

City of Maple Ridge
COUNCIL MEETING AGENDA

September 13, 2022

7:00 p.m.

Virtual Online Meeting including Council Chambers

Meeting Decorum:

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

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

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

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

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

100 CALL TO ORDER

200 AMENDMENTS TO THE AGENDA

300 APPROVAL OF THE AGENDA

400 ADOPTION OF MINUTES

401 Minutes - July 26, 2022

500 PRESENTATIONS AT THE REQUEST OF COUNCIL

600 DELEGATIONS

700 CONSENT AGENDA

701 Minutes

701.1 Development Agreements Committee:

- August 2, 2022
- August 12, 2022
- August 18, 2022
- August 23, 2022
- August 24, 2022
- August 31, 2022

702 **Reports**

703 **Correspondence**

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

704.1 **August**

That the following Item from the August 9, 2022 Closed Council Meeting be released from Closed Council status:

Item 4.2 – Councillor Matter -1

On March 22, 2022, following Councillor Robson's petition to the Court, Council re-appointed Councillor Robson to city committees and the acting mayor rotation. At that time, Council indicated publicly that it would carry out a further investigation into Councillor Robson conduct, while he pursued legal action against the City.

Today, Maple Ridge City Council and Councillor Robson have jointly agreed that it is in the best interest of the community to conclude this matter immediately, allowing Council to conduct the balance of its outstanding business before the October 15 municipal election without the distraction and cost to taxpayers of continued action. As a result, Council will not pursue a further investigation of Councillor Robson, and Councillor Robson will discontinue his legal proceedings against the City. Both Council and Councillor Robson agree that it is time to conclude the issue and allow Council to focus on the remainder of its agenda before wrapping up this term.

705 **Recommendation to Receive Items on Consent**

800 **UNFINISHED BUSINESS**

900 CORRESPONDENCE

1000 BYLAWS

1100 COMMITTEE REPORTS AND RECOMMENDATIONS

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

Planning and Development Services

1101 2021-355-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.

Engineering Services

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

Staff report dated September 6, 2022, recommending that Contract ITT-EN22-24 263 Street Expansion be awarded to Tritech 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.

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

Parks, Recreation and Culture

Other Committee Issues

Administration (including Fire and Police)

1300 OTHER MATTERS DEEMED EXPEDIENT

1400 PUBLIC QUESTION PERIOD

1500 MAYOR AND COUNCILLOR REPORTS

1600 NOTICES OF MOTION AND MATTERS FOR FUTURE MEETING

1700 ADJOURNMENT

PUBLIC QUESTION PERIOD

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

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

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

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

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

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

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

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

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

For more information on these opportunities contact:

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

APPROVED BY: _____

DATE: _____

PREPARED BY: _____

DATE: _____

CHECKED BY: _____

DATE: _____

400 ADOPTION AND RECEIPT OF MINUTES

401 Minutes of Regular and Special Council Meetings

COUNCIL MEETING MINUTES

July 26, 2022

The Minutes of the City Council Meeting held virtually and hosted in Council Chambers on July 26, 2022 at 7:00 p.m. at City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

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

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

100 ***CALL TO ORDER***

200 ***AMENDMENTS TO THE AGENDA***

300 ***APPROVAL OF THE AGENDA***

R/2022-CM-226

It was moved and seconded

That the agenda of the Regular Council Meeting of July 26, 2022 be approved with the following amendments:

- Item 1193.1 be dealt with prior to item 1193
- Item 704.1 be added to the list of items on the Consent Agenda.

CARRIED

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

401 Minutes of the Regular Council Meeting of July 12, 2022

R/2022-CM-227

It was moved and seconded

That the minutes of the Regular Council Meeting of July 12, 2022 be adopted as circulated.

CARRIED

402 Record of Public hearing of July 19, 2022

R/2022-CM-228

It was moved and seconded

That the record of Public Hearing of July 19, 2022 be adopted as circulated.

CARRIED

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

600 ***DELEGATIONS*** - Nil

700 ***ITEMS ON CONSENT***

701 **Minutes**

701.1 **Meetings of the Development Agreements Committee**

- July 13 2022
- July 18 2022
- July 20 2022

701.2 **Committees and Commissions of Council Meetings**
Agricultural Advisory Committee:

- January 27, 2022
- April 28, 2022

Public Art Steering Committee:

- June 2, 2022

Advisory Design Panel:

- January 19, 2022
- February 16, 2022
- March 23, 2022
- April 13, 2022

- May 18, 2022

702 **Reports**

- 702.1 2022 Q2 Corporate Report
- 702.2 Quarter 2, 2022 Financial Update
- 702.3 Disbursements for the month ended June 30, 2022
- 702.4 2022 Council Expenses

703 **Correspondence**

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

- 704.1 July 26, 2022, Item 4.1 – Additional Leave Granted for Councillor Duncan to End of Term:

Maple Ridge City Council has granted a further leave to Councillor Kiersten Duncan to be absent from her council duties through to the end of the current term for personal reasons. Councillor Duncan has been absent from Council meetings, committee meetings and public hearings since September 28, 2021.

Over the past 10 months in her absence, Councillor Duncan's work and responsibilities were reassigned to other members in order to continue the important work of Council and the City's committees, since that work cannot be passed on to City Staff.

705 **Recommendation to Receive Items on Consent**

R/2022-CM-229

It was moved and seconded

That the items on the Consent Agenda of the July 26, 2022, Council Meeting be received into the record.

CARRIED

800 ***UNFINISHED BUSINESS*** - Nil

900 ***CORRESPONDENCE*** – Nil

1000 ***BYLAWS***

Bylaw for Third Reading and Adoption

1001 2021-061-RZ, 21783 Lougheed Highway

1001.1 Maple Ridge Zone Amending Bylaw No. 7721-2021

To introduce the C-7 (Lougheed Transit Corridor Mixed-Use) Zone.

R/2022-CM-230

It was moved and seconded

That Maple Ridge Zone Amending Bylaw No. 7721-2021 be given third reading.

CARRIED

1001.2 Maple Ridge Zone Amending Bylaw No. 7719-2021

To re-designate the subject property from C-2 (Community Commercial) to C-7 (Lougheed Transit High Density Mixed-Use).

R/2022-CM-231

It was moved and seconded

That Maple Ridge Zone Amending Bylaw No. 7719-2021 be given third reading.

CARRIED

1002 2019-426-RZ, 24877, 24909, 24929, 24947, 24979, 24985, and 24989 112 Avenue

1002.1 Official Community Plan Amending Bylaw No. 7607-2020

To re-designate the subject properties from Low/Medium Density Residential to Townhouse and Conservation.

R/2022-CM-232

It was moved and seconded

That Official Community Plan Amending Bylaw No. 7607-2020 be given third reading.

CARRIED

1002.2 Maple Ridge Zone Amending Bylaw No. 7608-2020

To rezone portions of the subject properties from RS-3 (Single Detached Rural Residential) to RM-1 (Low Density Townhouse Residential); amend required Setbacks for an Accessory Structure for an Indoor Amenity Area; and amend the maximum Building Height for Accessory Buildings and Accessory Structures for an Indoor Amenity Area.

R/2022-CM-233

It was moved and seconded

That Maple Ridge Zone Amending Bylaw No. 7608-2020 be given third reading.

CARRIED

1003 2019-055-RZ, 11839 and 11795 267 Street

1003.1 Maple Ridge Official Community Plan Amending Bylaw No. 7834-2022

To re-designate a portion of the subject properties from Suburban Residential to Park.

R/2022-CM-234

It was moved and seconded

That Maple Ridge Official Community Plan Amending Bylaw No. 7834-2022 be given third reading.

CARRIED
Councillor Robson opposed

1003.2 Maple Ridge Zone Amending Bylaw No. 7539-2019

To rezone portions of the subject properties from RS-3 (Single Detached Rural Residential) to RS-2 (Single Detached Suburban Residential).

R/2022-CM-235

It was moved and seconded

That Maple Ridge Zone Amending Bylaw No. 7539-2019 be given third reading.

CARRIED

1004 2020-413-RZ, 10366 240 Street

1004.1 Maple Ridge Zone Amending Bylaw No. 7699-2021

To rezone the subject property from RS-2 (Single Detached Suburban Residential) to RM-1 (Low Density Townhouse Residential).

R/2022-CM-236

It was moved and seconded

That Maple Ridge Zone Amending Bylaw No. 7699-2021 be given third reading.

CARRIED

1005 2018-349-RZ, 21745 River Road

1005.1 Maple Ridge Zone Amending Bylaw No. 7503-2018

To rezone the subject property from RS-1 (Single Detached Residential) to RS-1b (Single Detached (Medium Density) Residential).

R/2022-CM-237

It was moved and seconded

That Maple Ridge Zone Amending Bylaw No. 7503-2018 be given third reading.

CARRIED

1006 **2019-392-RZ, 22904, 22910 and 22922 Dewdney Trunk Road**

1006.1 **Official Community Plan Amending Bylaw No. 7759-2021**

To re-designate the subject properties from Urban Residential to Commercial.

R/2022-CM-238

It was moved and seconded

That Official Community Plan Amending Bylaw No. 7759-2021 be given third reading.

CARRIED

Councillor Robson and Councillor Yousef opposed

1006.2 **Maple Ridge Zone Amending Bylaw No. 7760-2021**

To introduce Comprehensive Development Zone CD-2-20.

R/2022-CM-239

It was moved and seconded

That Maple Ridge Zone Amending Bylaw No. 7760-2021 be given third reading.

CARRIED

Councillor Robson and Councillor Yousef opposed

1006.3 **Maple Ridge Zone Amending Bylaw No. 7627-2020**

To rezone the subject properties from RS-1 (Single Detached Residential) to CD-2-20 (Comprehensive Development).

R/2022-CM-240

It was moved and seconded

That Maple Ridge Zone Amending Bylaw No. 7627-2020 be given third reading.

CARRIED

Councillor Yousef opposed

1007 **2022-036-RZ, Zone Amending Bylaw No. 7827-2022**

Staff report dated July 26, 2022, recommending that Zone Amending Bylaw No. 7827-2022, to make housekeeping amendments to Zoning Bylaw No. 7600-2019, be given third reading and be adopted.

R/2022-CM-241

It was moved and seconded

That Zone Amending Bylaw No. 7827-2022 be given third reading and adopted.

CARRIED

1008 2017-262-RZ, 11060 Cameron Court

Staff report dated July 26, 2022, recommending that Official Community Plan Amending Bylaw No. 7620-2020 and Zone Amending Bylaw No. 7409-2017, to permit an 18 lot subdivision, be adopted.

1008.1 Official Community Plan Amending Bylaw No. 7620-2020

R/2022-CM-242

It was moved and seconded

That Official Community Plan Amending Bylaw No. 7620-2020 be adopted.

CARRIED

1008.2 Zone Amending Bylaw No. 7409-2017

R/2022-CM-243

It was moved and seconded

That Zone Amending Bylaw No. 7409-2017 be adopted.

CARRIED

1009 2018-408-RZ, 13160 236 Street

Staff report dated July 26, 2022, recommending that Official Community Plan Amending Bylaw No. 7576-2019 be adopted and Zone Amending Bylaw No. 7527-2019, to permit the future subdivision of three lots, be adopted.

1009.1 Official Community Plan Amending Bylaw No. 7576-2019

R/2022-CM-244

It was moved and seconded

That Official Community Plan Amending Bylaw No. 7576-2019 be adopted.

CARRIED

1009.2 Zone Amending Bylaw No. 7527-2019

R/2022-CM-245

It was moved and seconded

That Zone Amending Bylaw No. 7527-2019 be adopted.

CARRIED

1010 2019-064-RZ, 11045 Cameron Court

Staff report dated July 26, 2022, recommending that Zone Amending Bylaw No. 7551-2019, to permit a 6 lot subdivision, be adopted.

R/2022-CM-246

It was moved and seconded

That Zone Amending Bylaw No. 7551-2019 be adopted.

CARRIED

1011 2020-403-RZ, 12077 & 12079 240 Street

Staff report dated July 26, 2022, recommending that Zone Amending Bylaw No. 7695-2020, to permit the future subdivision of four lots, be adopted.

R/2022-CM-247

It was moved and seconded

That Zone Amending Bylaw No. 7695-2020 be adopted.

CARRIED

1012 2018-448-RZ, 12061 Laity Street

Staff report dated July 26, 2022, recommending that Maple Ridge Heritage Designation and Revitalization and Tax Exemption Agreement Bylaw No. 7532-2019, to allow the RT-2 Zone, as varied by Schedule F of the proposed bylaw, to be applied to the subject site in exchange for conservation of the Gillespie Residence.

1012.1 Zone Amending Bylaw No. 7532-2019 - Maple Ridge Heritage Designation and Revitalization and Tax Exemption Agreement

R/2022-CM-248

It was moved and seconded

That Zone Amending Bylaw No. 7532-2019 - Maple Ridge Heritage Designation and Revitalization and Tax Exemption Agreement, be adopted.

CARRIED

1012.2 Maple Ridge Community Heritage Register

R/2022-CM0249

It was moved and seconded

That the Gillespie Residence at 12061 Laity Street be added to the Maple Ridge Community Heritage Register.

CARRIED

1013 Maple Ridge Ticket Information Utilization Amending Bylaw No. 7858-2022 and Bylaw Notice Enforcement Amending Bylaw No. 7859-2022

1013.1 Maple Ridge Ticket Information Utilization Amending Bylaw No. 7858-2022

To provide consistency, coordination and compliance with corresponding ticket offences bylaws.

R/2022-CM-250

It was moved and seconded

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

CARRIED

1013.2 Bylaw Notice Enforcement Amending Bylaw No. 7859-2022

To provide consistency, coordination and compliance with corresponding ticket offences bylaws.

R/2022-CM-251

It was moved and seconded

That Bylaw Notice Enforcement Amending Bylaw No. 7859-2022 be adopted.

CARRIED

1100 *REPORTS AND RECOMMENDATIONS*

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.

R/2022-CM-252

It was moved and seconded

That Application 2022-127-AL be forwarded to the Agricultural Land Commission for their review and consideration.

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.

R/2022-CM-253

It was moved and seconded

That Application 2022-109-AL be forwarded to the Agricultural Land Commission for their review and consideration.

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.

R/2022-CM-254

It was moved and seconded

That the Corporate Officer be authorized to sign and seal a Temporary Use Permit for Property located at 10225 272 Street, once the following terms and conditions are met:

- i. Washroom facilities required for use of customers in the general public. A total of three portable washrooms must be provided, including one accessible washroom for persons with disabilities.**
- ii. Annual Electrical Permit (2022 100158 00 AEP) approval.**
- iii. Building Permit (2022-109389 BG) approval.**
- iv. Electrical Permit (21-114853 EL) approval.**

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.

R/2022-CM-255

It was moved and seconded

- 1. That in respect of 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. 7698-2021 on the municipal website and the referral process together with an invitation to the public, Metro Vancouver and the Agricultural Land Commission to comment; 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. 7698-2021 as amended, be given second reading and forwarded to Public Hearing; and further
3. That Council Policy 6.35 - North East Albion Servicing Strategy, as attached as Appendix E to the staff report titled "Albion Area Plan Update (North East Albion)" dated July 19, 2022, be adopted.
4. That the Albion Density Bonus program be reviewed.

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.

R/2022-CM-256

It was moved and seconded

1. That Zone Amending Bylaw No. 7861-2022 be given first reading; and further
2. That the applicant provide further information as described on Schedules B and E, of the Development Procedures Bylaw No. 5879-1999, along with the information required for an Intensive Residential Development Permit and a subdivision application.

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.

R/2022-CM-257

It was moved and seconded

That Zone Amending Bylaw No. 7862-2022 be given first and second reading and forwarded to Public Hearing.

CARRIED

Councillor Robson opposed

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/2022-CM-258

It was moved and seconded

1. That, in accordance with Section 475 of the Local Government Act, opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7865-2022 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. 7865-2022 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. 7865-2022 is consistent with the Capital Expenditure Plan and Waste Management Plan;
4. That Official Community Plan Amending Bylaw No. 7865-2022 be given first and second reading and be forwarded to Public Hearing at such time that a Traffic Impact Assessment has been received to the satisfaction of the City;
5. That Zone Amending Bylaw No. 7766-2021 be given second reading, and be forwarded to Public Hearing; at such time that a Traffic Impact Assessment has been received to the satisfaction of the City;
6. That the following terms and conditions be met prior to final reading:
 - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii) Amendment to Official Community Plan Section 3-20(c), Schedule "A"
 - iii) Road dedication for the lane as required;
 - iv) Consolidation of the subject properties;
 - v) Registration of a Statutory Right-of-Way plan and agreement for a north-south interim lane access over 22936 Dewdney Trunk Road;
 - vi) Registration of a Restrictive Covenant for protecting the Visitor Parking;
 - vii) Registration of a Restrictive Covenant for Stormwater Management;
 - viii) Removal of existing buildings;

- ix) 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.
- x) That a voluntary contribution, in the amount of \$765,400.00 (\$4,300.00 x units) be provided in keeping with the Council Policy 6.31 with regard to Community Amenity Contributions.
- xi) That a voluntary contribution, in the amount of \$446,065.00 based on rate of \$161.46 per square metre (\$15.00 per square foot) for the additional density being sought in accordance with the proposed RM-2 zone in Zoning Bylaw No. 7600-2019; and
- xii) That voluntary payment of \$288,000.00 based on a rate of \$8,000.00 per space, be received in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350 -1990 as cash-in-lieu for 36 off-street parking spaces provided for residential use, respecting the properties located at 22936, 22944, 22952, 22964 and 22974 Dewdney Trunk Road.

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.

R/2022-CM-259

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2018-448-DP and 2022-209-DP respecting property located at 12061 Laity Street.

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.

R/2022-CM-260

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2021-586-DP respecting property located 22278 Brown Avenue and 12011 & 12039 223 Street.

CARRIED

1110 2022-220-RZ, Removal of Gross Floor Area Requirement for Secondary Suites and Removal of Minimum Gross Floor Area Requirement 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).

R/2022-CM-261

It was moved and seconded

That Zone Amending Bylaw No. 7857-2022 be given first and second reading.

CARRIED

Councillor Robson opposed

R/2022-CM-262

That a Public Hearing be waived in accordance with the Local Government Act Section 464(2).

DEFEATED

R/2022-CM-263

That a Public Hearing be held in accordance with the Local Government Act Section 464(2) for Zone Amending Bylaw No. 7857-2022.

CARRIED

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.

R/2022-CM-264

It was moved and seconded

That the cost to provide the sanitary sewer services at 12125 203 Street is, in whole or in part, excessive to the City and that the cost to provide these services shall be paid by the owners of the land being subdivided; and

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

That the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 177 /22 with the subdivider of the lands at 12125 203 Street.

CARRIED

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.

R/2022-CM-265

It was moved and seconded

That Contract ITT-EN22-14: Culvert Replacement Program, 112 Avenue 25m West of 280 Street, be awarded to RTR Terra Contracting Ltd. in the amount of \$1,211,462.15 excluding taxes; and

That a contract contingency of \$122,000 be approved to address potential variations in field conditions; and

That the existing Kerr Wood Leidal Associates Ltd. contract for Engineering Design Services for 112 Avenue Culvert Replacement, be increased by \$40,000; and

That the Financial Plan be amended to provide project funding of \$1,567,789.85 from the Capital Works Reserve Fund; and further

That the Corporate Officer be authorized to execute the contract.

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, summarized the staff report and reviewed the financial and budget requirements funding sources, timelines and risks, and staff

answered questions from Council. Staff were requested to develop a public communication regarding this item.

R/2022-CM-266

It was moved and seconded

That the financial plan be amended to allocate \$200,000 towards design of Abernethy Way from 224 to 230 Street be approved; and further

That Staff be directed to propose a funding strategy during business planning for construction of Abernethy Way between 224 Street and 230 Street in 2023.

CARRIED

R/2022-CM-267

It was moved and seconded

That Contract ITT-EN22-27: Abernethy Way Road Improvements (230 Street to 232 Street), be awarded to Jack Cewe Construction Ltd. in the amount of \$4,865,991.75 excluding taxes; and

That a construction contingency of \$487,600 be approved to address potential variations in field conditions; and

That the Financial Plan be amended to increase the project funding by \$675,074.69 from the Development Cost Charges Fund; and

That the existing Aplin & Martin Consultants Ltd. contract for Engineering Design Services for Abernethy Way (230 Street to 232 Street), be increased by \$105,000; and further

That the Corporate Officer be authorized to execute the contract.

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.

R/2022-CM-268

It was moved and seconded

That Contract 1TT-EN22-23: 117 Avenue Corridor and River Road Traffic Calming Improvements, be awarded to Crown Contracting Limited in the amount of \$3,877,265.00 excluding taxes; and

That a construction contingency of \$387,000 be approved to address potential variations in field conditions; and

That the Financial Plan be amended to increase the project funding by \$698,857 from General Revenue Accumulated Surplus; and

That the existing Aplin & Martin Consultants Ltd. contract for Engineering Design Services for 117 Avenue Corridor and River Road Traffic Calming Improvements, be increased by \$180,000; and further

That the Corporate Officer be authorized to execute the contract.

CARRIED

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.

Note: Councillor Yousef left the meeting at 8:56 p.m. and returned at 8:57 p.m.

R/2022-CM-269

It was moved and seconded

That the Development Cost Charges Amending Bylaw No. 7863-2022 be given first reading.

CARRIED

ADMINISTRATIVE

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.

R/2022-CM-270

It was moved and seconded

1. That the application by The Reach Grill located at #300 - 20398 Dewdney Trunk Road Maple Ridge for an extension of hours of liquor service to 2:00 a.m. as an amendment to Food Primary Licence No. 183121 be supported, based on the information contained in the Council report dated July 19, 2022; and
2. That the application by The Reach Pub located at #300 - 20398 Dewdney Trunk Road, Maple Ridge for an extension of hours of liquor service to 2:00 a.m. as an amendment to Liquor Primary Licence No. 183136 be supported, based on the information contained in the Council report dated July 19, 2022; and further
3. That a copy of the resolution be forwarded to the Liquor and Cannabis Regulation Branch in accordance with the legislative requirements.

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/2022-CM-271

It was moved and seconded

That Policy No. 6.33, Cannabis Retail Store Processing & Evaluation Criteria, be adopted as amended to remove the word “private” from the body of the document distinguishing between categories of Cannabis Retail Stores.

CARRIED

1193.1 2020-168-RZ Alternative Approve Process for Dedicated Park Land Bylaw

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.

R/2022-CM-272

It was moved and seconded

1. That staff develop a Dedicated Park Land Bylaw to permit a City storm sewer line in Dedicated Park Land located at Silver Valley Road (Plan BCP 46658 Section 33 Township 12 New Westminster District); and further
2. That Dedicated Park Land Bylaw No. 7867-2022 be given first reading.

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 Office be authorized to publish, in accordance with the Community Charter the alternative approval process notice in relation to City sewer in Dedicated Park Land.

R/2022-CM-273

It was moved and seconded

1. That the Corporate Officer be authorized to publish, in accordance with the Community Charter, the alternative approval process notice attached as Appendix 1 to the staff report dated July 19, 2022 and titled “Alternative Approval Process For City Sewer Line in Dedicated Park Land Bylaw”;
2. That elector responses shall be in the form set out in Appendix 2 to the staff report dated July 19, 2022 and titled “Alternative Approval Process For City Sewer Line in Dedicated Park Land Bylaw”;
3. That the deadline for the submission of elector response forms shall be 4:00 p.m. on Tuesday September 6, 2022;
4. That a fair determination of the total number of electors of the District of Maple Ridge is 65,231;
5. That the staff report dated July 19, 2022 and titled “Alternative Approval Process For City Sewer Line in Dedicated Park Land Bylaw”, which contains the basis on which the determination of the total number of electors of the City of Maple Ridge to which the approval process applies, shall be made available to the public on request.

CARRIED

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

Staff report dated July 19, 2022, recommending that the Corporate Office 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.

R/2022-CM-274

It was moved and seconded

1. That the Corporate Officer be authorized to publish, in accordance with the Community Charter, the alternative approval process notice attached as Appendix 1 to the staff report dated July 19, 2022 and titled “Alternative Approval Process to Permit an SRW for Metro Vancouver Forcemain In Dedicated Park Land Bylaw”;

2. That elector responses shall be in the form set out in Appendix 2 to the staff report dated July 19, 2022 and titled “Alternative Approval Process to Permit an SRW for Metro Vancouver Forcemain In Dedicated Park Land Bylaw”;
3. That the deadline for the submission of elector response forms shall be 4:00 p.m. on Tuesday, September 6, 2022;
4. That a fair determination of the total number of electors of the District of Maple Ridge is 65,231;
5. That the staff report dated July 19, 2022 and titled “Alternative Approval Process to Permit an SRW for Metro Vancouver Forcemain In Dedicated Park Land Bylaw, which contains the basis on which the determination of the total number of electors of the City of Maple Ridge to which the approval process applies, shall be made available to the public on request; and
6. That Bylaw No. 7841-2022 attached as Appendix 4 to the staff report dated July 19, 2022 and titled “Alternative Approval Process to Permit an SRW for Metro Vancouver Forcemain In Dedicated Park Land Bylaw” receive first reading.

CARRIED

1200 ***STAFF REPORTS*** – Nil

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

1400 ***PUBLIC QUESTION PERIOD***

Elliot Markillie commented on the recent article about DCCs and CACs, that funds could have been raised but the increased charges were not escalated, and asked how many units have been approved in Maple Ridge in the last three years. The Mayor advised Mr. Markillie to provide his question to the City and staff will provide that information to him.

1500 ***MAYOR AND COUNCILLORS’ REPORTS***

Mayor and Councillors provided an update on community events in which they have participated.

1600 ***NOTICES OF MOTION AND MATTERS FOR FUTURE MEETINGS*** - Nil

1700 *ADJOURNMENT* – 9:24 p.m.

Certified Correct

M. Morden, Mayor

P. Hlavac-Winsor, Acting Corporate Officer

700 ITEMS ON CONSENT

701 Minutes

CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE

August 2, 2022
Mayor's Office

CIRCULATED TO:

Michael Morden, Mayor
Chair

Scott Hartman, Chief Administrative Officer
Member

Patrick Hlavac-Winsor, Recording Secretary

1. 21-119952

LEGAL: Lot 47 Section 9 Township 15 New Westminster District Plan 51873

PID: 001-474-251

LOCATION: 10930 284 Street

OWNER: Melanie J. Williams, William A. Carriere, and Diana E. Williams

REQUIRED AGREEMENTS: Temporary Residential Use

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 21-119952.

CARRIED

2. 2020-414-DP

LEGAL: Lot 45 Block 5 District Lot 398 Group 1 New Westminster District Plan 155

PID: 011-539-518

LOCATION: 2231 North Avenue

OWNER: Provincial Rental Housing Corporation

REQUIRED AGREEMENTS: Stormwater Management Covenant and Geotechnical Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2020-414-DP

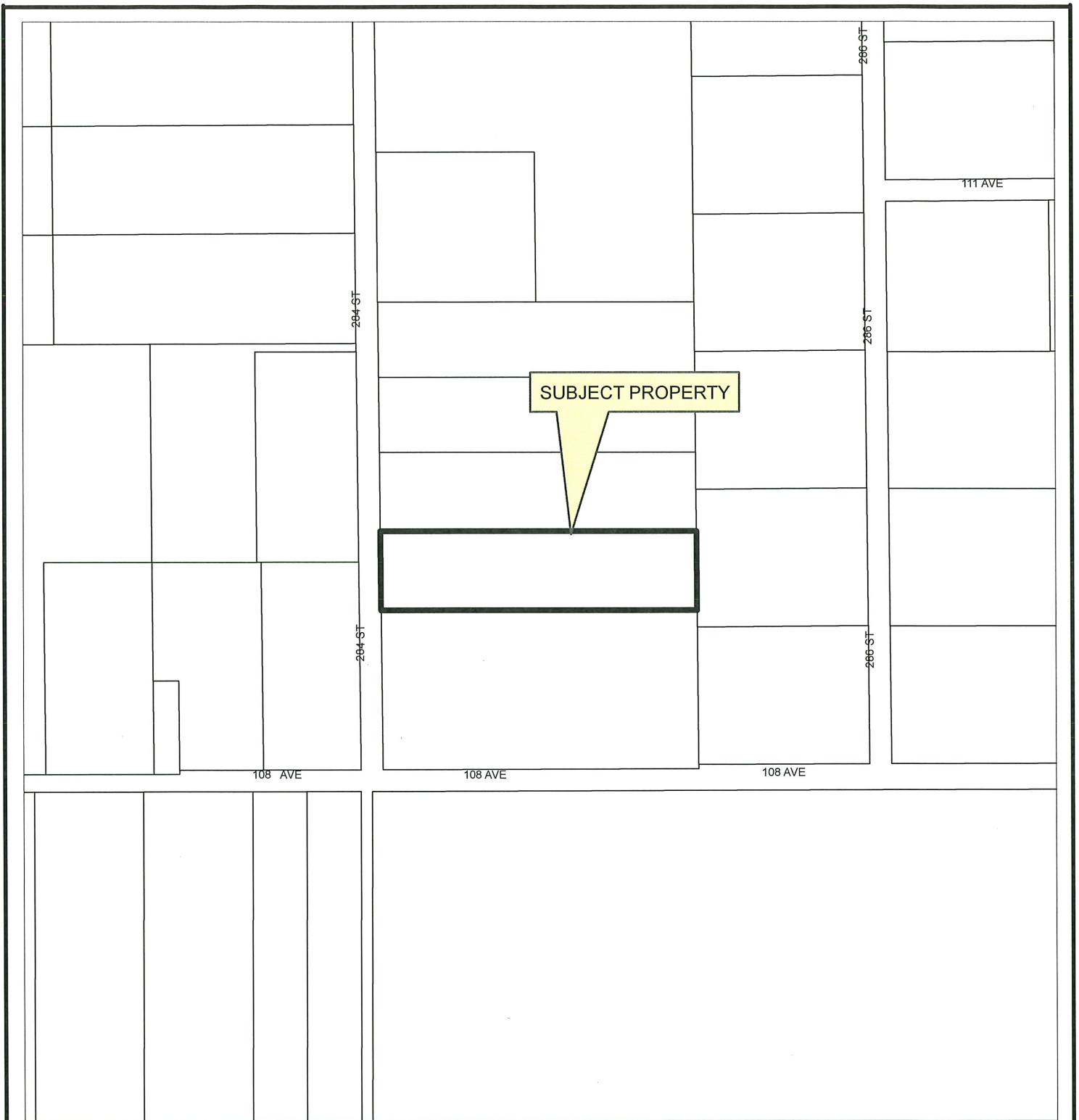
CARRIED



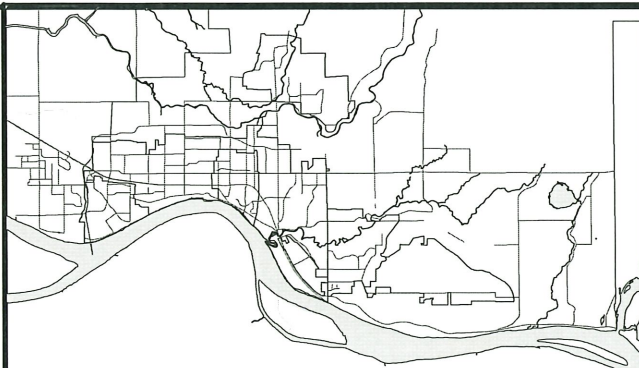
Michael Morden, Mayor
Chair



Scott Hartman, Chief Administrative Officer
Member



Scale: 1:4,851



10930 284 ST

LICENCES, PERMITS & BYLAWS DEPT.

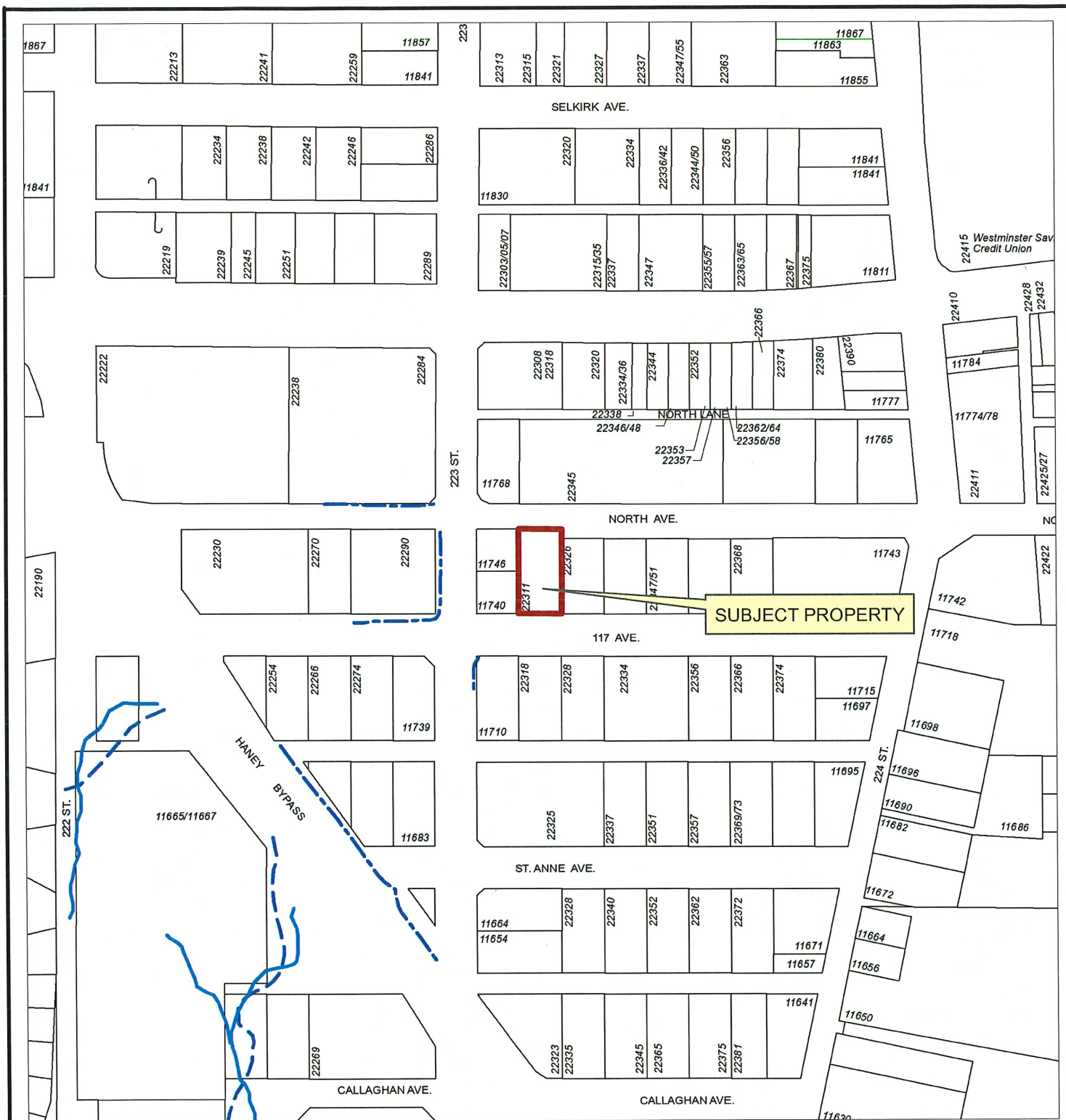


MAPLE RIDGE
British Columbia

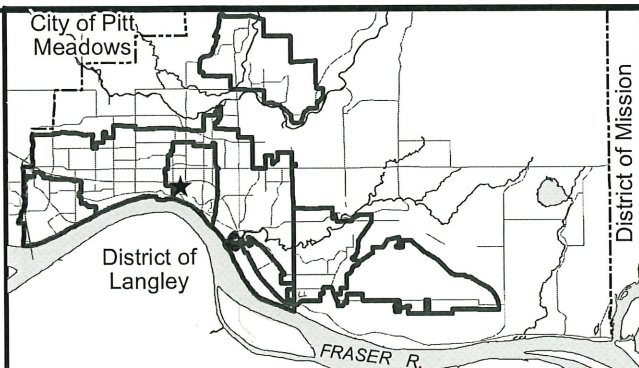
mapleridge.ca

FILE: Subject Map
DATE: Jul 22, 2022

BY: RA



Scale: 1:2,500



22311 NORTH AVENUE
011-539-518

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2020-414-DP
DATE: Nov 25, 2020

BY: BD

CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE

August 12, 2022
Mayor's Office

CIRCULATED TO:

Michael Morden, Mayor
Chair

Scott Hartman, Chief Administrative Officer
Member

Patrick Hlavac-Winsor, Recording Secretary

1. 21-121018

LEGAL: Lot 67 Section 22 Township 12 New Westminster District Plan 43885

PID: 007-151-683

LOCATION: 24301 126 Ave

OWNER: Dave Smith

REQUIRED AGREEMENTS: Geotechnical Covenant, No Build/No Disturb Covenant,
Stormwater Management Covenant, Sanitary Pump Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING
DOCUMENTS AS THEY RELATE TO 21-121018.

CARRIED

2. 22-108185

LEGAL: Lot 2 District Lot 248 Group 1 New Westminster District Plan 15819

PID: 010-152-385

LOCATION: 11527 Fir St

OWNER: Steve Zubick

REQUIRED AGREEMENTS: Section 219 Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING
DOCUMENTS AS THEY RELATE TO 22-108185

CARRIED

3. 22-113180

LEGAL: Lot 275 Section 20 Township 12 New Westminster District Plan
44292

PID: 000-840-173

LOCATION: 1 – 12164 Gee St

OWNER: Julie B Wilson, Kristian W Mair, Peter J Sutherland

REQUIRED AGREEMENTS: DGS Parking Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING
DOCUMENTS AS THEY RELATE TO 22-113180

CARRIED

4. 2019-244-RZ

LEGAL: Lot 305 Section 20 Township 12 New Westminster District Plan
46852

PID: 006-147-828

LOCATION: 12155 Edge St

OWNER: Edge Street Holdings Ltd, No. BC0768828

REQUIRED AGREEMENTS: Statutory Right of Way (Replacement)

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING
DOCUMENTS AS THEY RELATE TO 2019-244-RZ

CARRIED

5. 2016-240-RZ

LEGAL: Strata Lot 1-72 District Lot 401 Group 1 New Westminster District
Strata Plan EPS4632

PID: 031-214-762 to 031-215-475 (Multiple PIDs)

LOCATION: 22638 119 Ave

OWNER: Multiple Owners

REQUIRED AGREEMENTS: Release of Covenant Modification off lots not subject to the
Housing Agreement

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING
DOCUMENTS AS THEY RELATE TO 2016-240-RZ

CARRIED

6. E08-015-838

LEGAL: Lot 1 District Lot 402 Group 1 New Westminster District Plan
LMP30408

PID: 023-566-779

LOCATION: 22932 Lougheed Hwy

OWNER: Rainland Investments Ltd

REQUIRED AGREEMENTS: Rezoning Servicing Agreement

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING
DOCUMENTS AS THEY RELATE TO E08-015-838

CARRIED



Michael Morden, Mayor
Chair



Scott Hartman, Chief Administrative Officer
Member



Scale: 1:1,941

★

24301 126 AVE

LICENCES, PERMITS & BYLAWS DEPT.



MAPLE RIDGE

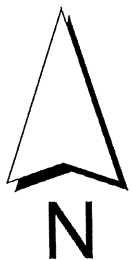
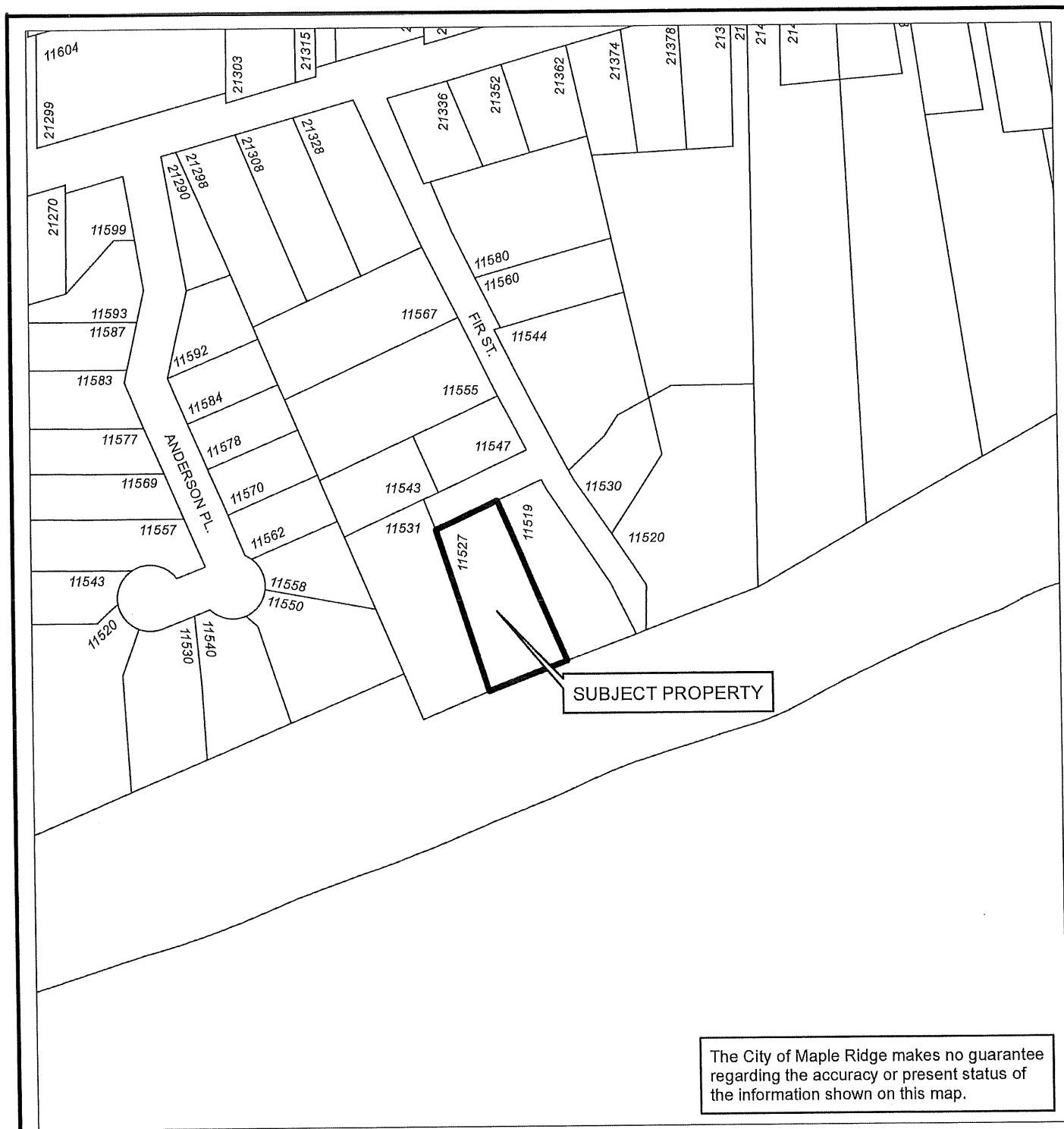
British Columbia

mapleridge.ca

FILE: Subject Map

DATE: Aug 11, 2022

BY: AD



Scale: 1:1,941

11527 Fir St

LICENCES, PERMITS & BYLAWS DEPT.



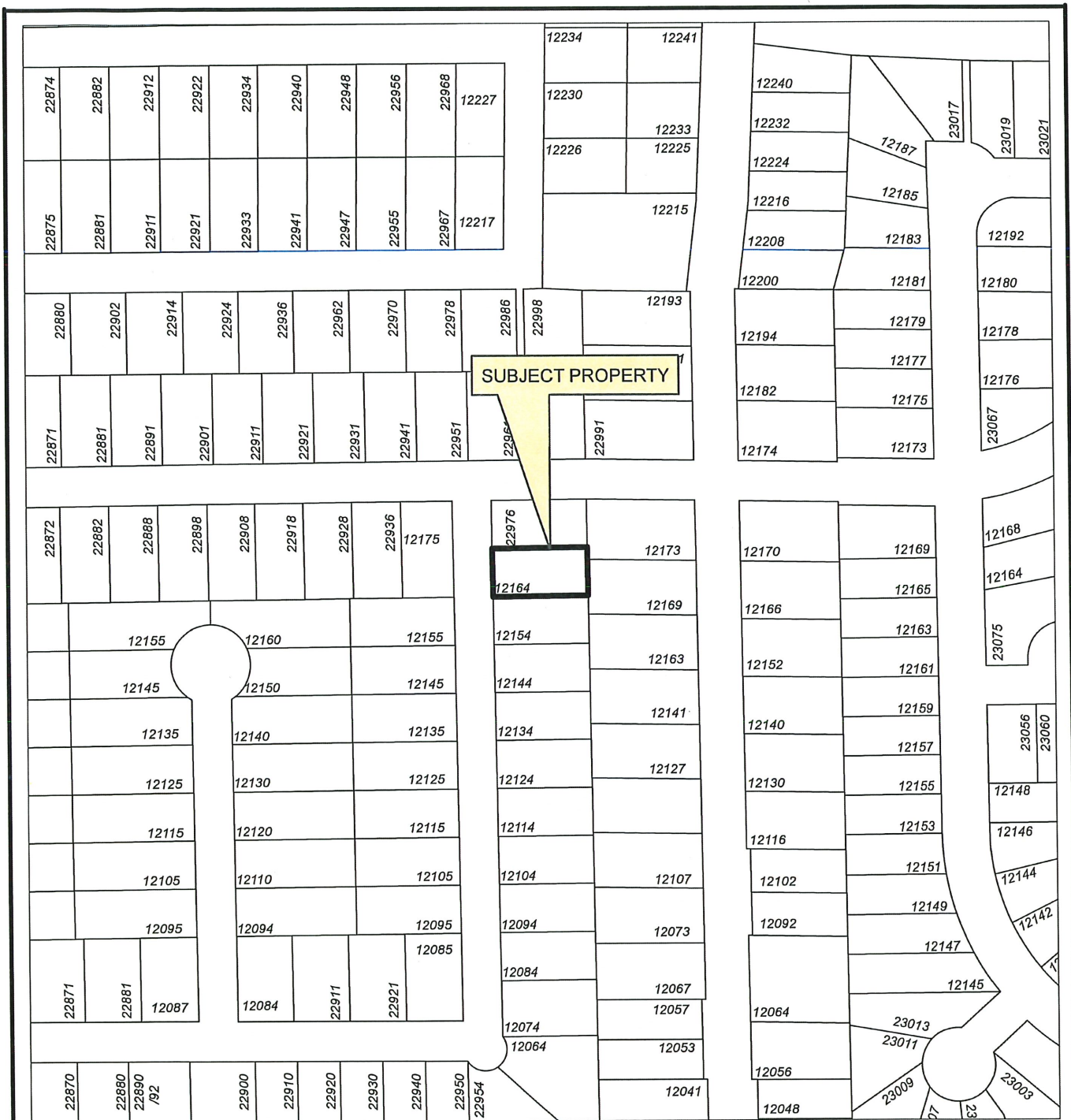
MAPLE RIDGE

British Columbia

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FILE: Subject Map
DATE: Aug 9, 2022

BY: AD

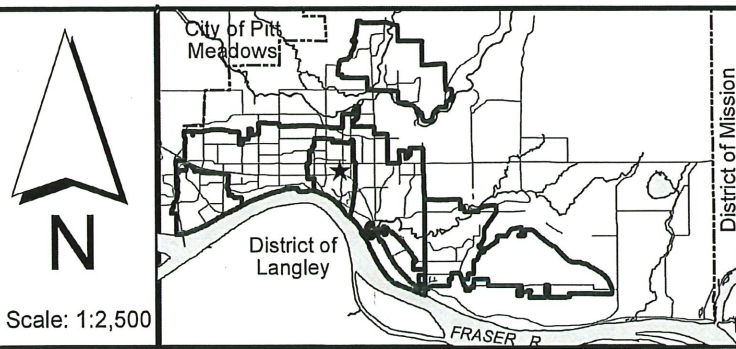


12164 GEE ST

FILE: Subject Map
DATE: Aug 9, 2022



Aerial Imagery from the Spring of 2016



Scale: 1:2,500

22638 119 Ave. and
22633 Selkirk Ave.

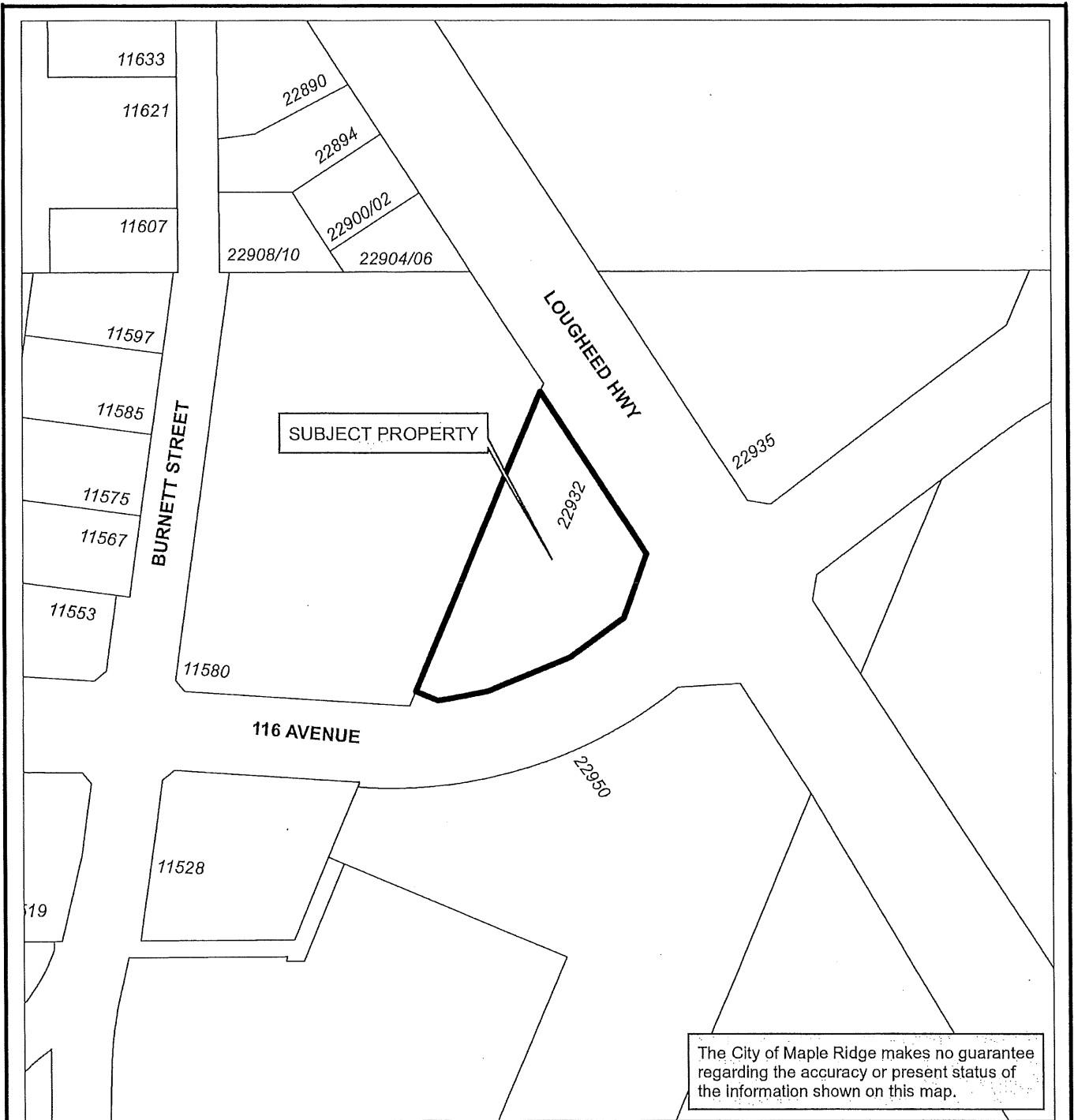
PLANNING DEPARTMENT



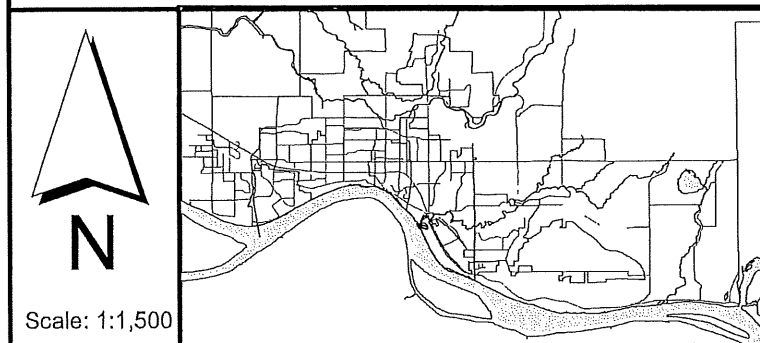
mapleridge.ca

FILE: 2016-240-RZ
DATE: Jun 7, 2017

BY: DT



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



22932 Lougheed Hwy

ENGINEERING DEPARTMENT



MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: Subject Map
DATE: Aug 11, 2022

BY: RO

**CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE**

August 18, 2022
Mayor's Office

CIRCULATED TO:

Michael Morden, Mayor
Chair

Scott Hartman, Chief Administrative Officer
Member

Patrick Hlavac-Winsor, Recording Secretary

1. 2019-064-RZ

LEGAL: Lot 32 Section 10 Township 12 New Westminster District Plan 66748

PID: 002-139-715

LOCATION: 11045 Cameron Crt.

OWNER: Noura Homes (Cameron Crt.) Holdings INC.

REQUIRED AGREEMENTS: Covenant Release – W130165 MOE non disturbance, T20426
MOE non disturbance

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING
DOCUMENTS AS THEY RELATE TO 2019-064-RZ.

CARRIED

2. 2017-262-RZ

LEGAL: Lot 1 Except: Part Subdivided by Plan 66748, Section 10 Township
12 New Westminster District Plan 61001

PID: 002-672-987

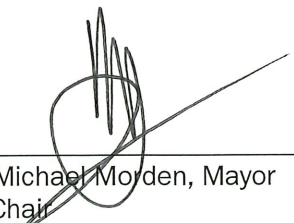
LOCATION: 11060 Cameron Crt.

OWNER: Noura Homes (Cameron Crt.) Holdings INC.

REQUIRED AGREEMENTS: Covenant Release – T20426 MOE non disturbance

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING
DOCUMENTS AS THEY RELATE TO 2017-262-RZ.

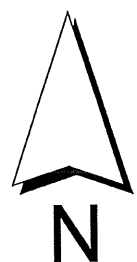
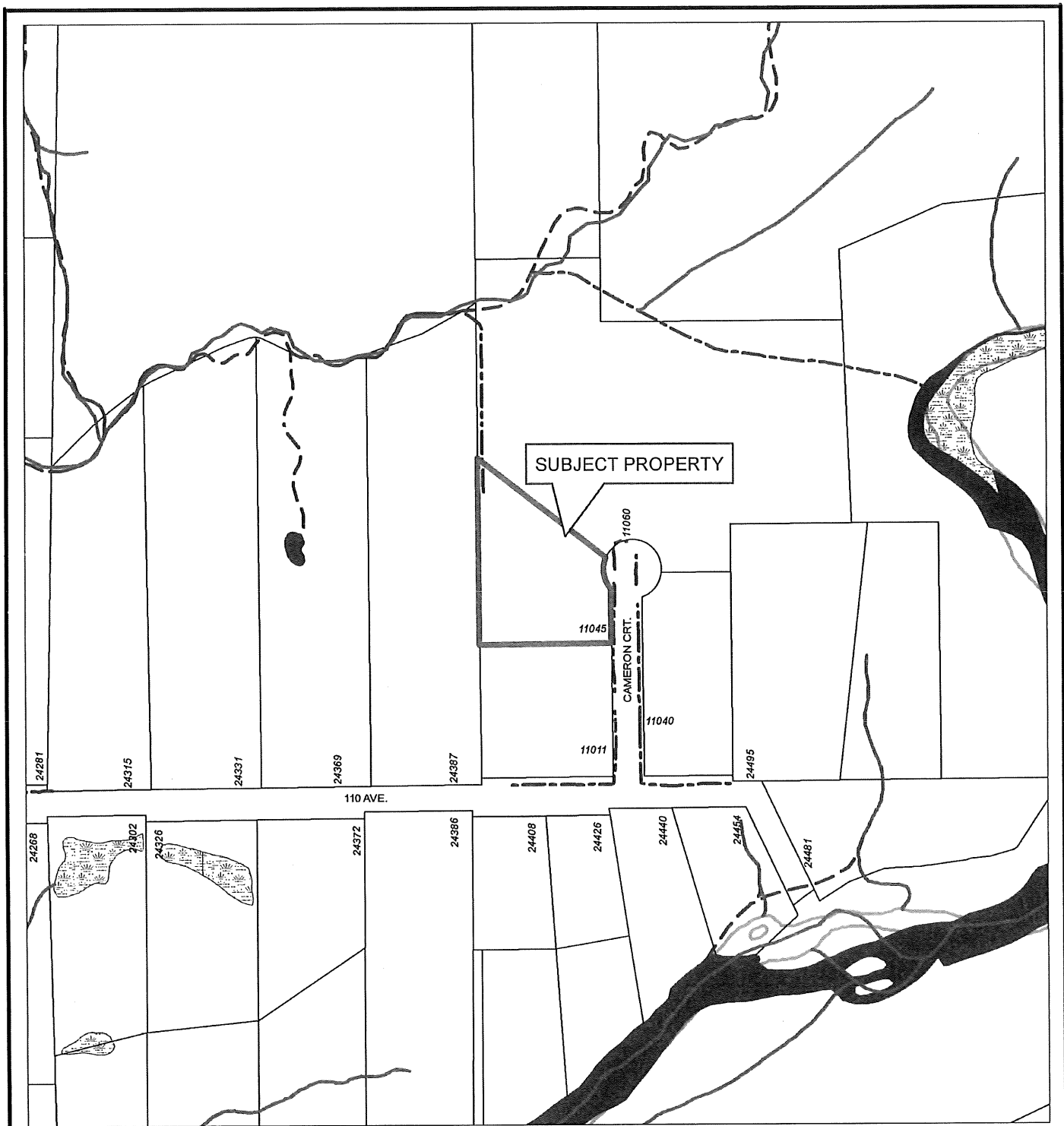
CARRIED



Michael Morden, Mayor
Chair



Scott Hartman, Chief Administrative Officer
Member



Scale: 1:2,500

Legend

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

11045 CAMERON COURT
PID 002-139-715

PLANNING DEPARTMENT



MAPLE RIDGE

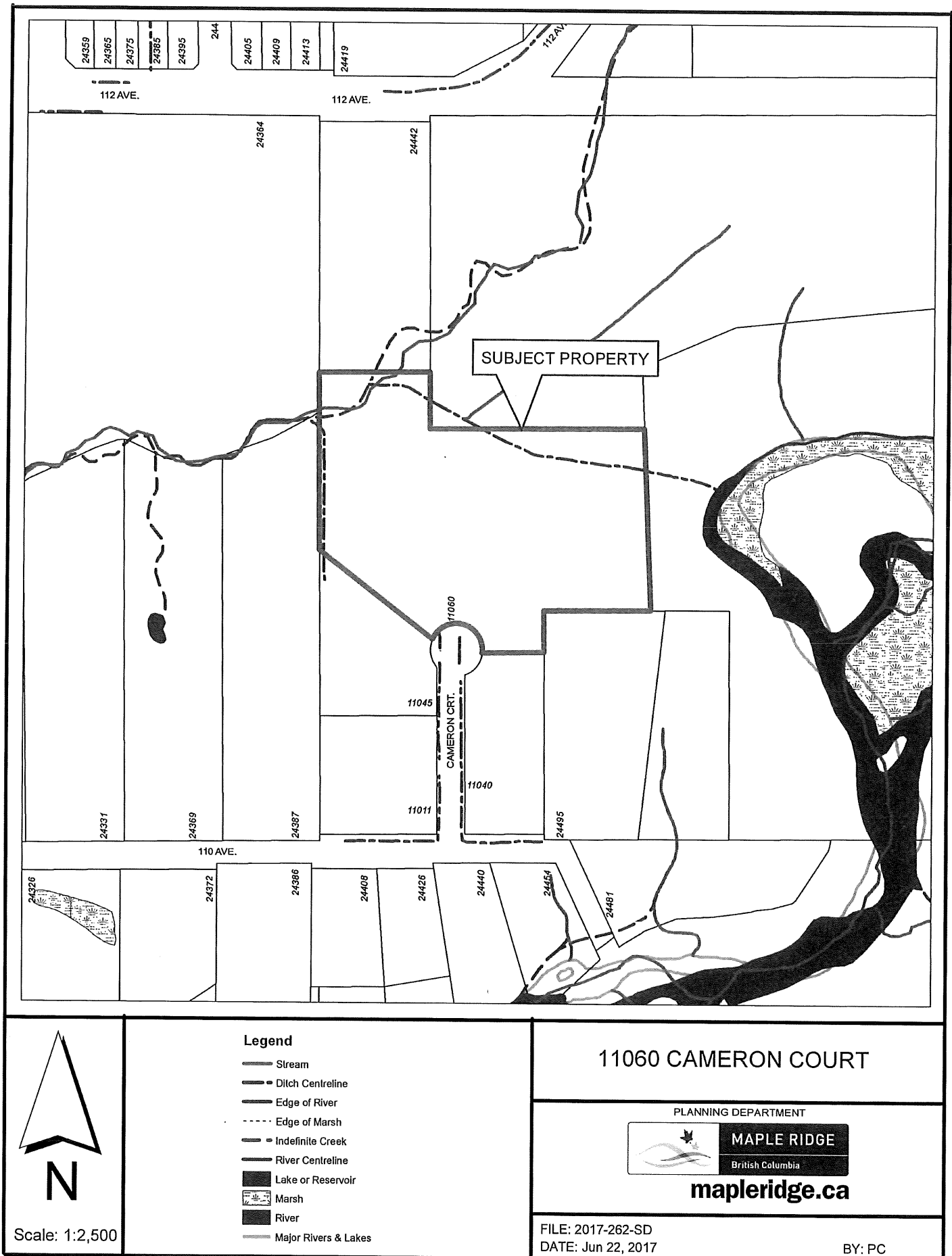
British Columbia

mapleridge.ca

FILE: 2019-064-RZ

DATE: Feb 22, 2019

BY: PC



**CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE**

August 23, 2022
Mayor's Office

CIRCULATED TO:

Michael Morden, Mayor
Chair

Scott Hartman, Chief Administrative Officer
Member

Patrick Hlavac-Winsor, Recording Secretary

1. 2021-125-DP

LEGAL: LOTS 1, 2& 29 SECTION 19 TOWNSHIP 15 NEW WESTMINSTER
DISTRICT PLAN 65913

PID: EPP121309 & 003-686-710

LOCATION: 12395 269 Street

OWNER: Alexander J Horacsek

REQUIRED AGREEMENTS: Form C Release, Geotechnical Covenant, Habitat Protection
Covenant, Slope Protection Covenant, Stormwater Covenant,
Septic Covenant, Right-of-Way (Watermain)

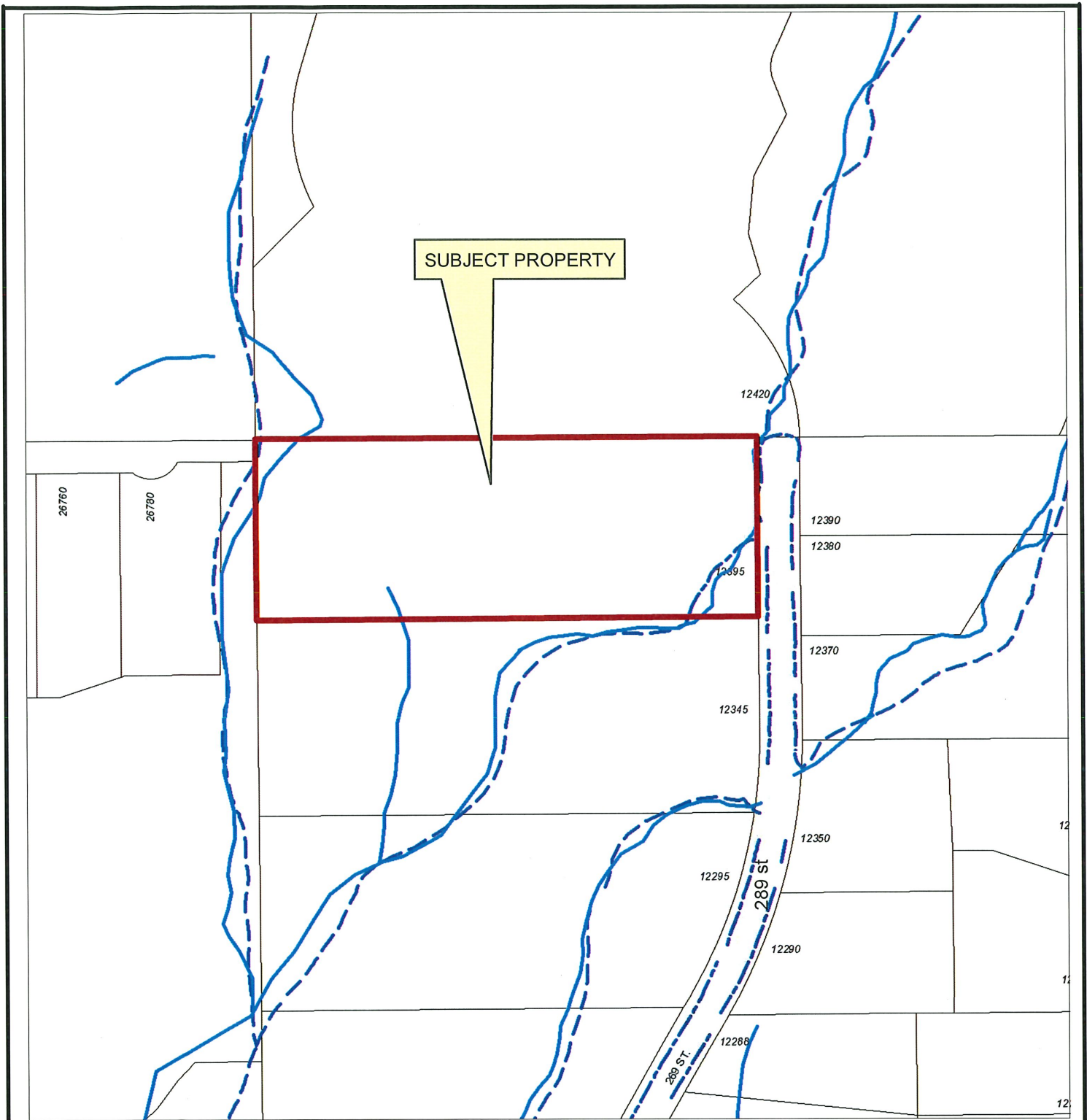
**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING
DOCUMENTS AS THEY RELATE TO 2021-125-DP**

CARRIED



Michael Morden, Mayor
Chair

Scott Hartman, Chief Administrative Officer
Member



Scale: 1:2,500

Legend

- Stream
- Ditch Centreline
- ... Indefinite Creek

12395 269 ST
PID: 003-686-710

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2021-125-SD/DP

DATE: Mar 11, 2021

BY: AY

CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE

August 24, 2022
Mayor's Office

CIRCULATED TO:

Michael Morden, Mayor
Chair

Scott Hartman, Chief Administrative Officer
Member

Patrick Hlavac-Winsor, Recording Secretary

1. 2021-125-DP

LEGAL: LOT 29 SECTION 19 TOWNSHIP 15 NEW WESTMINSTER DISTRICT
PLAN 65913

PID: 003-686-710

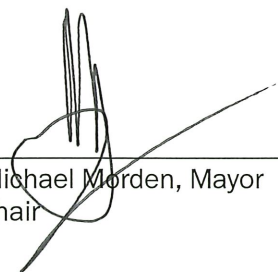
LOCATION: 12395 269 Street

OWNER: Alexander J Horacsek

REQUIRED AGREEMENTS: Enhancement and Maintenance Agreement

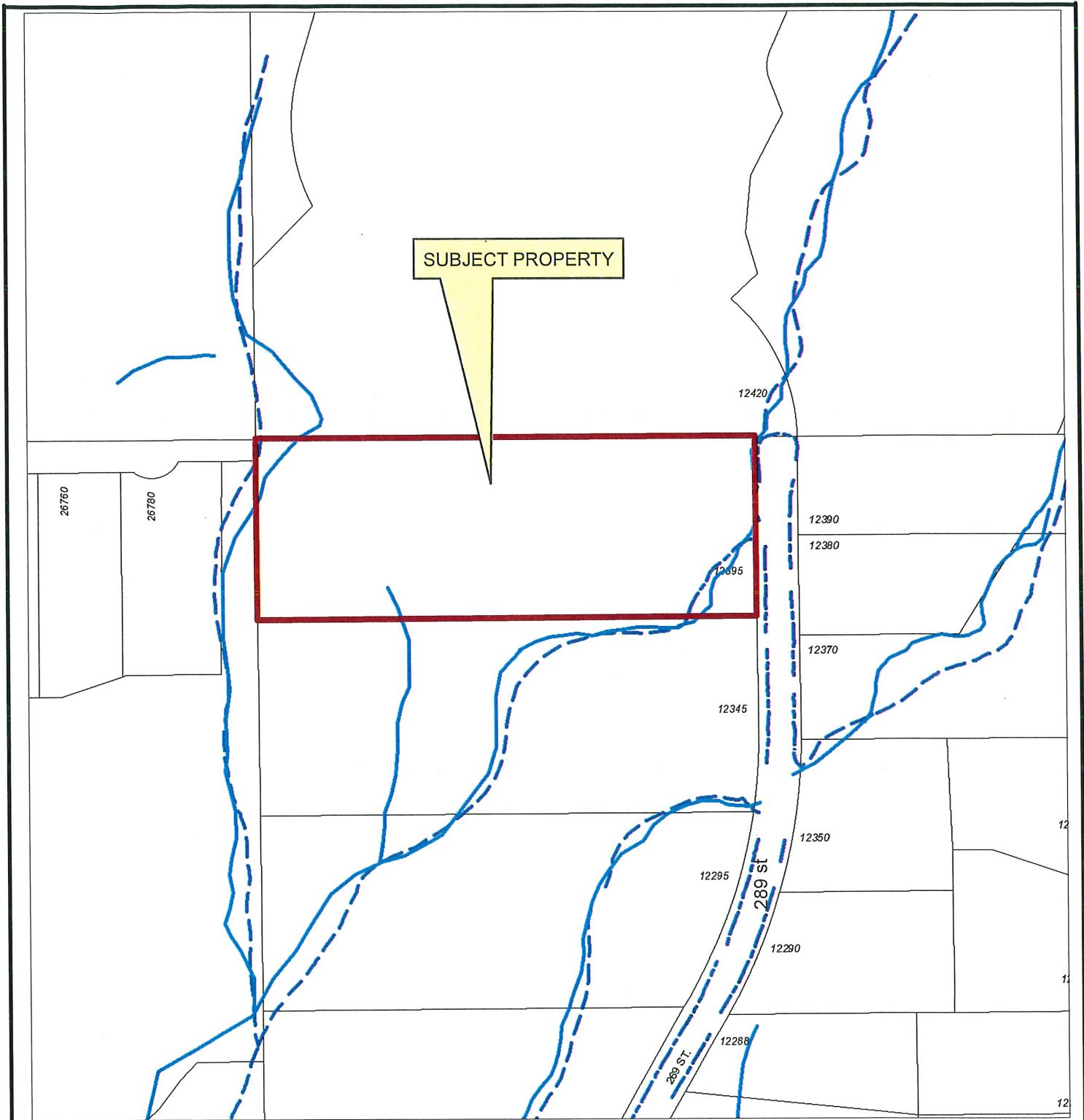
THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING
DOCUMENT AS IT RELATES TO 2021-125-DP

CARRIED



Michael Morden, Mayor
Chair

Scott Hartman, Chief Administrative Officer
Member



Scale: 1:2,500

Legend

- Stream
- Ditch Centreline
- Indefinite Creek

12395 269 ST
PID: 003-686-710

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2021-125-SD/DP
DATE: Mar 11, 2021

BY: AY

**CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE**

August 31, 2022
Mayor's Office

CIRCULATED TO:

Michael Morden, Mayor
Chair

Scott Hartman, Chief Administrative Officer
Member

Patrick Hlavac-Winsor, Recording Secretary

1. 2022-144-DP

LEGAL: Lot 1 District Lots 278 AND 279 Group 1 New Westminster District
Plan LMP30576

PID: 023-579-579

LOCATION: 20580 Maple Crescent

OWNER: Conwest (Hammond) GP Ltd.

REQUIRED AGREEMENTS: Updated Flood Plain Covenant and Form C Release – Old Flood
Plain Covenant

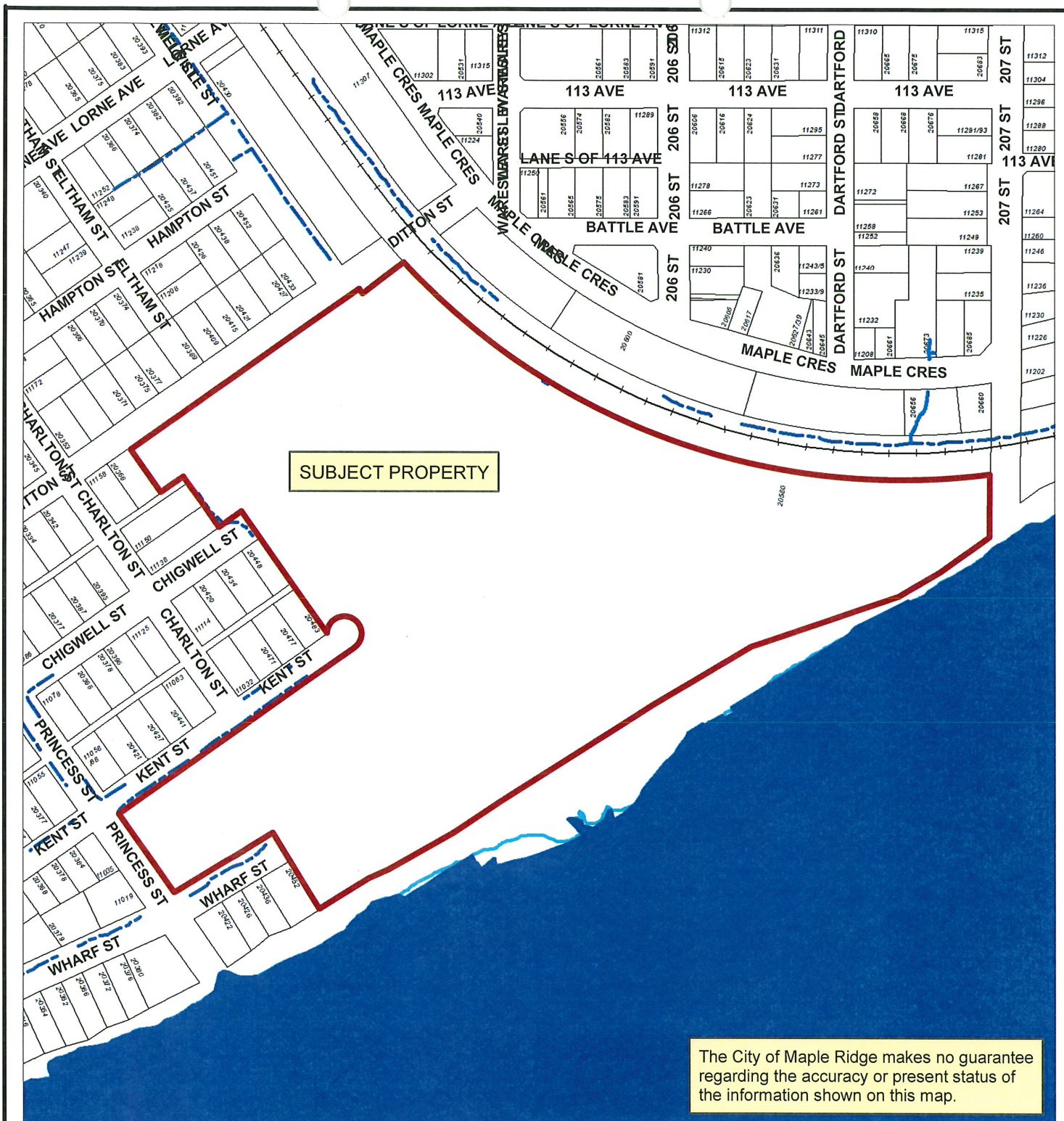
THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING
DOCUMENTS AS THEY RELATE TO 2022-144-DP

CARRIED



Michael Morden, Mayor
Chair

Scott Hartman, Chief Administrative Officer
Member



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



Scale: 1:3,500

Legend

- Street Name Labels
-  Stream
-  Ditch Centreline
-  Edge of River
-  Indefinite Creek
-  River

20580 MAPLE CRESCENT
PID: 023-579-579

PLANNING DEPARTMENT



MAPLE RIDGE

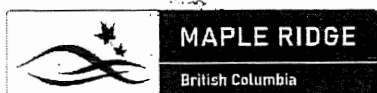
British Columbia

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FILE: 2022-114-DP
DATE: Mar 29, 2022

BY: PC

1100 COMMITTEE REPORTS AND RECOMMENDATIONS



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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

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.

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

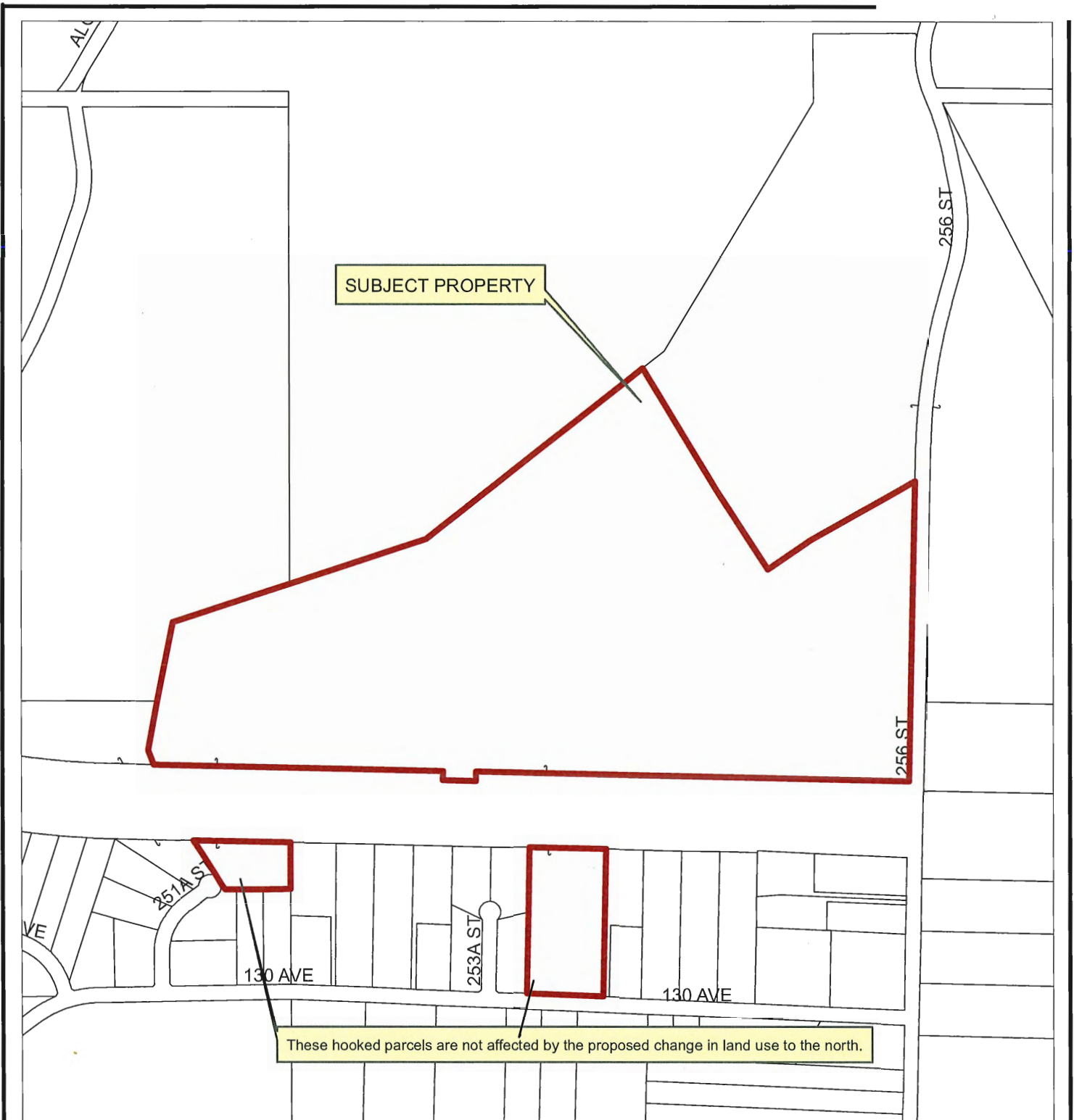
"Original signed by Mark McMullen" for
Reviewed by: **Charles R. Goddard, BA, MA**
Director of Planning

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

"Original signed by Scott Hartman"
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.

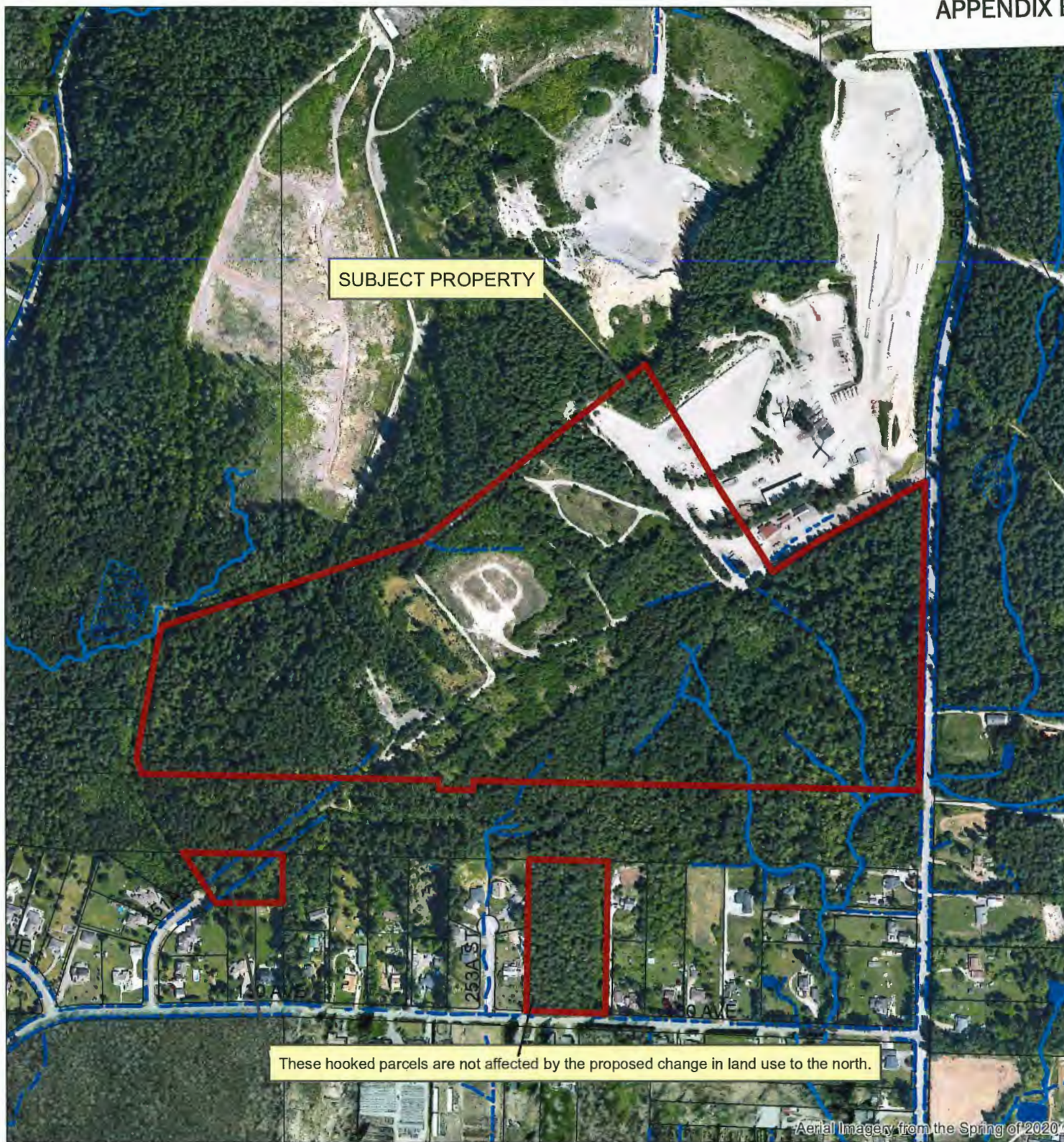


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British Columbia

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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.



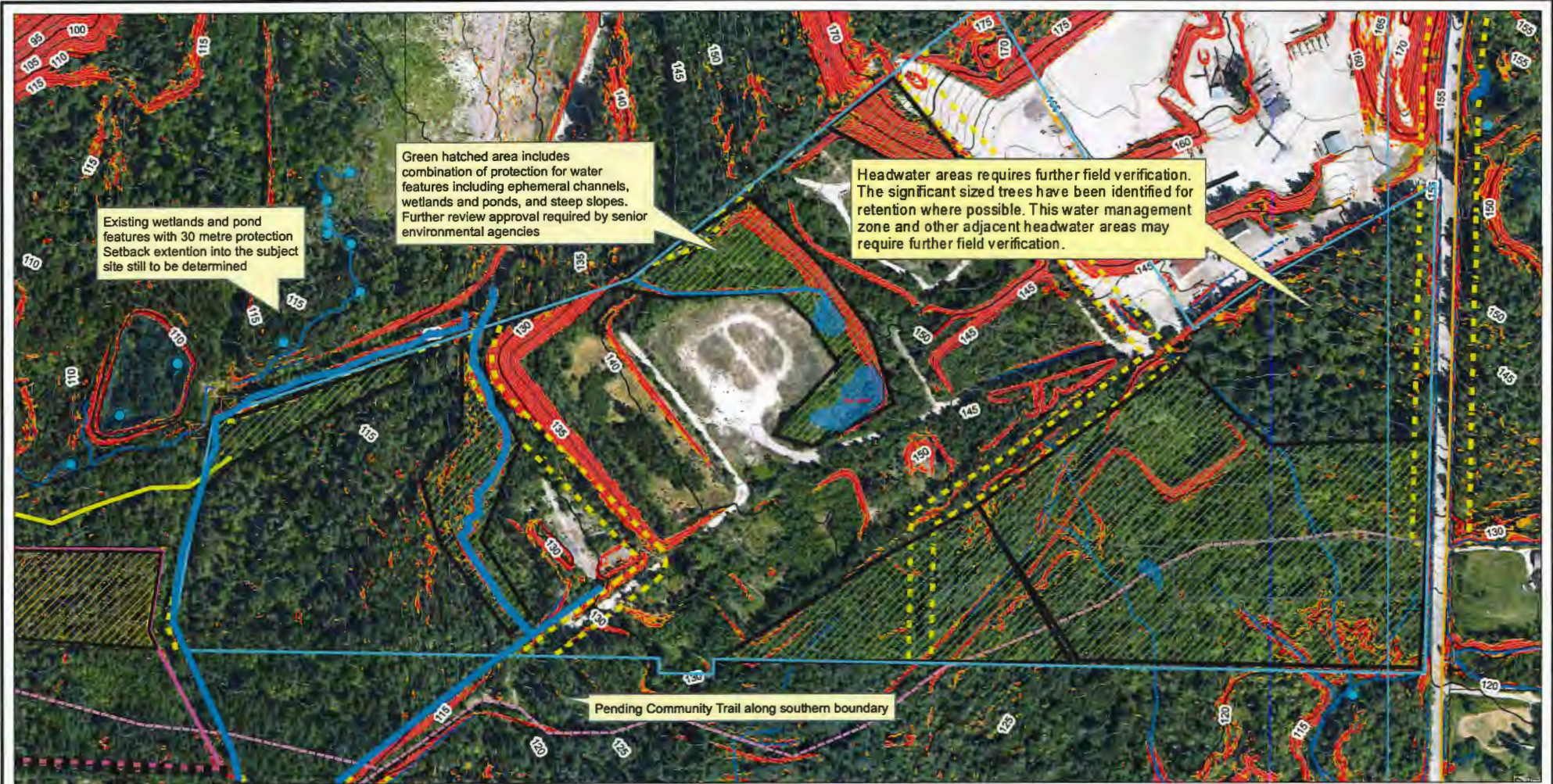
MAPLE RIDGE


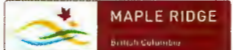
British Columbia

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

BY: BD



 Scale: 1:3,000	Legend Trails Trail Status Existing Pending Stream Pond Wetland Indefinite Creek	Slope (2014 LiDAR) 26 - 30 30+	The City of Maple Ridge makes no guarantee regarding the accuracy or present status of the information shown on this map. Aerial Imagery from the Spring of 2020	13301 251A St. Site Context Map1 PLANNING DEPARTMENT  mapleidge.ca FILE: Rods Subject Map1 DATE: Jul 24, 2021 BY: F
				APPENDIX C

CORPORATE OFFICER

07/22/2022 2:12:42 PM

APPENDIX E

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

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”

Prepared by: **Rene Tardif**
Planner 1

“Original signed by Mark McMullen” for

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

“Original signed by Charles Goddard” for

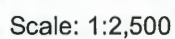
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

“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. 7875-2022
Appendix D – Proposed Site Plan



Legend

- Street Name Labels
- Stream
- Ditch Centreline
- Indefinite Creek

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



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

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)
TOTAL	4,266.54 SM (45,924.41 SF)

FLOOR AREA RATIO:	PERMITTED	PROVIDED
	1.8	4,266.54 SM / 2,469.96 SM = 1.73

BUILDING HEIGHT:
PERMITTED: MAX. 4-6 STOREYS
PROVIDED: 6 STOREYS (LEVEL 6 IS AMENITY SPACE)
* RM-2 ZONING BYLAW PERMITS MAX 15M HEIGHT HOWEVER LOUCHED 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 ² (1,534 x62 UNITS)	63M ² (67,356 SF)

INDOOR AMENITY:	REQUIRED	PROVIDED
	62M ² (1,534 x62 UNITS)	62M ² (66,666 SF)

PRIVATE OUT DOOR AREA	REQUIRED	PROVIDED
	5% OF UNIT AREA	>5% OF UNIT AREA

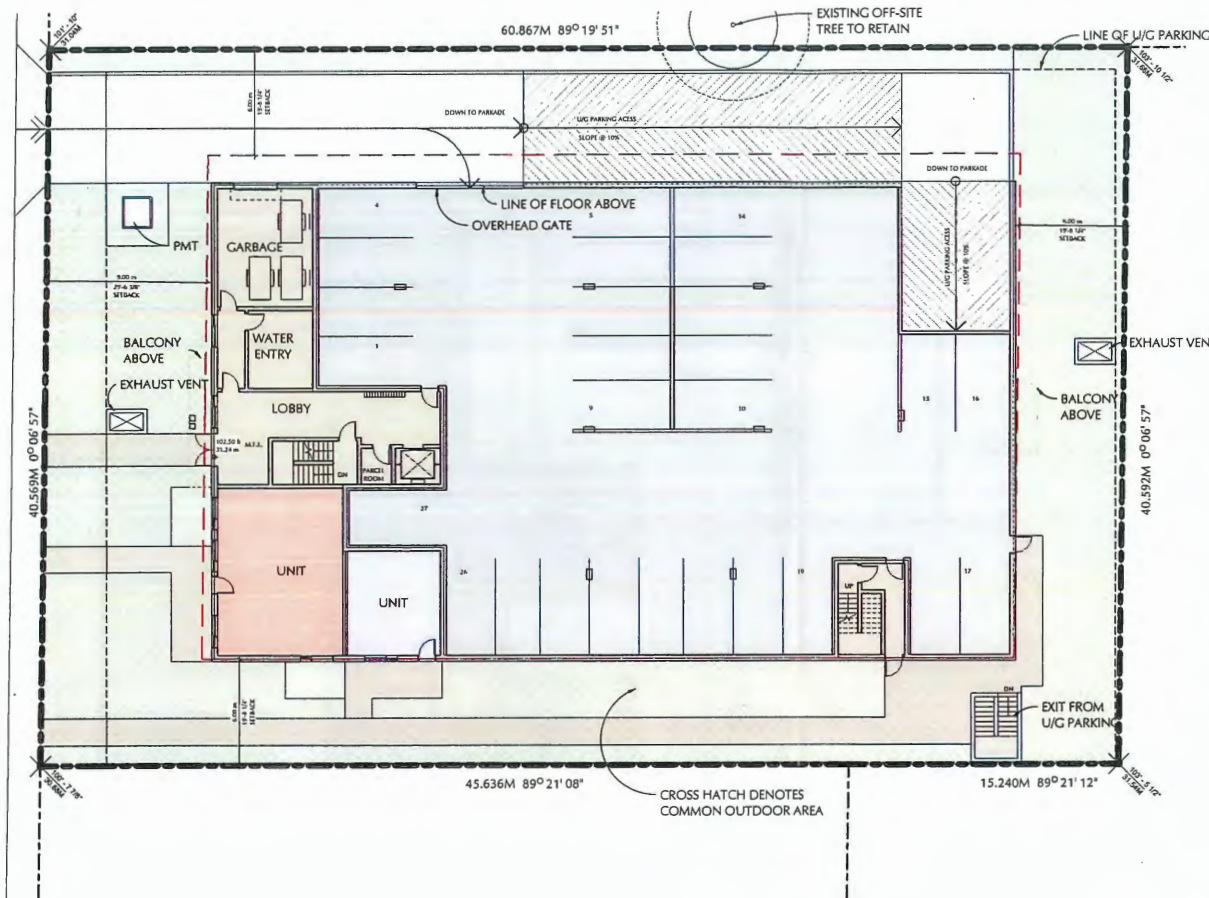
COMMON OUT DOOR AREA	REQUIRED	PROVIDED
	741M ² (20% OF LOT AREA)	742M ² (7983 SF)

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

2110

A1.1

APPENDIX D



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

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

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 557m² (5,996 ft²) 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 891m² (9590 ft²) to 557m² (5996 ft²). 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 4000m², and the minimum lot size for the proposed RS-1b (Single Detached (Medium Density) Residential) zone is 557m². 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

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"

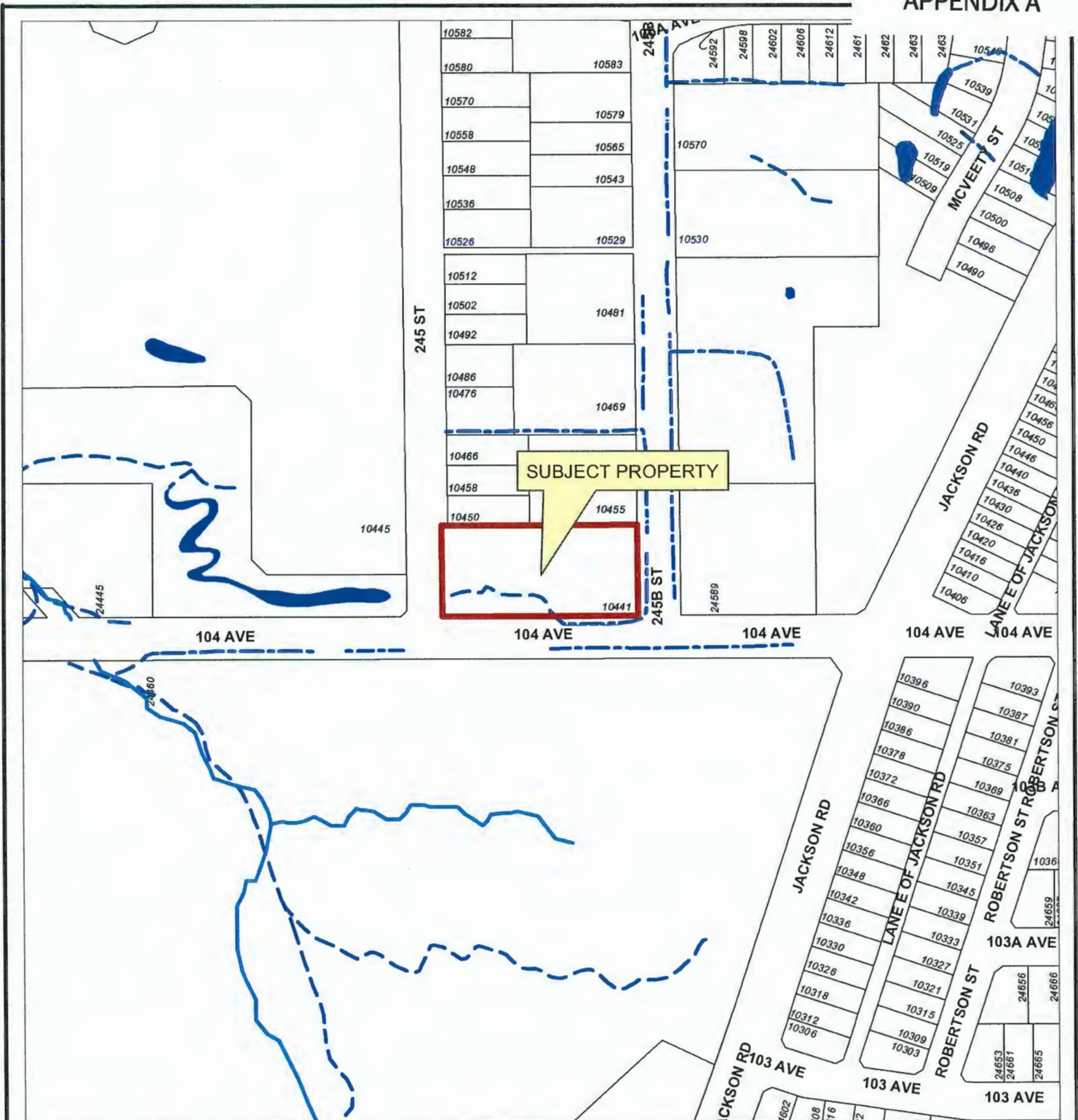
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

"Original signed by Scott Hartman"

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

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

BY: AH



Scale: 1:2,500



10441 245B STREET
PID 004-461-843

PLANNING DEPARTMENT

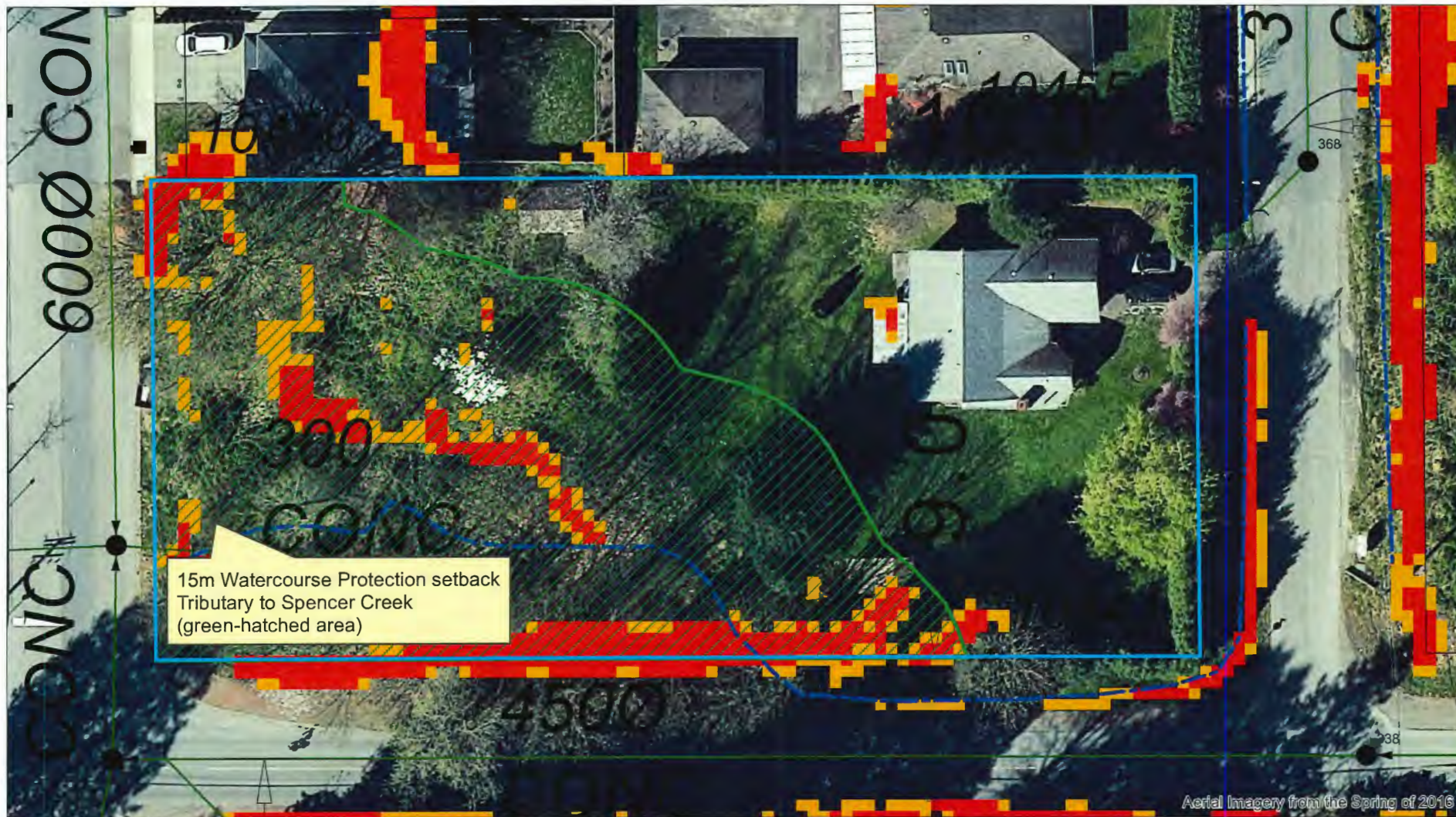


MAPLE RIDGE
British Columbia

mapleridge.ca

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

BY: AH



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.



mapleridge.ca

FILE: Subject Map 2018b
DATE: Jul 28, 2022

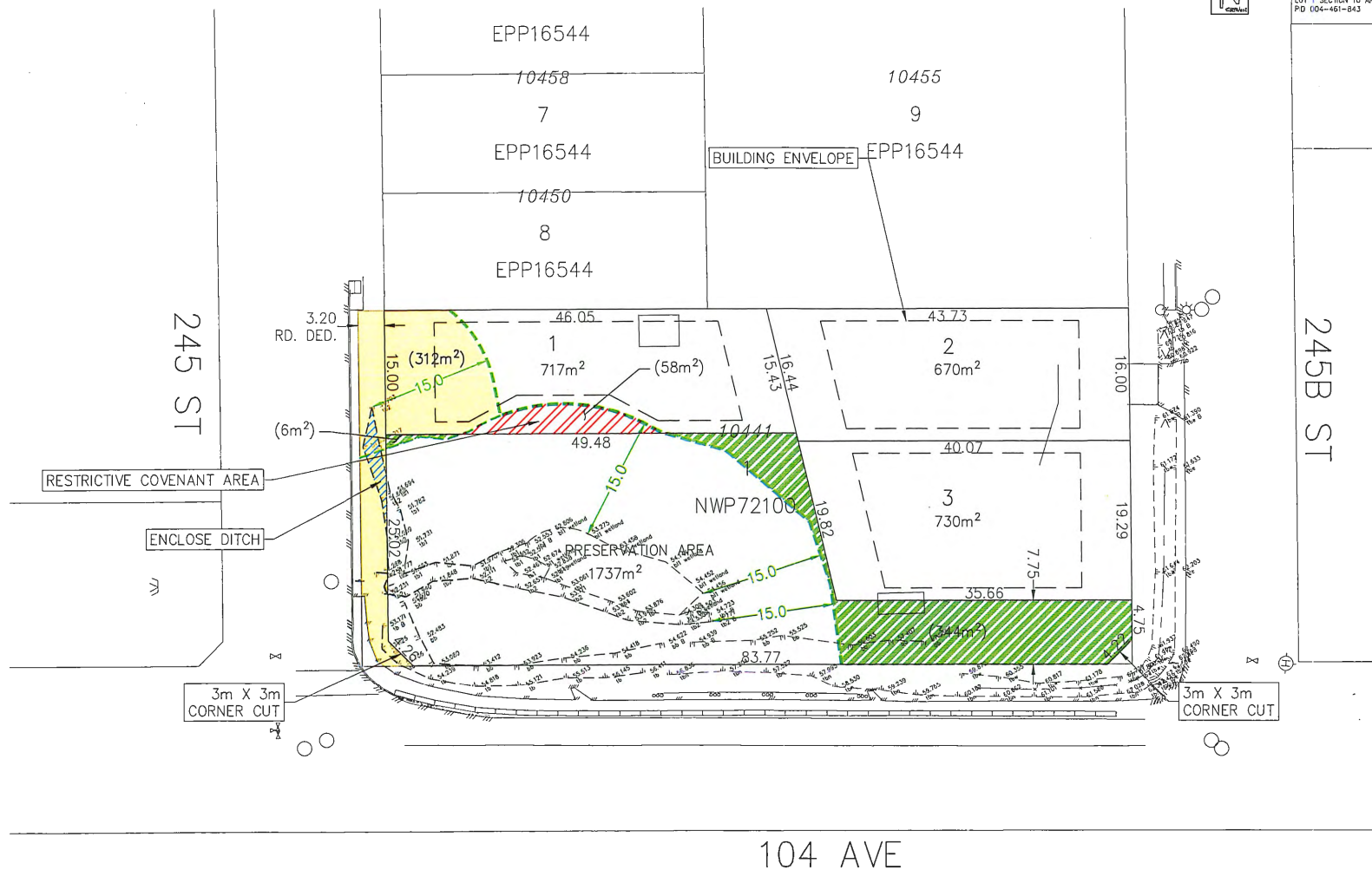
BY: MP

CORPORATE OFFICER





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. Dwg. No.	
Designed: RJ		
P.U.	Job No. 21-4249	Of
Approved:	Date FEB /21	Revised

destroy all prints bearing previous numb

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 (371m²).

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 ²)	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 371m² 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

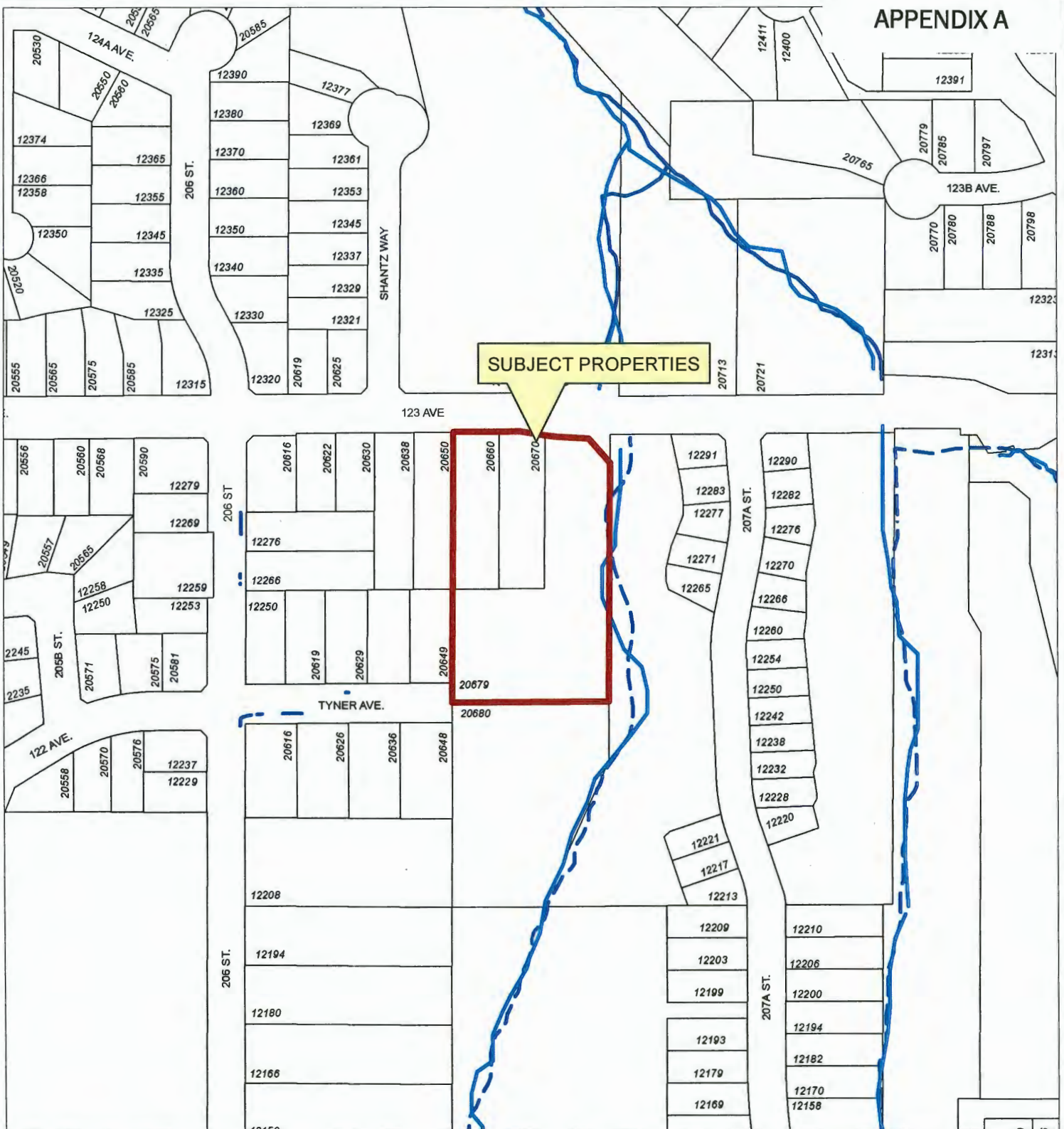
Appendix C – Zone Amending Bylaw No. 7788-2021

Appendix D – OCP Amending Bylaw No. 7871-2022

Appendix E – Subdivision Plan

Appendix F – Public Comment Opportunity Comments

APPENDIX A



SUBJECT PROPERTIES

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

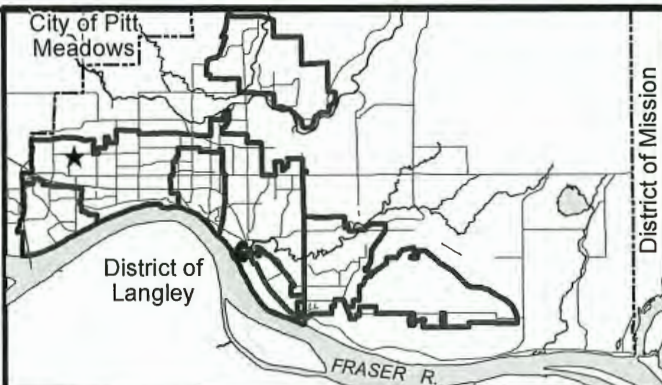


Scale: 1:2,500

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

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 28th day of September, 2021.

READ a second time the day of , 20

PUBLIC HEARING held the day of , 20

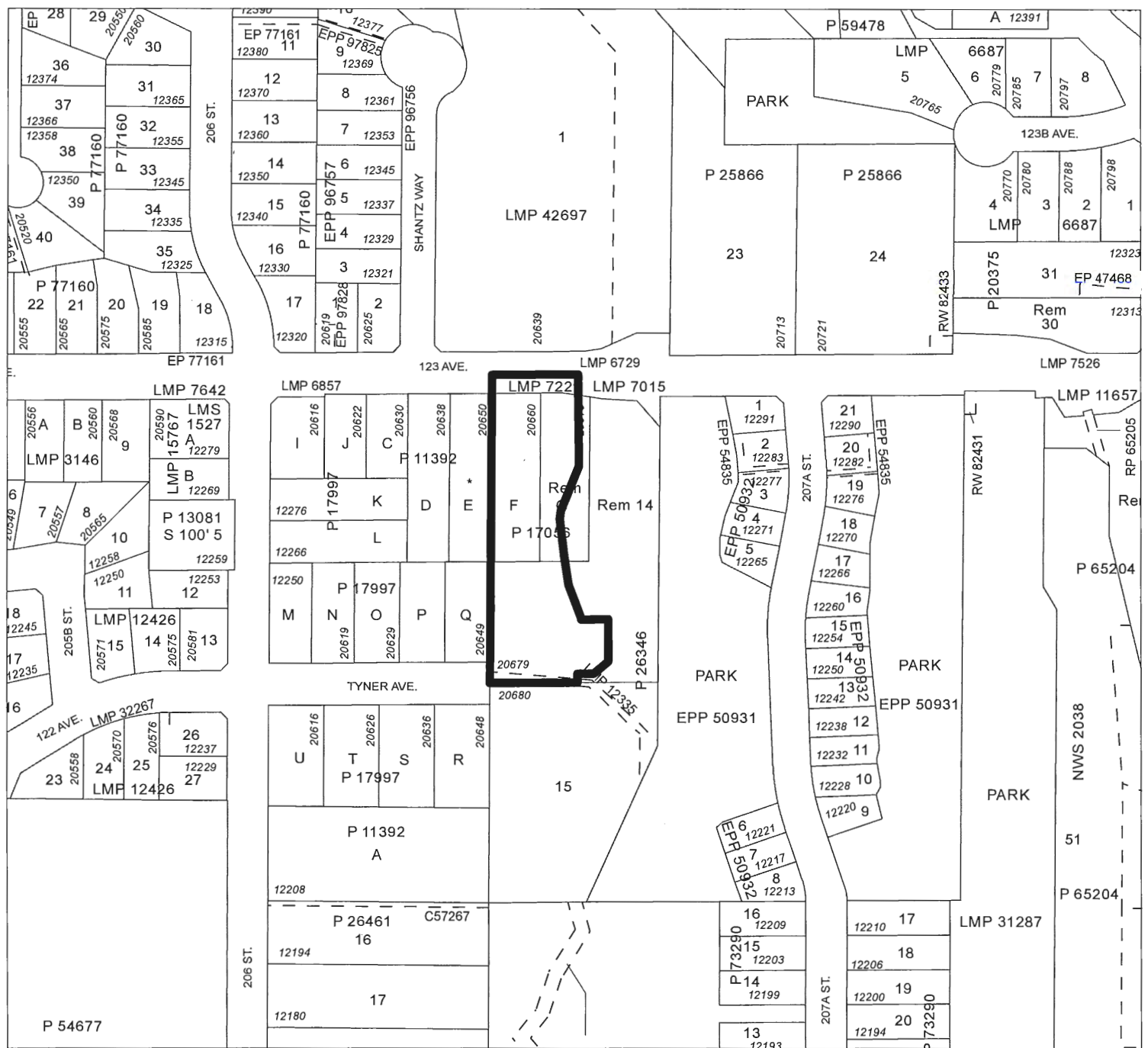
READ a third time the day of , 20

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

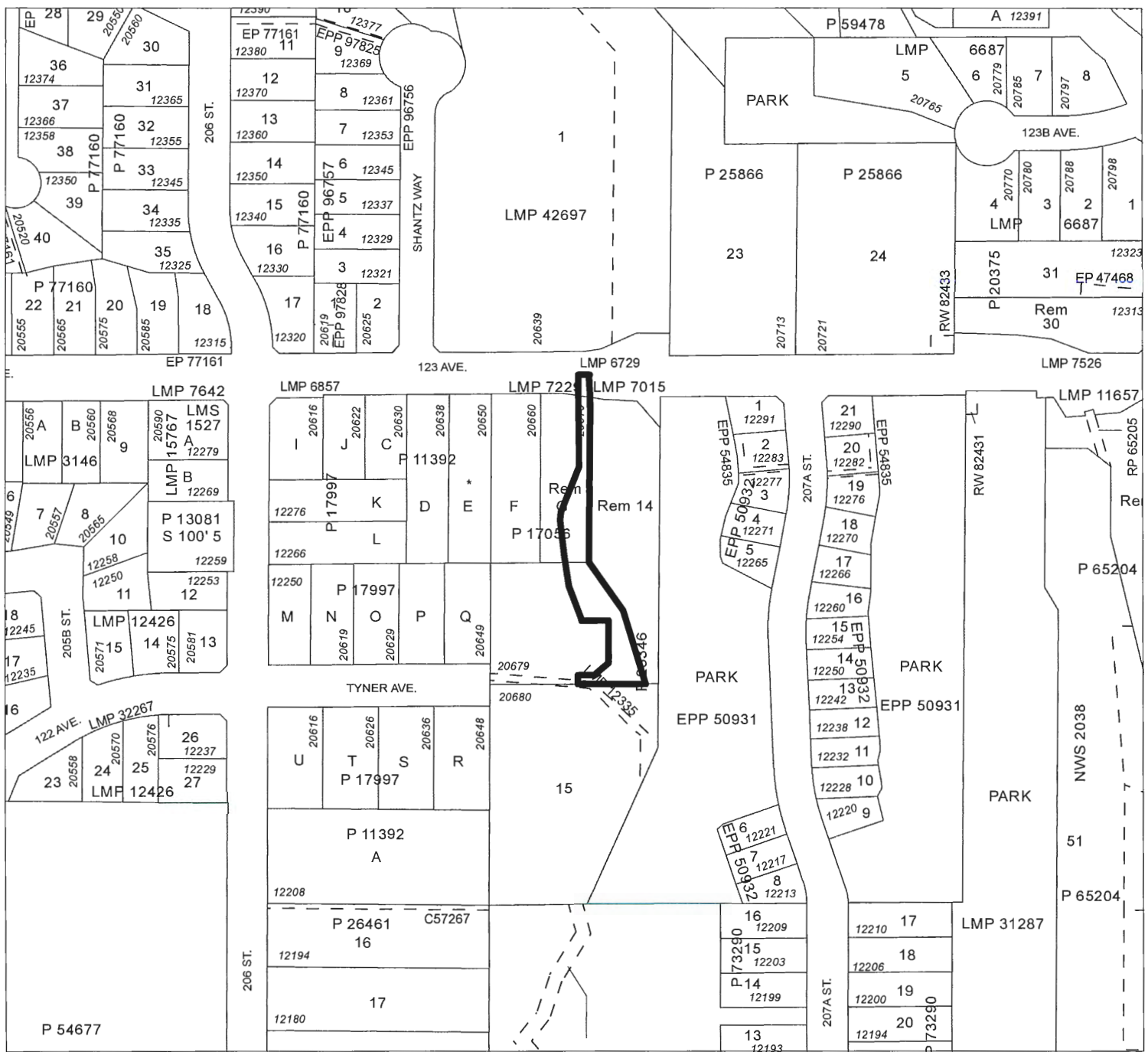
From: RS-3 (Single Detached Rural Residential)

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

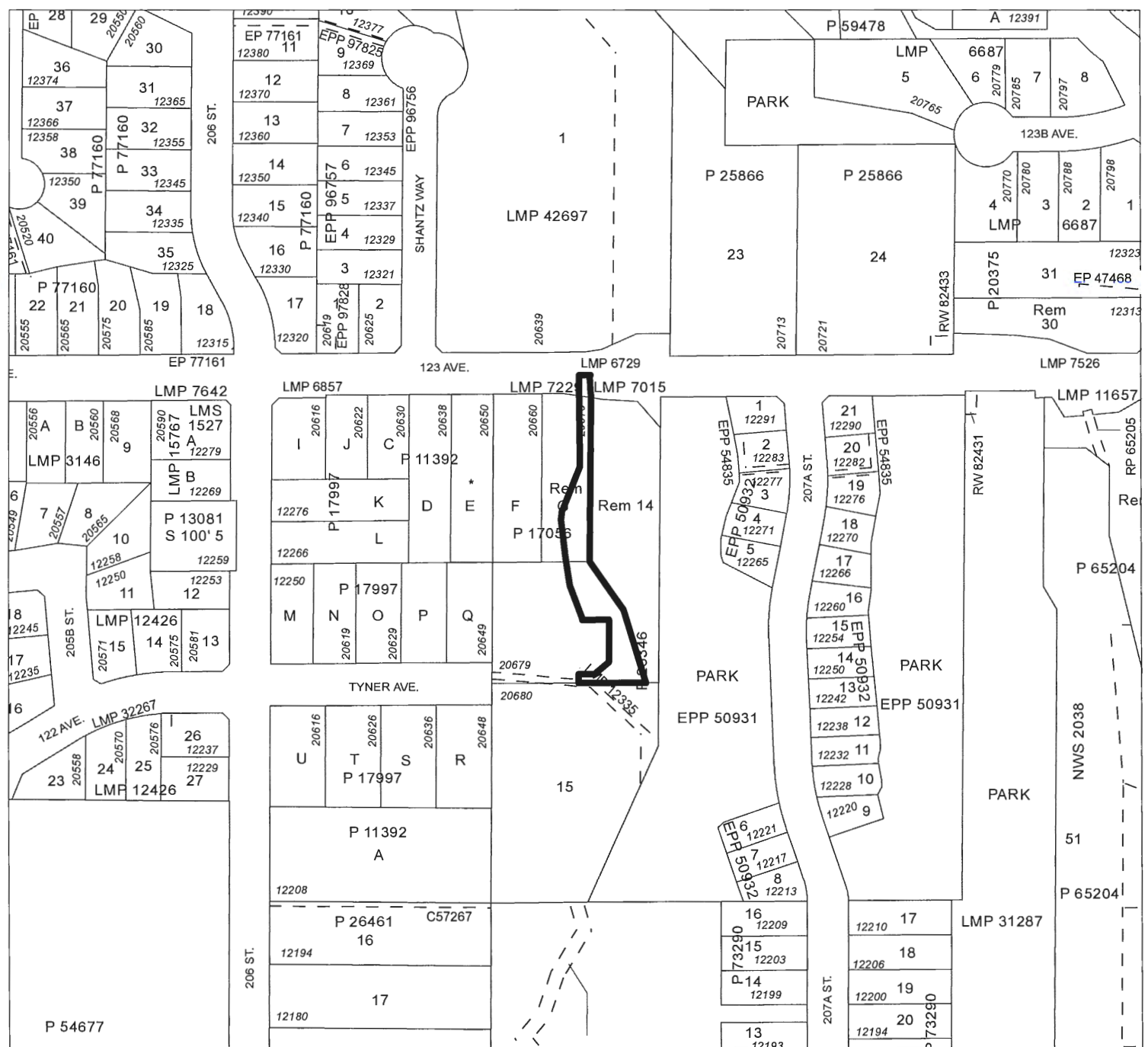
Map No. 1976

From: Urban Residential

To: Conservation



SCALE 1:2,500



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

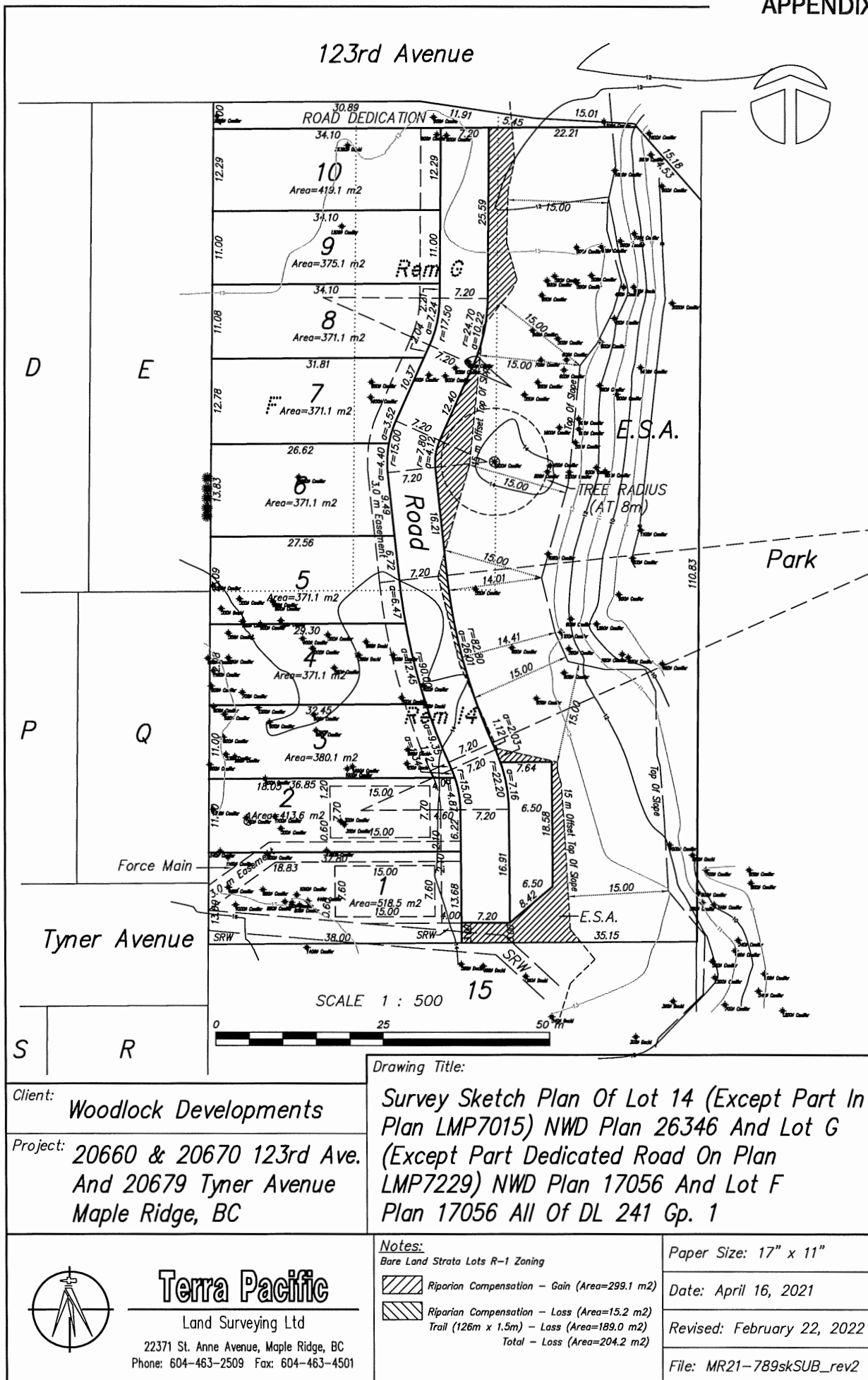
Bylaw No. 7871-2022

Map No. 1977

Purpose: To Amend Shedule C as shown

 To Add To Conservation







June 1st, 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 18th, 2022 - May 30th, 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 7th, 2022** and **May 11th, 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 6th** issue and the second ad was located on page **A35 of the May 13th** 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 6th, 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 1st, 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.

Yours truly,

APLIN & MARTIN CONSULTANTS LTD



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 m²

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
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: 212.1 to 828.00
Total area: 212.1 to 828.00
Total area: 212.1 to 828.00

LOCATION



PROPOSED DEVELOPMENT



FOR MORE INFO

APPLICANT:
Astin & Martin Consultants
604-837-4635
astinmartin.com

PLANNING DEPARTMENT:
604-467-7344
planning@cityofvancouver.ca
astinmartin.com

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:
Friday, May 11th & May 29th, 2022



APPENDIX II:

Newspaper Ads - May 6 & May 13

Pets	Real Estate
Pets	Real Estate
Standard Poodle Pups \$2,200 Parents CKO Reg'd Health and OFA Clear 236-562-3647	DIFFICULTY SELLING? WE BUY HOMES Any Situation, Any Condition 604-812-3718 GVCPS INC. / gvcps.ca
Merchandise for Sale	
Building Supplies	
INTEGRITY POST FRAME BUILDINGS 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,
collectables, 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@vancouver
fleaemarket.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 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
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



Legal	Legal	Legal	Legal
Legal Notices	Legal Notices	Legal Notices	Legal Notices
WAREHOUSE LIEN		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:		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

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

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 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
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

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 Wanstall & we
will come & pick them up
and pay you fair value for
them. Wanstall's 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 bwn
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:

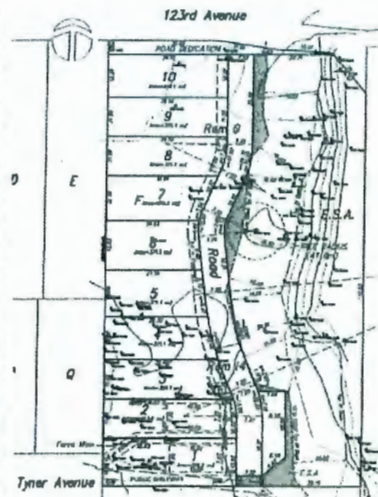
2012 Dodge Journey VIN# 3C4PDDF61CT396459
Debtor: Bancroft Tyler
Amount Owng: 2,482.62

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

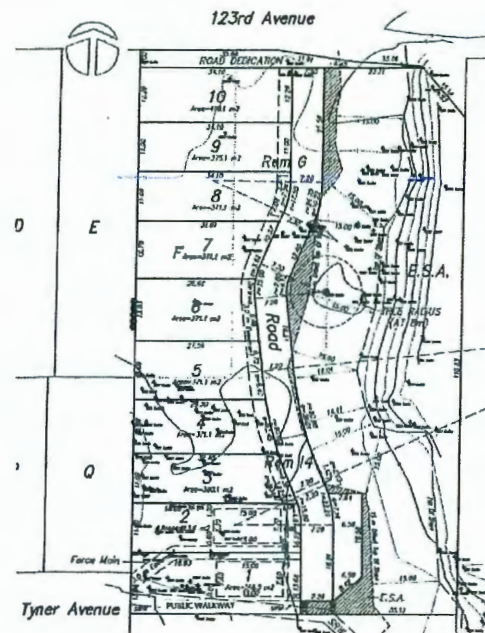
OF LOTS

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 or 604-817-4695 or the City of Maple Ridge Planning Department at 604-467-7341 or planning@mapleridge.ca.

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

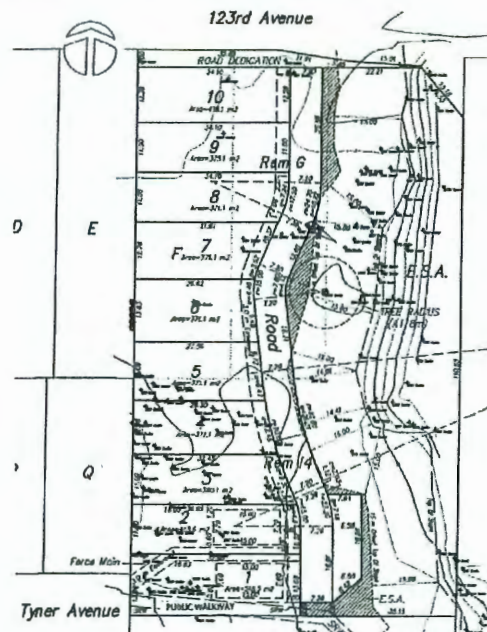
OF LOTS

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 or 604-817-4695 or the City of Maple Ridge Planning Department at 604-467-7341 or planning@mapleridge.ca.

APPENDIX IV:

Emails from Neighbors & Our Responses

David Laird

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
3862 W 14 Ave, Vancouver, BC, V6R 2W9



APLIN MARTIN
ENGINEERING ARCHITECTURE PLANNING SURVEYING

Confidentiality notice: This e-mail message is intended only for the use of the addressee(s) and may contain information that is privileged and confidential. If you are not the intended recipient, or have received this e-mail in error, please notify the sender immediately, delete this message and any attachments, and do not perform any further action on this e-mail. Thank you.

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

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

Freedom of Information Protection of Privacy Act
Section 22(1)
(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

Freedom of Information Protection of Privacy Act
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

APLIN & MARTIN CONSULTANTS LTD. | WWW.APLINMARTIN.COM
3862 W 14 Ave, Vancouver, BC, V6R 2W9



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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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(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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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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(Severed portions are shaded)

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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Section 22(1)
(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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(Severed portions are shaded)

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

[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

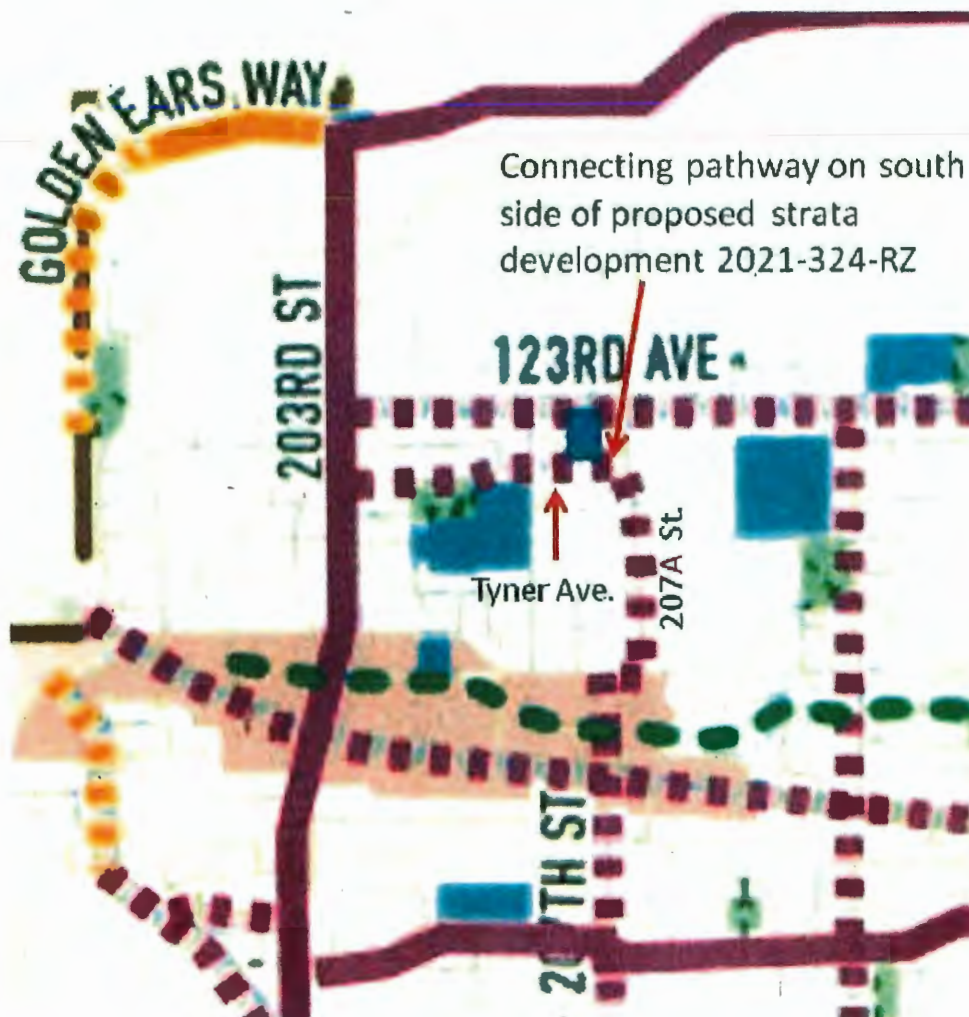
Freedom of Information Protection of Privacy Act
Section 22(1)
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Hi David,

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 164.3m² 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"

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"

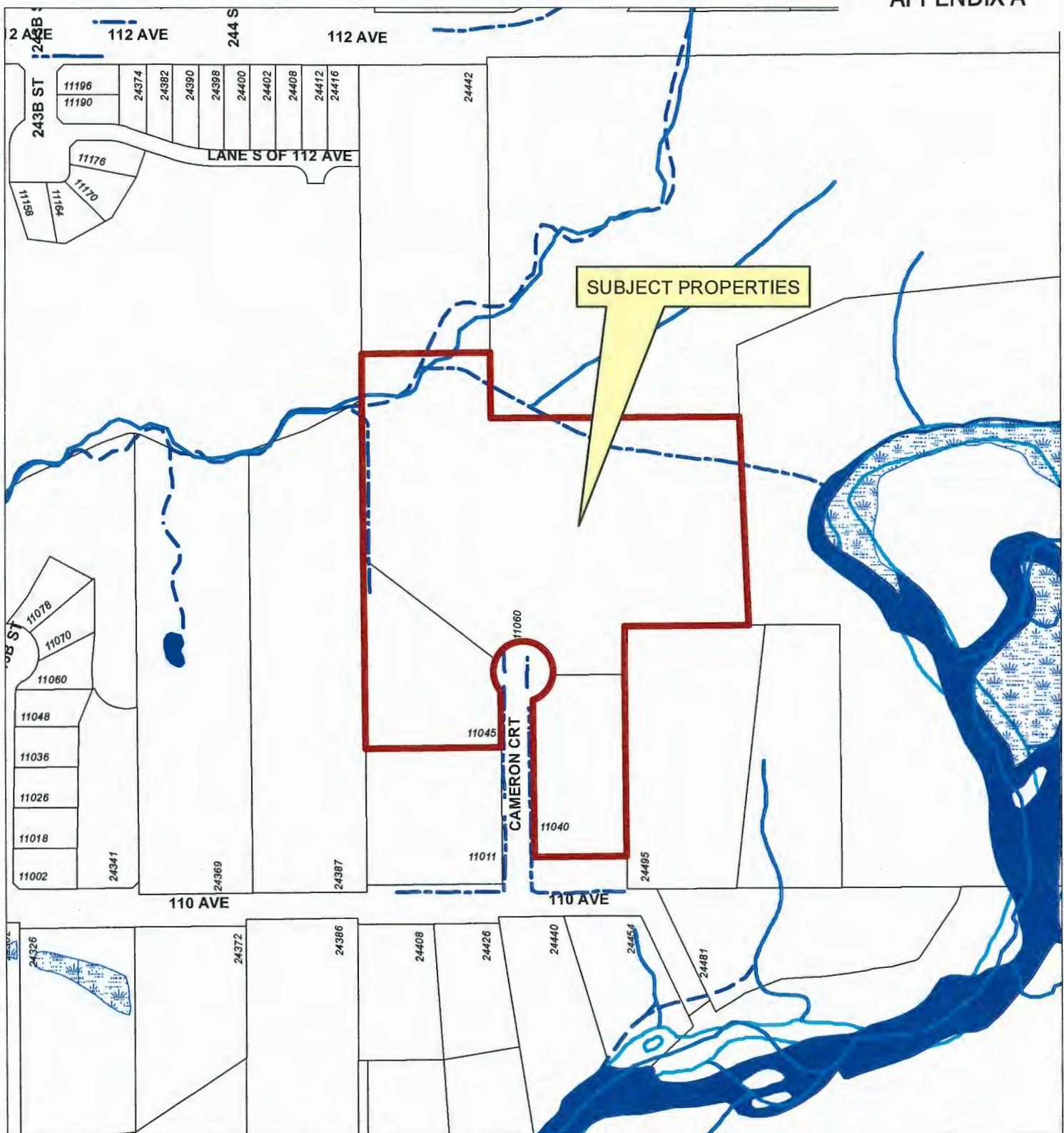
Concurrence: **Scott Hartman
Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – 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

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

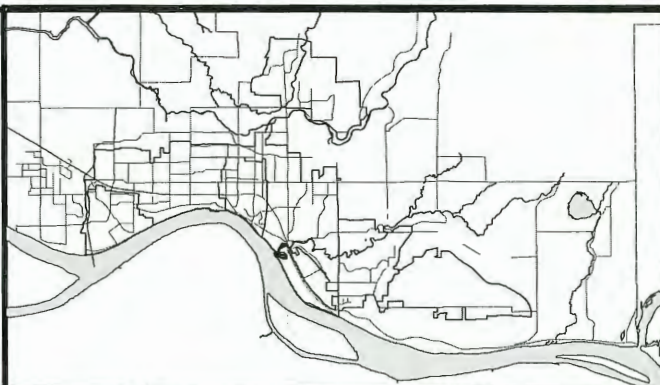
BY: AH



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

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 12th day of July, 2022, and described as follows:
 - a. That portion of road dedicate on Plan 66748 containing 84.9m² (East) and labeled Parcel A;
 - b. That portion of road dedicate on Plan 66748 containing 18.7m² (West) and labeled Parcel B; and
 - c. That portion of road dedicate on Plan 66748 containing 60.7m² (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

PRESIDING MEMBER

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 323) when plotted at a scale of 1:500

This Plan Lies Within Integrated Survey Area No. 36, Maple Ridge, RAD3 (CORS), A.G.B.C.L.M.V.R.D.

Old bearings are derived from observations between
geodetic control monuments BBN1367 and BBN1368 and
are referred to the central meridian of UTM Zone 18N.

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.

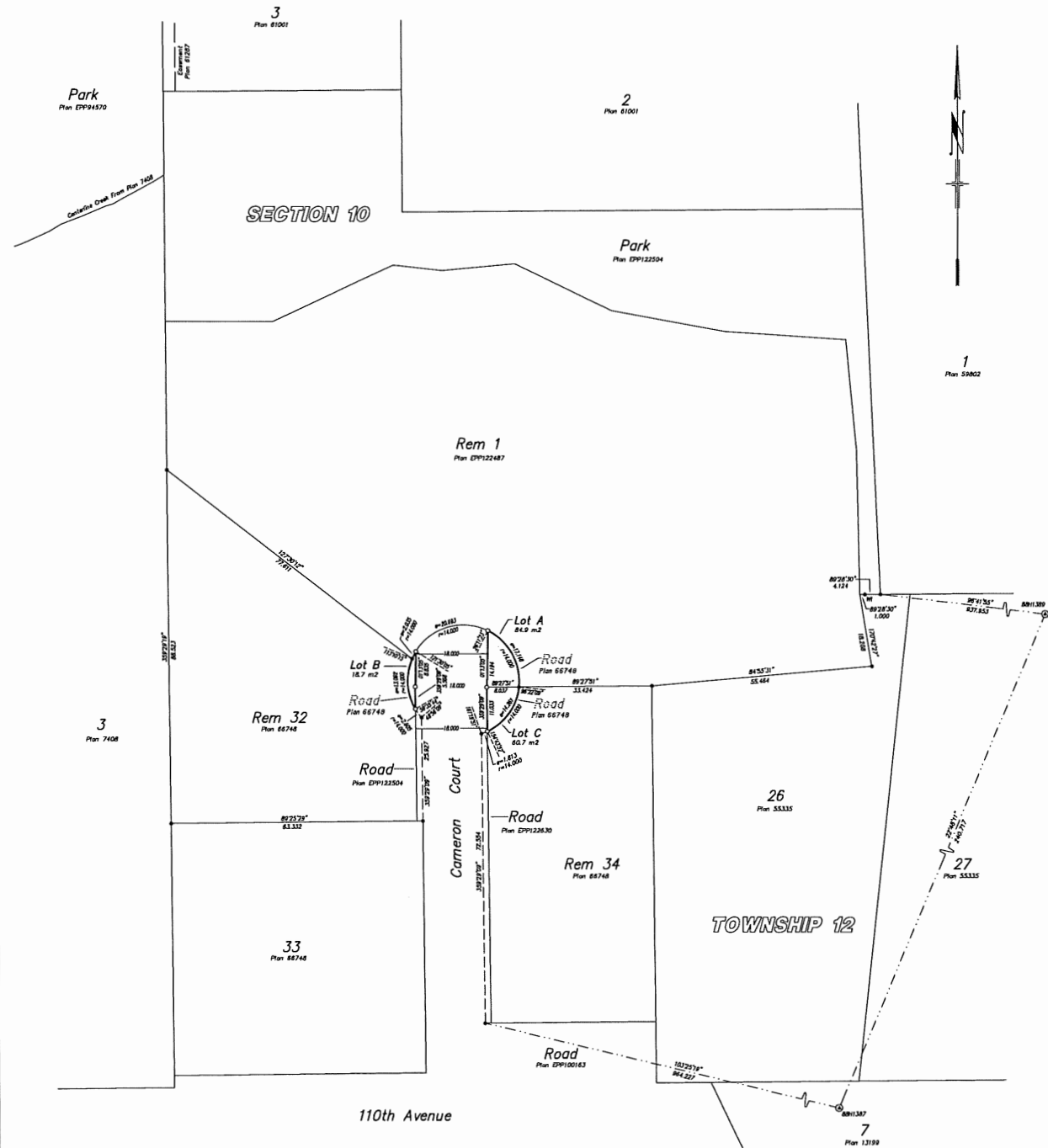
This plan shows horizontal ground-level distances unless otherwise specified.
To compute grid distances, multiply ground-level distance by the average
combined factor of 0.9996026. The average combined factor has been determined
based on geodetic control monument BBN1368.

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 (CORS) 4.G.B.C.L.M.V.R.D., UTM ZONE 18N					
CONTROL MONUMENT	NORTHING	EASTING	ESTIMATED ABSOLUTE ACCURACY	COMBINED FACTOR	
BBN1368	5450045.618	534211.370	0.029	0.9996026	
BBN1367	5449823.603	534116.114	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

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
Total Projected Cost	\$ 5,888,872.00

Existing Funding Sources:

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

Additional Funding Required:


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

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.

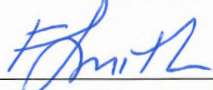
The tender price of \$4,697,301.15 (excluding taxes) by Trittech Group Ltd. is the lowest compliant tendered price. The City has received competitive pricing due to economy of scale, therefore, it is recommended that Council approve the award of the contract to Trittech Group Ltd. and that a contract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

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

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.

PRESIDING MEMBER

CORPORATE OFFICER