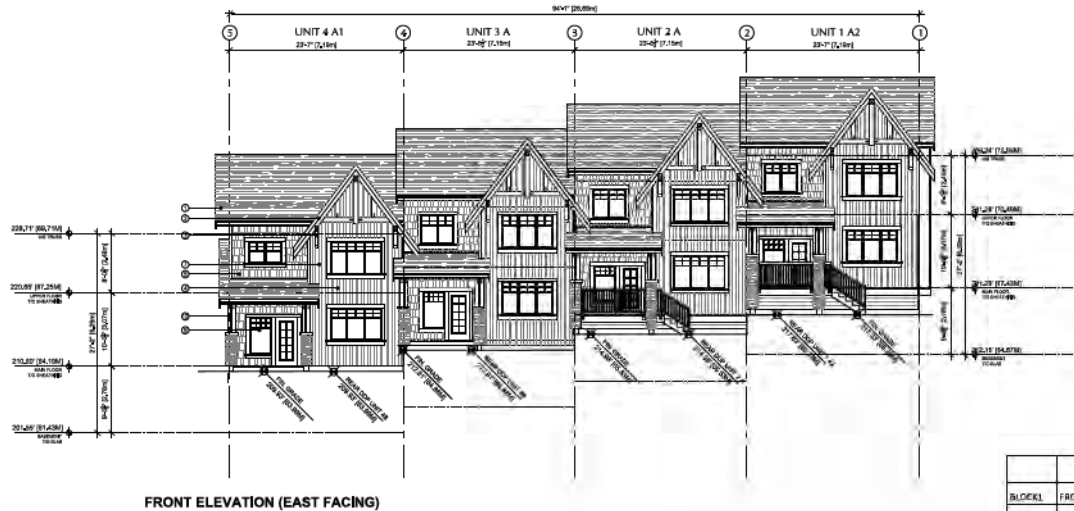
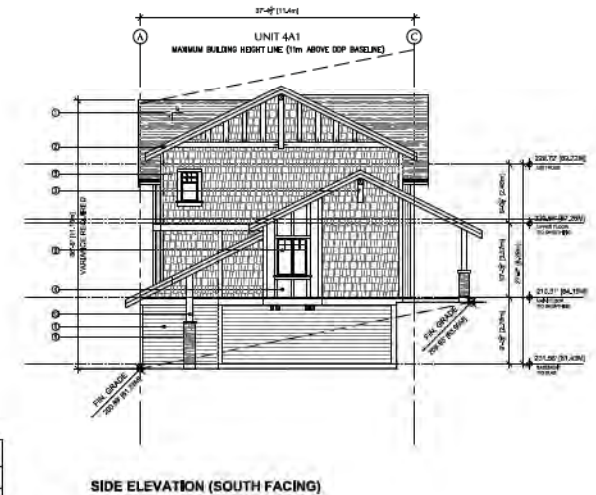
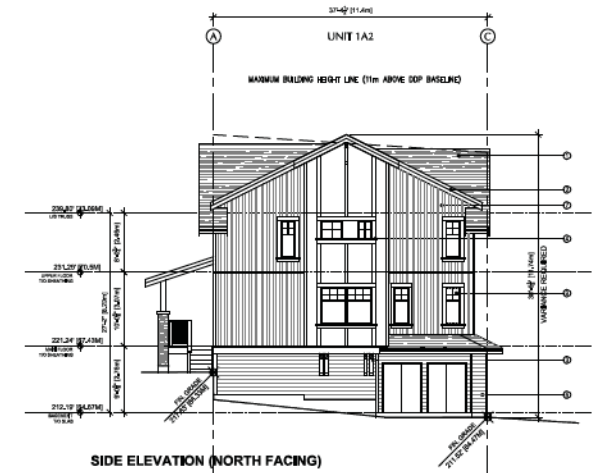
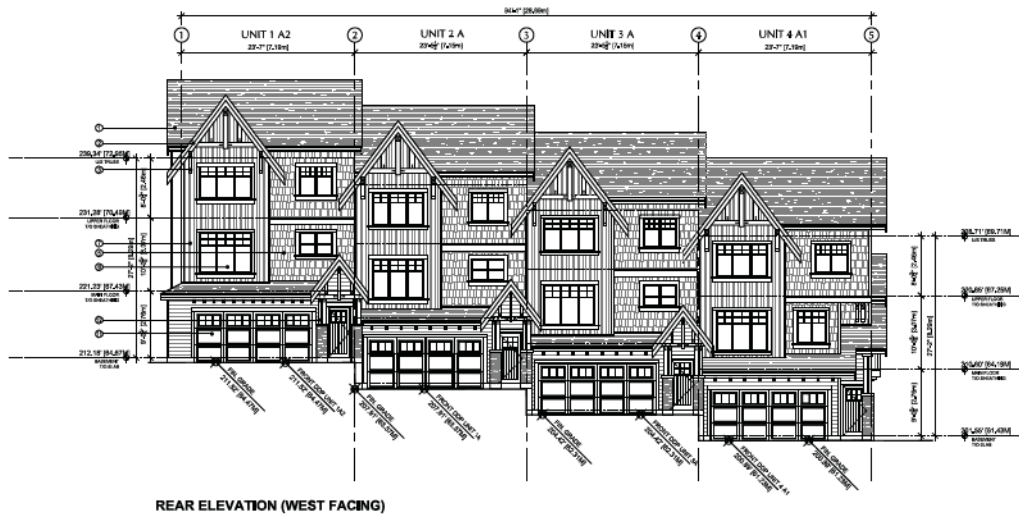
QUARRY ROCK DEVELOPMENT
ATELIER PACIFIC ARCHITECTURE INC.
JULY 12, 2018

DP 1.0

SITE PLAN

SCALE: 1:200

APPENDIX D



- MATERIALS LEGEND**
- ① ASPHALT SHINGLES
 - ② PAINTED WOOD PARADE BOND
 - ③ PAINTED WOOD BRACKET
 - ④ PEBBLE CEMENT BRICK PAVING
 - ⑤ VINYL SIDING
 - ⑥ VINYL HORIZONTAL SIDING
 - ⑦ VINYL HORIZONTAL SIDING
 - ⑧ CULTURED STONE VENEER
 - ⑨ VINYL SIDING
 - ⑩ PAINTED / STAINED PEBBLE GLASS ENTRY DOOR
 - ⑪ INSULATED GARAGE DOOR
 - ⑫ WOOD COLUMN
 - ⑬ ALUMINUM RAILING

		1A2	2A	3A	4A1
BLOCK 1	FRONT GRADE 1	64.47	63.37	62.31	61.23
	FRONT GRADE 2	64.47	63.37	62.31	61.23
	REAR GRADE 1	66.33	65.53	64.86	63.99
	REAR GRADE 2	66.33	65.53	64.86	63.99
	AVG. FIN. GRADE	65.40	64.45	63.53	62.81
	BASEMENT EL.	64.67	63.58	62.51	61.43
	DIFFERENCE	-0.73	-0.86	-1.08	-1.18

QUARTZ TOWNHOUSES

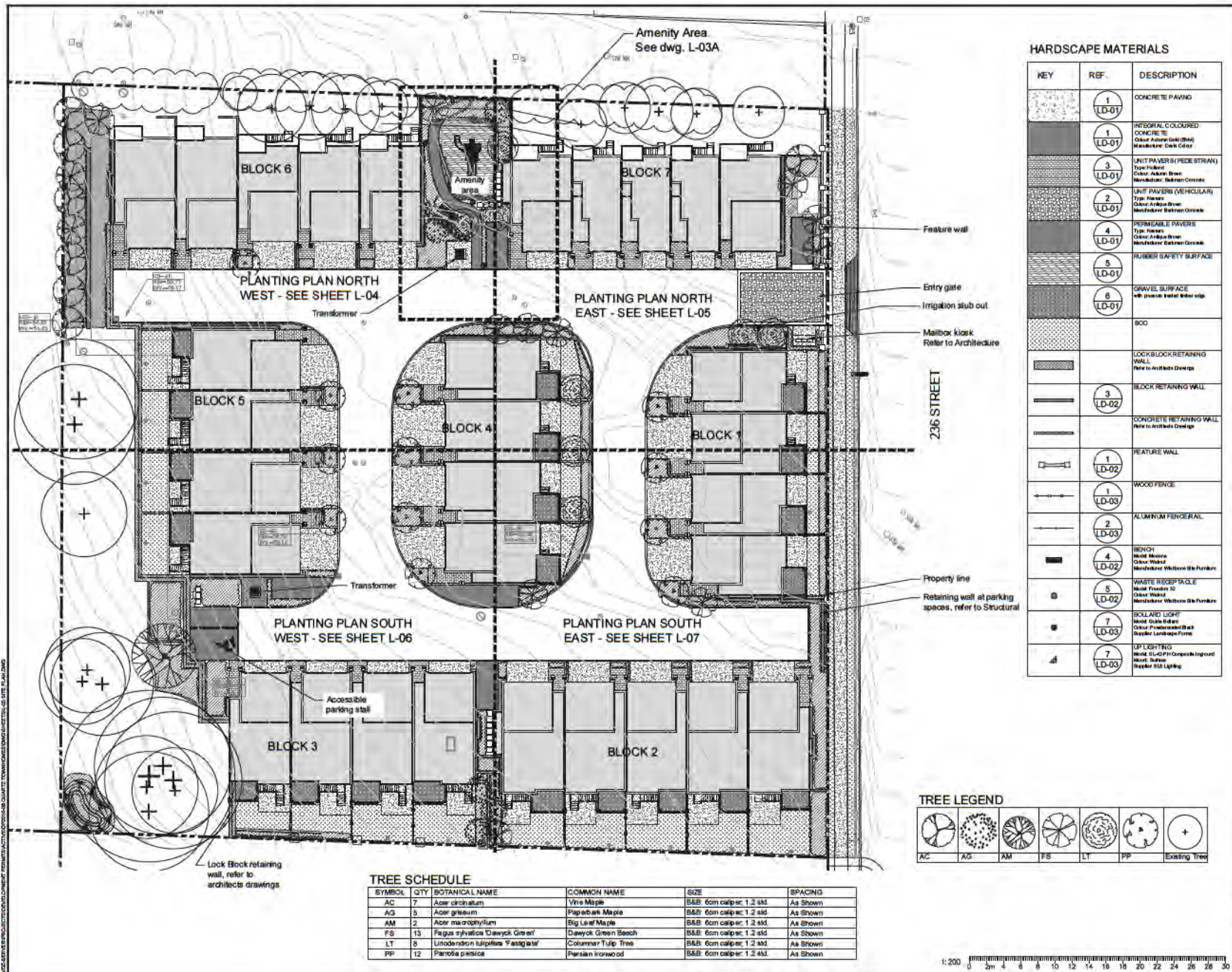
Proposed Townhouse Development

13244 238 STREET, MAPLE RIDGE, B.C.

QUARRY ROCK DEVELOPMENT
 LATELIER PACIFIC ARCHITECTURE INC.
 NOV. 14, 2017

DP 3.1

BUILDING
 ELEVATIONS
 BLOCK 1
 A2-A-A1
 SCALE: 1:100



Project:
 QUARTZ TOWNHOUSES

Location:
 13245 - 236th STREET
 MAPLE RIDGE, BC

Drawn:
 AD
 PC

Checked:
 DJ

Approved:
 MVOZ

Original Sheet Size:
 24"x36"

Scale:
 1:200

CONSTRUCTIONAL NOTES:
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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TO:	Her Worship Mayor Nicole Read and Members of Council	MEETING DATE:	July 24, 2018
FROM:	Chief Administrative Officer	FILE NO:	11-5255-70-124
		MEETING:	Council
SUBJECT:	Award of Contract ITT-EN-18-54 232 Street Water Main Replacement (Dewdney Trunk Road to 122 Avenue)		

EXECUTIVE SUMMARY:

The existing 150mm diameter cast iron water main along 232 Street between Dewdney Trunk Road and 122 Avenue was installed in 1964 and has been identified for replacement as part of the City's Annual Water main Replacement Program and is included in the 2018 Financial Plan.

The 232 Street Water main Replacement Project from Dewdney Trunk Road to 122 Avenue consists of the installation of approximately 435m of 200mm diameter ductile iron water main, water service connections as necessary, installation of new hydrants and pavement surface restoration. There is optional work included in the tender to utilize the existing water main that will be abandoned for fibre optic pre-ducting, including the installation of junction boxes and pulling three 32mm ducts through the existing 150mm CI water main that is to be abandoned. City crews will complete tie-ins of the new water main to the City water system.

The Invitation to Tender was issued on May 28, 2018 and closed on July 12, 2018 with two (2) bids received. The lowest compliant tender price was submitted by Sandpiper Contracting LLP of \$600,475.00 excluding taxes. The water main installation is wholly funded from the Water Utility Fund, and additional funding is required for the water tie-ins to the City system, Funding to install ducting for future fibre optic expansion is available from the IT Fibre Optic Network project budget.

Council approval to award the contract is required for the work to proceed.

RECOMMENDATION:

THAT Contract ITT-EN18-54, 232 Water main Replacement (Dewdney Trunk Road to 122 Avenue), be awarded to Sandpiper Contracting LLP in the amount of \$600,475.00 excluding taxes; and

THAT a construction contingency of \$60,000 be approved to address potential variations in field conditions; and

THAT the Financial Plan be amended to increase the 232 Street Water main Replacement budget from \$600,000 to \$726,475, funded from Water Utility Fund, and further

THAT the Corporate Officer be authorized to execute the contract.

DISCUSSION:

a) Background Context:

The existing 150mm diameter cast iron water main along 232 Street between Dewdney Trunk Road and 122 Avenue was installed in 1964 and has been identified for replacement as part of the City's Annual Water main Replacement Program and is included in the 2018 Financial Plan.

The 232 Street Water main Replacement Project from Dewdney Trunk Road to 122 Avenue consists of the installation of approximately 435m of 200mm diameter ductile iron water main, water service connections as necessary, installation of new hydrants and pavement surface restoration. There is optional work included in the tender to utilize the existing water main that will be abandoned for fibre optic pre-ducting, including the installation of junction boxes and pulling three 32mm ducts through the existing 150mm CI water main that is to be abandoned. City crews will complete tie-ins of the new water main to the City water system.

Tender Evaluation

The Invitation to Tender was issued on May 28, 2018 and closed on July 12, 2018 with two (2) bids received, listed below from lowest to highest price.

	<u>Tender Price</u> <u>(excluding taxes)</u>
Sandpiper Contracting LLP	\$600,475.00
Pedre Contractors Ltd.	\$663,000.00

The lowest compliant bid was \$600,475.00 (excluding taxes) from Sandpiper Contracting LLP. Staff have analyzed the tenders and recommend the contract be awarded to Sandpiper Contracting LLP.

b) Desired Outcome:

To provide reliable fire protection and high quality drinking water to Maple Ridge residents.

c) Strategic Alignment:

One of the key strategies in the Corporate Strategic Plan is to manage existing infrastructure. Replacement and upgrading of the aging water main and fire hydrants on 232 Street will ensure reliability of service and provide capacity for future years.

Installation of ducts in the abandoned water main will support the City's long term plan to extend fibre optic service throughout the City and up 232 Street to connect with the Abernethy Way network.

d) Citizen/Customer Implications:

The estimated construction duration is approximately eight weeks starting in August 2018. It is anticipated that traffic through the work zone will be reduced to single lane alternating. Most of the water main replacement works are on the east side of the road adjacent to the sidewalk.

Some of the fronting properties may be impacted during water service connection installations, and residents will be notified in advance of the work. Every effort will be made to minimize impact to residents fronting the water main installation on 232 Street. As well, the general public will be informed of the construction progress through the City's website and social media sources.

e) Interdepartmental Implications:

The Operations Department has provided input during the design stage. The Information Technology Department has worked closely with Engineering to utilize the abandoned water main as fibre optic ducting for future use. Tie-ins to the live water system will be completed by the Operations Department. A City staff inspector will provide inspection services during construction.

f) Business Plan/Financial Implications:

The projected expenditures excluding taxes are as follows:

Consulting Design Fees	\$	65,000
Water Tie-ins by City Forces	\$	83,000
Construction Contract Cost	\$	600,475
Contract Contingency	\$	60,000
Total Projected Project Cost	\$	808,475

The project funding sources are as follows:

LTC No. 18022 from Water Capital Fund (WCF)	\$	600,000
IT Department Fibre Optic Optional Work (GL no. 11-01556)	\$	82,000
Additional funding from WCF required	\$	126,475
Total Funding Sources	\$	808,475

The project expenditures include a contract contingency of \$60,000 that will only be utilized if required to address to address potential variations in field conditions.

CONCLUSIONS:

The tender price of \$600,475.00 (excluding taxes) by Sandpiper Contracting LLP for the 232 Street Water main Replacement Project from Dewdney Trunk Road to 122 Avenue is the lowest compliant tender. It is recommended that Council approve the award of the contract to Sandpiper Contracting LLP and a contract contingency of \$60,000 be approved. It is also recommended that funds be transferred from the Water Utility Fund to LTC 18022.

"Original signed by Jeff Boehmer"

Prepared by: **Jeff Boehmer, PEng.**
Manager of Design & Construction

"Original signed by Trevor Thompson"

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

"Original signed by David Pollock"

Reviewed by: **David Pollock, PEng.**
Municipal Engineer

"Original signed by Frank Quinn"

Approved by: **Frank Quinn, MBA, PEng.**
General Manager: Public Works & Development Services

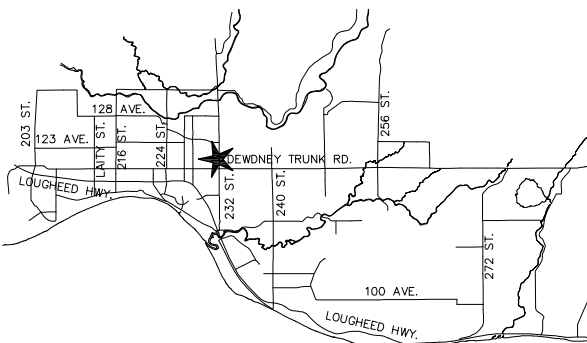
"Original signed by Paul Gill"

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



PROJECT BOUNDARY

ITT-EN18-54
FILE NO. 11-5255-70-124



SCALE:
N.T.S.



CITY OF MAPLE RIDGE
ENGINEERING
DEPARTMENT

SITE PLAN
232 ST WATER REPLACEMENT
DTR - 122 AVE

DATE: JULY 2018

FILE/DWG No SK0413

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Award of Contract ITT-EN18-61: Sanitary Sewer Replacement by Pipe Bursting
on River Road (McKay Avenue – 530m North)

MEETING DATE: July 24, 2018
FILE NO: 11-5255-50-092
MEETING: Council

EXECUTIVE SUMMARY:

The upsizing of the existing sanitary sewer trunk main that services the Albion Industrial Area and southern Albion residential area is required to accommodate ongoing development in Albion. The majority of the sanitary sewer main has been systematically replaced over the last four years. All that remains is upsizing of the last six sections from McKay Avenue to 530m north of McKay Avenue. The Sanitary Sewer Replacement by Pipe Bursting on River Road project is in the City's approved 2018 Financial Plan and is largely funded by Development Cost Charges.

The Sanitary Sewer Replacement by Pipe Bursting on River Road project entails the replacement and upsizing of pipe from 370mm diameter to 600mm in diameter for approximately 530 meters of sanitary sewer at a depth of 5 meters. Trenchless technology (pipe-bursting) was selected as the appropriate sewer replacement method rather than the traditional open-cut method, due to several complex site constraints.

An Invitation to Tender to replace all six sections was issued on June 12, 2018 and closed on July 12, 2018. One tender was received to replace all six sections, submitted by PW Trenchless Construction Inc. at \$1,497,626.75 (excluding taxes).

Staff have reviewed the tender and recommend that the contract be awarded to PW Trenchless Construction Inc. for the amount of \$1,497,626.75 (excluding taxes).

Council approval to award the contract is required for the work to proceed.

RECOMMENDATION:

THAT Contract ITT-EN18-61: Sanitary Sewer Replacement by Pipe Bursting on River Road (McKay Avenue – 530m North) be awarded to PW Trenchless Construction Inc. in the amount of \$1,497,626.75 excluding taxes; and

THAT a contract contingency of \$100,000.00 be approved to address potential variations in field conditions; and

THAT the Corporate Officer be authorized to execute the contract.

DISCUSSION:

a) Background Context:

The upsizing of the existing sanitary sewer trunk main that services the Albion Industrial Area and southern Albion residential area is required to accommodate ongoing development in Albion. The majority of the sanitary sewer main has been systematically replaced over the last four years. All that remains is upsizing of the last six sections from McKay Avenue to 530m north of McKay Avenue. The Sanitary Sewer Replacement by Pipe Bursting on River Road project is in the City's approved 2018 Financial Plan and is largely funded by Development Cost Charges.

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Tender results

An Invitation to Tender was issued on June 12, 2018 and closed on July 12, 2018. One compliant tender was submitted as noted below:

	<u>Tender Price (excluding taxes)</u>
PW Trenchless Construction Inc.	\$1,497,626.75

PW Trenchless Construction Inc. is recognized as an industry leader in pipe bursting technology and they successfully completed several pipe bursting projects for the City of Maple Ridge.

b) Desired Outcome:

The desired outcome is to construct the necessary sewer replacement to service the Albion area for both now and in the future.

c) Strategic Alignment:

The Sanitary Master Plan has identified this sewer as a key piece of infrastructure for replacement.

d) Citizens/Customer Implications:

Construction will commence soon after the project is awarded and attempts will be made to minimize the impact to everyday traffic, residents, and businesses in the neighbourhood. River Road is expected to remain open to traffic throughout the construction.

Notifications will be delivered to surrounding businesses informing of the project. The general public will be informed of the construction project, progress and with updates through the City's website and social media sources.

e) Interdepartmental Implications:

The Engineering Department has worked with the Operations Department in developing this project.

f) Business Plan/Financial Implications:

The projected expenditures excluding taxes are as follows:

Construction Contract Cost	\$ 1,497,626
Contract Contingency	\$ 100,000
Total Projected Project Cost	\$ 1,597,626

The project funding sources are as follows:

LTC No.15018 from Development Cost Charges (DCC)	\$ 1,584,002
LTC No. 15018 from Sewer Capital Fund (SCF)	\$ 15,998
Total Funding Sources	\$ 1,600,000

The approved 2018 Financial Plan has \$1,600,000 remaining under LTC 15018.

Due to the complexity of this sanitary sewer replacement project using pipe bursting, staff recommends a contract contingency in the amount of \$100,000.00 that will only be utilized if required to address unforeseen conditions.

CONCLUSIONS:

The replacement of sanitary sewer in the Albion Industrial Area is required to continue to serve existing businesses and for future development. It is recommended that Council approve the award to PW Trenchless Construction Inc. for the amount of \$1,497,626.75

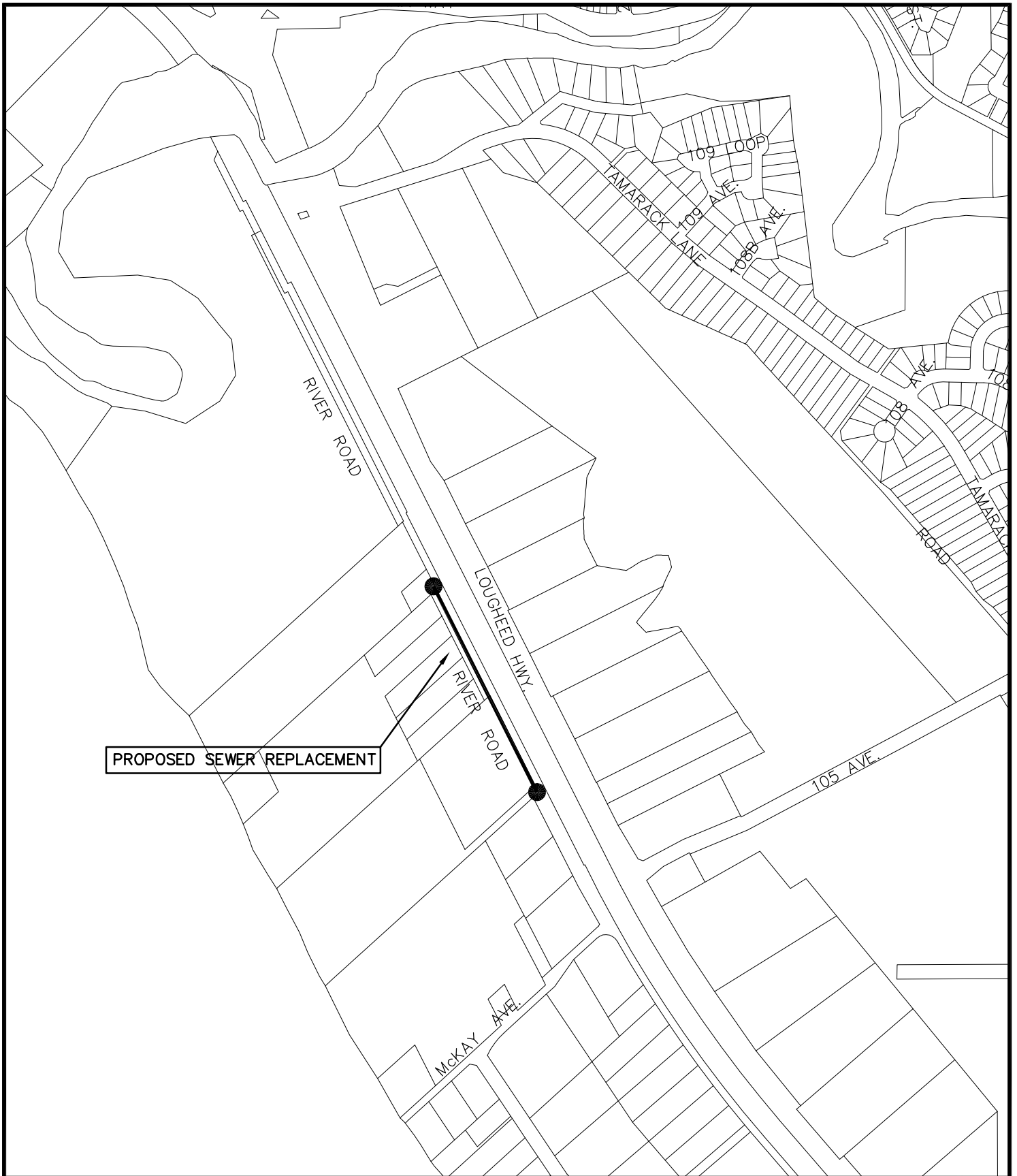
"Original signed by David Pollock" for
Prepared by: **Jeff Boehmer, PEng.**
Manager of Design & Construction

"Original signed by Trevor Thompson
Financial **Trevor Thompson, BBA, CPA, CGA**
Concurrence: **Chief Financial Officer**

"Original signed by David Pollock"
Reviewed by: **David Pollock, PEng.**
Municipal Engineer

"Original signed by Frank Quinn"
Approved by: **Frank Quinn, MBA, PEng.**
General Manager: Public Works & Development Services

"Original signed by Frank Quinn" for
Concurrence: **Paul Gill, CPA, CGA**
Chief Administrative Officer



SANITRY SEWER
RIVER ROAD
200m W/O McKay AVE.



CITY OF MAPLE RIDGE
ENGINEERING
DEPARTMENT

DATE: JUL 2018

FILE/DWG No SK0414

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Lougheed Highway B-Line Initiative

MEETING DATE: July 24, 2018
FILE NO: 11-8660-01
MEETING: Council

EXECUTIVE SUMMARY:

TransLink's Rapid bus transit initiative known as the B-Line program was introduced as part of TransLink's 10 year vision to improve transit infrastructure both regionally and in the City of Maple Ridge. Key features of the B-Line program include shorter travel times, reliability, increased frequency and availability.

Since TransLink's Mayors Council approval of Phase 1 of the 10 Year Investment Plan in September 2016, TransLink staff have made a number of presentations to Council. In addition City representatives continue to liaise with TransLink to provide input into the design and the feasibility assessment of the B-Line initiative.

The purpose of this report is to provide Council with an update on the B-Line initiative as progress continues on calibrating the most efficient and optimum route connecting Maple Ridge with other municipalities in the Metro Vancouver region.

This report is provided in conjunction with a scheduled presentation by TransLink representatives at the July 24, 2018 Council Meeting.

RECOMMENDATION(S):

THAT the Lougheed Highway B-Line initiative be endorsed, and

THAT Staff work with TransLink, Ministry of Transportation and Infrastructure and other stakeholders to maximize opportunities for transit priority measures, develop stop locations, assess traffic impacts, and further

THAT staff provide a report with details of recommended transit priority measures and the implications for all users on the Lougheed Highway corridor.

DISCUSSION:

a) Background Context:

The proposed bus transit service B-Line (Coquitlam to Maple Ridge) will be located along Lougheed Highway from the Haney Place Bus Exchange to the Coquitlam Central Station. Special B-Line bus stops in the City of Maple Ridge will be located at the intersections of 203 Street, Laity Street in both the Eastbound and Westbound directions, with a future potential stop at 222 Street.

Some of the key attractions and benefits of the B-Line service include:

- 30% faster- 40 minutes travel time from Haney Place to Coquitlam Central
- 33% less wait- bus arrives every 10 minutes in the Peak Hour, 15 minutes Non-Peak
- Available all day- from 5:00 am to midnight
- Easy to Locate:
 - Buses and stops will have a distinct appearance
 - Stops will have the “Next Bus” digital signage
 - Route information will be provided inside the buses
- High-capacity articulated buses will be provided for a faster, reliable service
- Maple Ridge residents will be able to reach to more jobs
- More people can reach Maple Ridge employers

City staff have participated in a Working Group to review design concepts and provide comments to TransLink for the bus stop locations on Lougheed Highway at the intersections of 203 Street and Laity Street. Discussions with the Lougheed Corridor Working Group have evolved around key items such as property acquisitions for the bus pull-out locations, geometrical road design configurations, the characteristics of the distinct B- Line Bus Shelters and transit priority principles.

b) Strategic Alignment

Intergovernmental Relations/Partnerships

Council has directed that the City develop and maintain strong positive working relationships with other governmental agencies.

- Maintain and enhance a multi-modal transportation system within Maple Ridge to provide citizens with safe, efficient alternatives for the movement of individuals and goods
- Promote alternative modes (pedestrian, bike, public transit) of travel to reduce reliance on the automobile
- Continue to improve the walkability of the downtown, ensuring it is pedestrian friendly and accessible, particularly for those with impaired mobility.
- In co-operation with other regional stakeholders, identify improvements to the inter-municipal transportation system within the Lower Mainland and the Fraser Valley

CONCLUSIONS:

The proposed new transit B-Line route being planned along Lougheed Highway is scheduled for implementation in the Fall of 2019. City Staff will continue to work with TransLink as street modifications on municipal roads and Lougheed Highway will be required to successfully implement the B-Line route in the City of Maple Ridge. The B-Line project will include the construction of bus stops, new buses and transit priority measures.

"Original signed by Purvez Irani"

Prepared by: **Purvez Irani, MS, PEng, PTOE**
Manager of Transportation

"Original signed by David Pollock"

Reviewed by: **David Pollock, PEng.**
Municipal Engineer

"Original signed by Frank Quinn"

Approved by: **Frank Quinn, MBA, PEng.**
General Manager Public Works & Development Services

"Original signed by Frank Quinn" for

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

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Maple Ridge-Pitt Meadows Home Show Society Request – Albion Fairgrounds

MEETING DATE: July 24, 2018
DOC NO: 1968742
MEETING: Council

EXECUTIVE SUMMARY:

The Maple Ridge-Pitt Meadows Home Show Society has submitted a request (Attachment 1) for the large lawn area in front of the stage at the Albion Fairgrounds to be upgraded with the construction of a load bearing surface, where concession vehicles may be staged for their annual event. The Society has advised that they would be willing to contribute up to 10% of the cost to a maximum of \$10,000 towards the work. This request is in response to the poor weather conditions that have occurred during this event in the past. Specifically, this enhancement would support their event's Food Truck Festival when wet weather makes ground conditions unfavourable.

As the outcome of the Albion Flats Land Use Planning process may have an impact on areas where capital improvements are being considered, staff recommend that this request be considered after this planning process has concluded.

RECOMMENDATION:

That the Maple Ridge-Pitt Meadows Home Show Society's February 7, 2018, request for municipally-funded improvements to the large grass main stage viewing area at the Albion Fairgrounds be deferred until after the Albion Flats Area Plan process has concluded; and further

That after the Albion Flats Area Plan process has concluded, staff provide a report outlining a potential funding source and a detailed scope of work for proposed improvements at the Albion Fairgrounds based on feedback from community event organizers and the wider community.

DISCUSSION:

a) Background Context

The Home Show Society submitted their request for improvements to the Albion Fairgrounds as a result of what occurred at the 2017 Home Show when wet weather made ground conditions unfavourable for truck setup and teardown and pedestrian access during the event, resulting in a financial loss for the Society. To address this, the Home Show Society requested that a gravel surface be put down over the large grass area in front of the main stage. However, a large gravel surface in this area would detract from the Fairgrounds park-like setting, and would likely also require dust control measures during events. The Society was receptive to staff's suggestion of an alternate product, such as a plastic paving grid or grass-crete product which supports grass growth, to maintain the aesthetic appearance of the grounds while providing load bearing capabilities for vehicles.

Staff then conducted preliminary explorations to determine the extent of the work requested, along with potential costs and scheduling to reduce impacts to user groups. It was determined that this improvement would require the relocation of drain lines and the installation of hose bibs to provide the ability to water the grass during re-establishment and periods of heavy use. The preliminary costs range from \$85,000 to \$120,000 depending on the size of the area to be improved.

In addition to benefits to the Home Show, the improvement could potentially be of benefit to other major events hosted at the fairgrounds, allowing other events to set up their displays, food fair and activities in a configuration that best works for their event. Consultation with these stakeholders would need to be undertaken as part of future design work.

The Albion Flats Area Plan process, which encompasses the Albion Fairgrounds within the study area boundaries, is a priority project and the broad process outline has received Council endorsement. Due to the magnitude of cost involved in these requested improvements, staff recommends waiting for the Albion Flats Area Plan process to conclude before proceeding with improvements to the Albion Fairgrounds in order to align improvements with any land use planning outcomes. Staff could then report back with a recommended scope of work based on feedback from a variety of stakeholders, with consideration given to other Society's or stakeholders suggested upgrades including adding an additional electrical kiosk in the main stage viewing area, which would also require additional funding if considered as part of this request.

b) Desired Outcome:

The desired outcome is to enhance the Albion Fairgrounds in alignment with long term planning considerations for the benefit of the Fair and events that are hosted at this site, while retaining the park-like setting which makes it an attractive venue for a wide variety of events.

c) Citizen/Customer Implications:

The Albion Fairgrounds hosts a number of community and special events throughout the year; therefore, community consultation is important to ensure that future changes offer a benefit to the widest range of events hosted at this site.

d) Interdepartmental Implications:

The Albion Flats Area Plan process was endorsed by Council in October 2015. The Process focuses on a number of land uses including recreation, commercial, and business park options. Understanding the long term land use vision resulting from this process will enable Council to make an informed decision on desirable Fairgrounds improvements.

e) Business Plan/Financial Implications:

The estimated project cost ranges from \$85,000 to \$120,000 to address the original request and may increase depending on the scope of work that is ultimately identified. As this request was not anticipated in the 2018 budget, staff has not identified a funding source at this time. The Home Show Board of Directors has offered to contribute ten percent of the surface installation costs to a maximum of \$10,000.

CONCLUSIONS:

The Home Show Society has made several improvements at the Albion Fairgrounds over the last few years that have enhanced the site for the benefit of a variety of events. It is now requesting that the City consider making further improvements at this community park to support their Food Truck Festival. To provide best value to citizens, it is recommended that any Fairgrounds improvements be aligned with the future Albion Flats Area Plan and reflect feedback from other community event organizers.

"Original signed by Valoree Richmond"

Prepared by: Valoree Richmond, Manager of Parks Planning and Development

"Original signed by David Boag"

Reviewed by: David Boag, Director of Parks and Facilities

"Original signed by Kelly Swift"

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

"Original signed by Paul Gill"

Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer

Attachments:

- (1) 2018-02-07 Letter from Maple Ridge-Pitt Meadows Home Show Society



S P O N S O R
P A R T N E R S

MNP

City of Maple Ridge
Mark's Work Wearhouse
The Times
The News
Westridge Security
Speedpro Signs
P and L Speed Print
Johnston Meier Insurance Group
Phoenix Tent and Event Rentals
Orange Frog Creative Group
CKNW
JRfm
The Well Public House
Ramada Inn and Suites
Quality Inn and Suites
Real Canadian Superstore

Outdoor Lifestyle & Leisure Show

Meridian Farm Market
GA Checkpoint
Macdonald Realty
Warm Hearth Heating
Bradley's One Stop Landscape Supply

Family Fest Corporate Sponsors

The Dog-Gone Grooming Salon
McDonald's Restaurants
MR-PM Parks & Leisure Services
Mark's Work Wearhouse
Phoenix Tent & Event Rentals
The Wesbrooke Seniors Living Community
RE/MAX Lifestyles Realty
Haney Builders' Supplies
Pitt Meadows Lions Club
Rollover Premium Pet Food
Lordco Parts Ltd
Canadian Tire
Bateson's Martial Arts
Royal Canadian Legion, Br. 88
Albion Tireland

Family Fest Stage Sponsors

EPR The Accounting Group
Seville Mortgage Corp.
Spike Imaging Inc.
Defiance Tattoo & Piercing
A1 Tri-Craft Tree Services
Port Moody Auto & Air
Paint Star Party
Hands On Glass

February 7, 2018

Don Cramb
Senior Recreation Manager
City of Maple Ridge
11995 Haney Place
Maple Ridge, BC V2X 6A9

Dear Don:

The proposal to install open cell concrete block as a solution for the severe wet-weather ground instability at Maple Ridge Fairgrounds has the endorsement of the board of directors of Maple Ridge-Pitt Meadows Home Show Society.

With spring, and our show, rapidly approaching, there are limits to the type of project that can be undertaken. No doubt future plans for the Albion Flats must also be considered, making a full restoration impractical.

The open cell concrete blocks appear to be a good solution that will keep the grounds "green" while creating additional stable, useable area for the home show and other events impacted by wet weather. As plans move forward for addition of another arena and other fairgrounds upgrades, this system could also allow for adaptation to future needs.

Councillors Bob Masse, Tyler Shymkiw and Gordy Robson toured the grounds last season and can attest to the ground saturation that eventually made a mud bog out of our Food Truck Festival and put the home show into a financial loss position in 2017.

This is the last large area on the central portion of the grounds to be "reclaimed".

As you will recall, the home show has undertaken several large grounds renovation projects and these areas are holding up well. Included in these completed projects are \$50,000 in grounds improvements and a \$75,000 electrical expansion that included taking lines underground, increasing power and installing light standards.

In this same spirit of partnership, the board of directors has agreed to contribute ten per cent of the costs of the open cell concrete installation, with a ceiling of \$10,000.

Our thanks to you, David and Valoree for working to resolve the challenges of our beautiful fairgrounds. We hope you move forward with this project.

Best regards,

Cass Winder
Executive Director
Maple Ridge-Pitt Meadows Home Show Society

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: July 24, 2018
DOC NO: 1987075
MEETING: Council
SUBJECT: Award of Contract RFP-PL18-29: Albion Community Centre Construction Management

EXECUTIVE SUMMARY:

The City of Maple Ridge and School District No. 42 (SD42) have been working together on a joint park/school site that includes an elementary school, learning centre and community centre. Throughout the design process, the Albion Community Centre (ACC) has been designed as a flexible, multi-use facility that is sustainable and accessible for all members of our community. With the design process nearing completion and construction of the elementary school underway by School District No. 42 (SD42), a Request for Proposals (RFP) was issued by the City to prequalified firms for Construction Management Services for the ACC, and one firm submitted a proposal by the closing date of July 18, 2018. Staff have reviewed the proposal and recommend that RFP-PL18-29 be awarded to Double V Construction LTD.

RECOMMENDATION:

That Contract RFP-PL18-29: Albion Community Centre Construction Management be awarded to Double V Construction LTD in the amount of \$5000.00 plus taxes; and

That a contingency of \$1250.00 be approved; and further

That the Corporate Officer be authorized to execute the contract.

DISCUSSION:

a) Background Context:

The role of the Construction Manager is to assist with design and provide the City with valuable input, real-time cost estimates, value engineering, and construction review throughout the design and preconstruction phase. The Construction Manager is expected to advise the City on the most effective strategy for procurement of construction work, and it is anticipated that the Construction Manager will transition to the role of General Contractor or Construction Manager at Risk for the construction phase of the project. During the construction phase, the General Contractor (Construction Manager at Risk) will provide the expertise required to manage the construction, coordinate the trades and ensure quality work, cost control and mitigate any construction delays. The transition from Construction Manager to General Contractor would take place upon successful negotiations with the City

and establishment of a fixed price. A fixed price contract for General Contractor Services will be presented to Council for consideration at a later date and final approval.

RFP-PL18-29 was issued to four construction management firms that pre-qualified through a Request for Qualifications (RFQ) process conducted by SD42, with the City's participation. The RFP was issued by the City on July 4, 2018, and one firm submitted a proposal by the closing date of July 18, 2018.

Staff evaluated the proposal according to the criteria outlined in the RFP, which considers qualifications, price, experience and value added services. Double V met the listed criteria and scored well in each of the rankings.

b) Desired Outcome:

The desired outcome is to initiate the construction process for the ACC project in tandem with the new elementary school being developed by SD42. Delivering these facilities together will support both the City and SD42 in meeting the need for additional learning and recreation services in the Albion area.

c) Strategic Alignment:

The Albion Community Centre co-location project aligns with the Strategic Facilities Plan produced in 2015 by SD42, with the Parks, Recreation and Culture Master Plan, and with the Master Agreement on the Cooperation for the Joint Use of Public Facilities and Coordination of Services between the City and SD42. The project is also consistent with the City's Official Community and Albion Area plans. The programs and services that will be offered at the ACC will encourage active and healthy living among citizens through the provision of a variety of recreational, educational and social activities.

d) Citizen/Customer Implications:

Infrastructure projects like the ACC support citizens in maintaining healthy lifestyles through their participation in sport, recreation, arts and culture in venues that allow them to connect with their neighbours and communities of common interest. Facility development partnerships and co-location opportunities like this one between the City and SD42 help address local and neighbourhood infrastructure needs more effectively.

e) Business Plan/Financial Implications:

Total project funding in the amount of \$10,000,000 is included in the adopted Financial Plan for the construction of the ACC, and accounts for the cost of construction management services. Overall funding consists of \$1 million from the Albion Amenity Reserve, \$500,000 from Community Amenity Contributions and \$8.5 million from approved borrowing.

CONCLUSIONS:

The Albion Community Centre project is an important part of the vision for enhanced services in the Albion neighbourhood that includes an elementary school, community centre, sports fields, playground, natural areas and trails. To support this project moving forward in a timely manner and in tandem with the co-located South Albion Elementary School, it is recommended that the contract for construction management services for the ACC be awarded to Double V Construction LTD as it met the RFP criteria, scored well during the evaluation process, represents good value and was the only proposal received through the RFP process.

“Original signed by Don Cramb”

Prepared by: Don Cramb, Senior Recreation Manager

“Original signed by David Boag”

Reviewed by: David Boag, Director of Parks & Facilities

“Original signed by Trevor Thompson”

Reviewed by: Trevor Thompson, CPA, CGA
Chief Financial Officer

“Original signed by Danielle Pope for Kelly Swift”

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

“Original signed by Paul Gill”

Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Pickleball Update – Garibaldi Secondary School Sport Courts Renovation

MEETING DATE: July 24, 2018
DOC NO: 1984483
MEETING: Council

EXECUTIVE SUMMARY:

The Garibaldi Secondary School (GSS) sport courts are well-used by the school and community for both tennis and pickleball. The local pickleball groups are requesting additional courts to support the significant increase in pickleball participation. To address this need, it is recommended that the City undertake the costs of the full renovation of the sport courts at GSS in exchange for School District No. 42 (SD42) permitting the City to convert one of the three existing tennis courts to pickleball courts to add additional capacity for the community. Two tennis courts would remain available for school and community use and the proposed court reconfiguration would allow for six pickleball courts to be constructed, as shown on the attached concept.

Senior staff at SD42 has confirmed their approval in principle for this project. However, it would still need to be approved by the Board of Education in September 2018 to allow work to proceed on time to ensure the new courts are in playable condition for April 2019 in advance of the pickleball season.

RECOMMENDATION:

That staff proceed to seek endorsement from School District No. 42 Board of Education to conduct a full renovation of the sport courts at Garibaldi Secondary School at full cost to the City of Maple Ridge, including the conversion of one existing tennis court to accommodate a total of six pickleball courts, to be completed by the beginning of the pickleball season in April 2019.

DISCUSSION:

a) Background Context:

The surface of the sport courts at GSS has deteriorated significantly in recent years and an upgrade is needed imminently to ensure a safe, playable surface. Following repair work to the athletic surfacing in 2011, a geotechnical investigation recently undertaken indicates that a full renovation will be necessary to address the ongoing surface cracking, drainage and subgrade deficiencies, and provide a long term fix for these courts.

Community pickleball groups currently operate informal leagues at the GSS sport courts in the mornings and afternoons during the week, as well as in the mornings on weekends. These local groups are requesting additional pickleball courts to accommodate both the growth in participation, and to provide an opportunity to host regional and provincial tournaments.

If the recommendation is endorsed, the City could undertake detailed design work through the summer and early fall. Upon approval from SD42 Board of Education and the establishment of a construction agreement, tendering and construction could proceed in February or March 2019. The intent is to have the renovated courts in playable condition for April 2019, in advance of the pickleball season. Additional consultation with the pickleball community would be undertaken as part of the detailed design work.

b) Desired Outcome:

The desired outcome is to provide the additional pickleball courts requested by community pickleball players to accommodate the significant growth in their sport and to allow them to host regional and provincial tournaments.

c) Citizen/Customer Implications:

There will be a significant benefit to the existing pickleball players who participate in league play as well as casual users as they would have additional courts available during peak times when players currently have to wait 20 to 30 minutes for a court to become available.

d) Business Plan/Financial Implications:

The GSS sport courts land is jointly owned by SD42 and the City of Maple Ridge. The Garibaldi Secondary School Tennis Court Maintenance Agreement indicates that the School District is responsible for routine court maintenance, while the School District and City are to share major repair and lifecycle replacement costs equally. The preliminary project cost estimate is in the order of \$400,000 to address the subgrade drainage deficiencies, replace the play surface, and install new fencing, posts and nets. Under the Agreement, this would require the City and SD42 to each commit \$200,000 towards the project. However, SD42 has indicated that they do not have sufficient funds at this time to co-fund this project. The benefit of the City funding the full cost of the renovation project is that we can achieve an increase from 2 to 6 pickleball courts in advance of the 2019 pickleball season, and minimize the potential for temporary closure of the sport courts for public and school use.

The contribution of new pickleball courts is included in the 2018 approved Financial Plan in the amount of \$150,000, and the additional \$250,000 can be accommodated in the Parks and Facilities Infrastructure Replacement Budget for 2019.

e) Alternatives:

An alternative option is that the project be deferred until SD42 has funding available to contribute an equal share of the \$400,000 to replace and renovate the GSS courts. Should the project be deferred, staff are concerned that the courts may need to be temporarily closed to public and school use.

CONCLUSIONS:

The Garibaldi sport courts are in dire need of renovation to address subgrade and drainage deficiencies. Therefore, the recommended approach is for the City to seek endorsement from SD42 Board of Education to replace the existing three tennis courts with two new tennis courts and six dedicated pickleball courts, representing a significant increase in supply to address the pickleball community's request for additional courts to accommodate the growth in participation. SD42 staff is supportive of forwarding a request from the City to the Board of Education for approval to enter into a construction agreement should Council wish to advance the work.

“Original signed by Valoree Richmond”

Prepared by: Valoree Richmond, Manager of Parks Planning & Development

“Original signed by David Boag”

Reviewed by: David Boag, Director of Parks & Facilities

“Original signed by Trevor Thompson”

Reviewed by: Trevor Thompson, Chief Financial Officer

“Original signed by Kelly Swift”

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

“Original signed by Paul Gill”

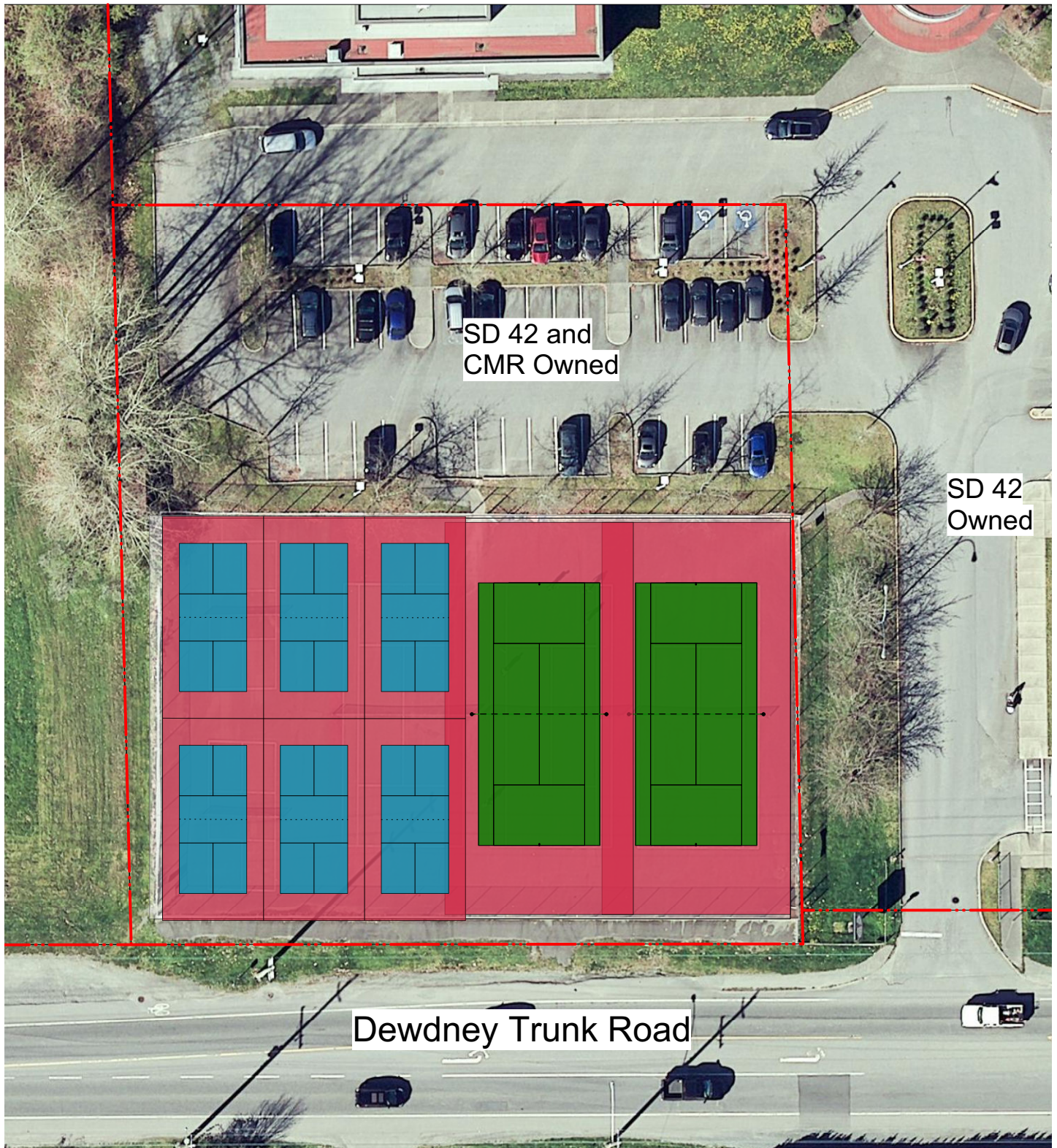
Concurrence: **Paul Gill, CPA, CGA**
Chief Administrative Officer

Attachments:

(1) Garibaldi Secondary School Sports Court Renovation Concept

Garibaldi Courts

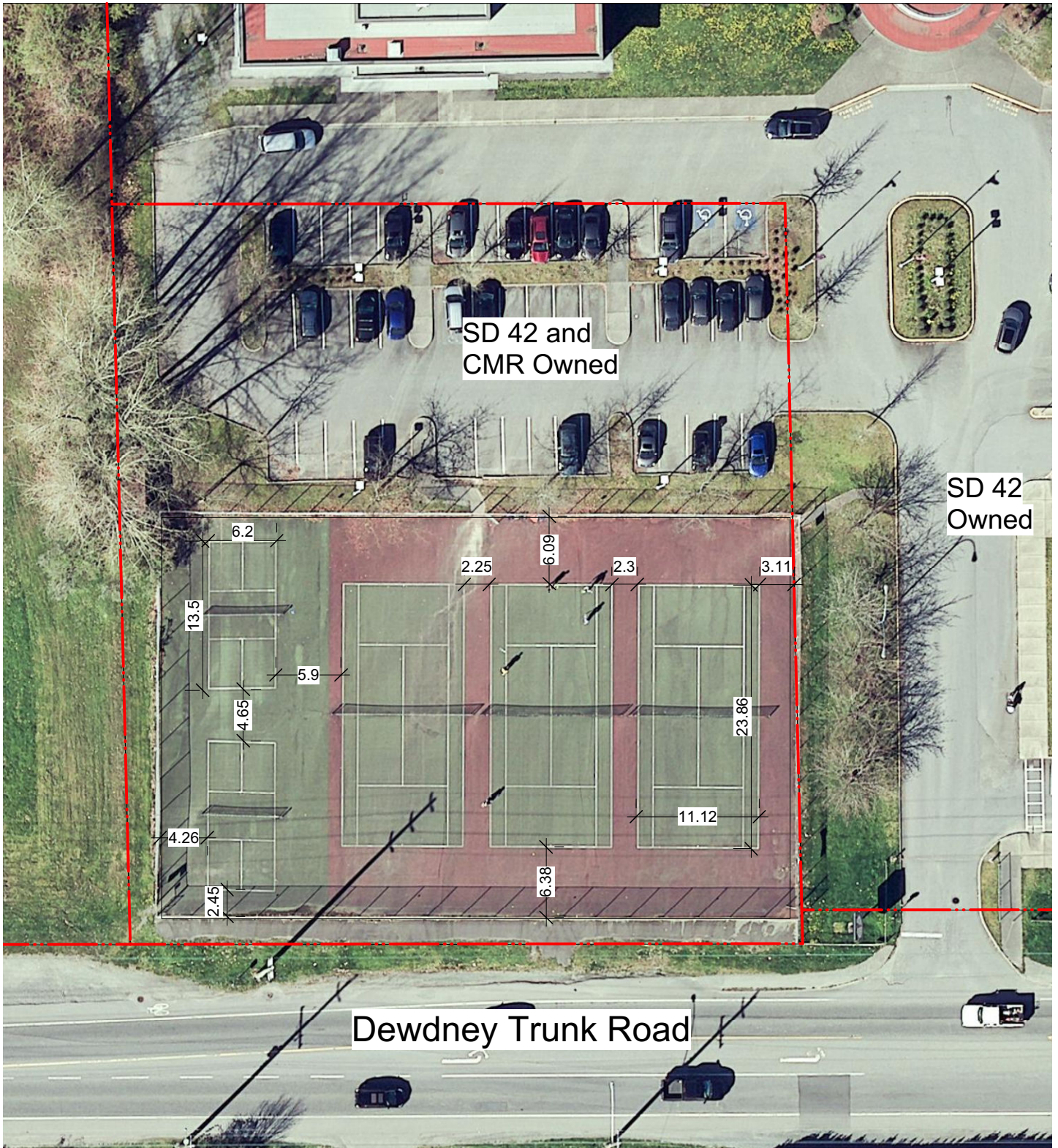
Two Tennis, Six Pickleball



Existing Size	2121m ²
Proposed Size	2064m ²

Garibaldi Courts

Existing Site



Existing Size 2121m2

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Youth Wellness Centre Update

MEETING DATE: July 24, 2018
FILE NO: 1985088
MEETING: Council

EXECUTIVE SUMMARY:

On March 27, 2018 Council agreed to provide long-term use of the land adjacent to Greg Moore Youth Centre (GMYC) and a financial contribution of \$500,000 toward the construction of a Youth Wellness Centre (YWC), contingent on the balance of funding being secured. Maple Ridge/Pitt Meadows Community Services (MRPMCS), who is the lead agency overseeing this project, have advised of financial commitments made to date by senior levels of government and others; however, it appears that the project is unlikely to achieve the funding level required in order to proceed.

MRPMCS and the Foundry have advised staff that an extensive property search for a suitable space in the community was conducted. Unfortunately, an alternative space has not been identified. MRPMCS is concerned that the operating funding commitment made by the Foundry may be at risk.

MRPMCS has requested that Council reconsider their initial request and that the City provide the gap in funding (estimated at \$4.3 million inclusive of \$1 million in contingency funds for a total contribution of \$4.8 million from the City). The challenge with this initiative is that the services that are proposed are health services and fall within the Province's purview. The City of Maple Ridge, with its heavy reliance on property taxes is not structured to pay for health services. In this scenario, the City would be providing capital infrastructure to support agencies providing health services.

Should Council support this request, staff suggests that the funding could be provided from a combination of General Revenue Accumulated Surplus and Gaming Revenues; however, this would introduce a risk to the City's capacity to deal with other emerging municipal priorities.

This report is intended to seek Council direction.

RECOMMENDATION:

- Option 1:** That the request by Maple Ridge/Pitt Meadows Community Services for additional funding for the proposed Youth Wellness Centre facility be respectfully declined and that the City write to the Province of BC asking them to provide full capital funding for this crucial youth wellness service; or
- Option 2:** That staff be directed to support Maple Ridge/Pitt Meadows Community Services in a fund raising campaign intended to raise the balance of construction costs for the Youth Wellness Centre project; or

- Option 3:** That staff be directed to amend the Financial Plan to contribute an additional capital investment toward the Youth Wellness Centre project to lessen the current funding gap.

DISCUSSION:

a) Background Context:

On March 27, 2018, Council considered a request from MRPMCS and the Foundry to fund a YWC concept which had a Class “D” estimate of \$4.6 million (not including land costs). At this meeting, Council raised concerns that the services that are proposed are health services and fall within the Province’s purview. The City of Maple Ridge, with its heavy reliance on property taxes is not structured to pay for health services. In this scenario, the City would be providing capital infrastructure to support agencies providing health services.

With those concerns in mind, Council agreed to allow use of the land adjacent to GMYC valued at approximately \$500,000 plus a cash contribution of \$500,000, contingent on the balance of the funding required to construct the YWC being secured by MRPMCS. It was hoped that senior levels of government would also provide a capital contribution that would allow MRPMCS to construct an YWC; however, at this time \$1.4 million (including the \$500,000 cash contribution from the City, \$400,000 from the Province and \$500,000 from local fundraising) has been secured.

Given the capital funding shortfall, MRPMCS and the Foundry confirmed that an extensive search for an appropriate space was conducted and it was determined that there is no suitable space currently available in Maple Ridge from which they could provide this service. Consequently, MRPMCS engaged HCMA Architects to provide concepts of smaller footprints with the goal of closing the funding gap for this project. It was determined by MRPMCS and the Foundry that the original concept presented to Council earlier this year remains the preferred option in order to achieve and deliver the full Foundry model. This exploration also identified an escalation in the Class “D” cost estimate to construct the original concept, which has grown from \$4.6 to \$5.3 million, for a total of \$6.3 million including contingency. Therefore, MRPMCS have made a follow-up request to the City to provide a funding contribution to close the gap between the fundraising amount and proposed project costs.

MRPMCS proposes they can contribute a total of \$1.5 million (not inclusive of the City’s previous \$500,000 cash contribution) once their capital fundraising campaign kicks off in the fall and commit to a long-term lease with an annual lease payment of \$100,000 per year. In this scenario, the City would be providing a total of \$4.3 million in capital plus \$500,000 in-kind of the land contribution and would retain ownership of the building.

Project Cost (Class D estimate)	\$5.3 million
Contingency Funds	\$1.0 million
Less City Cash Contribution	\$0.5 million
Less MRPMCS Fundraising Contribution	\$1.5 million
Remaining Capital Funding Required	\$4.3 million
Estimated Value of in-kind Land Contribution	\$0.5 million

If the City were to proceed with constructing the facility, the annual lease payment of \$100,000 per year would recoup this investment over an estimated 40+ year term, not including carrying costs or any further cost-escalation that may occur. Further, at this time, these payments are dependent on Foundry funding. The \$4.3 million funding gap could be sourced from General Revenue Accumulated Surplus and Gaming Revenues; however, this would put the City at a risk in its ability to respond to any risks and cost overruns for this project as well as our ability to respond to other emerging municipal needs.

If Council directed staff to support MRPMCS in a fundraising campaign, further work would be required between staff and MRPMCS fundraising committee to define the role of the City. This may or may not include issuing donation receipts, marketing and communications support, or development contributions etc. Staff would report back to Council should this direction be supported.

b) Desired Outcome:

The desired outcome is that Council is fully informed to consider options towards a purpose-built YWC adjacent to the GMYC to provide youth and families with ongoing access to health care, mental health and addictions services.

c) Strategic Alignment:

Construction of this facility would advance a key objective identified in the Maple Ridge Youth Strategy which was endorsed by Council in 2017 to support youth wellness in the community.

d) Citizen/Customer Implications:

MRPMCS has advised that during the YWC/Foundry pilot project underway at Greg Moore Youth Centre, a reduction in wait times for services was realized by making support for mental health and substance use challenges more accessible to youth in our community. Expansion to a full Foundry model within a purpose-built facility would further expand the services and benefits to youth.

e) Business Plan/Financial Implications:

To meet the new funding request, the City would be required to invest approximately \$4.8 million inclusive of contingency funds and the existing \$0.5 million cash contribution approved on March 27, 2018 and the use of the land (valued at an additional \$0.5 million) that has been committed to the project.

At this time, costs are based on Class "D" estimates, which can vary by plus or minus 25%.

If this request is supported by Council, the balance of funding required can be provided equally from Gaming Revenues and General Revenue Accumulated Surplus. It should be noted that this would mean that the risk associated with this project would rest with the City. Further, the City's capacity to deal with other emerging issues would be restricted.

CONCLUSIONS:

MRPMCS reports that the YWC pilot project has increased access to youth wellness services and has decreased wait lists for local youth and their families, yet it provides a small sample of the breadth of service that could be achieved through a full Foundry model. This full model requires a larger space than MRPMCS has been able to secure. Furthermore, there is a concern that if MRPMCS is unable to secure the required space requirements, the \$500,000 annual funding provided by the Foundry may be re-allocated to another community.

“Original signed by Tony Cotroneo”

Prepared by: Tony Cotroneo, Manager of Community Services

“Original signed by Catherine Nolan”

Reviewed by: Catherine Nolan, Corporate Controller

“Original signed by Danielle Pope”

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

“Original signed by David Boag for Kelly Swift”

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

“Original signed by Paul Gill”

Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer

Attachments:

- (1) 2018-07-12 Letter from Maple Ridge Pitt Meadows Community Services
- (2) 2018-07-17 Letter from Foundry

July 12, 2018

Kelly Swift
Community Services Manager
City of Maple Ridge

Re: Youth Wellness Centre/Foundry Infrastructure

Dear Kelly,

On behalf of youth, parents and the multiple community partners and agencies with the Ridge Meadows Youth Wellness Centre (YWC), I want to express our sincere gratitude for the Mayor and Council's recent decision to extend the lease arrangements within the Greg Moore Youth Centre. The location continues to be ideally situated for youth and young adults seeking support services with substance use and mental health support. Although programs and services are thriving, there is an urgency to open a full Foundry in our community as we have reached capacity and the ability to expand the program with much needed complimentary services. Through an extensive search, we have not been able to source comparable commercial space that is available or of adequate size to facilitate all the programs within the Foundry model.

As you know, Mayor and Council had previously approved the use of city land adjacent to the Greg Moore Youth Centre with an additional investment of \$500,000.00 towards construction of a 9,000 sq. ft. purpose built facility to support the location of a permanent Foundry site. Since that decision, Community Services has worked diligently to secure additional funding and I'm very proud to share that, in concert with the YWC Fund Development Team and Foundry Central Office, we have secured close to \$2,000,000.00 in capital funding inclusive of the \$500,000.00 from the City.

Please accept my request to consider an alternative proposal for proceeding with the city's construction and ownership of a purpose-built facility. I'm proposing that the YWC allocate \$2,000,000.00 towards the city's construction of a facility on the land adjacent to the Greg Moore Youth Centre and within a defined operating agreement with the city, Community Services would contribute an additional monthly lease payment as a long-term tenant. Our preference is for the development of Option #3, approximately 8,000 SF where we could co-locate with partners offering complimentary services. This will help to ensure we can offer the best wraparound service for our youth and young adults.

Sincerely,

Vicki Kipps
Executive Director
Maple Ridge/Pitt Meadows Community Services

• FOUNDRY •

WHERE WELLNESS TAKES SHAPE

July 17, 2018

Ms. Kelly Swift
General Manager, Parks, Recreation and Culture
City of Maple Ridge
11995 Haney Place
Maple Ridge, BC V2X 6A9

Dear Kelly:

On behalf of Foundry, thank you for your partnership with Maple Ridge/ Pitt Meadows Community Services, for offering space at the Greg Moore Youth Centre (GMYC) for their Youth Wellness Centre, and for continuing to explore the possibility of opening Foundry Ridge Meadows within GMYC.

Foundry Centres serve as assets to their communities, by bringing together community-based social services, such as employment and education supports and life skills training, with youth and family peer supports and health services, including mental health, substance use, and primary care. By co-locating and integrating these cross-sectoral services into one, youth-friendly space, Foundry Centres break down systemic siloes and make it easy for young people and families to find the supports they need. Our evaluation of the provincial initiative, which launched in 2015, shows that Foundry Centres build social capital in the communities they serve.

The role of the Foundry Central Office, which was formed and is governed by a group of non-profit and public sector partners, is to support Foundry Lead Agencies in the establishment, opening, operations and optimization of their Foundry centres. One of the first milestones in this process is for the Lead Agency to secure a location. For the past year, Community Services has dedicated significant time, with our support, to pursue commercial lease options for Foundry Ridge Meadows. We are grateful for their efforts; however, unfortunately no suitable option has been identified. This seems to be a uniquely acute constraint in Ridge Meadows; one that we have not experienced in our other ten partner communities. Due to this issue, as well as their outstanding partnership with the City, Community Services' first preference is for Foundry Ridge Meadows to be located in an expanded Greg Moore Youth Centre.

As you know, this would specifically require a considerable addition to the existing structure. As well, it would be an opportunity to bring new sources of funding, including both charitable donations and health dollars, to add to the City's contributions and to build a new asset that we understand would be owned by the City and leased by Community Services.

The Foundry Central Office is supportive of this option and the unique partnership opportunities it might create. At the same time, it is important for us to note that Foundry is not making this ask of the City. Rather, we are endorsing Community Services' preferred option to build City-owned social capital in order to create space capable of hosting both health and social services from several community partners in

one location. The one-time establishment funding that we have to allocate to capital is based on a formula that assumes a Foundry Centre will occupy a leased space, which is the case in six of our seven open sites. It is not our intention to encourage Foundry Lead Agencies to pursue more costly establishment or occupancy arrangements.

Again, Maple Ridge has exceptional circumstances. After one year of searching for a space, it is critical that we identify a plan, so that young people and families in Maple Ridge have access to the supports they need. On average, our sites take 12-14 months from selection to opening. A further 24-36 months is an exceptional delay. We would appreciate any suggestions as to how this process can be moved forward as quickly as possible so there can be a resolution to this matter.

Thank you again for your support. We are grateful for the work you and your colleagues have applied to examining this possibility, as well as the enthusiasm and professionalism you have exhibited throughout.

Sincerely,

A handwritten signature in black ink, appearing to read 'Steve Mathias', with a stylized flourish at the end.

Steve Mathias, MD
Executive Director