

City of Maple Ridge

**COMMITTEE OF THE WHOLE AGENDA**

**September 6, 2022**

**11:00 a.m.**

**Virtual Online Meeting Including Council Chambers**

*Committee of the Whole is the initial venue for review of issues. No voting takes place on bylaws or resolutions. A decision is made to send an item to Council for debate and vote or to send an item back to staff for more information or clarification before proceeding to Council.*

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

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For virtual participation during Community Forum please go to  
[www.mapleridge.ca/640/Council-Meetings](http://www.mapleridge.ca/640/Council-Meetings) and select the meeting date.

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**1. CALL TO ORDER**

**2. ADOPTION AND RECEIPT OF MINUTES**

2.1 Minutes - July 19, 2022

**3. DELEGATIONS/STAFF PRESENTATIONS**

**3.1 BC Thanksgiving Food Drive**

Presentation by Brody McDermid, Meridian Farm Market, on the BC Thanksgiving Food Drive for the food bank.

**4. PLANNING & DEVELOPMENT SERVICES**

Note:

- *Owners and/or Agents of development applications on this agenda may be present to answer Council questions pertaining to their item at the conclusion of Staff presentations for that item.*
- *The following items have been numbered to correspond with the Council Agenda where further debate and voting will take place, upon Council decision to forward them to that venue.*

**1101 2021-355-RZ, 13301 251A Street, P-6 to M-3 and RS-2**

Staff report dated September 6, 2022, recommending that Zone Amending Bylaw No. 7783-2021 to rezone from P-6 (Civic) to M-3 (Business Park Industrial) and RS-2 (Single Detached Suburban Residential), to permit the future construction of an industrial business park and two single-family lots be given first reading and that the applicant provide further information as described in the report.

**1102 2022-135-RZ, 11894 and 11904 Laity Street, RT-1 to RM-2**

Staff report dated September 6, 2022, recommending that Zone Amending Bylaw No. 7875-2022 to rezone from RT-1 (Two Unit Urban Residential) to RM-2 (Medium Density Apartment Residential), to permit the future construction of a six-story apartment building with approximately 62 units, with all of the parking provided underground be given first reading and that the applicant provide further information as described in the report.

**1103 2022-228-RZ, 10441 245B Street, RS-2 to RS-1b**

Staff report dated September 6, 2022, recommending that Zone Amending Bylaw 7872-2022 to rezone from RS-2 (Single Detached Suburban Residential) to RS-1b (Single Detached (Medium Density) Residential), to permit a future subdivision of approximately three lots to be given first reading and that the applicant provide further information as described in the report.

**1104 2021-324-RZ, 20660 & 20670 123 Avenue and 20679 Tyner Avenue, RS-3 to R-1**

Staff report dated September 6, 2022, recommending that Official Community Plan Amending Bylaw No. 7871-2022 to be given first and second reading and forwarded to Public Hearing and that Zone Amending Bylaw No. 7788-2021 to rezone from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached (Low Density) Urban Residential) to permit a future subdivision of 10 lots, be given second reading and forward to Public Hearing.

**1105 2017-262-RZ/2019-064-RZ/2018-182-RZ, 11040, 11045 and 11060 Cameron Court, Road Closure Bylaw**

Staff report dated September 6, 2022, recommending that Road Closure Bylaw No. 7864-2022, to close and remove the dedication of highway on a portion of Cameron Court, be given first reading and that staff be authorized to commence the notification provisions of the Community Charter Charter, S.B.C., c. 26.

**5. ENGINEERING SERVICES**

**1131 Award of Contract: ITT-EN22-24 - 263 Street Reservoir Expansion**

Staff report dated September 6, 2022, recommending that Contract ITT-EN22-24: 236 Street Expansion be awarded to Trittech Group Ltd., a construction contingency be approved, the existing Stantec Ltd. contract be increased and that the Corporate Officer be authorized to execute the contract.

**6. CORPORATE SERVICES**

**1151 Extension of Tax Sale Redemption Period**

Staff report dated September 6, 2022, recommending that Extension of Tax Sale Redemption Period Bylaw No. 7884-2022 be given first, second, and third readings.

**7. PARKS, RECREATION & CULTURE**

**8. ADMINISTRATION**

**9. PUBLIC QUESTION PERIOD**

**10. NOTICE OF CLOSED COUNCIL MEETING**

**11. ADJOURNMENT**

### PUBLIC QUESTION PERIOD

The purpose of Public Question Period/Community Forum 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 or delegations to Council.

Each question or comment must be limited to two (2) minutes, with a total of 15 minutes per Public Question Period/Community Forum for each Meeting, unless extended with approval of Council through an affirmative vote.

Members of the public participating in Public Question Period/Community Forum in Council Meetings conducted through hybrid or Electronic Means shall enable their video and audio allowing Members to see them prior to providing their comment or asking their question. Respectful statements and/or questions must be directed through the Chair and not individual members of Council.

Council meetings open to the public will continue to be hosted through Electronic Means, with up to 33 members of the public allowed physical access to Council Chambers through a first come, first serve basis.

The wearing of masks will be encouraged but not required. Sanitizer stations will be available at entry points to Council Chambers.

Please check our website for the most current updates in response to the evolving Public Health Orders at: <https://www.mapleridge.ca/2408/COVID-19-Information>. We encourage the public to watch the video recording of the meeting via live stream or any time after the meeting via <http://media.mapleridge.ca/Mediasite/Showcase>.

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

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

Council will not tolerate any derogatory remarks directed at Council or staff members, in accordance with the City's Public Places, Parks and Recreation Facilities Regulation - Bylaw No. 7854-2022.

For more information on these opportunities contact:

Legal & Legislative Services' Department at 604-463-5221 or [clerks@mapleridge.ca](mailto:clerks@mapleridge.ca)  
Mayor and Council at [mayorandcouncil@mapleridge.ca](mailto:mayorandcouncil@mapleridge.ca)

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APPROVED BY:


DATE:

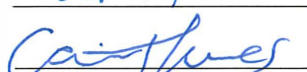
PREPARED BY:


DATE:

CHECKED BY:

DATE:

  
SEP 1 / 22

  
SEPT 1, 2022

  
Sept. 1, 2022

**COMMITTEE OF THE WHOLE MEETING MINUTES**

July 19, 2022

The Minutes of the Committee of the Whole Meeting held on July 19, 2022 at 11:01 a.m. virtually and in Council Chambers of the City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

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<i>PRESENT</i>	<i>Appointed Staff</i>
<i>Elected Officials</i>	S. Hartman, Chief Administrative Officer
Mayor M. Morden	S. Labonne, General Manager Parks, Recreation and Culture
Councillor J. Dueck	D. Pollock, General Manager Engineering Services
Councillor C. Meadus	P. Hlavac-Winsor, General Counsel and Executive Director, Legislative Services, Acting Corporate Officer
Councillor G. Robson	A. Nurvo, Deputy Corporate Officer
Councillor R. Svendsen	
Councillor A. Yousef	
 <i>ABSENT</i>	 <i>Other Staff as Required</i>
Councillor K. Duncan	C. Goddard, Director of Planning
	K. Gowan, Planner 1
	A. Grochowich, Planner 2
	A. Kopystynski, Planner
	M. McMullen, Manager of Development & Environmental Services
	C. Nolan, Deputy Director of Finance
	R. Ollenberger, Manager of Infrastructure Development
	M. Orsetti, Director, Bylaw & Licensing Services
	V. Richmond, Director of Parks & Facilities
	A. Rieu, Planner 1
	H. Singh, Computer Support Specialist
	F. Smith, Director of Engineering
	R. Tardif, Planner 1
	T. Thompson, Director of Finance
	L. Zosiak, Manager of Community Planning

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

Note: Councilor Svendsen participated electronically. Councillor Robson chaired the meeting from the Council Chambers.

1. **CALL TO ORDER**

2. **ADOPTION AND RECEIPT OF MINUTES**

2.1 Minutes of the Committee of the Whole Meeting of July 5, 2022

It was moved and seconded

**That the Minutes of the July 5, 2022 Committee of the Whole Meeting be adopted.**

CARRIED

3. ***DELEGATIONS/STAFF PRESENTATIONS***

3.1 **ICBC Road Safety**

Kate Wochuk, ICBC Road Safety & Community Coordinator, presented an update on road safety issues and initiatives in the community including Road Improvement Partnership Projects and answered questions from Council.

4. ***PLANNING AND DEVELOPMENT SERVICES***

1101 **2022-127-AL, 12224 240 Street, Non-Farm Use Application**

Staff report dated July 19, 2022, recommending that Application 2022-127-AL, to permit the relocation of three school portables onsite and to build a pump house for water service, be forwarded to the Agricultural Land Commission for their review and consideration.

A. Rieu, Planner 1, provided a summary presentation and staff answered Council questions.

It was moved and seconded

**That staff report dated July 19, 2022, titled “Non-Farm Use Application, 12224 240 Street” be forwarded to the Council Meeting of July 26, 2022.**

CARRIED

1102 **2022-109-AL, 24515 124 Avenue, Application to Subdivide within the ALR**

Staff report dated July 19, 2022, recommending that Application 2022-109-AL, to subdivide 4 ha (9.8 acres) of land that is within the Agricultural Land Reserve, not be forwarded to the Agricultural Land Commission.

A. Rieu, Planner 1, provided a summary presentation and staff answered Council questions.

Note: the Mayor raised a point of clarification that the staff recommendation is not being decided on at this meeting, only that the matter is proposed to be advanced to the July 26, 2022 Council meeting.

It was moved and seconded

**That staff report dated July 19, 2022, titled “Application to Subdivided Land within the Agricultural Land Reserve, 24515 124 Avenue” be forwarded to the Council Meeting of July 26, 2022.**

CARRIED

**1103 2022-168-RZ, 10225 272 Street, Temporary Use Permit**

Staff report dated July 19, 2022, recommending that the Corporate Officer be authorized to sign and seal a Temporary Use Permit, to allow an outdoor cafe, for property located at 10225 272 Street.

A. Rieu, Planner 1, provided a summary presentation and staff and the Applicant answered Council questions.

It was moved and seconded

**That staff report dated July 19, 2022, titled “Temporary Use Permit Renewal, 10225 272 Street” be forwarded to the Council Meeting of July 26, 2022.**

CARRIED

**1104 2019-046-CP, Albion Area Plan Update (North East Albion)**

Staff report dated July 19, 2022, recommending that Official Community Plan Amending Bylaw No. 7698-2021 as amended, to integrate the North East Albion Area into the Albion Area Plan, be given second reading and forwarded to Public Hearing.

A. Grochowich, Planner 2, provided a summary presentation and staff answered Council questions.

It was moved and seconded

**That staff report dated July 19, 2022, titled “Albion Area Plan Update (North East Albion), Second Reading, Official Community Plan Amending Bylaw No. 7698-2021” be forwarded to the Council Meeting of July 26, 2022.**

CARRIED

**1105 2022-121-RZ, 10606 and 10616 Jackson Road, RS-3 to R-3**

Staff report dated July 19, 2022, recommending that Zone Amending Bylaw No. 7861-2022, to rezone from RS-3 (Single Detached Rural Residential) to R-3 (Single Detached (Intensive) Urban Residential), to permit a future division of approximately 22 single family lots, be given first reading and that the applicant provide further information as set out in the report.

M. McMullen, Manager of Development & Environmental Services, provided a summary presentation and staff answered Council questions.

Note: Councillor Robson left the meeting at 12:20 p.m. and Councillor Yousef assumed the Chair. Councillor Robson returned at 12:22 p.m. and assumed the Chair.

It was moved and seconded

**That staff report dated July 19, 2022, titled “First Reading, Zone Amending Bylaw No. 7861-2022, 10606 and 10616 Jackson Road” be forwarded to the Council Meeting of July 26, 2022.**

CARRIED

**1106 2022-126-RZ, Unit A - 20757 Lougheed Highway, Site-Specific Text Amendment**

Staff report dated July 19, 2022, recommending that Zone Amending Bylaw No. 7862-2022, to permit a site-specific text amendment to Zoning Bylaw No. 7600-2019, that would reduce the 1,000 m (3,280 ft.) separation distance between Cannabis Retail Uses, be given first and second reading and forwarded to Public Hearing.

A. Rieu, Planner 1, provided a summary presentation and staff answered Council questions.

It was moved and seconded

**That staff report dated July 19, 2022, titled “Non-Farm Use Application, 12224 240 Street” be forwarded to the Council Meeting of July 26, 2022.**

CARRIED

**1107 2021-281-RZ, 22936, 22944, 22952, 22964 and 22974 Dewdney Trunk Road**

Staff report dated July 19, 2022, recommending that Official Community Plan Amending Bylaw No. 7865-2022 be given first and second reading and forwarded to Public Hearing and that Zone Amending Bylaw No. 7766-2021, to rezone from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential), to permit the future construction of a six-storey apartment building with 178 units, be given second reading and forwarded to Public Hearing.

R. Tardif, Planner 1, provided a summary presentation and staff answered Council questions.

Note: Mayor Morden left the meeting at 12:37 p.m. and returned at 12:40 p.m.

It was moved and seconded

**That staff report dated July 19, 2022, titled “First and Second Reading, Official Community Plan Amending Bylaw No. 7865-2022, Second Reading, Zone Amending Bylaw No. 7766-2021, 22396, 22944, 22952, 22964 and**



**22974 Dewdney Trunk Road, be forwarded to the Council Meeting of July 26, 2022.**

CARRIED

Councillor Robson and Councillor Yousef Opposed

**1108 2018-448-DP/2022-209-DP, 12061 Laity Street**

Staff report dated July 19, 2022, recommending that the Corporate Officer be authorized to sign and seal 2018-448-DP and 2022-209-DP to govern the conservation work to be undertaken to the existing building, the Gillespie Residence, and to permit a four-unit courtyard development.

A. Kopystynski, Planner, provided a summary presentation and staff answered Council questions.

Note: Councillor Dueck left the meeting at 12:57 p.m. and returned at 12:59 p.m.

It was moved and seconded

**That staff report dated July 19, 2022, titled “Development Permit and Heritage Alteration permit, 12061 Laity Street” be forwarded to the Council Meeting of July 26, 2022.**

CARRIED

**1109 2021-586-DP, 22278 Brown Avenue and 12011 & 12039 223 Street**

Staff report dated July 19, 2022, recommending that the Corporate Officer be authorized to sign and seal 2021-586-DP, respecting property located at 22278 Brown Avenue and 12011 & 12039 223 Street.

A. Kopystynski, Planner, provided a summary presentation and staff along with Applicant answered Council questions.

It was moved and seconded

**That staff report dated July 19, 2022, titled “Development Permit, 22278 Brown Avenue and 12011 & 12039 223 Street” be forwarded to the Council Meeting of July 26, 2022.**

CARRIED

**1110 2022-220-RZ, Removal of Gross Floor Area Requirement for Secondary Suites and Minimum Gross Floor Area for Detached Garden Suites**

Staff report dated July 19, 2022, recommending that Zone Amending Bylaw No. 7857-2022, to remove the maximum and minimum gross floor area requirement for secondary suites and removes the minimum gross floor area requirement for detached garden suites, be given first and second reading and that a Public Hearing be waived in accordance with the Local Government Act Section 464(2).

K. Gowan, Planner 1, provided a summary presentation and staff answered Council questions.

Note: Councillor Robson left the meeting at 1:23 p.m. and Councillor Yousef assumed the Chair. Councillor Robson returned at 1:24 and assumed the Chair.

It was moved and seconded

**That staff report dated July 19, 2022, titled “Removal of Gross Floor Area Requirement for Secondary Suites, Removal of Minimum Gross Floor Area Requirement for Detached Garden Suites, First and Second Reading, Zone Amending Bylaw No. 7857-2022” be forwarded to the Council Meeting of July 26, 2022.**

CARRIED

## **5. ENGINEERING SERVICES**

### **1131 Latecomer Agreement L 177/22**

Staff report dated July 19, 2022, recommending that the Corporate Officer be authorized to sign and seal Latecomer Agreement LC177/22 for the property at 12125 203 Street.

Note: Councillor Meadus left the meeting at 1:54 p.m. and was not present for the vote on Item 1131.

It was moved and seconded

**That staff report dated July 19, 2022, titled “Latecomer Agreement LC 177/22” be forwarded to the Council Meeting of July 26, 2022.**

CARRIED

Note: Councillor Meadus returned to the meeting at 1:56 p.m.

### **1132 Award of Contract ITT-EN22-14: Culvert Replacement Program, 112 Avenue 25m West of 280 Street**

Staff report dated July 19, 2022, recommending that Contract ITT-EN22-14: Culvert Replacement Program, 112 Avenue 25m West of 290 Street, be awarded to RTR Terra Contracting Ltd., a contingency be approved, the existing Kerr Wood Leidal Associates Ltd. contract be increased, the Financial Plan be amended to provide project funding from the Capital Works Reserve Fund and that the Corporate Officer be authorized to execute the contract.

F. Smith, Director of Engineering, provided a summary presentation and staff answered Council questions.

It was moved and seconded

**That staff report dated July 19, 2022, titled “Award of Contract ITT-EN22-14: Culvert Replacement Program, 112 Avenue 25m West of 280 Street” be forwarded to the Council Meeting of July 26, 2022.**

CARRIED

**1133 Award of Contract ITT-EN22-27: Abernethy Way Road Improvements (230 Street to 232 Street)**

Staff report dated July 19, 2022, recommending that Contract ITT-EN22-27: Abernethy Way Road Improvements (230 Street to 232 Street), be awarded to Jack Cewe Construction Ltd., a construction contingency be approved, the Financial Plan be amended to increase the project funding from the Development Cost Charges Fund, that the existing Aplin & Martin Consultants Ltd. contract be increased, and that the Corporate Officer be authorized to execute the contract.

F. Smith, Director of Engineering, provided a summary presentation and staff answered Council questions.

Note: Councillor Yousef left the meeting at 2:07 p.m. and returned at 2:11 p.m.

It was moved and seconded

**Staff report dated July 19, 2022, titled “Award of Contract ITT-EN22-27: Abernathy Way Road Improvements (230 Street to 232 Street)” be forwarded to the Council Meeting of July 26, 2022.**

CARRIED

**1134 Award of Contract ITT-EN22-23: 117 Avenue Corridor and River Road Traffic Calming Improvements**

Staff report dated July 19, 2022, recommending that Contract ITT-EN22-23: 117 Avenue Corridor and River Road Traffic Calming Improvements, be awarded to Crown Contracting Limited, a construction contingency be approved, the Financial Plan be amended to increase the project funding from General Revenue Accumulated Surplus, the existing Aplin & Martin Consultants Ltd. contract be increased, and that the Corporate Officer be authorized to execute the contract.

F. Smith, Director of Engineering, provided a summary presentation and staff answered Council questions.

Note: Councillor Svendsen left the meeting at 2:20 p.m. and returned at 2:21 p.m.

It was moved and seconded

**That staff report dated July 19, 2022, titled “Award of Contract ITT-EN22-23: 117 Avenue Corridor and River Road Traffic Calming Improvements” be forwarded to the Council Meeting of July 26, 2022**

CARRIED

**6. CORPORATE SERVICES**

**1151 Development Cost Charges Imposition Amending Bylaw No. 7863-2022**

Staff report dated July 19, 2022, recommending that Development Cost Charges Imposition Amending Bylaw No. 7863-2022, to update the Development Cost Charges Imposition Bylaw to ensure levies reflect updated infrastructure plans and current capital costs.

T. Thompson, Director of Finance & Chief Financial Officer, provided a summary presentation and staff answered Council questions.

It was moved and seconded

**That staff report dated July 19, 2022, titled “Development Cost Charges Amending Bylaw” be forwarded to the Council Meeting of July 26, 2022.**

CARRIED

**7. PARKS, RECREATION & CULTURE – Nil**

**8. ADMINISTRATION**

**1191 The Reach Grill & The Reach Pub Liquor Licence Amendment Application – Change to liquor service hours**

Staff report dated July 19, 2022, recommending that the application for extension of hours of liquor service as amendments to Food Primary Licence No. 183121 and Liquor Primary Licence No. 183136 be supported and that a copy of the resolution be forwarded to the Liquor and Cannabis Regulation Branch.

It was moved and seconded

**That staff report dated July 19, 2022, titled “The Reach Grill & The Reach Pub Liquor Licence Amendment Application – Change to liquor service hours” be forwarded to the Council Meeting of July 26, 2022.**

CARRIED

**1192 Cannabis Retail Store Processing & Evaluation Criteria Policy No. 6.33 Amendment**

Staff report dated July 19, 2022, recommending that Policy No. 6.33, Cannabis Retail Store Processing & Evaluation Criteria, be adopted as amended.

R. MacNair, Senior Advisor, Bylaw & Licensing Services and M. Orsetti, Director, Bylaw & Licensing Services, answered Council questions.

It was moved and seconded

**That staff report dated July 19, 2022, titled “Cannabis Retail Store Processing & Evaluation Criteria Policy 6.33 Amendment” be forwarded to the next Council Meeting of July 26, 2022.**

It was moved and seconded

**That the Main Motion be amended to stipulate that titled “Cannabis Retail Store Processing & Evaluation Criteria Policy 6.33 Amendment” be forwarded to the next Council Meeting of July 26, 2022 with an additional Policy 6.33 Amendment remove the word “private” from the body of the document distinguishing between categories of Cannabis Retail Stores.**

CARRIED

The vote was taken on the Main Motion as amended and declared CARRIED.

**1193 Alternative Approval Process to Permit a City Sewer Line in Dedicated Park Land**

Staff report dated July 19, 2022, recommending that the Corporate Officer be authorized to publish, in accordance with the Community Charter the alternative approval process notice in relation to City Sewer in Dedicated Park Land.

P. Hlavac-Winsor, General Counsel and Executive Director, Legal & Legislative Services, provided a summary presentation and answered Council questions.

It was moved and seconded

**That staff report dated July 19, 2022, titled “Alternative Approval Process to Permit a City Sewer Line in Dedicated Park Land” be forwarded to the Council Meeting of July 26, 2022.**

CARRIED

**1193.1 Alternative Approval Process to Permit a City Sewer Line in Dedicated Park Land**

Staff report dated July 19, 2022, recommending that staff develop a Dedicated Park Land Bylaw to permit a City storm sewer line and that Dedicated Park Land Bylaw No. 7867-2022 be given first reading.

P. Hlavac-Winsor, General Counsel and Executive Director, Legal & Legislative Services, provided a summary presentation and answered Council questions.

It was moved and seconded

**That staff report dated July 19, 2022, titled “Alternate Approval Process for Dedicated Park Land Bylaw, Silver Valley Road (Plan BCP 46658 Section 33 Township 12 NWD); Dedicated Park Land Bylaw No. 7867-2022” be forwarded to the Council Meeting of July 26, 2022.**

CARRIED

**1194 Alternative Approval Process to Permit a Statutory Right-of-Way for Metro Vancouver Forcemain in Dedicated Park Land Bylaw**

Staff report dated July 19, 2022, recommending that the Corporate Officer be authorized to publish, in accordance with the Community Charter, the alternative approval process notice in relation to Statutory Right-of-Way for Metro Vancouver Forcemain in Dedicated Park Land.

P. Hlavac-Winsor, General Counsel and Executive Director, Legal & Legislative Services, provided a summary presentation and staff answered Council questions.

It was moved and seconded

**That staff report dated July 19, 2022, titled “Alternative Approval Process to Permit an SRW for Metro Vancouver Forcemain in Dedicated Park Land Bylaw” be forwarded to the Council Meeting of July 26, 2022.**

CARRIED

**9. COMMUNITY FORUM**

Heather Tomsic questioned the small number of voters required to avoid rezoning compared to the total number of electors. Staff advised that the Alternative Approval Process was legislated to provide a more cost-effective means of determining voter opposition to a project rather than requiring a full vote. Ms. Tomsic commented that the changes to requirements for garden suites and secondary suites could result in doubling the number of people moving into the Albion area. Staff advised that single family homes are currently permitted to have secondary and garden suites.

**10. NOTICE OF CLOSED COUNCIL MEETING**

It was moved and seconded

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

- Section 90(1)(e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could 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(2)(b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party;

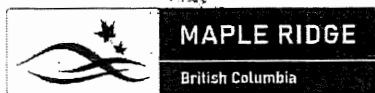
Any other matter that may be brought before the Council that meets the requirements for a meeting closed to the public pursuant to Sections 90(1) and 90(2) of the Community Charter or Freedom of Information and Protection of Privacy Act.

CARRIED

11. ADJOURNMENT – 3:06 p.m.

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Councillor G. Robson, Chair  
Presiding Member of the Committee



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## City of Maple Ridge

TO: His Worship Mayor Michael Morden  
and Members of Council  
FROM: Chief Administrative Officer  
SUBJECT: First Reading  
Zone Amending Bylaw No. 7783-2021  
13301 251A Street

MEETING DATE: September 6, 2022  
FILE NO: 2021-355-RZ  
MEETING: C o W

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### EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 13301 251A Street, from the P-6 (Civic) zone to the M-3 (Business Park Industrial) zone and RS-2 (Single Detached Suburban Residential) zone, to permit the future construction of an industrial business park and two single-family lots.

An OCP amendment will be also required to re-designate this larger section of the subject property from *Industrial Reserve* to *Industrial* to allow the proposed M-3 (Business Park Industrial) zoning and within *Industrial* designation outside of the Maple Meadows and Albion industrial areas.

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

### RECOMMENDATIONS:

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

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

2. That *Zone Amending Bylaw No. 7783-2021* be given first reading; and further
3. That the applicant provide further information as described on Schedules A, C, E, F, G, and J of the *Development Procedures Bylaw No. 5879-1999*, along with the information required for a Subdivision application.



## DISCUSSION:

### a) Background Context:

Applicant:	Jim Pattison Developments Ltd.
Legal Description:	Lot A Section 26 Township 12 New Westminster District Plan 83431
OCP:	
Existing:	<i>Industrial Reserve, Suburban Residential, and Estate Suburban Residential</i>
Proposed:	<i>Industrial, Suburban Residential, and Estate Suburban Residential</i>
Within Urban Area Boundary:	No
OCP Major Corridor:	Yes
Zoning:	
Existing:	P-6 (Civic)
Proposed:	M-3 (Business Park Industrial) and RS-2 (Single Detached Suburban Residential)
Surrounding Uses:	
North:	Use: Under application 2021-269-RZ for Concrete Manufacturing and existing Operating Engineers Training Facility Zone: A-2 (Upland Agricultural) and P-6 (Civic) Designation: <i>Rural Resource and Institutional</i>
South:	Use: Right-of-Way/Park Space, and Single-Family Residential Zone: RS-2 (Single Detached Suburban Residential) and RS-3 (Single Detached Rural Residential) Designation: <i>Park, Suburban Residential, and Estate Suburban Residential</i>
East:	Use: Operating Engineers Training Facility and Single Family Residential Zone: P-6 (Civic) and A-2 (Upland Agricultural) Designation: <i>Institutional and Rural Resource</i>
West:	Use: Vacant Zone: A-2 (Upland Agricultural) Designation: <i>Industrial Reserve and Rural Resource</i>
Existing Use of Property:	Vacant (former Pacific Vocational Institute)
Proposed Use of Property:	Industrial Business Park and two Single-Family lots
Site Area:	37.0 ha (91 acres)
Access:	256 Street
Flood Plain:	No
Fraser Sewer Area:	Yes

### b) Site Characteristics:

The subject property, located at 13301 251A Street, is located west of 256 Street, and north of 130 Avenue, north of an un-used road allowance, designated as *Park* space. The subject property

consists of a large section (34.2 ha) and two smaller hooked sections (0.72 ha and 2.0 ha) fronting 251A Street and 130 Avenue, respectively (see Appendices A and B). The large section was formerly the site of the Pacific Vocational Institute (PVI). The PVI buildings and related infrastructure were decommissioned in 2005. The two hooked portions have remained undeveloped but previously served as access to the larger section. The larger section that is being rezoned for the industrial park generally slopes downward to the southeast and southwest corners. There are several tributaries to Websters Creek in the southeast corner of the larger section, along with several wetlands associated with the tributaries. An un-named watercourse is present along the northwest boundary of the main property (see Appendix C).

After first reading, environmental ground-truthing will be required to determine the best location for the new access road and to confirm the developable area of the subject property. Senior environmental agency approval will be required for the proposed works in and around the watercourses, wetlands, and water features identified on and offsite.

**c) Project Description:**

The rezoning application is to rezone the large section of the subject property from the P-6 (Civic) zone to the M-3 (Business Park Industrial) zone for an industrial business park, and to rezone the two smaller, hooked portions of the subject property from the P-6 (Civic) zone to the RS-2 (Single Detached Suburban Residential) zone to create two separate single-family lots (see Appendix D).

The applicant is proposing an industrial park consisting of approximately six buildings with one public access road running east-west and to provide access to the lands to the west. One of the buildings would be located south of the new road on a lot that would be hooked to the land to the north of the road. A subdivision application is required for the road dedication within the industrial park proposal, and for the two single-family lots proposed, which will be subdivided off from the industrial park.

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

The subject property is located within the Fraser Sewerage Area, but outside of Metro Vancouver's Urban Containment Boundary and the City's Urban Area Boundary. The current Sanitary Sewer Master Plan was developed on the basis that this area would be serviced by septic fields. However, the applicant has requested to connect to the City's sanitary sewer system. This system has downstream capacity challenges and the Engineering Department is currently exploring this option.

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

**d) Planning Analysis:**

**Official Community Plan:**

The majority of the subject property is currently designated *Industrial Reserve* for the larger section, north of the unused road allowance. For the proposed development, an OCP amendment will be required to re-designate this larger section of the subject property from *Industrial Reserve* to

*Industrial* to allow the proposed M-3 (Business Park Industrial) zoning. There will also be a further amendment to the OCP to permit to rezoning to M-3 within the *Industrial* designation outside of the Maple Meadows and Albion industrial areas.

The *Industrial Reserve* lands were designated on September 12, 2017, to identify the long-term goal of creating future industrial lands while respecting the community's interests of undertaking further planning prior to permitting expanded industrial activities. At the time, the Reserve approach addressed many of the community concerns and the applicable policies provided a greater level of certainty regarding the conditions under which future redevelopment might occur.

The *Industrial Reserve* land use designation is intended to preserve capacity for future employment uses, including local investment and job creation. Redevelopment to an Industrial Business Park would support this objective. Additional related policies to consider include the following:

***6-60 Prior to industrial development occurring on the Industrial Reserve designated land within the 256th Street Industrial Area, the following must have been fulfilled:***

***a) A right-of-way and alignment option, potentially extending the 128th Avenue/Abernethy Way corridor or other alternative routes to the 256th Street Industrial Area, has been established to accommodate industrial traffic through the City, minimizing community and environmental impacts;***

Phase 4 for the Abernethy Way Extension from 240 Street to 256 Street was approved by Council on November 24, 2020. The delivery timeframe for Phase 4 is approximately 20 plus years. This timeframe is subject to change based on Council priorities.

***b) A servicing analysis has been completed to identify any possible servicing impacts and, if required, approval of an extension to the Fraser Sewer Area by the Greater Vancouver Sewerage and Drainage District (GVS&DD) Board is achieved; and***

The Metro 2050 Regional Growth Strategy is currently undergoing a dispute resolution process. In the meantime, Metro 2040 remains in effect as the Regional Growth Strategy. Metro Vancouver would need to allow connection to the municipal sanitary sewer. Should they grant permission, an analysis of the sanitary system is required and any improvements identified to support the development would be the applicant's responsibility.

***c) Completion of a gravel supply assessment to identify gravel resources within the 256th Street Industrial Area;***

Two preliminary Gravel Deposit Investigation reports have been provided to indicate that the granular materials encountered on the site are of poor quality from a commercial viewpoint. An updated final report will be required, but on initial review, it does not appear that gravel extraction needs to occur prior to redevelopment.

***d) Council has determined that under Policy 6-59 sufficient utilization of the land designated Rural Resource, Industrial and Institutional in the 256th Street Industrial Area has been achieved to warrant consideration of further industrial development.***

Council wishes to increase the supply of industrial land generally throughout the City. This messaging was relayed at the March 29, 2022 Workshop meeting when Council received a report titled "Assessment of Employment Future in Thornhill and 256th Street Industrial Area" and Council directed staff to proceed with creating a 256 Industrial Area Strategy, including timelines and

infrastructure requirements. Based on this direction, this application warrants consideration for industrial development.

**6-62 At the time when the Industrial Reserve designated lands will be considered for development, the following must have been satisfied prior to permitting industrial development:**

**a) Completion of an OCP Amendment identifying the lands as 'Industrial' or 'Rural Resource' rather than 'Industrial Reserve'; and**

An OCP amendment is a component of this development application.

**b) Approval by the Metro Vancouver Board of an amended Regional Growth Strategy and Regional Context Statement identifying the lands regionally as 'Industrial' rather than 'Rural' is provided; and**

Metro Vancouver approval on the Regional Growth Strategy amendment and connection to the municipal sanitary sewer will be required prior to final reading.

**c) Removal of identified gravel reserves, unless the subject property is identified in Figure 3 of the Official Community Plan, which identifies potential sources of gravel in the City, in which case gravel removal may take place prior to the need for the OCP Amendment outlined in 6-62(a).**

Pending an updated finalized report, it is unlikely that there are significant gravel reserves at this location to be removed.

**6-65 Prior to any development or industrial activities, the following must be fulfilled by the Owner or Applicant:**

**a) Completion of environmental assessments to identify environmentally sensitive areas, ecosystems and the impact of development;**

**b) Completion of an agriculture impact assessment to minimize the impact of development on adjacent farm lands;**

**c) Completion of an aquifer groundwater management study; and**

**d) Completion of a noise attenuation study and plan to mitigate the impacts of development on nearby residential neighbourhoods.**

The above-referenced studies will be required after first reading, with the exception of an Agriculture Impact Assessment, as the industrial development is not adjacent to Agricultural lands.

The two hooked smaller sections of the subject property to the south are designated *Estate Suburban Residential* for the section fronting 251A Street, and *Suburban Residential* for the section fronting 130 Avenue. The proposed RS-2 (Single Detached Suburban Residential) zone can be supported by both of these land use designations for the single-family lots.

#### **Zoning Bylaw:**

The current application proposes to rezone the larger section of the subject property from P-6 (Civic) to M-3 (Business Park Industrial) to permit an industrial business park, and the smaller sections fronting 251A Street and 130 Avenue to RS-2 (Single Detached Suburban Residential), to permit two single-family lots. Any variations from the requirements of the proposed zones will require a Development Variance Permit application.

### **Development Permits:**

As the subject property is located outside the Urban Area Boundary, an Industrial Development Permit for form and character is not required; however, the applicant will be expected to work with staff for an acceptable building design and layout, which will be registered as a Restrictive Covenant.

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

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

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

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

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:**

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

#### **e) Interdepartmental Implications:**

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

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

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

**f) Early and Ongoing Consultation:**

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

**g) Development Applications:**

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

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

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

**CONCLUSION:**

The development proposal is in compliance with the policies of the OCP. Justification has been provided to support an OCP amendment to *Industrial*. It is, therefore, recommended that Council grant first reading, subject to additional information being provided and assessed prior to second reading.

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"Original signed by Mark McMullen" for  
Prepared by: **Michelle Baski, ASCT, MA**  
**Planner**

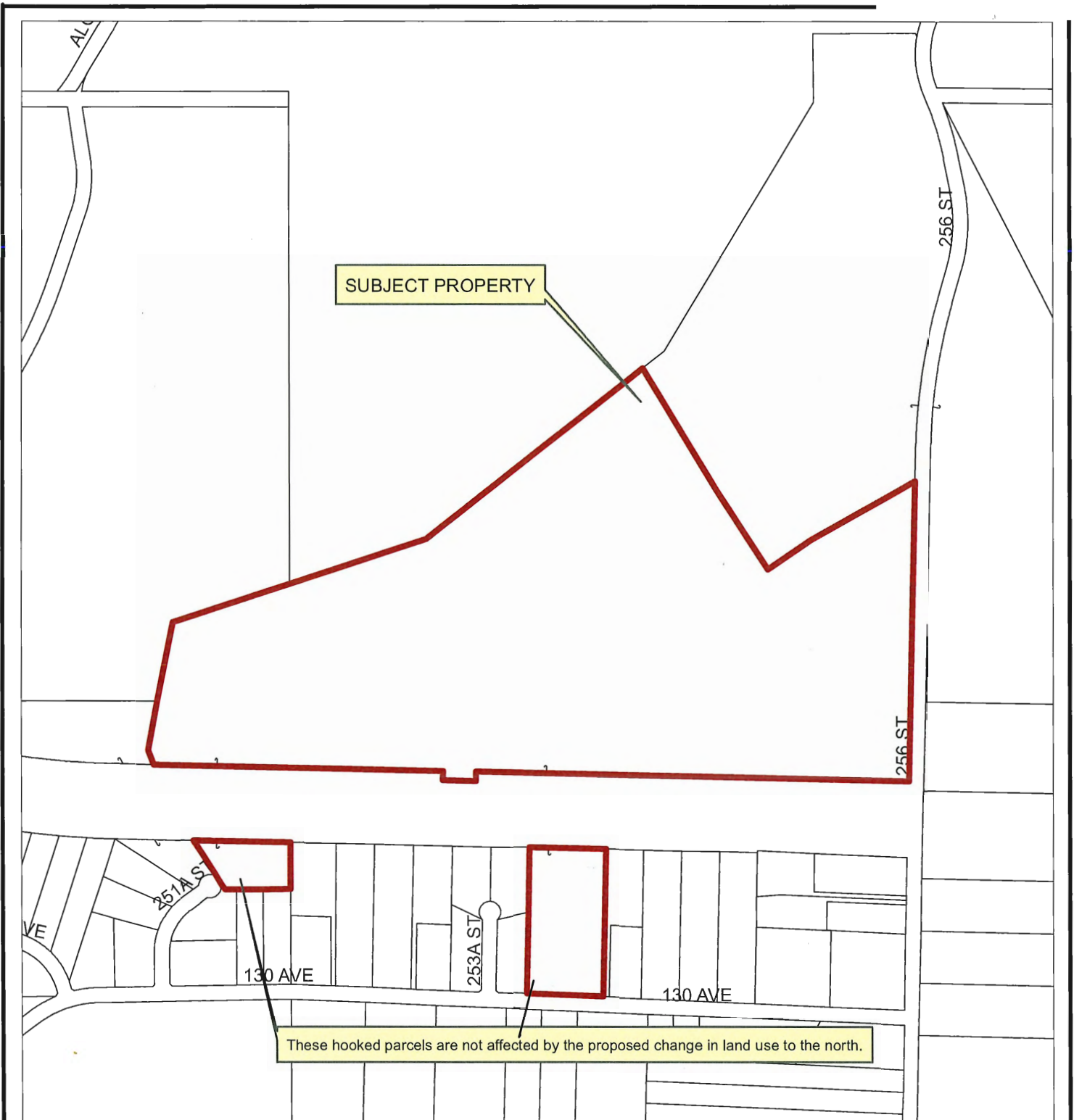
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"Original signed by Mark McMullen" for  
Reviewed by: **Charles R. Goddard, BA, MA**  
**Director of Planning**

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

\_\_\_\_\_  
"Original signed by Scott Hartman"  
Concurrence: **Scott Hartman**  
**Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map  
Appendix B – Ortho Map  
Appendix C – Preliminary Environmental Context Map  
Appendix D – Zone Amending Bylaw No. 7783-2021  
Appendix E – Proposed Site Plan



Scale: 1:7,000

13301 251A STREET  
PID 015-177-556

INFORMATION TECHNOLOGY DEPT.



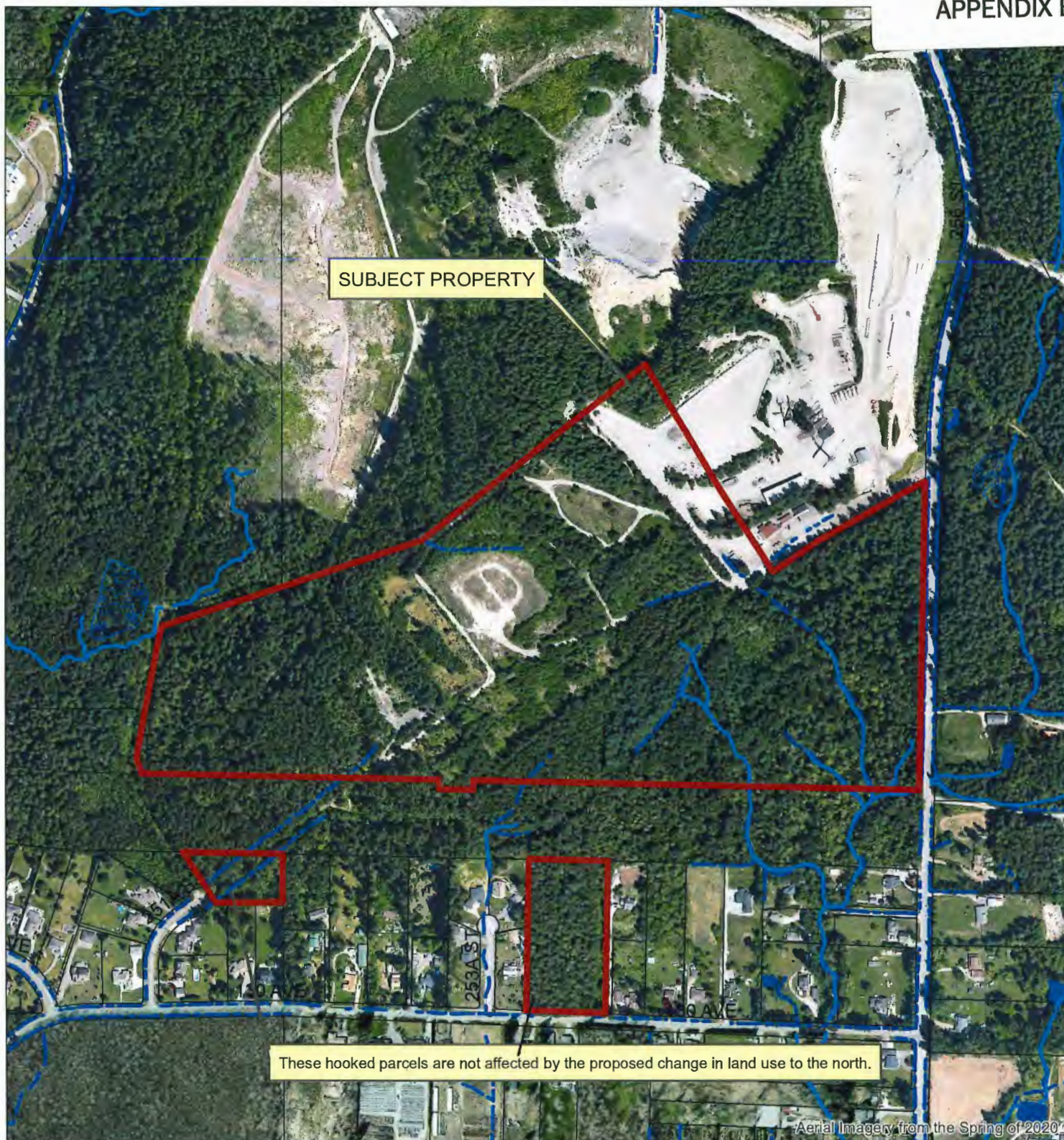
MAPLE RIDGE  
British Columbia

[mapleridge.ca](http://mapleridge.ca)

FILE: 2021-355-RZ  
DATE: Jul 27, 2021

BY: BD





Scale: 1:7,000

### Legend

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

13301 251A STREET  
PID 015-177-556

INFORMATION TECHNOLOGY DEPT.



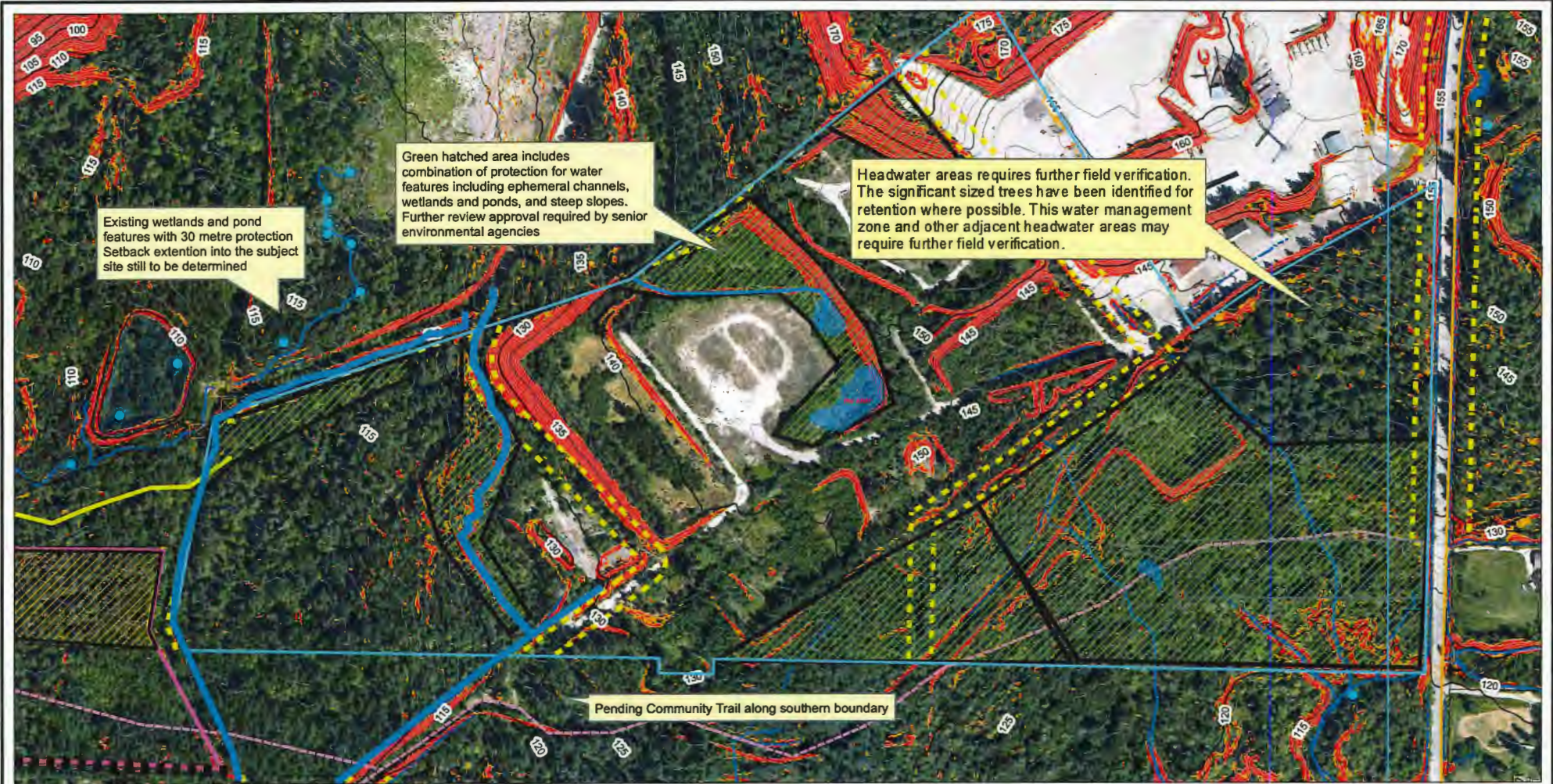
**MAPLE RIDGE**  
British Columbia

[mapleridge.ca](http://mapleridge.ca)

FILE: 2021-355-RZ  
DATE: Jul 27, 2021

BY: BD





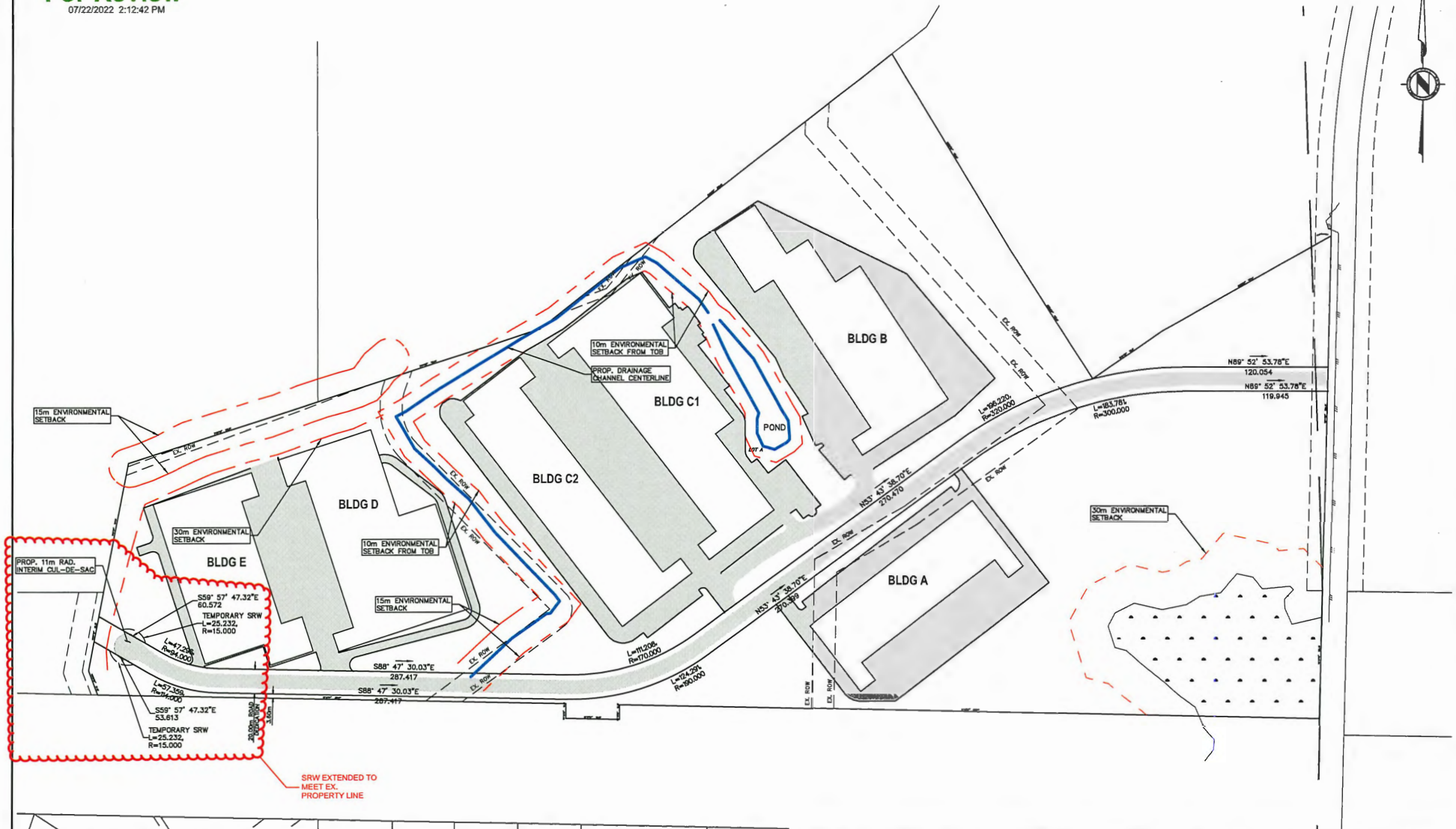
<p>Scale: 1:3,000</p>	<b>Legend</b> <b>Trails</b> Trail Status Existing Pending Indefinite Creek	Stream Pond Wetland	<b>Slope (2014 LiDAR)</b> 26 - 30 30+	<p>The City of Maple Ridge makes no guarantee regarding the accuracy or present status of the information shown on this map.</p> <p><i>Aerial imagery from the Spring of 2020</i></p>	<p>13301 251A St. Site Context Map1</p> <p>PLANNING DEPARTMENT    <b>MAPLE RIDGE</b>          British Columbia  <a href="http://mapleridge.ca">mapleridge.ca</a></p> <p>FILE: Rods Subject Map1          DATE: Jul 24, 2021          BY: F</p>



CORPORATE OFFICER

SCALE 1:7,000

**For Review**  
07/22/2022 2:12:42 PM



LEGAL DESCRIPTION: PLAN OF LOT A SEC. 28, TP 12  
NEW WESTMINSTER DISTRICT PLAN 83431  
B.M. MONUMENT NO. 88H1263 ELEVATION: 104.88  
DATUM: LOCATED AT 251A STREET  
REV. NO. DESCRIPTION DR CH DATE APP

**APLIN MARTIN**  
ENGINEERING ARCHITECTURE PLANNING SURVEYING  
201 - 12448 82 Avenue, Surrey, B.C. Canada V3W 3B9  
Tel: (604) 587-9058, Fax: (604) 587-9061, Email: general@aplinmartin.com

CLIENT: **JIM PATTISON DEVELOPMENTS**  
#200 - 1014 HOMER STREET, VANCOUVER, BC V6B 2W9  
PROJECT: **INDUSTRIAL AREA DEVELOPMENT**  
13301 251A STREET, MAPLE RIDGE, BC

The holder of this drawing is responsible for the accuracy of the information contained herein. The holder of this drawing is not responsible for the accuracy of the information contained in any other drawing or document. The holder of this drawing is not responsible for the accuracy of the information contained in any other drawing or document. The holder of this drawing is not responsible for the accuracy of the information contained in any other drawing or document.

TITLE: **CONCEPTUAL LAYOUT**  
(JUL. 22, 2022)  
PROJECT NO. -  
DRAWING NO. -  
SCALE: 1:1500  
HORIZ. N/A  
VERT. N/A  
A & M DRAWING NO. 20-281- 01L

DESIGN: AF CHECK: RJ  
DRAWN: AF APPR: RJ  
A & M FILE: 20-281  
DRAWING DATE: MARCH 2022  
SHEET NO. 01 of 01

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** First Reading  
Zone Amending Bylaw No. 7875-2022  
11894 and 11904 Laity Street

**MEETING DATE:** September 6, 2022  
**FILE NO:** 2022-135-RZ  
**MEETING:** C o W

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**EXECUTIVE SUMMARY:**

An application has been received to rezone the subject properties, located at 11894 and 11904 Laity Street, from RT-1 (Two Unit Urban Residential) to RM-2 (Medium Density Apartment Residential), to permit the future construction of a six-storey apartment building with approximately 62 units, with all of the parking provided underground. The applicant is proposing a building with 1.73 Floor Space Ratio (FSR), which meets the maximum FSR of 1.8 in the proposed RM-2 (Medium Density Apartment Residential) Zone.

The subject properties are located within the Concept Plan for the Lougheed Transit Corridor Area, which identifies a future land use of *Transit Corridor Multi-Family*. This Concept Plan has been endorsed by Council. The Official Community Plan (OCP) designates the subject properties as *Urban Residential-Major Corridor Residential*, which also supports the proposed rezoning. An OCP amendment is required to increase the height from four to six storeys.

Pursuant to Council Policy 6.31, this application is subject to the Community Amenity Contribution at a rate of \$4,300 per apartment dwelling unit, for a total estimated amount of \$266,600.00, or such rate applicable at third reading of this application.

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

**RECOMMENDATIONS:**

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

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

2. That *Zone Amending Bylaw No. 7875-2022* be given first reading; and further

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

**DISCUSSION:**

**a) Background Context:**

Applicant: Focus West Developments 2020 Ltd.

Legal Description: North Half Lot "A" District Lot 248 Group 1 New Westminster District Plan 23005; and  
South Half Lot "A" District Lot 248 Group 1 New Westminster District Plan 23005

OCP:  
Existing: Urban Residential-Major Corridor Residential  
Proposed: Transit Corridor Multi-Family under Lougheed Transit Corridor Concept Plan

Within Urban Area Boundary: Yes  
Area Plan: Lougheed Transit Corridor (endorsed concept plan)  
OCP Major Corridor: Yes

Zoning:  
Existing: RT-1 (Two Unit Urban Residential)  
Proposed: RM-2 (Medium Density Apartment Residential)

Surrounding Uses:  
North: Use: Townhouse Residential  
Zone: RM-4 (Medium Density Townhouse Residential)  
Designation: Urban Residential  
South: Use: Apartment Residential  
Zone: RM-2 (Medium Density Apartment Residential)  
Designation: Urban Residential  
East: Use: Maple Ridge Cemetery  
Zone: RS-1 (Single Detached Residential)  
Designation: Institutional and Conservation  
West: Use: Single Family and Apartment Residential  
Zone: RS-1 (Single Detached Residential) and RM-2 (Medium Density Apartment Residential)  
Designation: Urban Residential

Existing Use of Property: Duplex (Two Unit) Dwellings  
Proposed Use of Property: Apartment Building  
Site Area: 0.25 ha (0.62 acre)  
Access: Laity Street  
Servicing requirement: Urban Standard  
Flood Plain: No  
Fraser Sewer Area: Yes

**b) Site Characteristics:**

The subject properties are located at 11904 and 11894 Laity Street, on the east side of the road, midway between Dewdney Trunk Road and Lougheed Highway. The site is currently occupied by two duplex dwellings and is generally lightly vegetated and relatively flat with a row of large deciduous trees along the east property line. To the north of the site are townhouses, to the east is Maple Ridge Cemetery, to the south is an apartment building and across the street to the west are single family dwellings and an apartment building. Both lots combined form a total area of 0.25 hectares (0.62 acres) (see Appendices A and B).

The site area is within 200 metres of the intersection of Laity Street and Lougheed Highway, which is a major intersection within the City. The intersection features a stop for Translink's R-3 Rapid Bus, providing express service both east and west.

**c) Project Description:**

The application is proposing to rezone the site from RT-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential), in order to permit the future construction of a six-storey apartment building. The proposed building will feature approximately 62 units, with access from Laity Street to an underground parking structure underneath the building.

The subject properties fall within the Ministry of Transportation and Infrastructure (MOTI) jurisdiction, as Lougheed Highway is a controlled access highway at this location. The rezoning bylaw will require the approval of the MOTI before the bylaw could be granted final reading by Council. The applicant will need to coordinate with the MOTI early in the development approval process in order to fulfill the Ministry's requirements.

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

**d) Planning Analysis:**

**Official Community Plan:**

The subject properties are located within the Urban Area Boundary and are designated as *Urban Residential-Major Corridor Residential* within the Official Community Plan (OCP). This proposed rezoning to RM-2 (Medium Density Apartment Residential) for a residential apartment building achieves several of the OCP policies including:

3-18 *Maple Ridge will support a range of densities within the Urban Area Boundary. Urban Residential consists of two residential categories with the following characteristics:*

- a) *Major Corridor Residential-General Characteristics Major Corridor Residential is characterized by the following:*
  - i. *has frontage on an existing Major Road Corridor as identified on Figure 4 Proposed Major Corridor Network Plan, or has frontage on a road built in whole*

or part to a collector, arterial, TransLink Major Road, or Provincial Highway standard;

The subject properties are located on Laity Street, which is classified as a Major Road Corridor. In addition, the BC Transit R-3 Rapid Bus route stops less than 200 metres from the subject site, at the intersection of Lougheed Highway and Laity Street to the south.

- 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.*

The proposed development is an apartment building which is a supported land use.

Policy 3-20 of the OCP requires a maximum height of four-storeys for apartments, thus warranting an OCP site specific text amendment in conjunction with a Development Variance Permit Application to allow six-storeys.

The subject properties are located within the Lougheed Transit Corridor, which is subject to a Council directive that endorses the Lougheed Corridor Concept Plan. The subject properties are identified within the Lougheed Transit Corridor Plan as *Transit Corridor Multi-Family* that states the following:

*"Transit Corridor Multi-Family Purpose: To continue multi-family residential densification through lot consolidation along key arterials such as Dewdney Trunk Road and Lougheed Highway. Supported multi-family residential forms of development include townhouses and apartments. The maximum height for an apartment use is six storeys. Development proposed adjacent to existing single detached dwelling or townhouse use will be encouraged to ensure buildings are designed in a sensitive manner by stepping down building face(s) at interface points with adjacent existing buildings."*

In addition, the proposed zoning matrix contained within the Lougheed Transit Corridor document identifies that the RM-2 (Medium Density Apartment Residential) zone is supported by *Transit Corridor Multi-Family*.

Council has endorsed the Lougheed Transit Corridor Concept Plan in which the property is located. Development applications, such as this application, that fall within the Lougheed Transit Corridor can proceed in advance of the adoption of an area plan.

#### **Zoning Bylaw:**

The current application proposes to rezone the subject properties from RT-1 (Two Unit Urban Residential) to RM-2 (Medium Density Apartment Residential) (see Appendix C) to permit the future construction of a six-storey apartment building (see Appendix D). The RM-2 (Medium Density Apartment Residential) zone is identified in the OCP's *Urban Residential Major Corridor* policies and in the Council endorsed Lougheed Transit Corridor Concept Plan for the *Transit Corridor Multi-Family* land use designation.

The proposal will require a Development Variance Permit Application, in order to increase the permitted building height in the RM-2 zone from four-storeys to six-storeys and reduce the rear and south side yard setbacks from 7.5m to approximately 6.0m. Any other variation from the requirements of the proposed zone will also need to be included in a Development Variance Permit Application.



### **Development Permits:**

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

### **Advisory Design Panel:**

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

### **Development Information Meeting:**

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

### **e) Interdepartmental Implications:**

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

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

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

### **f) Early and Ongoing Consultation:**

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

### **g) Development Applications:**

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

- 1. An OCP Application (Schedule A);
- 2. A complete Rezoning Application (Schedule C);
- 3. A Multi-Family Residential Development Permit Application (Schedule D); and
- 4. 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 policies of the OCP, as the OCP supports an apartment form on the site. Justification has been provided to support an OCP amendment to increase the maximum height for a proposed apartment building outside of the Town Centre Area Plan. It is, therefore, recommended that Council grant first reading subject to additional information being provided and assessed prior to second reading.

“Original signed by Rene Tardif”

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*Prepared by:* **Rene Tardif**  
**Planner 1**

“Original signed by Mark McMullen” for

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

“Original signed by Charles Goddard” for

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

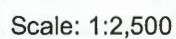
“Original signed by Scott Hartman”

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*Concurrence:* **Scott Hartman**  
**Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map  
Appendix B – Ortho Map  
Appendix C – Zone Amending Bylaw No. 7875-2022  
Appendix D – Proposed Site Plan



Street Name Labels

Stream

Ditch Centreline

Indefinite Creek

PLANNING DEPARTMENT



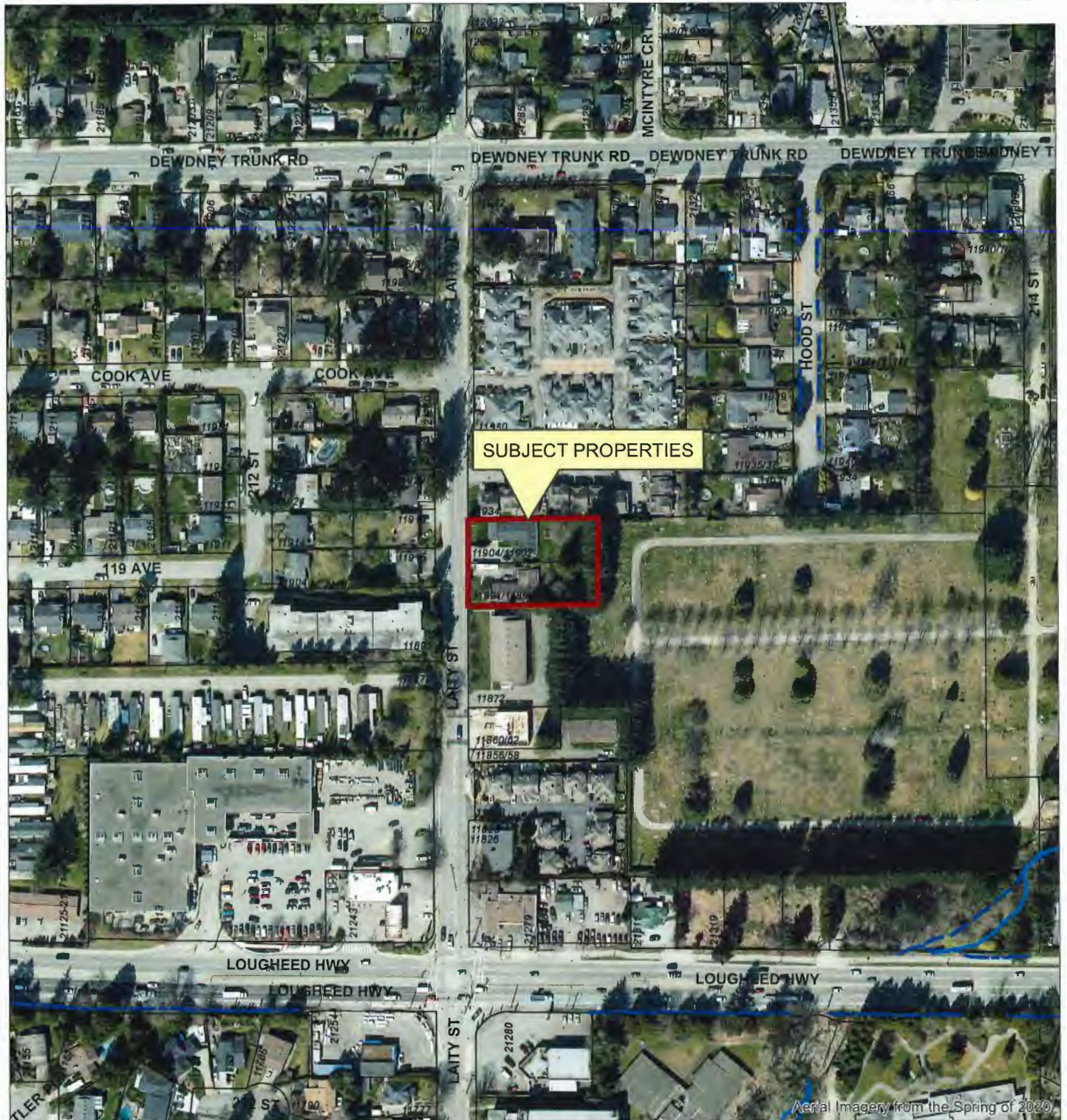
**MAPLE RIDGE**  
British Columbia

mapleridge.ca

FILE: 2022-135-RZ/DP  
DATE: Apr 7, 2022

BY: PC





Aerial Imagery from the Spring of 2020



Scale: 1:2,500



11894/11904 LAITY STREET  
PID'S: 009-281-509 & 002-363-691

PLANNING DEPARTMENT



MAPLE RIDGE  
British Columbia

[mapleridge.ca](http://mapleridge.ca)

FILE: 2022-135-RZ/DP  
DATE: Apr 7, 2022

BY: PC



CORPORATE OFFICER



## SYNOPSIS

**ZONING:**  
EXISTING: RT-1  
PROPOSED: RM-2 (W/VARIANCES PER THE BELOW)

**CIVIC ADDRESS:**  
11894, 11902 LAITY STREET MAPLE RIDGE B.C.

**SITE AREA:**  
2,469.96 SM (26,586.45 SF)

**SITE COVERAGE:**  
1,219.93 SM / 2,469.96 SM = 49.39%

SETBACKS:	PERMITTED	PROVIDED
FRONT (WEST)	7.50 M	9.00 M
REAR (EAST)	7.50 M	6.00 M
SIDE 1 (NORTH)	7.50 M	6.00 M
SIDE 2 (SOUTH)	7.50 M	6.00 M

### GROSS FLOOR AREA:

LEVEL 1	249.34 SM (2683.91 SF)
LEVEL 2	1,004.30 SM (10,810.20 SF)
LEVEL 3	1,004.30 SM (10,810.20 SF)
LEVEL 4	1,004.30 SM (10,810.20 SF)
LEVEL 5	1,004.30 SM (10,810.20 SF)
<b>TOTAL</b>	<b>4,266.54 SM (45,924.41 SF)</b>

### FLOOR AREA RATIO:

PERMITTED	PROVIDED
1.8	4,266.54 SM / 2,469.96 SM = 1.73

### BUILDING HEIGHT:

PERMITTED*	PROVIDED
MAX. 4-6 STOREYS	6 STOREYS (LEVEL 6 IS AMENITY SPACE)

\* RM-2 ZONING BYLAW PERMITS MAX 15M HEIGHT HOWEVER LOUGHEED TRANSIT CORRIDOR STUDY PERMITS UP TO 6 STOREYS IN THIS LOCATION

### RESIDENT PARKING:

REQUIRED	PROVIDED
93 STALLS (1,346.2 UNITS)	77 STALLS (INCLUDING 1 SMALL STALLS)

### VISITOR PARKING:

REQUIRED	PROVIDED
12.4 STALLS (10,246.2 UNITS)	12 STALLS

### TOTAL PARKING RATIO:

PROVIDED UNITS:	62 UNITS
PROVIDED PARKING:	89 STALLS (INCLUDING 4 SMALL STALLS)
RATIO:	1.44 STALLS/UNIT (1.7 STALLS/UNIT REQUIRED)

### BICYCLE STORAGE (LONG TERM):

REQUIRED	PROVIDED
NOT REQUIRED	42 STALLS

### OUTDOOR AMENITY:

REQUIRED	PROVIDED
62M <sup>2</sup> (1,534 x62 UNITS)	63M <sup>2</sup> (67,356 SF)

### INDOOR AMENITY:

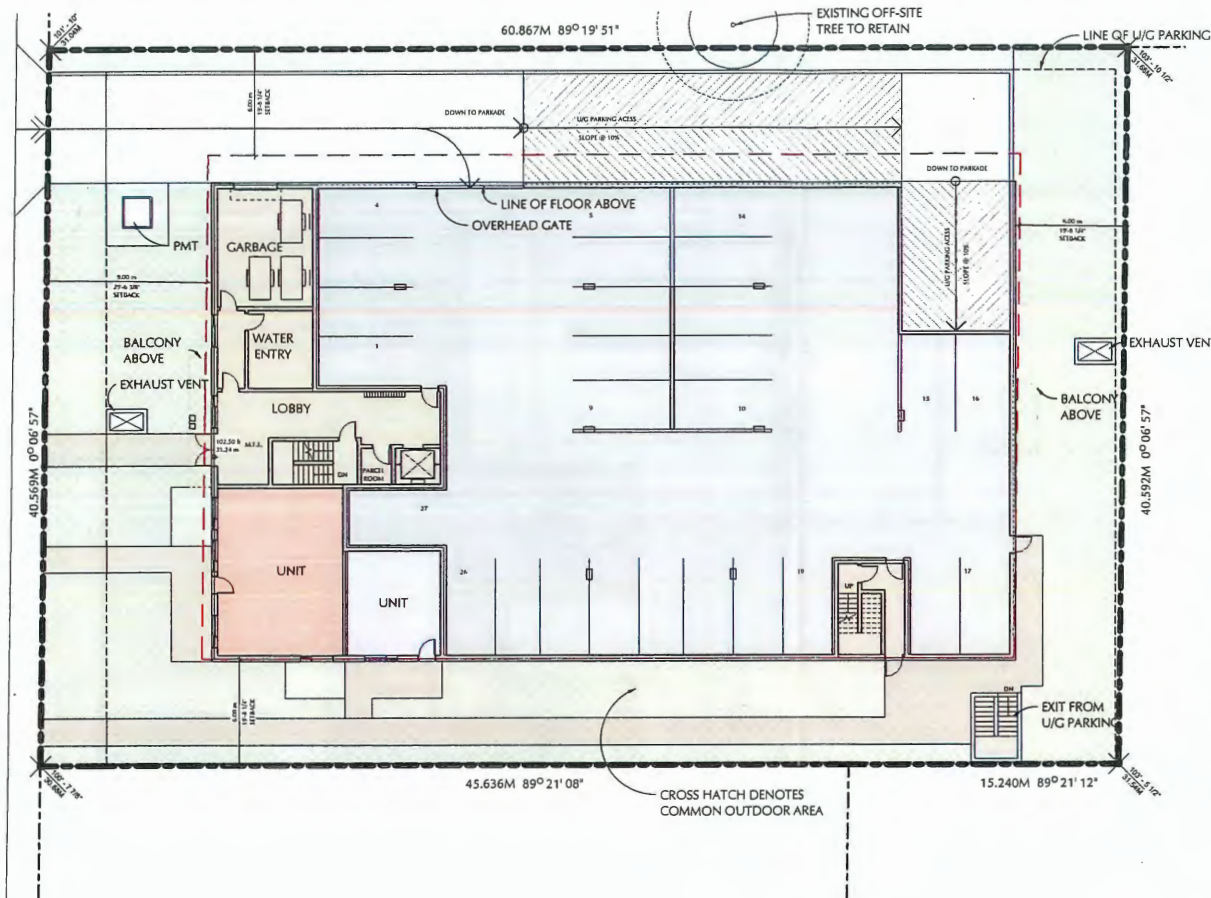
REQUIRED	PROVIDED
62M <sup>2</sup> (1,534 x62 UNITS)	62M <sup>2</sup> (66,666 SF)

### PRIVATE OUT DOOR AREA

REQUIRED	PROVIDED
5% OF UNIT AREA	>5% OF UNIT AREA

### COMMON OUT DOOR AREA

REQUIRED	PROVIDED
741M <sup>2</sup> (20% OF LOT AREA)	742M <sup>2</sup> (7983 SF)



1 SITE PLAN  
A1.1  
SCALE: 3/32" = 1'-0"

**AA MULTI-FAMILY**

Ankenman Associates Architects Inc.  
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600  
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11894, 11902 LAITY STREET  
MAPLE RIDGE B.C.

Development For FOCUSWEST

SITE PLAN & SYNOPSIS

2110

REV	DATE	DESCRIPTION	BY
1	MARCH 25, 2022	SCALE: As indicated	

A1.1



**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** First Reading  
Zone Amending Bylaw No. 7872-2022  
10441 245B Street

**MEETING DATE:** September 6, 2022  
**FILE NO:** 2022-228-RZ  
**MEETING:** C o W

---

**EXECUTIVE SUMMARY:**

An application has been received to rezone the subject property, located at 10441 245B Street, from RS-2 (Single Detached Suburban Residential) to RS-1b (Single Detached (Medium Density) Residential), to permit a future subdivision of approximately three lots. The Albion Area Plan designates the subject property as *Low/Medium Density Residential*. The proposed zoning of RS-1b (Single Detached (Medium Density) Residential) is supported within the Zoning Matrix.

Pursuant to Council Policy 6.31, this application is subject to the Community Amenity Contribution at a rate of \$7,100 per single family, for a total estimated amount of \$21,300, or such rate applicable at third reading of this application.

The proposed RS-1b (Single Detached (Medium Density) Residential) zoning complies with the policies of the Official Community Plan (OCP); however, an amendment to the OCP is required to adjust the area designated *Conservation* around the watercourse.

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

**RECOMMENDATIONS:**

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

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

2. That *Zone Amending Bylaw No. 7872-2022* be given first reading; and further



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

**DISCUSSION:**

**a) Background Context:**

Applicant:	Citiwest Consulting Ltd.
Legal Description:	Lot 1 Section 10 and 11 Township 12 New Westminster District Plan 72100
OCP:	
Existing:	Low/Medium Density Residential
Proposed:	Low/Medium Density Residential
Within Urban Area Boundary:	Yes
Area Plan:	Albion Area Plan
OCP Major Corridor:	Yes
Zoning:	
Existing:	RS-2 (Single Detached Suburban Residential)
Proposed:	RS-1b (Single Detached (Medium Density) Residential)
Surrounding Uses:	
North:	Use: Single Family Residential Zone: RS-1b (Single Detached (Medium Density) Residential)
South:	Designation: Low/Medium Density Residential Use: Albion Park Zone: P-1 (Park and School) and M-2 (General Industrial)
East:	Designation: Park and Conservation Use: Single Family Residential Zone: RS-2 (Single Detached Suburban Residential)
West:	Designation: Low/Medium Density Residential Use: Samuel Robertson Technical Secondary Zone: P-1 (Park and School) Designation: Institutional and Conservation
Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Single Family Residential
Site Area:	0.4 ha (1 acre)
Access:	245 Street and 245b Street
Servicing requirement:	Urban Standard
Flood Plain:	No
Fraser Sewer Area:	Yes

**b) Site Characteristics:**

The site is located at 10441 245b Street, on the north side of 104 Avenue in between 245 Street and 245b Street (see Appendices A and B). To the west of the site, across 245 Street, is Samuel Robertson Technical Secondary, to the south is Albion Park, and to the north and east are single family residential homes. The subject property is currently occupied by one single family residence and slopes down to a watercourse on the west side of the site.

**c) Project Description:**

The applicant has applied to rezone the subject property from RS-2 (Single Detached Suburban Residential) to RS-1b (Single Detached (Medium Density)), in order to permit the subdivision of the property into three single family lots, not less than 557m<sup>2</sup> (5,996 ft<sup>2</sup>) in size.

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

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

**d) Planning Analysis:**

**Official Community Plan:**

The development site is located within the Albion Area Plan and is currently designated *Low/Medium Density Residential*. The Albion Area Plan strives to balance new residential development, the protection of environmentally sensitive areas, and the provision of a range of housing styles to meet diverse housing needs. *Low-Medium Density Residential* corresponds with single detached or duplex housing with lot sizes ranging from 891m<sup>2</sup> (9590 ft<sup>2</sup>) to 557m<sup>2</sup> (5996 ft<sup>2</sup>). For the proposed development an OCP amendment will be required to adjust the *Conservation* boundary to reflect ground-truthing.

**Zoning Bylaw:**

The current application proposes to rezone the property located at 10441 245B Street from RS-2 (Single Detached Suburban Residential) to RS-1b (Single Detached (Medium Density) Residential) (see Appendix C) to permit the subdivision of the site into three lots (see Appendix E). The minimum lot size for the current RS-2 (Single Detached Suburban Residential) zone is 4000m<sup>2</sup>, and the minimum lot size for the proposed RS-1b (Single Detached (Medium Density) Residential) zone is 557m<sup>2</sup>. Any variations from the requirements of the proposed zone will require a Development Variance Permit Application.

### **Development Permits:**

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

#### **e) Interdepartmental Implications:**

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

- a) Engineering Department;
- b) Operations Department;
- c) Fire Department;
- d) Building Department;
- e) Parks, Recreation and Culture Department;
- f) School District; 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.

#### **f) Early and Ongoing Consultation:**

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

#### **g) Development Applications:**

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

1. An OCP Application (Schedule A);
2. A complete Rezoning Application (Schedule B);
3. A Watercourse Protection Development Permit Application (Schedule F); and
4. 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 expected that once complete information is received, *Zone Amending Bylaw No. 7872-2022* will be amended and an OCP Amendment to adjust the Conservation designation boundary may be required.

“Original signed by Mark McMullen” for

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*Prepared by:* **Rene Tardif**  
**Planner 1**

“Original signed by Charles Goddard”

---

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

“Original signed by Christine Carter”

---

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

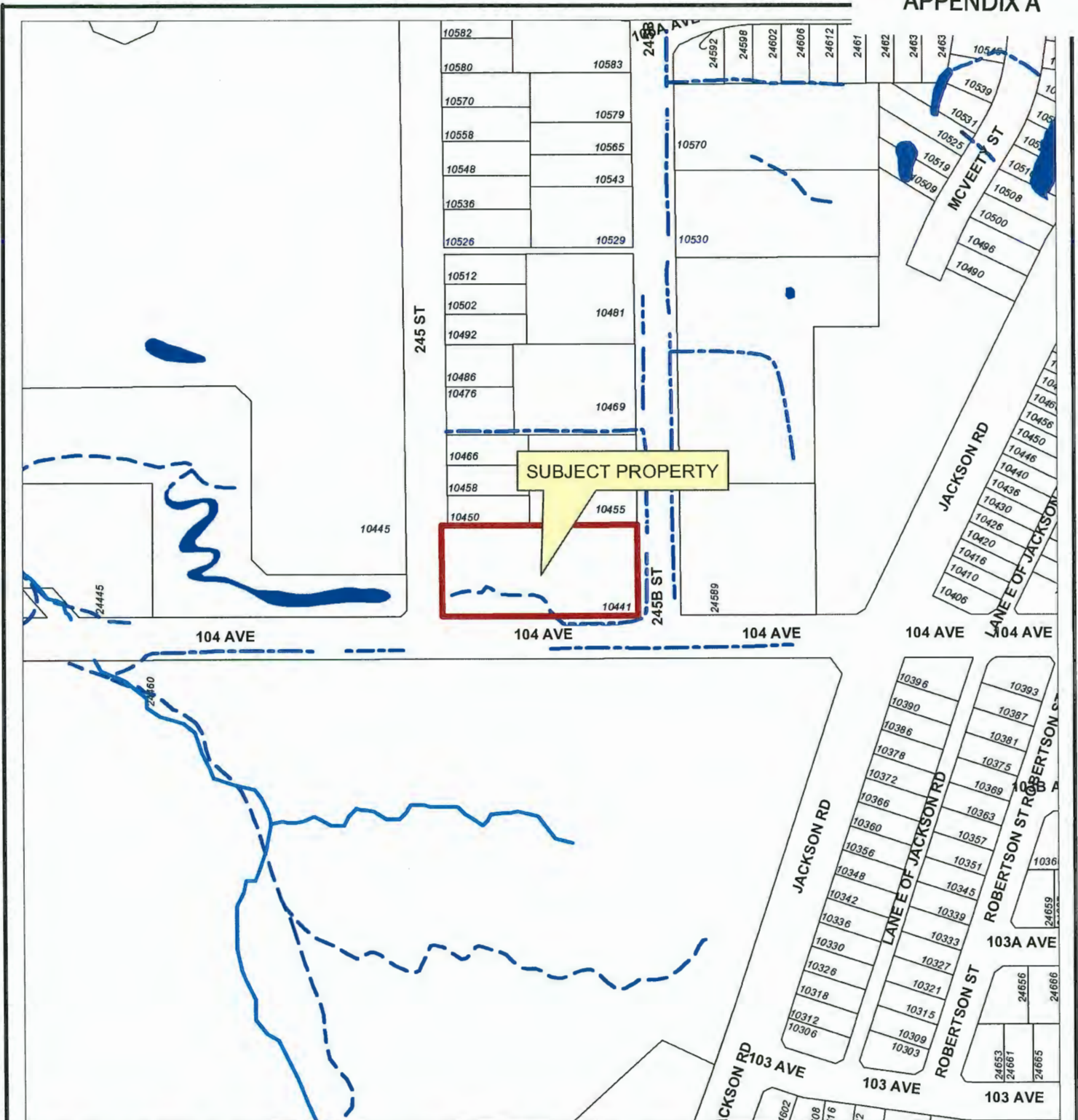
“Original signed by Scott Hartman”

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*Concurrence:* **Scott Hartman**  
**Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map  
Appendix B – Ortho Map  
Appendix C – Environmental Context Map  
Appendix D – Zone Amending Bylaw No. 7872-2022  
Appendix E – Proposed Site Plan



Scale: 1:2,500

### Legend

- Stream
- Ditch Centreline
- Indefinite Creek
- Lake or Reservoir

10441 245B STREET  
PID 004-461-843

PLANNING DEPARTMENT



**MAPLE RIDGE**  
British Columbia

[mapleridge.ca](http://mapleridge.ca)

FILE: 2022-228-RZ/SD/DP  
DATE: Jun 10, 2022

BY: AH





Aerial Imagery from the Spring of 2020



Scale: 1:2,500



10441 245B STREET  
PID 004-461-843

PLANNING DEPARTMENT



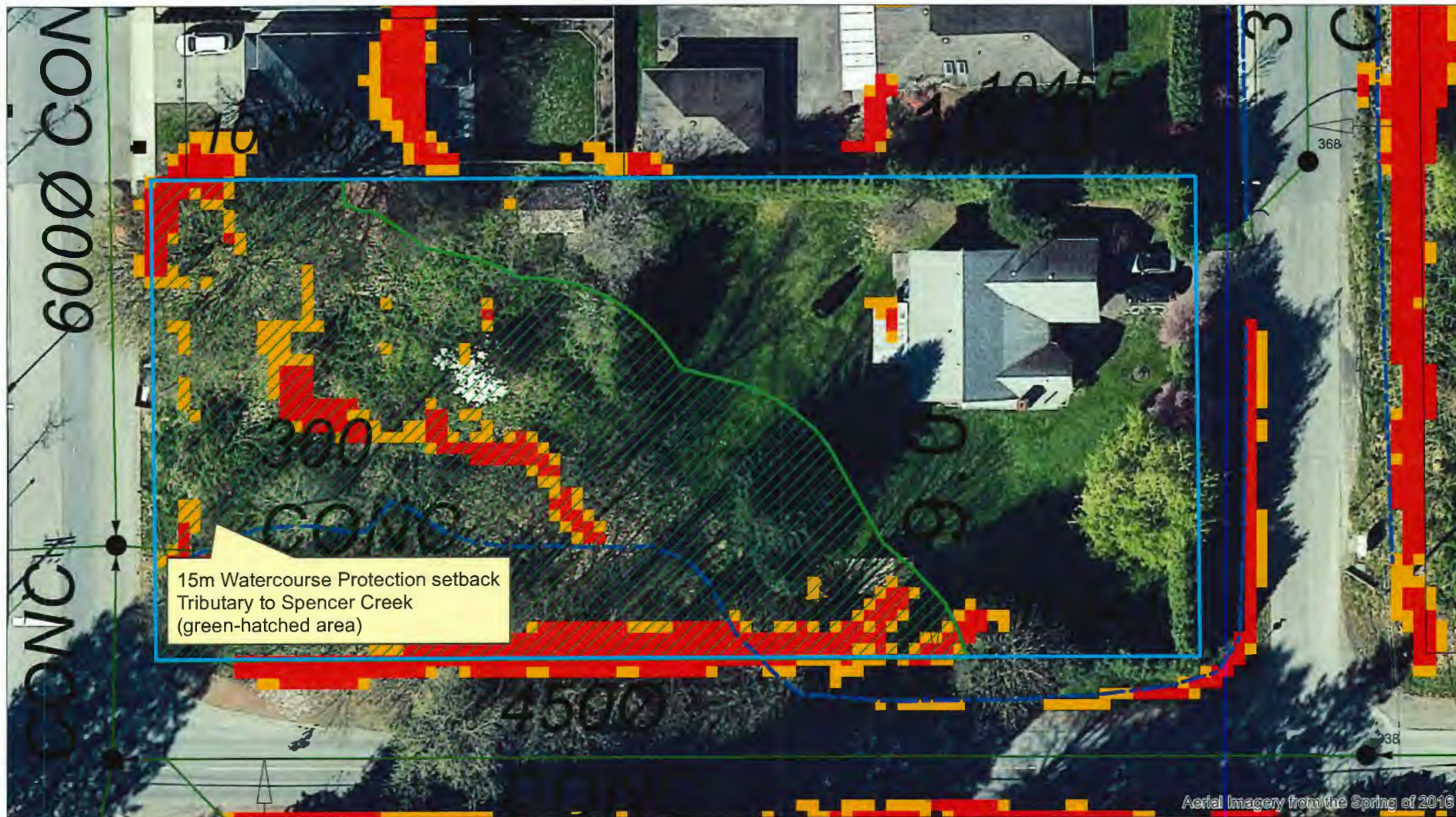
MAPLE RIDGE  
British Columbia

[mapleridge.ca](http://mapleridge.ca)

FILE: 2022-228-RZ/SD/DP  
DATE: Jun 10, 2022

BY: AH





Aerial Imagery from the Spring of 2016



Scale: 1:500

## Preliminary Environmental Context View for 10441 245B St.

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

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

[mapleridge.ca](http://mapleridge.ca)

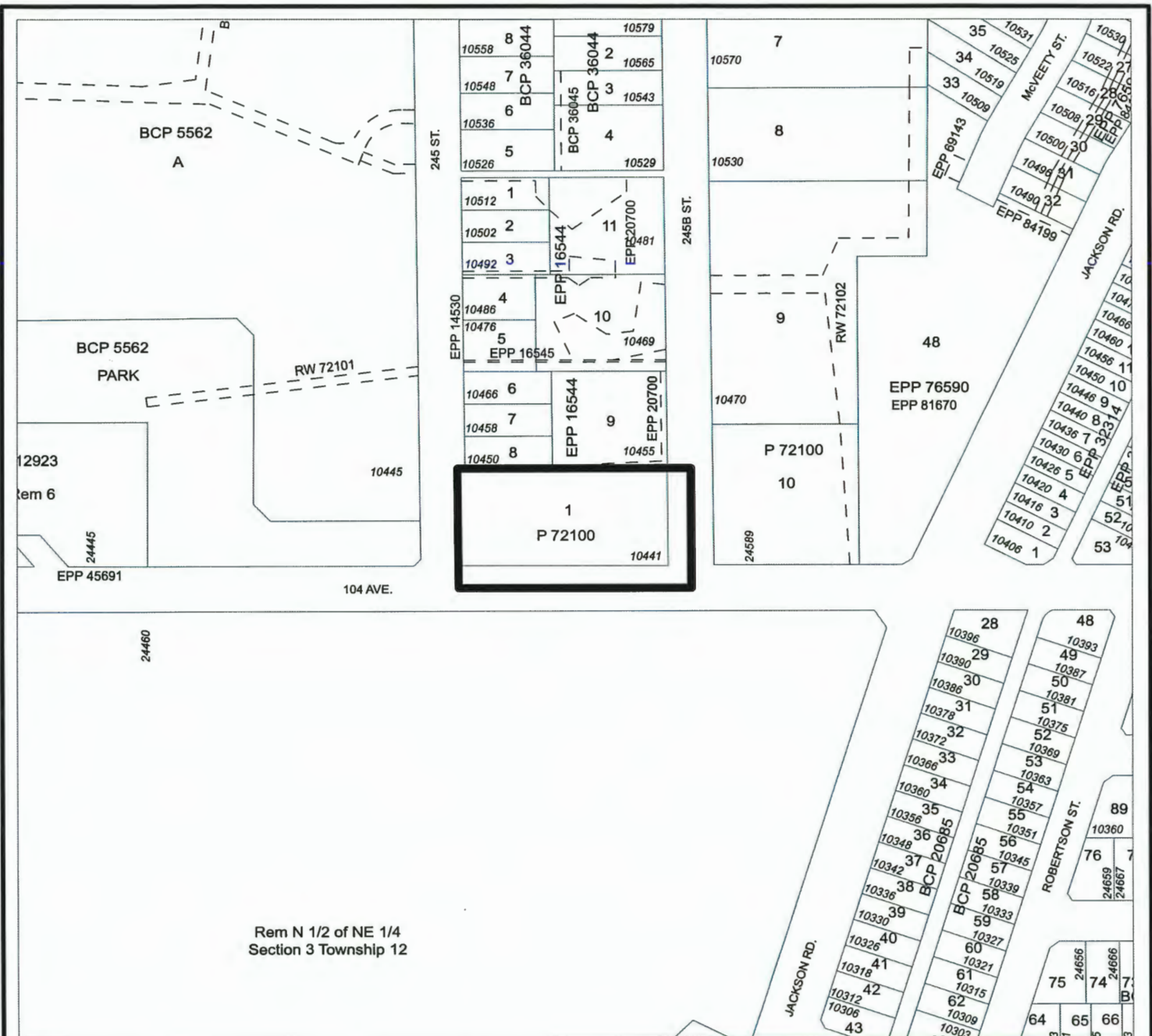
FILE: Subject Map 2018b

DATE: Jul 28, 2022

BY: MP

CORPORATE OFFICER





## MAPLE RIDGE ZONE AMENDING

Bylaw No. 7872-2022

Map No. 1978

From: RS-2 (Single Detached Suburban Residential)

To: RS-1b (Single Detached (Medium Density) Residential)



SCALE 1:2,500



BENCHMARK & CONTROL  
ALL ELEV. ARE GEODETIC AND REFER TO MON. NO.  
ELEV.  
LEGAL DESCRIPTION OF PROPERTY  
LOT 1 SECTION 10 AND 11 TOWNSHIP 12 NWD PLAN 72100  
PD 004-461-843



- LEGEND**
- 15m Setback
  - Habitat Loss (312m²)
  - Habitat Gain (344m²)

**NOTE:**  
PRIOR TO ANY CONSTRUCTION THE CONTRACTOR IS TO  
VERIFY INVESTS & LOCATIONS OF EXISTING SERVIC  
AND NOTIFY THE ENGINEER OF ANY CONFLICTS

No	Date	Revision	Dr	Ch

**CitiWest Consulting Ltd.**  
No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3  
TELEPHONE 604-591-2213 FAX 604-591-5518  
E-MAIL: office@citiwest.com



1267289 BC LTD.  
7832 - 120 STREET, SURREY, BC V3W 3N2 PH: 604-377-4500  
**PRELIMINARY LOT LAYOUT**  
SITE AT 10441 - 245B STREET, MAPLE RIDGE, BC

Scale: 1:500	Mun. Proj. No.	Dwg. No.
Drawn: TWD	Mun. Des. No.	
Designed: RJ		
P.U.	Job No. 21-4249	Of
Approved:	Date FEB /21	Revised

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**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** First and Second Reading  
Official Community Plan Amending Bylaw No. 7871-2022  
Second Reading  
Zone Amending Bylaw No. 7788-2021  
20660 & 20670 123 Avenue and 20679 Tyner Avenue

**MEETING DATE:** September 6, 2022  
**FILE NO:** 2021-324-RZ  
**MEETING:** C o W

---

**EXECUTIVE SUMMARY:**

An application has been received to rezone the subject properties located at 20660 & 20670 123 Avenue and 20679 Tyner Avenue from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached (Low Density) Urban Residential), to permit a future subdivision of 10 lots. Council granted first reading to *Zone Amending Bylaw No. 7788-2021* and considered the early consultation requirements for the Official Community Plan (OCP) amendment on September 28, 2021. The proposed R-1 zoning complies with the policies of the Official Community Plan. However, an amendment to the OCP is required to adjust the area designated *Conservation* around the watercourse.

Pursuant to Council Policy 6.31, this application is subject to the Community Amenity Contribution (CAC) Program at a rate of \$7,100.00 per single family lot, for an estimated total amount of \$71,000.00, or the current rate applicable at the time of third reading.

**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. 7871-2022* 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. 7871-2022* 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. 7871-2022* is consistent with the Capital Expenditure Plan and Waste Management Plan;
4. That *Official Community Plan Amending Bylaw No. 7871-2022* be given first and second reading and be forwarded to Public Hearing;
5. That *Zone Amending Bylaw No. 7788-2021* be given second reading, and be forwarded to Public Hearing;

6. That the following terms and conditions be met prior to final reading:

- i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
- ii) Approval from the Ministry of Transportation and Infrastructure;
- iii) Amendment to Official Community Plan Schedules "B" and "C";
- iv) Road dedication on 123 Avenue as required;
- v) Park dedication as required, including construction of walkways, multi-purpose trails, park infrastructure, and removal of all debris and garbage from park land;
- vi) Consolidation of the subject properties;
- vii) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;
- viii) Registration of a Restrictive Covenant for the protection of trees on the subject properties;
- ix) Registration of a Statutory Right-of-Way plan and agreements for public pedestrian access and maintenance of utilities;
- x) Registration of a Restrictive Covenant for Stormwater Management;
- xi) Registration of a Restrictive Covenant for a Lift Station;
- xii) Removal of existing building(s);
- xiii) In addition to the Ministry of Environment Site Disclosure Statement, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site; and
- xiv) That a contribution, in the amount of \$71,000.00 (\$7,100.00/lot,) be provided in keeping with the Council Policy with regard to Community Amenity Contributions, or the current rate applicable at the time of third reading.

**DISCUSSION:**

**1. Background Context:**

Applicant:	Aplin & Martin Consultants Ltd.
Legal Description:	Lot F District Lot 241 Plan NWP17056 Lot G District Lot 241, Block 5 Plan NWP17056 Lot 14 District Lot 241 Plan NWP26346
OCP:	
Existing:	Urban Residential
Proposed:	Urban Residential

Within Urban Area Boundary:	Yes
Area Plan:	General Land Use Plan
OCP Major Corridor:	Yes
Zoning:	
Existing:	RS-3 (Single Detached Rural Residential)
Proposed:	R-1 (Single Detached (Low Density) Urban Residential)
Surrounding Uses:	
North:	Use: Place of Worship
	Zone: P-4 (Place of Worship)
	Designation: Institution (66%)
	Conservation (34%)
South:	Use: Single-Family Residential
	Zone: RS-3 (Single Detached Rural Residential)
	Designation: Urban Residential (77%)
	Conservation (23%)
East:	Use: Parkland (City of Maple Ridge)
	Zone: RS-3 (Single Detached Rural Residential)
	Designation: Conservation
West:	Use: Single-Family Residential
	Zone: RS-3 (Single Detached Rural Residential)
	Designation: Urban Residential
Existing Use of Property:	Single-Family Residential
Proposed Use of Property:	Bare-land Strata Lots (Single-Family Residential)
	Parkland (Dedicated)
Site Area:	0.906 HA (2.238 acres)
Access:	123 Avenue
Servicing:	Urban Standard
Flood Plain:	No
Fraser Sewer Area:	Yes
Previous OR Companion Applications:	2021-324-SD/DP

## 2. Project Description:

The subject properties predominantly abut 123 Avenue with a small portion abutting Tyner Avenue (See Appendices A and B). The current application is proposing to rezone the subject properties from RS-3 to R-1 (see Appendix C) to allow the creation of ten single-family bare-land strata lots through a subdivision application. The eastern most parcel (20679 Tyner Avenue) is subject to geotechnical and environmental constraints in and around McKenney Creek. From an aerial view the majority of the vegetation will be located within the future parkland whilst most vegetation outside of the parkland will be retained and protected by a restrictive covenant

Due to the aforementioned site constraints, a bare-land strata is being proposed to maximize development potential on the site while protecting the creek corridor. To achieve the creation of ten

R-1 lots, the proposal will need to be in the form of a bare-land strata. The internal road will become common property, maintained by the strata corporation. The lots, however need to meet the R-1 zones lot requirements. Services will be installed by the developer and maintained on-site by the future strata corporation as they will be common property.

The current subdivision plan (see Appendix E) that was submitted meets environmental and geotechnical setback requirements to the creek ravine. Review of the site plan indicates that the proposed lots meet the minimum lot area requirements of the R-1 zone (371m<sup>2</sup>).

### **3. Planning Analysis:**

#### **i) Official Community Plan:**

The development site is located within the General Land Use Plan and is currently designated *Urban Residential- Major Corridor Category* of the OCP. The *Urban Residential - Major Corridor Category* designation supports many zones and many housing forms such as residential single-family, triplexes, townhouses to medium density apartment buildings up to six-storeys. The proposed development under the R-1 zone is supported under the aforementioned designation. An amendment to Schedule B and C of the OCP (see Appendix D) will be required to adjust the *Conservation Boundary* for a net gain to the aforementioned designation.

#### **ii) Zoning Bylaw:**

The proposed development will be utilizing the R-1 zone. The R-1 zone requires lot area and dimensions as conveyed in the table below:

R-1 Zone	Lot Area (m <sup>2</sup> )	Lot Width (m)	Lot Depth (m)
Total	371	12	24

Some lots (lots 2-3, and 8-9) are 11m wide and do not meet the minimum width requirements of R-1 zone which requires a minimum width of 12m. Therefore, a variance application will be required to vary the minimum lot width of the aforementioned lots. The Approving Officer typically will support small variances of this scale so long as the minimum lot area of 371m<sup>2</sup> is achieved.

#### **iii) Off-Street Parking and Loading Bylaw:**

The proposed development will require two parking spaces for every dwelling unit. There is not a parking requirement for visitors, however, visitor parking can be accommodated on the driveways of each lot. One parking space will require roughed-in electrical infrastructure capable of Level 2 charging for each dwelling unit to accommodate future electric vehicle charging.

#### **iv) Proposed Variances:**

A Development Variance Permit application has been received for this project and involves the following relaxations:

- *Maple Ridge Zoning Bylaw No. 7600-2019, Section 601.4(1)(b) to reduce the minimum lot widths from 12.0m to 11.0m on lots 2 - 3, and 8 - 9.*

The requested variances to the R-1 zone will be the subject of a future Council report.



v) **Development Permits:**

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

vi) **Public Comment Opportunity:**

A Development Information Meeting (Public Comment Opportunity) was held virtually between May 18, 2022 and May 30, 2022. A summary of the emails from seven people and one phone call were provided by the applicant and include the following main points:

- Concerns regarding environmental preservation
- Concerns regarding increased traffic
- Concerns regarding parking

The following are provided in response to the issues raised by the public:

- A large portion of the site will be dedicated as park, with walking trails and log rail fencing. Many trees will be protected on-site.
- Vehicle access will be off 123 Avenue while Tyner will only provide access to emergency vehicles.
- Parking will be treated like any other single-family development; parking will be accommodated on each lot's driveway.

The complete Public Comment Opportunity submission package is attached to this Report (see Appendix F)

vii) **Parkland Requirement:**

As there are more than two additional lots proposed to be created, the developer will be required to comply with the park dedication requirements of Section 510 of the *Local Government Act* prior to subdivision approval. For this project, there is sufficient land that is proposed to be dedicated as park on the subject properties and this land will be required to be dedicated as a condition of Final Reading.

**4. Traffic Impact:**

As the subject properties are 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. A traffic impact assessment will not be required under the City's guidelines. It is not anticipated that there will be a significant amount of increased vehicular traffic in the area.

**5. Interdepartmental Implications:**

i) **Engineering Department:**

The Engineering Department requires the following items be addressed:

- a) Road dedication as required to meet the design criteria of the Subdivision & Development Bylaw.
- b) Utility servicing as required to meet the design criteria of the Subdivision & Development Bylaw.
- c) Frontage upgrades to the applicable road standard.
- d) Construction of a municipal standard trail.

ii) **Parks, Recreation, and Culture Department:**

As per Councils request, a municipal trail will be constructed to link Tyner Avenue to 123 Avenue. City staff were able to work with the applicant to ensure that a municipal trail will be constructed. The municipal trail will be located abutting the park boundary and will be protected with log rail fencing.

iii) **Local Government Act:**

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

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

**CONCLUSION:**

It is recommended that first and second reading be given to OCP Amending Bylaw No. 7871-2022, that second reading be given to Zone Amending Bylaw No. 7788-2021, and that Development Application No. 2021-324-RZ be forwarded to Public Hearing.

"Original signed by Tyson Baker"

*Prepared by:* **Tyson Baker, B.Pl.**

**Planning Technician**

"Original signed by Charles Goddard"

*Reviewed by:* **Charles R. Goddard, BA, MA**

**Director of Planning**

"Original signed by Charles Goddard" for

*Approved by:* **Christine Carter, M.Pl, MCIP, RPP**

**GM Planning & Development  
Services**

"Original signed by Scott Hartman"

*Concurrence:* **Scott Hartman**

**Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

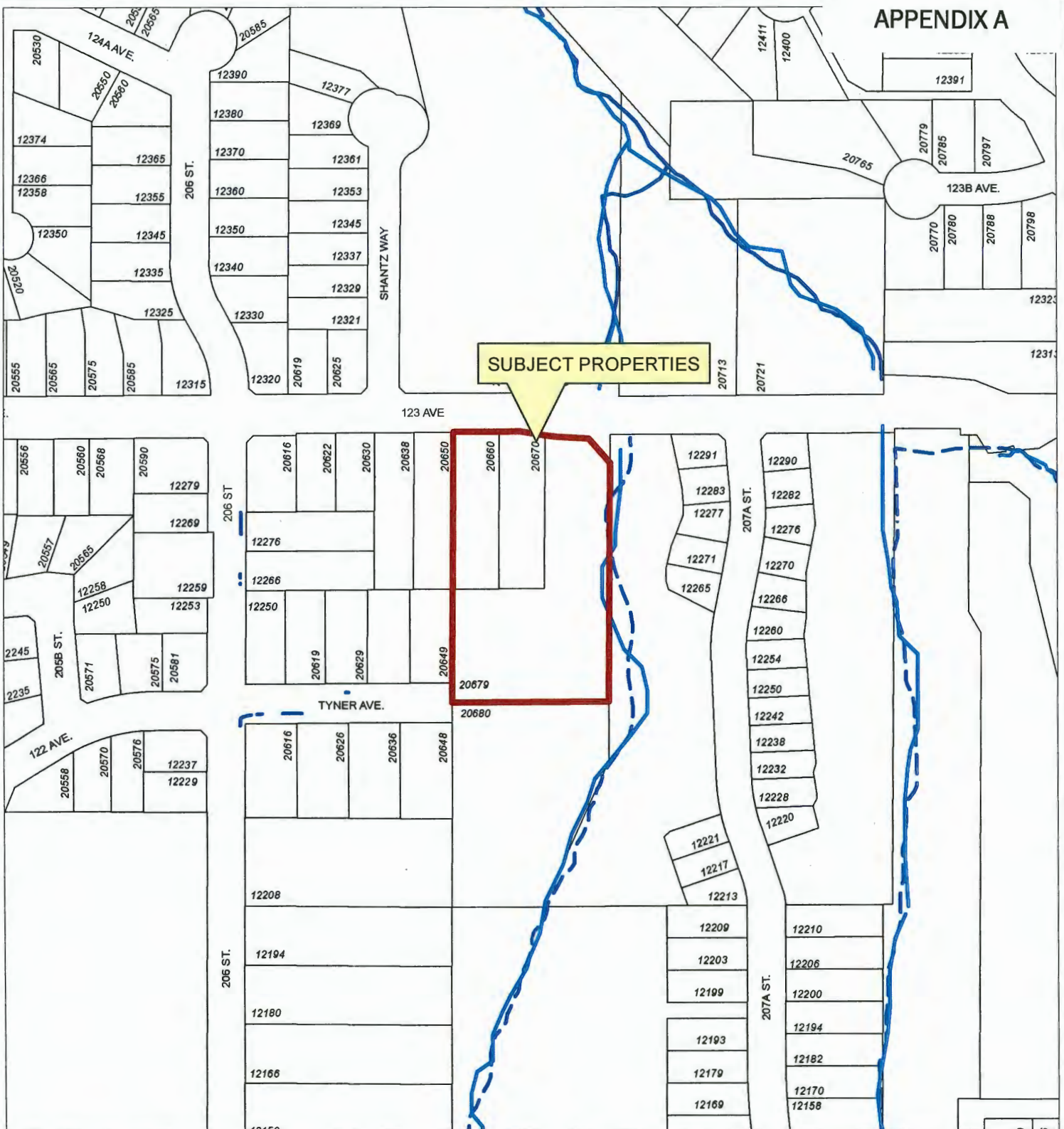
Appendix C – Zone Amending Bylaw No. 7788-2021

Appendix D – OCP Amending Bylaw No. 7871-2022

Appendix E – Subdivision Plan

Appendix F – Public Comment Opportunity Comments

# APPENDIX A



Scale: 1:2,500

## Legend

- Stream
- - - Ditch Centreline
- - - Indefinite Creek
- River Centreline (Topographic)

20660/70 123 AVENUE & 20679 TYNER AVENUE  
PID'S: 001-987-682, 002-249-006 &  
008-892-563

PLANNING DEPARTMENT



**MAPLE RIDGE**

British Columbia

**mapleridge.ca**

FILE: 2021-324-RZ

DATE: Jun 14, 2021

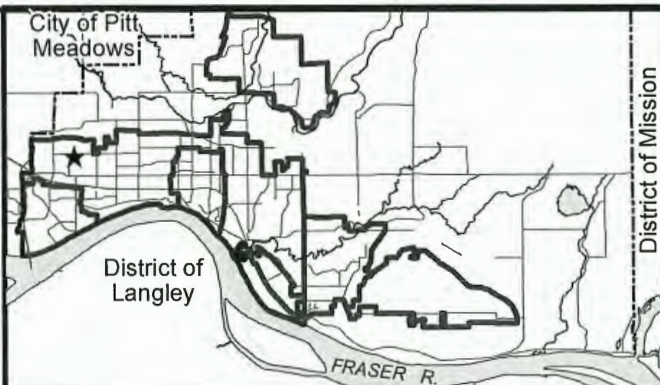
BY: PC



# APPENDIX B



Scale: 1:2,500



20660/70 123 AVENUE & 20679 TYNER AVENUE  
PID'S: 001-987-682, 002-249-006 &  
008-892-563

PLANNING DEPARTMENT



MAPLE RIDGE  
British Columbia

[mapleridge.ca](http://mapleridge.ca)

FILE: 2021-324-RZ  
DATE: Jun 14, 2021

BY: PC



**CITY OF MAPLE RIDGE  
BYLAW NO. 7788-2021**

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

---

**WHEREAS**, it is deemed expedient to amend Maple Ridge Zoning Bylaw No. 7600-2019 as amended;

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7788-2021."
2. That parcels of land and premises known and described as:  
  
 Lot F District Lot 241 Group 1 New Westminster District Plan 17056  
  
 Lot G Except Part Dedicated Road on Plan LMP7229 District Lot 241 Group 1 New Westminster District Plan 17056; and  
  
 Lot 14 Except Part in Plan LMP7015 District Lot 241 Group 1 New Westminster District Plan 26346;  
  
 and outlined in heavy black line on Map No. 1907 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to R-1 (Single Detached (Low Density) Urban Residential).
3. Maple Ridge Zoning Bylaw No. 7600-2019 as amended and Map "A" attached thereto are hereby amended accordingly.

**READ** a first time the 28<sup>th</sup> day of September, 2021.

**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

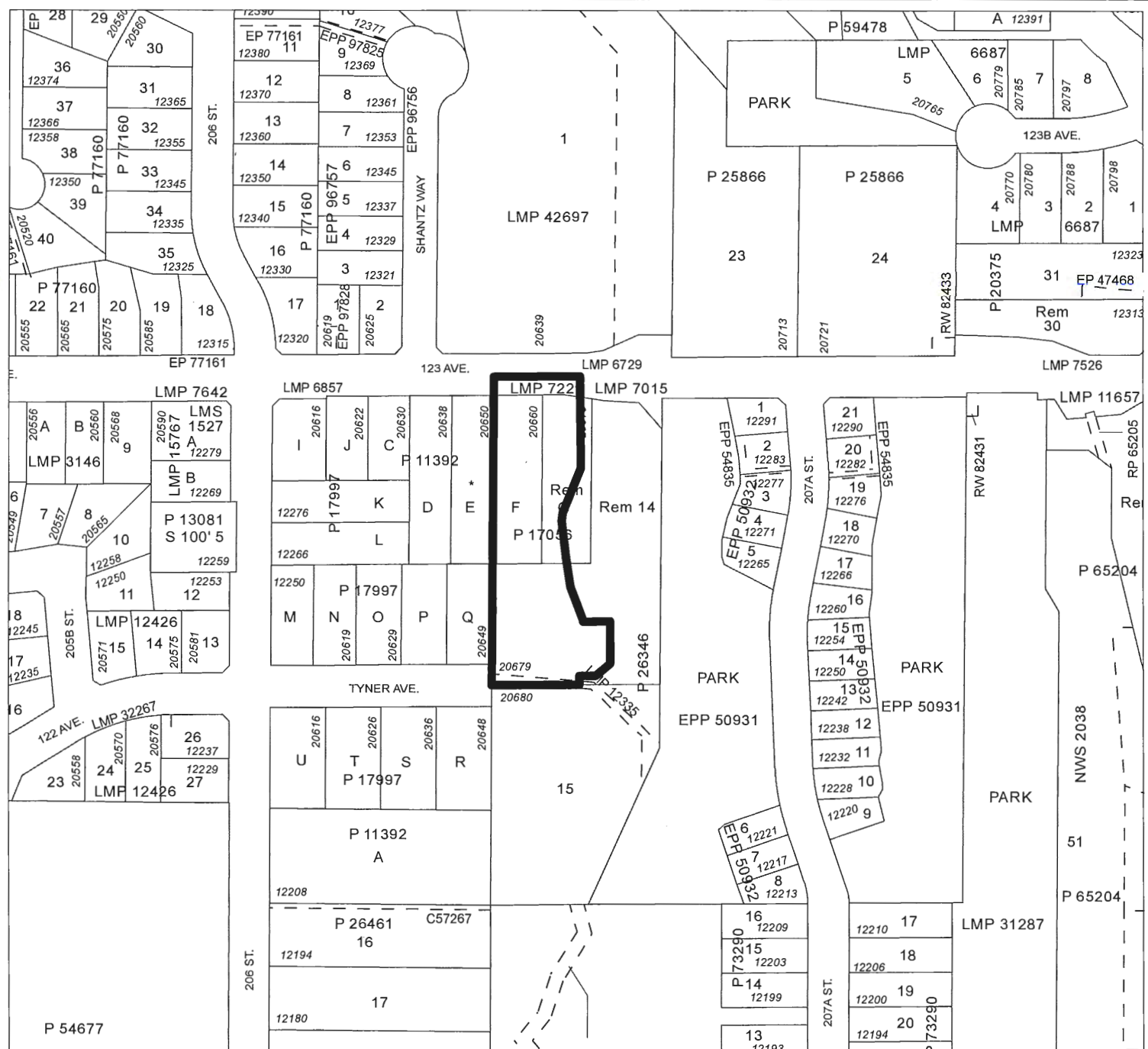
**ADOPTED**, the            day of            , 20

---

**PRESIDING MEMBER**

---

**CORPORATE OFFICER**



# MAPLE RIDGE ZONE AMENDING

Bylaw No. 7788-2021

Map No. 1907

From: RS-3 (Single Detached Rural Residential)

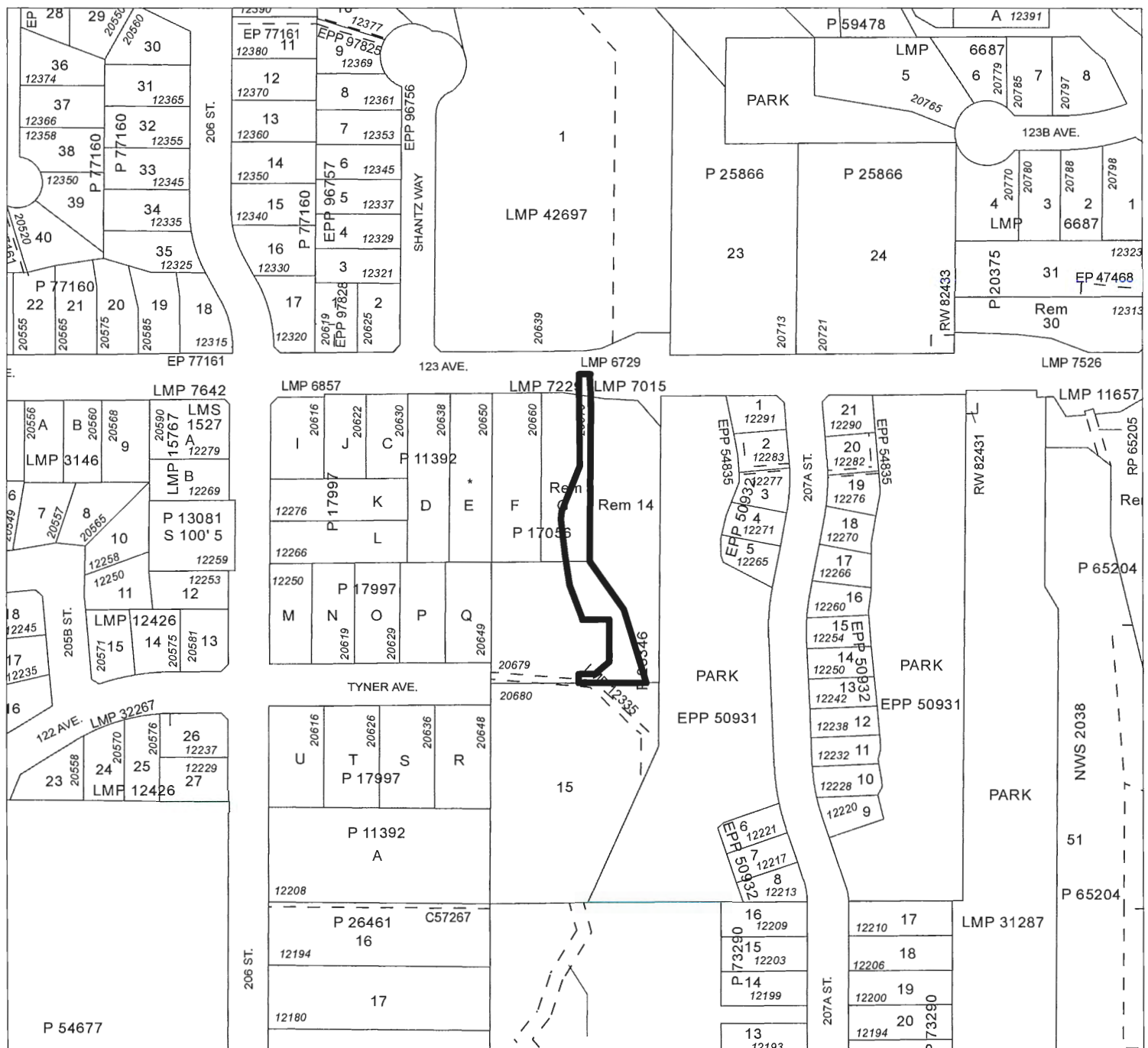
To: R-1 (Single Detached (Low Density) Urban Residential)



SCALE 1:2,500



CORPORATE OFFICER



# MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7871-2022

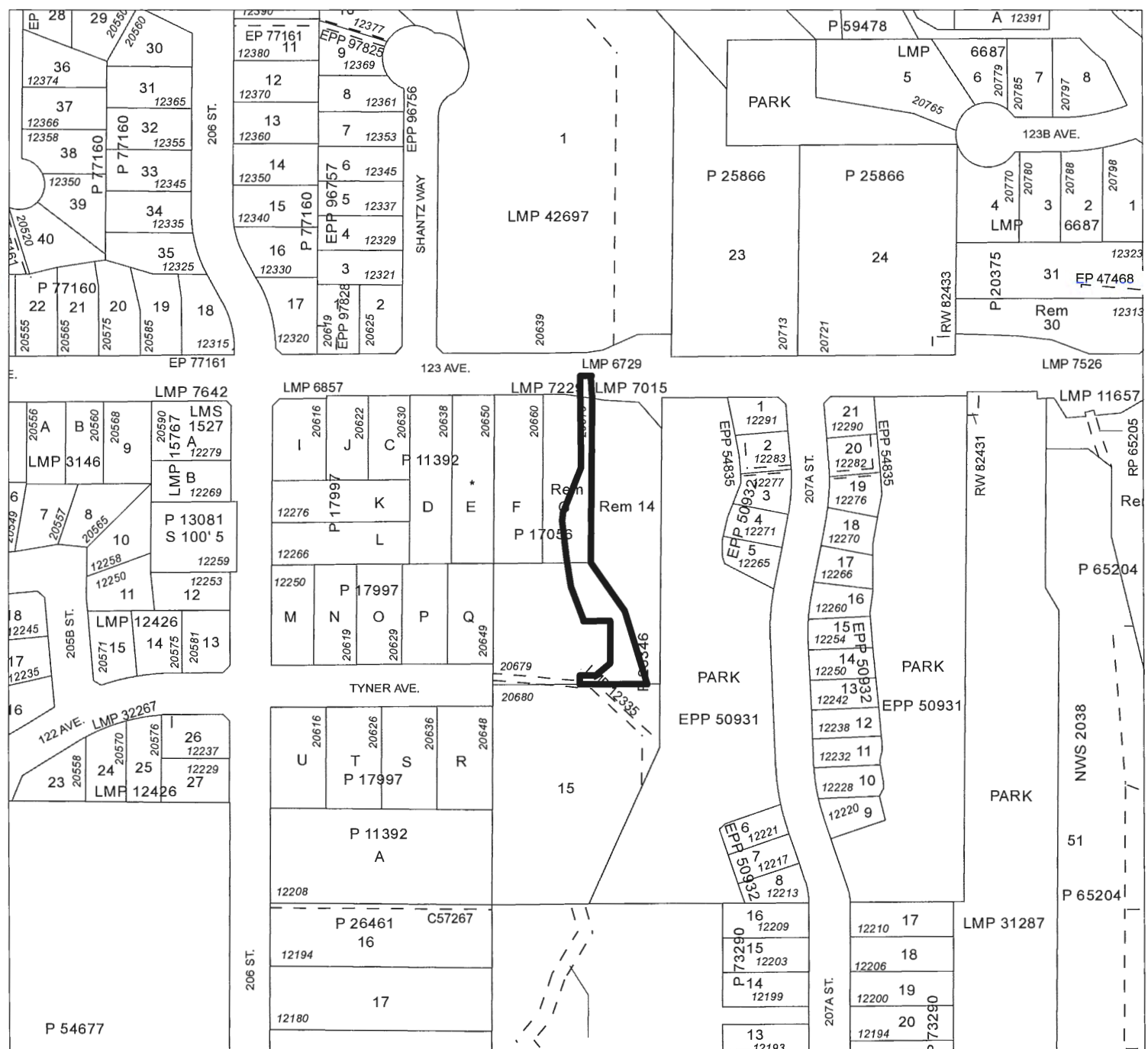
Map No. 1976

From: Urban Residential

To: Conservation



SCALE 1:2,500



# MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

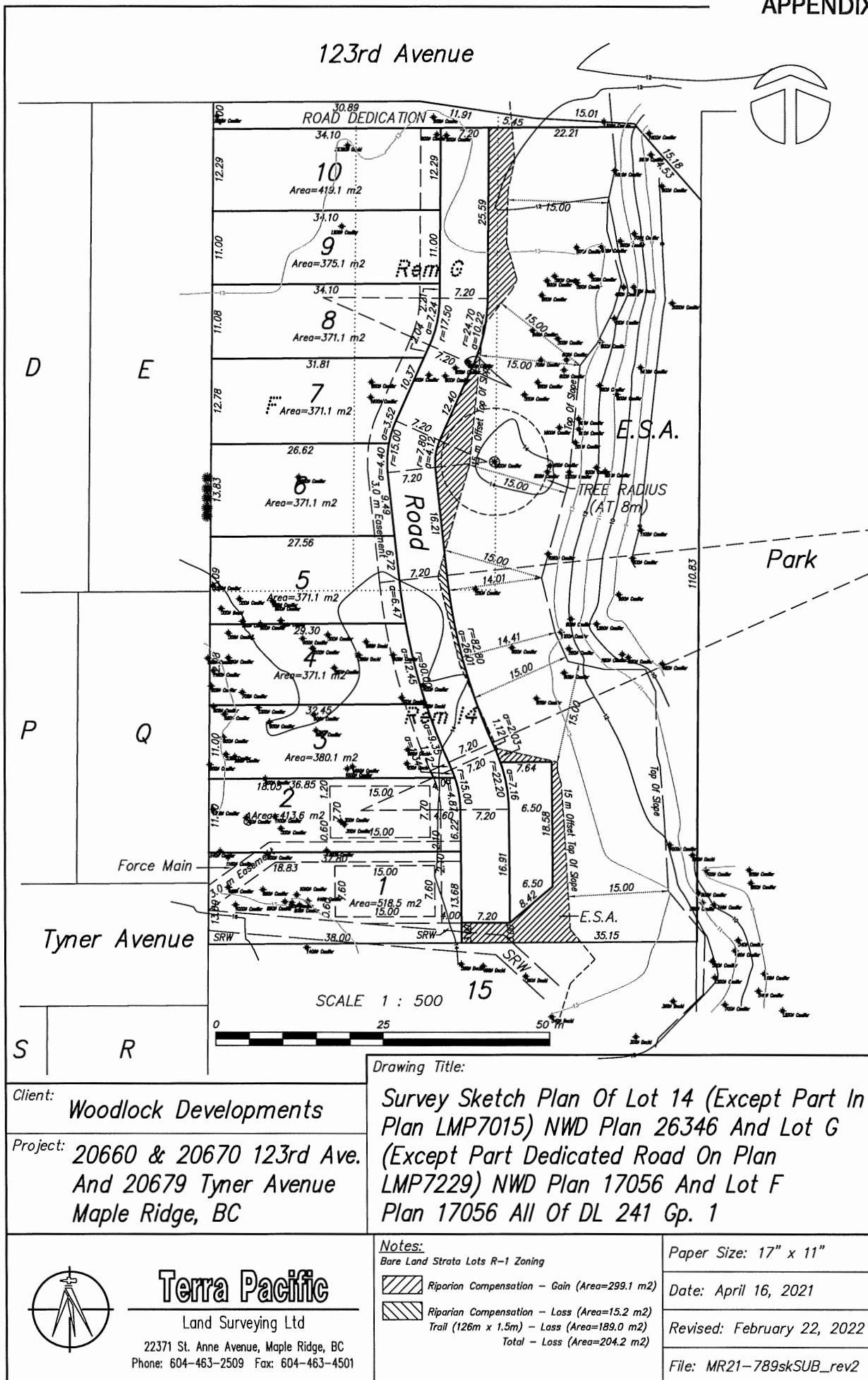
Bylaw No. 7871-2022

Map No. 1977

Purpose: To Amend Shedule C as shown

 To Add To Conservation









June 1<sup>st</sup>, 2022

Maple Ridge File No.: File no: 2021-324-RZ

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

**Attention:** Tyson Baker

Dear Sir/Madam,

**Re: Summary of Public Comment Opportunity (PCO) – File No. 2021-324-RZ**

---

Aplin & Martin Consultants (Aplin Martin) as the agent on the file for 2021-324-RZ held a Public Comment Opportunity regarding Rezoning application for the properties located at 20660, 20670 123 Ave and 20679 Tyner Ave, Maple Ridge, BC. The following is a summary of the conversations and comments received during the comment period, and afterward up to the date of this letter.

Date Range: May 18<sup>th</sup>, 2022 - May 30<sup>th</sup>, 2022.

Consultants: David Laird, Aplin & Martin Consultants Ltd

## NOTIFICATION

### Notification Decal

Two Public Comment Opportunity (PCO) notification decals were posted on the site's development signs on **Tyner Avenue** and **123 Avenue** on **May 7<sup>th</sup>, 2022** and **May 11<sup>th</sup>, 2022** respectively. The decal included the contact email and date range to submit comments.

A photo of the Decal has been included in this summary.

### Newspaper Ad

A Public Comment Opportunity advertisement was published in two consecutive issues of the local newspaper, The Maple Ridge Pitt Meadows News, as per Maple Ridge Council Policy No. 6.20. The first ad was located on page **A29 of the May 6<sup>th</sup>** issue and the second ad was located on page **A35 of the May 13<sup>th</sup>** issue.

Copies of the Newspaper Ads are included in this summary.

### PCO Notification Letter

A list of 101 mailing labels was prepared for all property owners and residents within 100 meters of the development site by the City of Maple Ridge. Aplin Martin mailed all 101 notification letters on May 6<sup>th</sup>, over ten days in advance of the PCO date range, as per Maple Ridge Council Policy No. 6.20.

A copy of the Postcard Mailout is included in this summary.

As of June 1<sup>st</sup>, none (0) of the mailouts have been returned to Aplin Martin.



## PCO RESULTS & ANALYSIS

During the comment date range, Aplin Martin received comments from various neighbors regarding the proposed development. We also received an inquiry through a phone call from one resident who was concerned that the public walkway off Tyner Avenue would have negative impact on her street such as more pedestrian traffic and security issues.

A copy of all the emails sent in during the Public Comment Opportunity date range and our reply to any inquiries are included in this summary.

Should you have any further questions, please contact the undersigned at 604-817-4695 or at [dlaird@aplinmartin.com](mailto:dlaird@aplinmartin.com).

Yours truly,

**APLIN & MARTIN CONSULTANTS LTD**

A handwritten signature in black ink, appearing to read 'David Laird', written over a horizontal line.

David Laird, P. Eng  
Project Manager

SGHK  
Enclosures  
20-141 - PCO Summary for 23939 Fern Crescent, Maple Ridge, BC - 2020-250-RZ

# APPENDIX I:

---

Decal Signs Installed - May 7 & May 11



# DEVELOPMENT APPLICATION

20660, 20670 123 Ave.  
and 20679 Tyner Ave.

NO. 2021-324-RZ

## PROPOSED REZONING

From RS-3 (Single Detached Rural Residential) to R-1 Single Detached (Low Density) Urban Residential to enable the development of 10 bare-land strata lots.

Number of lots: 10  
Lot size: 371.1 to 518 m<sup>2</sup>

These numbers are approx. only and may change before final approval.

## LOCATION



## PROPOSED DEVELOPMENT



## FOR MORE INFO

### APPLICANT:

Aplin & Martin Consultants  
504-817-4695  
dla@daplinsmartin.com  
www.aplinmartin.com

### PLANNING DEPARTMENT:

504-487-7341  
planning@mapleridge.ca  
gis.mapleridge.ca/  
LandDevelopmentViewer

## BE PART OF THE PROCESS

Please submit your comments to [dla@daplinsmartin.com](mailto:dla@daplinsmartin.com)  
between May 18th & May 30th, 2022.



May 7, 2022  
Sign on Tyner Ave.



May 11,  
Replacement sign  
on 123 Ave

# DEVELOPMENT APPLICATION

## PROPOSED REZONING

From 15-1 Single Detached Residential Zone to 15-1 Single Detached Residential Zone with a 10% increase in the useable area of 10 detached lots.

Number of lots: 15  
Size of lots: 21.1 to 22.8 m<sup>2</sup>

From 15-1 Single Detached Residential Zone to 15-1 Single Detached Residential Zone with a 10% increase in the useable area of 10 detached lots.

## LOCATION



## PROPOSED DEVELOPMENT



## FOR MORE INFO

**APPLICANT:**  
Astin & Martin Consultants  
604-817-4635  
astinmartin.com

**PLANNING DEPARTMENT:**  
604-467-7344  
planning@cityofvancouver.ca  
landdevelopment@vancouver.ca

20660, 20670 123 Ave.  
and 20679 Tyner Ave.

NO. 2021-324-RZ

BE PART OF THE PROCESS

Please submit your comments for this application by: [www.cityofvancouver.ca](http://www.cityofvancouver.ca)  
Friday, May 18th & May 29th, 2022

# APPENDIX II:

---

Newspaper Ads - May 6 & May 13



<b>Pets</b>	<b>Real Estate</b>
<b>Pets</b>	<b>Real Estate</b>
Standard Poodle Pups \$2,200 Parents CKO Reg'd Health and OFA Clear 236-562-3647	<b>DIFFICULTY SELLING?</b> WE BUY HOMES Any Situation, Any Condition 604-812-3718 GVCPS INC. / gvcps.ca
<b>Merchandise for Sale</b>	
<b>Building Supplies</b>	
<b>INTEGRITY POST FRAME BUILDINGS</b> since 2008. Built with concrete posts. Barns, shops, riding arenas, machine sheds and more. sales@integritybull.com 1-866-974-7678 www.integritybull.com	



**Garage Sales**

**Pitt Meadows Garage Sale**  
12540 190A St.  
Saturday, May 7th  
Sunday, May 8th  
8:00 a.m. - 4:00 p.m.  
Great Bargains & Great Deals!!



#### Misc. Wanted

#### Buying All Old Stuff

Clean up your home/  
garage/attic

We purchase Art,  
collectibles, old toys,  
records, postcards,  
Native Art, Military, and  
more.

One call we haul it out.  
We do house calls

Vancouver Flea Market  
604-685-8843  
www.info@vancouverflea.com

CASH for all gold &  
silver! Bullion, coins,  
bars, jewelry, nuggets,  
dental gold, sterling,  
9999 silver. Also buying  
coin collections & old  
money. US, Canada &  
world collections  
WANTED.  
Todd 250-864-3521.

#### HAVE UNWANTED FIREARMS?

Have unwanted or  
inherited firearms in your  
possession?  
Don't know how to  
dispose of them safely  
and legally?

Contact Wanstalls & we  
will come & pick them up  
and pay you fair value for  
them. Wanstalls has  
been proudly serving the  
Lower Mainland firearms  
community since 1973.

We are a gov't licensed  
firearms business with  
fully certified verifiers,  
armors & appraisers.  
Call today to set up an  
appt. 604-467-9232  
WANSTALLS TACTICAL  
& SPORTING ARMS

#### Rentals

#### Apt/Condo for Rent

**Polo Club Apartments**  
19071 Ford Rd.  
Pitt Meadows  
Clean, Quiet,  
Well Maintained Bldg.  
3 Blocks to W.C. Express  
• 1 + 2 Bdrm Suites • 3 appl.  
• Secured Garage Parking  
• Adult Oriented • Ref's.  
• Absolutely No Pets  
604.465.7221

Ridgewood Place 12161  
223 St. BRAND NEW 1,2 &  
3 Bdrm Condo 4 rent.  
Free Amenities incl Gym &  
more! ridgewoodplace.ca  
604-861-7541

#### Rooms for Rent

**\$75 OFF 1st MONTH**  
Rooms from \$485/mo.  
Fully Furn. weekly maid  
service, cable TV,  
private bath, on bus  
route, 5/min walk to  
commuter rail.

**Haney Motor Hotel**  
22222 Lougheed Hwy.,  
Maple Ridge  
Inquire in person b/w  
Bam - Noon or  
Call 604-467-3944

#### Suites, Lower

Maple Ridge - 3 bdrm  
suite, 5 appl. Outlet area. 5  
minutes from Planet Ice.  
\$1200/mo. Avail. now.  
(604)345-1028

#### Want to Rent

Maple Ridge: Quiet, Re-  
tired senior lady, N/S, N/D,  
no partying looking for  
longterm 1 bdrm self con-  
tained suite. Have 2 calls  
for emotional support. In-  
come consists of Govt Pen-  
sion. Refs. 604-202-0021

#### Transportation

#### Recreational/Sale

1995 American Dream  
WIFE SAYS  
MUST SELL! TOO  
OLD TO DRIVE!  
37', 360 HP Cummings  
Diesel, 12 kw generator  
satellite, w/d, \$35,900

1-778-552-6231



<b>Legal</b>	<b>Legal</b>	<b>Legal</b>	<b>Legal</b>
<b>Legal Notices</b>	<b>Legal Notices</b>	<b>Legal Notices</b>	<b>Legal Notices</b>
<b>WAREHOUSE LIEN</b>		<b>WAREHOUSE LIEN</b>	
Maple Ridge Towing (1981) Ltd, 23283 McKay Ave, Maple Ridge BC will auction the following vehicles on May 20, 2022 for non-payment:		Maple Ridge Towing (1981) Ltd, 23283 McKay Ave, Maple Ridge BC will auction the following vehicles on May 13, 2022 for non-payment:	
2012 Dodge Journey VIN# 3C4PDDFG1CT396459 Debtor: Bancroft Tyler Amount Owed: 2,482.62	2003 Ford Econoline VIN# 1FDXE45F63HA92432 Debtor: George Cameron Amount Owed: 11,035.50	2007 Dodge Caliber VIN# 183HB48670272941 Debtor: Roger Mohat Amount Owed: 3,922.34	2007 Honda Accord VIN# 1HGM56707A800600 Debtor: Kira Salvona Amount Owed: 3,624.71
1996 Chrysler Concorde VIN# 2C3HD5615TH282500 Debtor: Romanyshyn Olga Amount Owed: 2,773.47		2001 Volvo V40 VIN# YV1W29561F710804 Debtor: Matthew Fdih Amount Owed: 1,924.57	

## PUBLIC COMMENT OPPORTUNITY FOR PROPOSED DEVELOPMENT

**20660, 20670 123 Ave and 20679 Tyner Ave, Maple Ridge, BC**

You are invited to participate in a Public Comment Opportunity where representatives from Aplin Martin will be available by phone and email to provide details on the Rezoning Application 2021-021-324-RZ.

The purpose of the application is to develop 20660, 20670 123 Ave and 20679 Tyner Ave, Maple Ridge, BC into ten (10) Bareland Strata Single Family lots. The intent of this Public Comment Opportunity is to seek input from the area residents on the proposed amendments and address any questions which may arise.

Your comments and questions are important to us.

**HOW TO SUBMIT COMMENTS:**  
P: 604-817-4695  
E: [dlaird@aplinmartin.com](mailto:dlaird@aplinmartin.com)

Submit your comments between Wednesday, May 18th - Monday, May 30th, 2022

**FOR MORE INFORMATION:**  
Aplin Martin  
David Laird, Project Engineer 604-817-4695 [dlaird@aplinmartin.com](mailto:dlaird@aplinmartin.com)  
City of Maple Ridge  
Planning Department 604-467-7341 [planning@mapleridge.ca](mailto:planning@mapleridge.ca)

**APLIN MARTIN**  
ENGINEERING ARCHITECTURE PLANNING SURVEYING

## PREVENTING CANCER

Get involved Live well Be aware Get involved Live well Be aware Get involved Live well Be aware

Contact the **Canadian Cancer Society**  
for more information: 1.888.939.3333

24/7 • anonymous • confidential • in your language  
**YOUTH AGAINST VIOLENCE LINE**  
**1-800-680-4264**  
[info@youthagainstviolence.com](mailto:info@youthagainstviolence.com)  
Stand up. Be heard. Get help.

**CRIME STOPPERS**  
**1-800-222-TIPS**

There's more  
to lose  
than just...  
...memories

**Alzheimer Society**  
BRITISH COLUMBIA  
[www.alzheimerbc.org](http://www.alzheimerbc.org)

**1800 668 6868**  
**KidsHelpPhone.ca**

**Kids Help Phone**

**Stop Bullies in  
their Tracks!**



**Business Services****Gutters & Downspouts**

GUTTER/ROOF/WINDOW  
Cleaning, power wash &  
yrd clean-up. 604.230.0527

**Home Improvements**

VECTOR RENO'S  
Interior & Exterior Additions  
repairs/strata improvements  
Also fences, decks, sheds,  
garages & wood planters.  
Call 604-890-3327

**Moving & Storage**

ABE MOVING & Delivery  
& Rubbish Removal  
\$50/hr. per Person • 24/7  
604-999-6020

**Affordable Moving**  
From \$45/hr  
1,3,5,7,10 ton Trucks  
Licensed & Insured  
Local • Long distance  
Free Estimates.  
Senior Discount.  
604-537-4140  
www.affordable  
moversbc.com

**Pressure Washing**

POWER WASHING /  
GUTTER CLEANING  
Same Day Service Avail.  
Call Ian 604-724-6373

**Roofing & Skylights**

GL Roofing, Shakes,  
Shingles, Flat roofs. Gutter  
ch, \$80. 604.240.5362

A1 Top Canadian Roofing  
Ltd. Specialize in Re-  
roofing, New Roofs, Re-  
pairs. All types of roofing.  
Free est. 778-878-2617 or  
604-781-2094

**Rubbish Removal**

FAMILY MAN w/truck for  
yard & home clean-ups,  
odd jobs, scrap removal.  
Free est. 604-864-1452

**Merchandise for Sale****Misc. Wanted**

CASH for all gold &  
silver Bullion, coins,  
bars, jewelry, nuggets,  
dental gold, sterling,  
9999 silver. Also buying  
coin collections & old  
money, US, Canada &  
world collections  
WANTED.  
Todd 250-864-3521.

**HAVE UNWANTED FIREARMS?**

Have unwanted or  
inherited firearms in your  
possession?  
Don't know how to  
dispose of them safely  
and legally?

Contact Wanstalls & we  
will come & pick them up  
and pay you fair value for  
them. Wanstalls has  
been proudly serving the  
Lower Mainland firearms  
community since 1973.

We are a gov't licensed  
firearms business with  
fully certified verifiers,  
armors & appraisers.  
Call today to set up an  
appt. 604-467-9232  
WANSTALLS TACTICAL  
& SPORTING ARMS

**Real Estate****Real Estate**

**DIFFICULTY SELLING?**  
Difficulty Making Payments?  
WE BUY HOMES  
Any Situation, Any Condition  
604-812-3718  
GVCPS INC. / gvcps.ca

**BC Classifieds**

**Brings Buyers  
and Sellers  
Together**

**Rentals****Apt/Condo for Rent**

**Polo Club  
Apartments**  
19071 Ford Rd.  
Pitt Meadows  
Clean, Quiet,  
Well Maintained Bldg.  
3 Blocks to W.C. Express  
• 1 - 2 Bdrm Suites • 3 appl.  
• Secured Garage Parking  
• Adult Oriented • Pet's.  
• Absolutely No Pets  
604.465.7221

Ridgewood Place 12161  
223 SL BRAND NEW 1,2 &  
3 Bdrm Condos 4 rent.  
Free Amenities incl Gym &  
more! ridgewoodplace.ca  
604-861-7541

**Rooms for Rent**

**\$75 OFF  
1st MONTH**  
Rooms from \$485/mo.  
Fully Furn, weekly maid  
service, cable TV,  
private bath, on bus  
route, 5/min walk to  
commuter rail.

Haney Motor Hotel  
22222 Lougheed Hwy.,  
Maple Ridge  
Inquire in person b/w  
9am - Noon or  
Call 604-467-3944

**Transportation****Recreational/Sale**

1996 American Dream  
WIFE SAYS  
MUST SELL! TOO  
OLD TO DRIVE!  
37, 360 HP Cummings  
Diesel, 12 kw generator  
satellite, w/d, \$35,900  
1-778-552-6231

Something for Everyone  
in Classifieds

**Legal****Legal Notices****WAREHOUSE LIEN**

Maple Ridge Towing (1981) Ltd, 23283 McKay Ave,  
Maple Ridge BC will auction the following vehicles  
on May 27, 2022 for non-payment:

2002 Acura RSX  
VIN# JH4DC53832C806969  
Debtor: Feuer Tory  
Amount Owng: 5,089.01

1985 Honda  
VIN# JH2RC0713FM300668  
Debtor: James Brown  
Amount Owng: 1,620.42

**Legal****Legal Notices****Legal****Legal Notices****WAREHOUSE LIEN**

Maple Ridge Towing (1981) Ltd, 23283 McKay Ave,  
Maple Ridge BC will auction the following vehicles on  
May 20, 2022 for non-payment:

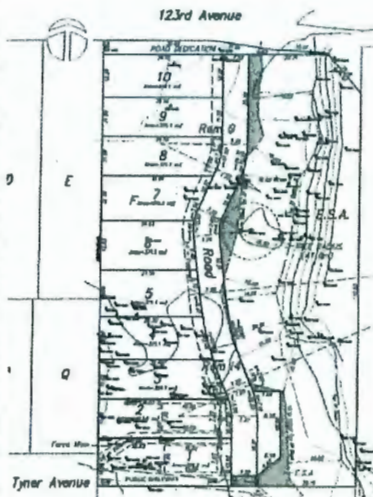
2012 Dodge Journey VIN# 3C4PDDF61CT396459  
Debtor: Bancroft Tyler  
Amount Owng: 2,482.62

2003 Ford Econoline VIN# 1FDXE45F63HA92432  
Debtor: George Cameron  
Amount Owng: 11,035.50

1998 Chrysler Concorde VIN# 2C3HD5615TH292500  
Debtor: Ramanyshyn Olga  
Amount Owng: 2,773.47

**PUBLIC COMMENT OPPORTUNITY FOR  
PROPOSED DEVELOPMENT**

20660, 20670 123 Ave and 20679 Tyner Ave, Maple Ridge, BC



You are invited to participate  
in a Public Comment  
Opportunity where  
representatives from Aplin  
Martin will be available by  
phone and email to provide  
details on the Rezoning  
Application 2021-021-324-RZ.

The purpose of the application  
is to develop 20660, 20670  
123 Ave and 20679 Tyner Ave,  
Maple Ridge, BC into ten (10)  
Bareland Strata Single Family  
lots. The intent of this Public  
Comment Opportunity is  
to seek input from the area  
residents on the proposed  
amendments and address any  
questions which may arise.

Your comments and questions  
are important to us.

**HOW TO SUBMIT COMMENTS:**

P: 604-817-4695

E: dlaird@aplinmartin.com

Submit your comments between Wednesday, May 18th - Monday, May 30th, 2022

**FOR MORE INFORMATION:**

Aplin Martin

David Laird, Project Engineer 604-817-4695 dlaird@aplinmartin.com

City of Maple Ridge

Planning Department 604-467-7341 planning@mapleridge.ca



**CRIME STOPPERS**  
1-800-222-TIPS

There's more to lose  
than just...

...memories

Alzheimer Society

www.alzheimerbc.org

Help  
protect  
our  
wildlife  
and  
forests by  
reporting  
illegal  
hunting,  
fishing,  
dumping  
waste and  
damage  
to natural  
habitat's.

Report  
All  
Poachers  
and  
Pollutors  
(RAPP)

Call the anonymous tip line  
1-877-952-7277 or #7277

*All they need  
is Love*

Give the Gift of a  
Permanent Home

**BCSPCA**  
SPEAKING FOR ANIMALS  
www.spca.bc.ca





# APPENDIX III:

---

## Postcard Notification

## PUBLIC COMMENT OPPORTUNITY

**For the Proposed Development at 20660, 20670 123 Ave and 20679 Tyner Ave, Maple Ridge, BC | File No. 2021-324-RZ.**

You are invited to participate in the Public Comment Opportunity to review and provide comments on the proposed development at 20660, 20670 123 Ave and 20679 Tyner Ave, Maple Ridge, BC. The intent of this opportunity is to seek input from the area residents on the proposed amendments and address any questions which may arise.

### PUBLIC COMMENT OPPORTUNITY DATE RANGE:

**Wednesday, May 18th, 2022 - Monday, May 30th, 2022**

### EMAIL FOR INFO OR TO PROVIDE COMMENTS:

David Laird, Project Manager  
Aplin & Martin Consultants Ltd  
dlaird@aplinmartin.com | 604-817-4695

## PUBLIC COMMENT OPPORTUNITY

**For the Proposed Development at 20660, 20670 123 Ave and 20679 Tyner Ave, Maple Ridge, BC | File No. 2021-324-RZ.**

You are invited to participate in the Public Comment Opportunity to review and provide comments on the proposed development at 20660, 20670 123 Ave and 20679 Tyner Ave, Maple Ridge, BC. The intent of this opportunity is to seek input from the area residents on the proposed amendments and address any questions which may arise.

### PUBLIC COMMENT OPPORTUNITY DATE RANGE:

**Wednesday, May 18th, 2022 - Monday, May 30th, 2022**

### EMAIL FOR INFO OR TO PROVIDE COMMENTS:

David Laird, Project Manager  
Aplin & Martin Consultants Ltd  
dlaird@aplinmartin.com | 604-817-4695

# PUBLIC COMMENT OPPORTUNITY | File No. 2021-324-RZ

20660, 20670 123 Ave and 20679 Tyner Ave, Maple Ridge, BC

## OFFICIAL COMMUNITY PLAN LAND USE DESIGNATION

Current: Urban Residential  
Proposed: Urban Residential

## ZONING

Current: RS-3  
Proposed: R-1

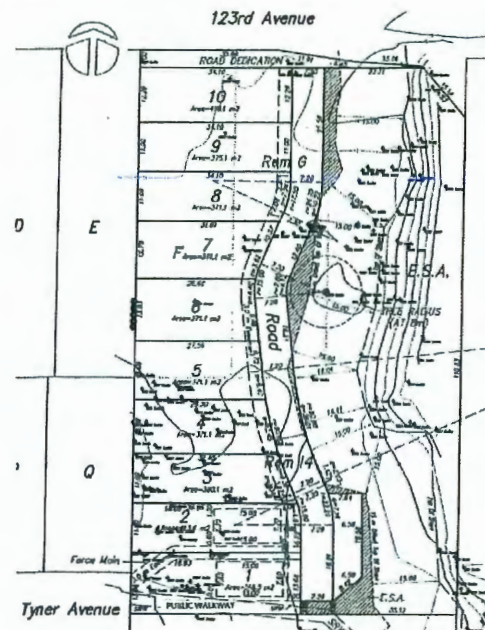
## # OF LOTS

Current: 3  
Proposed: 10

## PROPOSED LOT SIZE RANGE

Current: 1550 sq. m - 5920 sq. m.

Proposed: 371.1 sq. m. - 518.0 sq. m.



Your thoughts are important to us. If you require additional information and/or would like to provide your comments, please do not hesitate to contact David Laird at [dlaird@aplinmartin.com](mailto:dlaird@aplinmartin.com) or 604-817-4695 or the City of Maple Ridge Planning Department at 604-467-7341 or [planning@mapleridge.ca](mailto:planning@mapleridge.ca).

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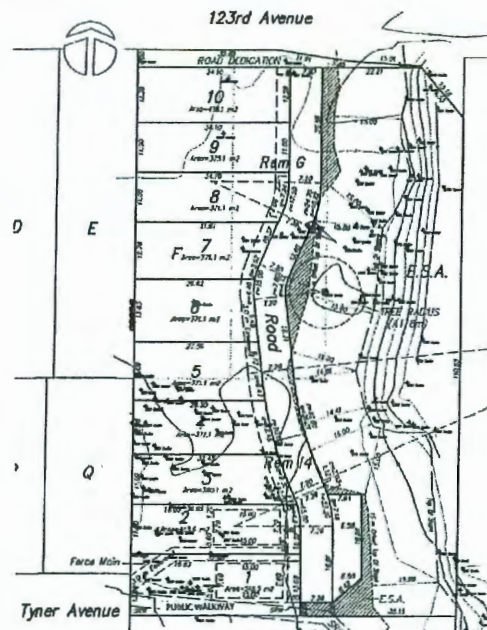
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# APPENDIX IV:

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## Emails from Neighbors & Our Responses

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## David Laird

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**From:** David Laird  
**Sent:** May-30-22 5:53 PM  
**To:** [REDACTED]  
**Subject:** RE: Proposed development

Freedom of Information Protection of Privacy Act  
Section 22(1)  
(Severed portions are shaded)

Hello Peter,  
Thank you for your mail.  
Please see my comments in UPPER CASE below

**David Laird, | Project Manager**  
Office: 604-597-9058 | Cell: 604-817-4695

APLIN & MARTIN CONSULTANTS LTD. | [WWW.APLINMARTIN.COM](http://WWW.APLINMARTIN.COM)  
3862 W 14 Ave, Vancouver, BC, V6R 2W9



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-----Original Message-----

**From:** [REDACTED]  
**Sent:** May-29-22 9:38 PM  
**To:** David Laird <DLaird@aplinmartin.com>  
**Subject:** Proposed development

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(Severed portions are shaded)

**CAUTION:** External Mail. Do not click on links, reply with your personal information or open attachments you do not trust.

Dear David Laird:

[REDACTED] proposed development at 20680 Tyner Avenue. I have several concerns; One being several matured coniferous trees [REDACTED] and any potential damage that might occur during the development. I have noticed the surveyors [REDACTED] spiked several trees with metal disks and pink ribbons. THE TAGS ON THE TREES MEAN THEY HAVE BEEN LOCATED AND REVIEWED BY OUR ARBORIST.

THERE'S ONE TREE [REDACTED]  
WE HAVE MOVED THE PROPOSED WALKWAY AS FAR AWAY FROM THE TREE AS WE CAN AND THE ARBORIST SAYS WITH CARE AND LITTLE DISTURBANCE TO THE EXISTING GROUND THE WALKWAY CAN BE BUILT WITHOUT DAMAGING [REDACTED] I believe that this identifies the storm sewer line to McKinney Creek. I would like to know where the proposed development connects to the storm sewer line?  
WE CONNECT TO THE EXISTING STORM SEWER MANHOLE [REDACTED] THE MANHOLE LOOKS LIKE IT'S MOSTLY ON OUR PROPERTY- EVERY EFFORT TO MINIMIZE THE DISTURBANCE TO THE EXISTING GROUND COVER AND TREE ROOTS WILL BE MADE.

THE WORK WILL BE OVERSEEN BY AN ARBORIST TO ENSURE THE WORK IS DONE CORRECTLY.

Will it be [REDACTED] or on the development property?

If it is on [REDACTED] I want the root ball of the matured trees protected as any damage could kill the trees. Also [REDACTED] and any clear cutting on the development may cause damage to the hedge, as well as the trees beside the laneway accessing the property are very substantial in size and may damage [REDACTED] when they come down.

I would like to know what steps are being taken to preserve the tree canopy of the area and natural environment along the creek. 15 M FROM THE TPO OF CREEK BANK WILL BE DEDICATED AS PARK[SO NO DISTURBANCE TO THE TREES AND GROUND COVER] ALONG WITH TREE PROTECTION COVENANTS AT THE S.W. CORNER OF THE SITE Also when development does start, will the traffic enter and exit off 123rd Avenue?

YES TRAFFIC WILL COME OFF 123 AVE[NO ACCESS FROM TYNER AVE]

YES THERE WILL BE A CHAIN LINK FENCE ALONG OUR SOUTH PROPERTY LINE

Will there be some kind of fencing or barrier put along the laneway to ensure our privacy?

Please give me a call at [REDACTED] to discuss further if I have'nt answered your questions to your satisfaction

Thanks

Again

Dave [REDACTED]

Thank you for your time;

[REDACTED]  
[REDACTED]

## David Laird

---

**From:** David Laird  
**Sent:** May-25-22 6:27 PM  
**To:** [REDACTED]  
**Subject:** RE: Public Comment Opportunity - File No. 2021-324-RZ

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Section 22(1)  
(Severed portions are shaded)

Hi -thank you for your comments  
Please see my responses in UPPER CASE BELOW

**David Laird, | Project Manager**  
Office: 604-597-9058 | Cell: 604-817-4695

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**From:** [REDACTED]  
**Sent:** May-24-22 6:55 PM  
**To:** David Laird <DLaird@aplinmartin.com>; planning@mapleridge.ca  
**Subject:** Public Comment Opportunity - File No. 2021-324-RZ  
**Importance:** High

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Hi David Laird (Project Manager) & City of Maple Ridge Planning Department,

We would like to make some comments regarding the proposed development at 20660, 20670 123 Avenue and 20679 Tyner Avenue in Maple Ridge, as we have some strong concerns.

We understand the development will take place, but our concerns deal with public safety on [REDACTED] street (Tyner Avenue) as well as 123rd Avenue.

- 123rd Avenue is a straight road with many dips in it due to the ravines between 206 and 208th, but in recent years has had 3 new developments proposed and started in that same stretch of road.
  - We are concerned with all the increased traffic and the "blind spots" along this stretch that the safety of our residents will become compromised.



WE WERE INVOLVED WITH THE RECENT SUBDIVISION TO THE EAST AT 207 A ST-AND WE DID AN IN DEPTH REVIEW TO ENSURE THERE WERE NO BLIND SPOTS AND CARS COULD STOP SAFELY IF THEREC WAS AN OBSTRUCTION IN THE ROAD.

THE ACCESS FROM THIS SITE WILL BE ABOUT 50 METERS EAST OF THE EASTERN CHURCH DRIVE WAY.SO THE ACCESS WILL HAVE EVEN A BETTER ACCESS THAN 207 A ST FROM A SAFETY POINT OF VIEW.

- Many like to travel through the dips at increased speeds
- Try using the cross walk at 206th and 123rd Avenue...many do not stop as they are driving fast and quickly using 123rd as an alternative to Dewdney Trunk
- There is an active Church also accessing 123rd for all of it's traffic during the week and weekends - including a popular preschool in the church.
- Where will the access of this proposed development end up on 123rd Avenue in comparison to the church driveways? SEE ABOVE
- Tyner Avenue is a dead end road
  - This new development will have a public walkway with it which will no longer keep [REDACTED] quiet street quiet. We know [REDACTED] and this new development will bring increased traffic with it. This brings a lot of concerns for our safety and block watch mentality
- This new development will have 10 homes built onto tiny square foot lots. Why 10 homes! Most homes will have 2 cars per home and we're sure there won't be room for street parking. Where will all the cars park? They won't be able to park on 123rd as that road is too active, so we imagine we will have additional cars deciding to park on our street and then have the individuals walk to their homes using the public walkway. Are we to get their cars towed because they are blocking [REDACTED] single lane road? Tyner is a lane, it's not a large width road. There are no sidewalks on Tyner. There is no crosswalk at the end of Tyner and 206th Street with a School on 206th. Again, safety concerns...
- THE CITY REQUESTED THAT WE PROVIDE A WALKWAY OFF TYNER-WE DID'NT PROPOSE THIS IN OUR ORIGINAL PLAN,
- THE TRAIL WILL HEAD NORTH FROM THE SOUTH OF OUR SITE TO 123 AVE.
- SO WE'RE NOT SURE WHY PEOPLE HEADING NORTH ON 206 ST WOULD'NT CONTINUE TO 123 AVE AND NOT BOTHER USE THE TRAIL.
- I'M THINKING THIS WILL MEAN THE TRAIL MAY NOT BE USED MUCH
- EACH HOUSE WILL HAVE 4 PARKING SPOTS AND THE SITE WILL HAVE THREE VISITOR PARKING SPOTS SO I WOULD THINK THERE SHOULD'NT BE TOO MUCH PARKING ISSUES.
- Please give me a call if you have more questions
- OK?
- Thanks
- Dave [REDACTED]

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Section 22(1)  
(Severed portions are shaded)

Thank you for listening to our thoughts and we look forward to receiving your email response to our many safety concerns.

Sincerely,

[REDACTED]  
[REDACTED]



## David Laird

---

**From:** David Laird  
**Sent:** May-24-22 3:00 PM  
**To:** [REDACTED]  
**Subject:** RE: File No. 2021-021-324-RZ - Public Comment

[REDACTED]  
Thank you for your support  
Dave

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(Severed portions are shaded)

**David Laird, | Project Manager**  
Office: 604-597-9058 | Cell: 604-817-4695

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**From:** [REDACTED]  
**Sent:** May-24-22 12:23 PM  
**To:** Planning Enquiries Mailbox <planning@mapleridge.ca>  
**Cc:** David Laird <DLaird@aplinmartin.com>  
**Subject:** File No. 2021-021-324-RZ - Public Comment

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Hello!

I think this great use of the land with the surrounding properties will fit well within the neighborhood.

We need more homes and rental suites to help with the overwhelming demand here in Maple Ridge for both home buyers and tenants.

So I am for this proposed development moving forward.

--

Best Regards,

[Redacted]

[Redacted]

[Redacted]

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## David Laird

---

**From:** David Laird  
**Sent:** May-23-22 5:14 PM  
**To:** [REDACTED]  
**Subject:** RE: Public Consultation - 20660, 20670 123 Ave & 20679 Tyner Ave

[REDACTED] thank you for your comments.  
Please see my response below in UPPER CASE

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**David Laird, | Project Manager**  
Office: 604-597-9058 | Cell: 604-817-4695

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**From:** [REDACTED]  
**Sent:** May-23-22 2:08 PM  
**To:** David Laird <DLaird@aplinmartin.com>  
**Cc:** planning@mapleridge.ca  
**Subject:** Re: Public Consultation - 20660, 20670 123 Ave & 20679 Tyner Ave

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On Sat., May 7, 2022, 1:26 p.m. [REDACTED] wrote:

Good afternoon,

I saw the opportunity for public consultation on your 20660, 20670 123 Ave & 20679 Tyner Ave project. I offer you the following:

1. What is the environmental footprint? Is there a watercourse within the project limits? What is the city of maple ridge's tree ratio (if you cut down one tree do you have to replant 2).
2. YES THERE IS A WATERCOURSE AND WE'RE DEDICATING A PARK WITH A 15M SETBACK FROM THE TOP OF CREEK BANK

3. THE TREE RATIO DEPENDS ON THE SIZE OF THE TREE TO BE CUT DOWN-ALL TREES IN THE PARK WILL BE PROTECTED ALONG WITH OTHER TREES AT THE REAR OF SOME OF THE LOTS

2. Have the local First Nations been notified about this project and has an archaeological overview assessment been done?

THIS IS DONE BY THE CITY WHERE APPLICABLE AND I'M NOT SURE IF THIS CONTACT WAS MADE

NO ARCHAEOLOGICAL ASSESSMENT WAS DONE-THIS IS ALSO DECIDED UPON BY THE CITY

2. Since there will be more traffic coming down 123rd avenue as a result to building 10 additional homes, is there a traffic mitigation strategy or was a traffic impact assessment done?

NO

4. Will the developer be giving something back to the community or be doing an offsetting project? If the developer is giving any money for this project to the city of maple ridge I would like to know where the funds are being allocated and if they will be going back into the community that is impacted and not into other projects around Maple Ridge (albion/silver valley).
5. YES THE DEVELOPER WILL BE GIVING THE CITY A VERY CONSIDERABLE AMOUNT IN DEVELOPMENT FEES-NOT SURE WHERE THEY WILL SPEND THIS MONEY.
6. I trust this information helps.
7. Thanks
8. Dave

I look forward to hearing from you.

[REDACTED]

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(Severed portions are shaded)



## David Laird

---

**From:** David Laird  
**Sent:** May-21-22 12:05 PM  
**To:** [REDACTED] planning@mapleridge.ca  
**Subject:** RE: File# 2021-324-RZ

Freedom of Information Protection of Privacy Act  
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Hi [REDACTED] thanks for your comments.

The trees on the west side of the creek will be protected as the land will be dedicated as a park [15 meters from the western top of the creek bank]

Then a 6m wide road will be built and the new houses will be set back from this road and facing the road.

So you won't be seeing any [REDACTED]

I hope that helps

OK?

Thanks again,

Dave

**David Laird, | Project Manager**  
Office: 604-597-9058 | Cell: 604-817-4695

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-----Original Message-----

**From:** [REDACTED]  
**Sent:** May-20-22 5:51 PM  
**To:** David Laird <DLaird@aplinmartin.com>; planning@mapleridge.ca  
**Subject:** File# 2021-324-RZ

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Section 22(1)  
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[REDACTED] and would like more information on this project. My main concern is the preservation of the trees on the west side of the creek. [REDACTED] because of the green belt [REDACTED]  
[REDACTED] I am concerned that if a new development is placed in this location, a number of trees would be removed. I want to ensure that [REDACTED]

Please let me know.

Thank you,

708

**David Laird**

**From:** David Laird  
**Sent:** May-17-22 6:39 PM  
**To:** [REDACTED]  
**Subject:** RE: 2021-324-RZ; 20660, 20670 123 Ave & 20679 Tyner Ave Maple Ridge; Public Comment Opportunity

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[REDACTED]  
Thank you for your e mail.

We are providing a walkway/trail link from the east end of Tyner Ave to the west side of the park that will be dedicated [west side of McKinney creek]

From there the walkway/trail connects to 123 ave.

At some time in the future the City may decide to build the trail east to connect to 207 A st.

I think, the developer will have done his "bit" by building the above.

What do you think ?

Thanks again

Dave

**David Laird**, | Project Manager  
Office: 604-597-9058 | Cell: 604-817-4695

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**From:** [REDACTED]  
**Sent:** May-16-22 3:32 PM  
**To:** David Laird <DLaird@aplinmartin.com>  
**Subject:** 2021-324-RZ; 20660, 20670 123 Ave & 20679 Tyner Ave Maple Ridge; Public Comment Opportunity

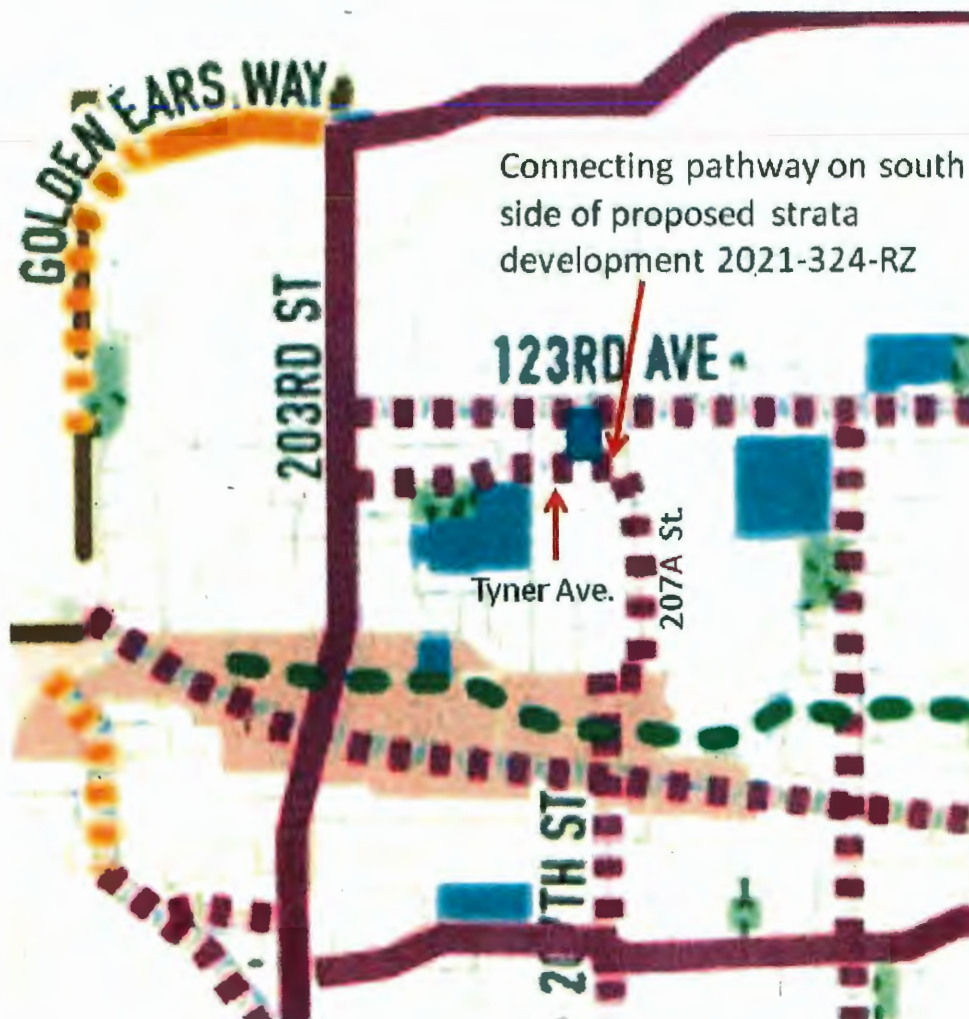
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Hi David,

I have the following comments with regard to this development application.

According to the draft bicycle network for Maple Ridge's new Transportation Plan (attached), a new "primary" cycling route is proposed along 207A Street north of Dewdney. This route would connect to the west across McKenney Creek to Tyner Ave. and will abut your proposed development on the south side:



Pedestrian access from your proposed development to the pathway would give residents a convenient route to the nearby Fairview Elementary School.

It would make a lot of sense to build this connection at the same time that this development is built. It would be great if the City and you as the developer could work together to make this happen.

Thank you for providing this opportunity to give feedback.

With kind regards,

[Redacted signature]

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**David Laird**

---

**From:** [REDACTED]  
**Sent:** May-17-22 6:07 PM  
**To:** David Laird  
**Subject:** Proposed Development at 20660, 20670 123 Ave and 20679 Tyner Ave, Maple Ridge, BC | File No. 2021-021-324-RZ.

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**CAUTION: External Mail. Do not click on links, reply with your personal information or open attachments you do not trust.**

Hello,

[REDACTED] and am in support of this housing development in Maple Ridge offering more housing choices for families in our community. We are vastly undersupplied in all housing types in Maple Ridge and all of Metro Vancouver for that matter.

Sincerely,

[REDACTED]

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Sent from [Mail](#) for Windows



**TO:** His Worship Mayor Michael Morden  
and Members of Council

**MEETING DATE:** September 6, 2022

**FILE NO:** 2017-262-RZ  
2019-064-RZ  
2018-182-RZ

**FROM:** Chief Administrative Officer

**MEETING:** C o W

**SUBJECT:** First Reading  
Road Closure Bylaw No. 7864-2022  
11040, 11045 and 11060 Cameron Court

---

#### **EXECUTIVE SUMMARY:**

An application has been received to rezone the subject properties, located at 11040, 11045 and 11060 Cameron Court, from RS-3 (One Family Rural Residential) to RS-1d (One Family Urban (Half Acre) Residential), to permit three future subdivisions. The proposed subdivisions will require a portion of Cameron Court road allowance located adjacent to the subject properties, as generally illustrated in Appendix B, to be closed. Staff seeks Council's approval to close and remove a portion of Cameron Court road allowance for disposition and consolidation with the adjacent properties located at 11040, 11045 and 11060 Cameron Court.

The sale of the land resulting from the road closure will be the subject of a future report to Council.

Staff requests by way of this report that Council authorize the following:

- A Bylaw to close and remove the dedication of highway on that portion of Cameron Court adjacent to 11040, 11045 and 11060 Cameron Court; and
- Commence the notice provisions of the Community Charter, S.B.C., 2003, C. 26.

#### **RECOMMENDATIONS:**

1. That staff be authorized to bring forward a Bylaw to close and remove the dedication of highway on that portion of Cameron Court adjacent to 11040, 11045 and 11060 Cameron Court;
2. That *Road Closure Bylaw No. 7864-2022* be given first reading; and further
3. That staff be authorized to commence the notification provisions of the Community Charter, S.B.C., c.26.

#### **DISCUSSION:**

The area of road allowance proposed for closure is 164.3m<sup>2</sup> of road consisting of Lot A, B and C (the "Road Closure Area") (Appendix C) adjacent to 11040, 11045 and 11060 Cameron Court (Collectively, the "Adjacent Properties"). The closure of the cul-de-sac portion of Cameron Court identified as Parcels A, B and C on the Reference Appendix C can be supported by Engineering. It can be supported as these portions of the Cameron Court are no longer required due to the extension of Cameron Court to the North including a new cul-de-sac. It is intended that the Road Closure Area become consolidated into the Adjacent properties, to be developed into single-family residential lots.

## CONCLUSION:

The Road Closure Area is surplus to the City's needs. The terms and conditions related to the disposition of the Road Closure Area are considered reasonable to consolidate with the adjacent properties to allow for the development of a future single-family subdivision under Development Applications 2017-262-RZ, 2019-064-RZ and 2018-182-SD. The Road Closure Area is an integral component of the developments and are supported by the Engineering Department. Therefore, it is recommended that Council proceed as outlined in this report.

"Original signed by Wendy Cooper"

---

*Prepared by:* **Wendy Cooper, M.Sc., MCIP, RPP**  
**Planner 1**

"Original signed by Charles Goddard"

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

"Original signed by Charles Goddard" for

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

"Original signed by Scott Hartman"

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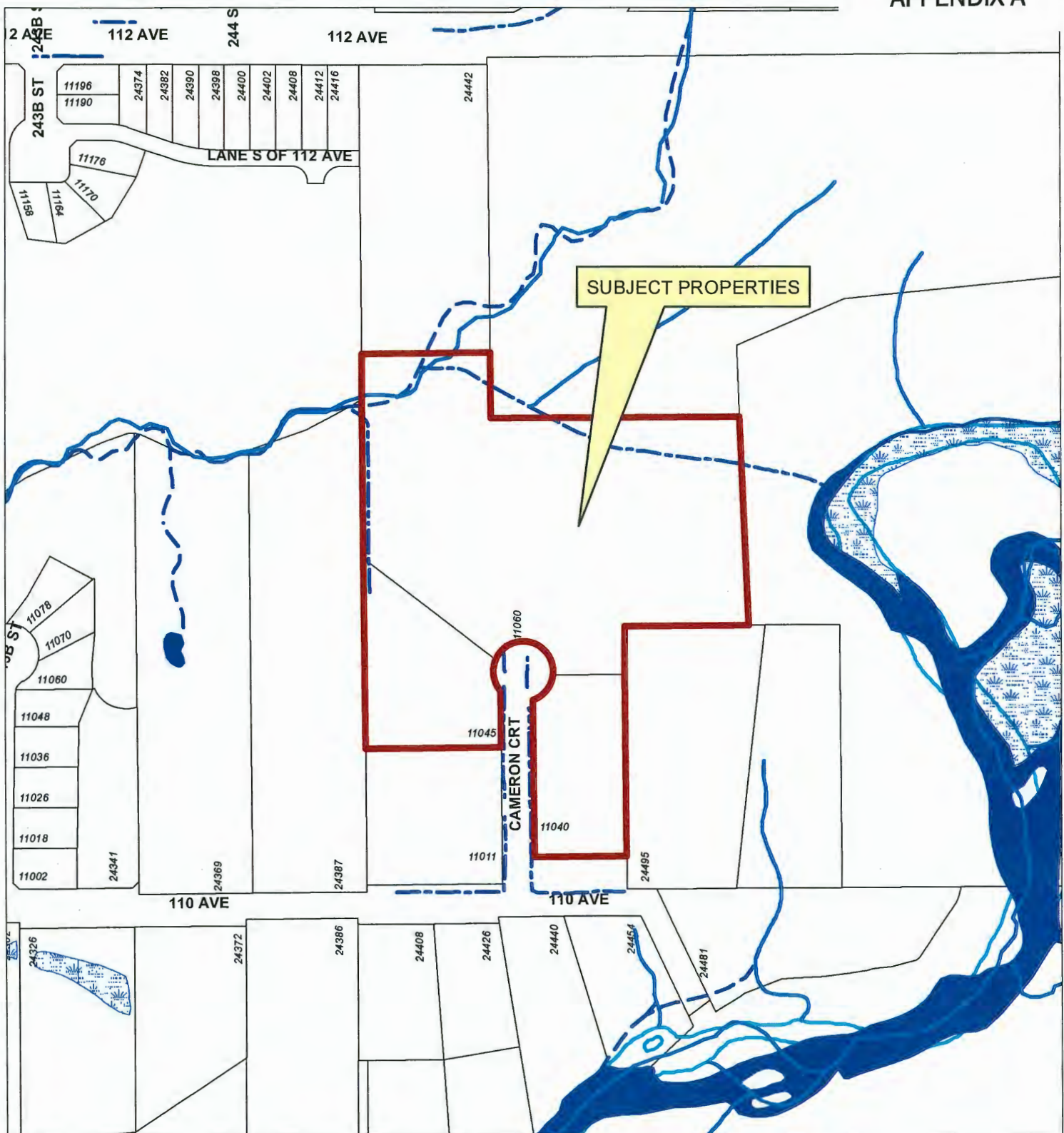
*Concurrence:* **Scott Hartman**  
**Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Road Closure Bylaw No. 7864-2022



### Legend

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

11045/ 60/ 40 CAMERON COURT  
PID 002-139-715, 002-672-987 &  
002-140-896

PLANNING DEPARTMENT



MAPLE RIDGE  
British Columbia

[mapleridge.ca](http://mapleridge.ca)

FILE: 2017-262- RZ, 2018-182-RZ, 2019-064-RZ  
DATE: Aug 23, 2022

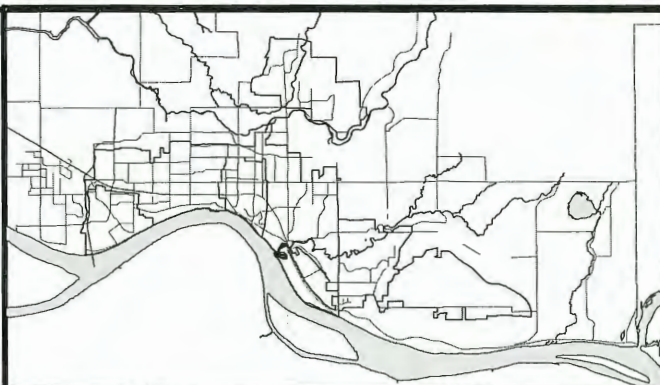
BY: AH

Scale: 1:2,500





Scale: 1:2,500



11045/ 60/ 40 CAMERON COURT  
PID 002-139-715, 002-672-987 &  
002-140-896

PLANNING DEPARTMENT



MAPLE RIDGE  
British Columbia

[mapleridge.ca](http://mapleridge.ca)

FILE: 2017-262- RZ, 2018-182-RZ, 2019-064-RZ  
DATE: Aug 23, 2022

BY: AH



**CITY OF MAPLE RIDGE  
BYLAW NO. 7864-2022**

A bylaw to close and to remove the dedication of a highway of portions of road

---

**WHEREAS**, pursuant to Subsection 40(1)(a) of the Community Charter, S.B.C. 2003 c.26, the Council may, by bylaw, close all or part of a highway that is vested in the municipality to all or some types of traffic;

**AND WHEREAS**, pursuant to Section 40(2) of the Community Charter, S.B.C. 2003, c.26, the Council may, by bylaw, remove the dedication of a highway that has been closed by a bylaw under Subsection 40(1)(a).

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

1. That portion of road shown outlined in heavy black line on a Reference Plan EPP122381 attached hereto as Schedule 1, prepared by Mike Bernemann, BCLS on the 12<sup>th</sup> day of July, 2022, and described as follows:
  - a. That portion of road dedicate on Plan 66748 containing 84.9m<sup>2</sup> (East) and labeled Parcel A;
  - b. That portion of road dedicate on Plan 66748 containing 18.7m<sup>2</sup> (West) and labeled Parcel B; and
  - c. That portion of road dedicate on Plan 66748 containing 60.7m<sup>2</sup> (East) and labeled Parcel C.

(hereinafter referred to as that portion of Road)

Shall be closed.

2. The dedication as highway be removed of said portion of Road.
3. This Bylaw shall be cited as "Maple Ridge Road Closure Bylaw No. 7864-2022".

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

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

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

NOTICE OF INTENTION ADVERTISED on the \_\_\_\_ and \_\_\_\_ day of \_\_\_\_ 2022, in the \_\_\_\_ newspaper

**ADOPTED** the            day of            , 20

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**PRESIDING MEMBER**

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**CORPORATE OFFICER**

REFERENCE PLAN TO ACCOMPANY BYLAW NO 7864-2022  
TO CLOSE PARTS OF ROAD DEDICATED ON PLAN 66748  
ALL OF SECTION 10 TOWNSHIP 12  
NEW WESTMINSTER DISTRICT  
PURSUANT TO SECTION 120 OF THE LAND TITLE ACT  
AND SECTION 40 OF THE COMMUNITY CHARTER  
BCGS 92G.028

Plan EPP122381

# SCHEDULE 1

0 25 50 m

The intended plot size of this plan is 565 mm in width by 864 mm in height  
(D 333) when plotted at a scale of 1:500

This Plan Lies Within Integrated Survey Area No. 36, Maple Ridge, RAD3 (CDRS), 4.0.G.B.C.1.M.100

Old bearings are derived from observations between  
geodetic control monuments BBN1367 and BBN1368 and  
are referred to the central meridian of UTM Zone 10N.

The UTM coordinates and associated absolute accuracy achieved  
are derived from the 445077 published coordinates and standard deviations  
for geodetic control monuments BBN1367 and BBN1368.

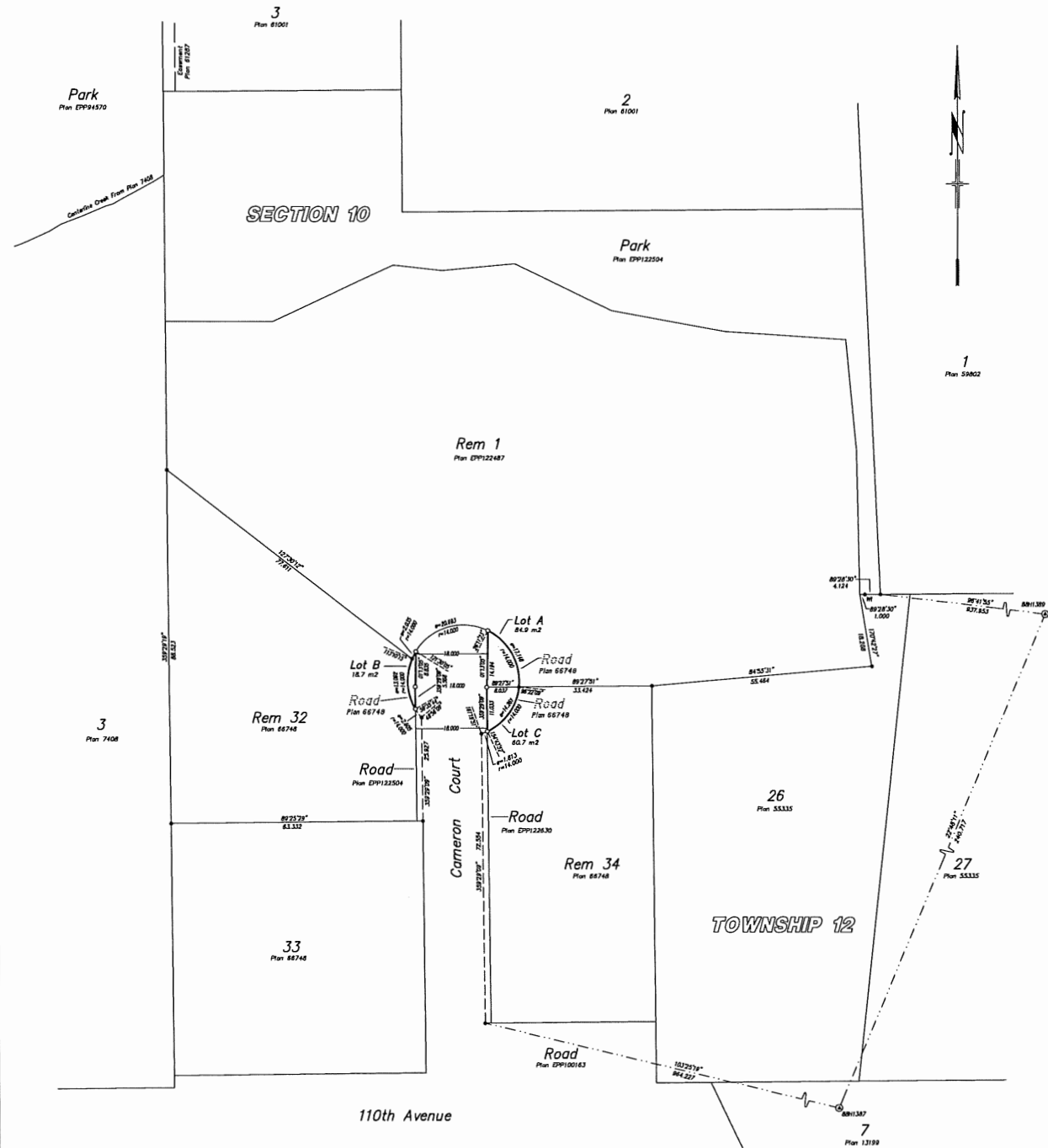
This plan shows horizontal ground-level distances unless otherwise specified.  
To compute plot distances, multiply ground-level distance by the average  
combined factor of 0.9996026. The average combined factor has been determined  
based on geodetic control monument BBN1368.

## LEGEND:

All Distances Are in Metres And Decimals Thereof

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

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



This plan lies within the Metro  
Hastings Regional District.

The field survey represented by this plan was  
completed on the 12th day of July, 2022  
Mike Stammers, B.C.S. 793

DATE: RAD3 (CDRS) 4.0.G.B.C.1.M.100, UTM ZONE 10					
CONTROL MONUMENT	NORTHING	EASTING	ESTIMATED ABSOLUTE ACCURACY	COMBINED FACTOR	
BBN1368	5450045.618	534211.370	0.029	0.9996026	
BBN1367	5449823.603	534118.114	0.024	0.9996025	

**TO:** His Worship Mayor Michael Morden  
and Members of Council

**MEETING DATE:** September 6, 2022

**FILE NO:** 11-5255-70-139

**FROM:** Chief Administrative Officer

**MEETING:** CoW

**SUBJECT: Award of Contract: ITT-EN22-24 - 263 Street Reservoir Expansion**

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**EXECUTIVE SUMMARY:**

The purpose of this report is to obtain Council approval to award the 263 Street Reservoir Expansion construction contract to Trittech Group Ltd. in the amount of \$4,697,301.15, excluding taxes.

The project generally consists of upgrading the capacity and expansion of the current reservoir, aiding future growth and City development, which includes the supply and installation of two new glass-fused steel reservoir tanks and connection to the newly constructed 263 Street Pump Station. The project site is located off of Dewdney Trunk Road at 263 Street.

The City's Capital Plan initially required construction of one reservoir in 2019 and a second reservoir in 2027 to meet the City's future water demands. However, given the anticipated demand of the 256 Industrial Reserve, this project was designed to include both of the planned new glass-fused steel reservoirs as part of one project to optimize design and construction costs.

This project supports Council's Strategic Plan to manage municipal infrastructure to accommodate future developments and growth in accordance with the Official Community Plan (OCP). These upgrades are included in the approved 2022 Financial Plan and supported by the current Water Distribution Master Plan.

The procurement process was consistent with the City's Procurement Policy. An invitation to Tender for the project was issued on June 2, 2022 and closed on August 4, 2022. Seven bids were received and the lowest compliant bid was submitted by Trittech Group Ltd. in the amount of \$4,697,301.15 (excluding taxes). A \$702,698.85 contract contingency is recommended to address any unforeseen circumstances, however will only be used if required. As the second reservoir is now included, it is recommended that the next Financial Plan Bylaw amendment include additional funding of \$1,888,872.

Stantec Consulting Ltd. (Stantec) is the City's engineering consultant retained to complete the design phase of the project. In awarding the construction and given the scope of the project, the recommendation is to utilize Stantec for contract administration and inspection services during the construction phase. This report recommends increasing their contract by \$170,000 to provide these construction support services.

## RECOMMENDATION:

That Contract ITT-EN22-24: 263 Street Reservoir Expansion, be awarded to Trittech Group Ltd. in the amount of \$4,697,301.15, excluding taxes; and

That a construction contingency of \$702,698.85 be approved to address potential variations in field conditions; and

That the next Financial Plan Bylaw amendment include additional funding of \$1,888,872 for the 263 Street Reservoir Expansion; and

That the existing Stantec Consulting Ltd. contract for Engineering Design Services for 263 Street Reservoir Expansion, be increased by \$170,000; and further

That the Corporate Officer be authorized to execute the contract.

## DISCUSSION:

### a) Background Context:

The project generally consists of upgrading the capacity and expansion of the current reservoir, aiding future growth and City development. The project site is located at Dewdney Trunk Road and 263 Street.

The City's Capital Plan initially required construction of one reservoir in 2019 and a second reservoir in 2027 to meet the City's future water demands. However, given the anticipated demand of the 256 Industrial Reserve, this project was designed to include both of the planned new glass-fused steel reservoirs as part of one project to optimize design and construction costs. Further, proceeding with both tanks simultaneously, the City forgoes the additional costs required to retrofit the existing infrastructure to accommodate an interim configuration.

Additional works will include connection to the newly constructed 263 Street Pump Station, chemical injection piping from the existing pump station, on-site drainage improvements, re-grading of the existing 263 Street gravel access road and fencing.

### Tender Evaluation

An invitation to Tender was issued on June 2, 2022 and closed on August 4, 2022. Seven compliant bids were received and are listed below from lowest to highest price. The lowest compliant bid was submitted by Trittech Group Ltd. in the amount of \$4,697,301.15 (excluding taxes).

	Tender Price (excluding taxes)
Trittech Group Ltd.	\$ 4,697,301.15
Regehr Contracting Ltd.	\$ 4,994,634.00
Industra Construction Corp.	\$ 5,179,572.63
Chandos Construction Ltd. (Civil)	\$ 5,259,272.01
Drake Excavating (2016) Ltd.	\$ 5,295,000.00
GCL Contracting & Engineering Inc.	\$ 5,449,210.00
Pomerleau, Inc.	\$ 6,057,160.88

The range of prices received indicate a competitive environment and fair market value for the project. The tendering process was compliant with the City's Procurement Policy. Trittech Group Ltd. has completed similar work in the Lower Mainland and reference checks confirm they are qualified to complete the work.



**b) Desired Outcome:**

The desired outcome is to provide safe drinking water to businesses and residents. The capacity upgrades provided by the new reservoirs will support re-development and densification within the City, meeting community needs while improving functionality and overall safety of the City's capital infrastructure.

**c) Strategic Alignment:**

This project supports Council's Strategic Plan to manage municipal infrastructure to accommodate future developments and growth in accordance with the OCP. These upgrades are included in the approved 2022 Financial Plan, supported by the current Water Distribution Master Plan and the procurement process was consistent with the City's Procurement Policy.

**d) Citizen/Customer Implications:**

Construction will commence shortly after the project is awarded and is anticipated to be completed within eight months. The impact to local traffic and residents adjacent to the reservoir location will be minimized as much as possible. 263 Street will remain open to residents and access to residents' properties will be accommodated throughout construction. Most of the works will be away from roadways, and there will be an approved traffic management plan and traffic control personnel will be provided when required.

**e) Interdepartmental Implications:**

The Engineering, Engineering Operations, and Property departments have provided input during the design process.

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

The project is funded through a combination of Development Cost Charges (DCCs), and the General Capital and Water Fund.

The projected expenditures (excluding taxes) require that the next Financial Plan Bylaw amendment include additional funding of \$1,888,872.

Project Expenditures (Excluding Taxes):

Expenditures to Date (Detailed Design)	\$ 168,872.00
Consultant Construction Services – Stantec	\$ 170,000.00
City of Maple Ridge – Waterworks / Operations	\$ 150,000.00
Construction Contract – Trittech Group Ltd.	\$ 4,697,301.15
Contract Contingency	\$ 702,698.85
<b>Total Projected Cost</b>	<b>\$ 5,888,872.00</b>

Existing Funding Sources:

Development Cost Charges (DCC)	\$ 1,979,800.00
Water Capital Fund (WCF)	\$ 2,020,200.00
<b>Total Existing Funding</b>	<b>\$ 4,000,000.00</b>

Additional Funding Required:


Additional Development Cost Charges (DCC)	\$ 925,547.28
Additional Water Capital Fund (WCF)	\$ 963,324.72
<b>Total Additional Funding</b>	<b>\$ 1,888,872.00</b>
<b>Total Project Funding</b>	<b>\$ 5,888,872.00</b>

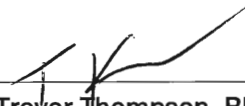
## CONCLUSION:

The 263 Street Reservoir Expansion project is included in the City's approved Financial Plan and will provide safe drinking water to businesses and residents. The capacity upgrades will support re-development and densification in the City, meeting the needs of the community while also improving the functionality and overall safety of the City's capital infrastructure.

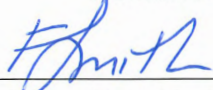
The tender price of \$4,697,301.15 (excluding taxes) by Trittech Group Ltd. is the lowest compliant tendered price. The City has received competitive pricing due to economy of scale, therefore, it is recommended that Council approve the award of the contract to Trittech Group Ltd. and that a contract contingency of \$702,698.85 be approved.

It is also recommended that Council approve an increase to the existing Stantec Consulting Ltd. contract for Engineering Design Services for 263 Street Reservoir Expansion, in the amount of \$170,000 for consultant construction support services. It is further recommended that the next Financial Plan Bylaw amendment include additional funding of \$1,888,872 for the 263 Street Reservoir Expansion.

  
Submitted by: **Jatinder Khaira, P.Eng.**  
**Manager of Design & Construction**

  
Financial: **Trevor Thompson, BBA, CPA, CGA**  
Concurrence: **Director of Finance**

  
Reviewed by: **Forrest Smith, P.Eng.**  
**Director of Engineering**

  
Approved by: **David Pollock, P.Eng.**  
**General Manager Engineering Services**  
FOR

  
Concurrence: **Scott Hartman**  
**Chief Administrative Officer**

Attachments:  
(A) Map





Scale: 1:2,500



ITT-EN22-24  
263 Reservoir Expansion

ENGINEERING DEPARTMENT



**MAPLE RIDGE**  
British Columbia

mapleridge.ca

DATE: Aug 24, 2022

BY: JB

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Extension of Tax Sale Redemption Period

**MEETING DATE:** September 6, 2022  
**FILE NO:** 05-1825-02  
**MEETING:** CoW

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## EXECUTIVE SUMMARY

This bylaw extends the tax sale redemption period of a property for an additional year from September 27, 2022 to September 27, 2023. This will allow the property owner additional time to redeem their property from tax sale.

## RECOMMENDATION

That Extension of Tax Sale Redemption Period Bylaw No. 7884-2022 be given first, second and third readings.

## DISCUSSION

### a) Background Context:

Under the *Local Government Act*, the City conducts a tax sale each year and offers for sale by public auction any property on which taxes are delinquent. Delinquent taxes are unpaid property taxes from two years prior to the current year.

On September 27, 2021 the property at 22486 Kemi Place sold by public auction at the tax sale due to delinquent taxes and the City, at a bid price of \$47,000.00, was declared the purchaser.

Under the *Local Government Act*, a property sold at tax sale may be redeemed by the owner within one year from the day of the annual tax sale, by paying the total of the upset price (full amount of delinquent taxes plus fees) and accrued interest. During the redemption period, the property continues to be assessed and taxed in the name of the registered owner.

For the property at 22486 Kemi Place, the redemption period ends on September 27, 2022.

### b) Discussion / Analysis

Section 660 (6) of the *Local Government Act* gives Council authority, by bylaw, to extend the redemption period by one year if the municipality is the purchaser. Staff recommends



extending the redemption period by one year to give the registered owner another year to redeem the property.

Under this bylaw, the redemption period would be extended until September 27, 2023.

The owner still has time to redeem the property before the end of the current redemption period, but the extension would give the owner additional time to do so.

**c) Financial Implications:**

There are no financial implications for the City associated with this report or the proposed bylaw. The tax sale debt owed to the City is secured. The registered owner continues to be responsible for all financial liabilities associated with the property during the original and extended redemption periods.

**CONCLUSION**

The extension of the tax sale redemption period would give the property owner until September 27, 2023 to redeem their property from tax sale. Otherwise the City will be required to take possession of their home after September 27, 2022.

  
Prepared by: **C.K. Lee, CPA, CGA**  
**Manager Revenue and Collections**

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

  
Reviewed by: **Christina Crabtree**  
**General Manager, Corporate Services**

  
Concurrence: **Scott Hartman**  
**Chief Administrative Officer**

**ATTACHMENTS**

Attach. 1 – Extension of Tax Sale Redemption Period Bylaw No. 7884-2022

**CITY OF MAPLE RIDGE  
BYLAW NO. 7884-2022**

**A Bylaw to Extend the Redemption Period for a Property Sold at Tax Sale**

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**WHEREAS**, the property having a civic address of 22486 Kemi Place, Maple Ridge, British Columbia and legally described as:

Parcel Identifier: 002-475-472  
LOT 4 SECTION 20 TOWNSHIP 12 NEW WESTMINSTER DISTRICT  
PLAN NWP70479

(the "Parcel")

was offered for sale by public auction on September 27, 2021 as a result of delinquent taxes owing on the Parcel;

**AND WHEREAS**, the City of Maple Ridge was declared the purchaser of the Parcel pursuant to the tax sale;

**AND WHEREAS**, the one year redemption period for the Parcel will expire on September 27, 2022;

**AND WHEREAS**, Council may, by bylaw, extend for one year only the period for redemption;

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

1. This Bylaw may be cited for all purposes as "Extension of Tax Sale Redemption Period Bylaw No. 7884-2022
2. The redemption period for the Parcel is hereby extended to September 27, 2023.

**READ** a first time the                      day of                      , 2022.

**READ** a second time the                      day of                      , 2022.

**READ** a third time the                      day of                      , 2022.

**ADOPTED** the                      day of                      , 2022.

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**PRESIDING MEMBER**

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**CORPORATE OFFICER**