City of Maple Ridge

COUNCIL MEETING AGENDA
September 14, 2021
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 website 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 of the Regular Council Meeting of July 27, 2021

500 PRESENTATIONS AT THE REQUEST OF COUNCIL

600 DELEGATIONS

700 ITEMS ON CONSENT

701 Minutes

701.1 Development Agreements Committee Meetings

- August 5, 2021
- August 11, 2021
- August 16, 2021
- August 24, 2021
- August 31, 2021

702 Reports

702.1 Disbursements for the month ended July 31, 2021

Staff report dated September 7, 2021 providing information on disbursements for the month ended July 31, 2021.

702.2 2021 Council Expenses

Staff report dated September 7, 2021 providing information on Council expenses recorded to July 31, 2021.

703 Correspondence

703.1 117 Avenue Corridor Improvement Petition

Petition to create a safe environment on the 117 Avenue Corridor

704 Release of Items from Closed Council Status

From the July 20, 2021 Closed Council Meeting

- 04.01 Pitt Meadows Airport Society – That Cyrus Ameli and Dave Harkness be recommended to the Pitt Meadows Airport Society as Directors

From the August 24, 2021 Closed Council meeting:

- *02.02 Memorandum of Understanding (MOU) with TELUS*

705 Recommendation to Receive Items on Consent

800 UNFINISHED BUSINESS

Note: *Item 801 was deferred at the July 27, 2021 Council Meeting*

801 Addendum to Report on Licence Agreement Authorization – Metro Vancouver Forcemain Construction

Staff report addendum dated September 14, 2021 addressing comments raised by Council at the July 13, 2021 Council Workshop Meeting and recommending that a Licence Agreement between the City of Maple Ridge and the Greater Vancouver Sewerage and Drainage District to allow temporary use of City lands situated at Lot 280, Group 1, New Westminster District, Plan 63221 and Plan 63218 for construction purposes be authorized and that the Corporate Officer be authorized to execute the agreement.

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 & Development Services

1101 2021-099-RZ, 21848 124 Avenue, RS-1 to R-1

Staff report dated September 7, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7770-2021 to rezone from RS-1 (Single Detached Residential) to R-1 (Single Detached [Low Density] Urban Residential) to permit a future subdivision into two lots be given first reading and that the applicant provide further information as described on Schedule B of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

1102 **2021-315-RZ, 24495 110 Avenue, RS-3 to RS-1d**

Staff report dated September 7, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7778-2021 to rezone from RS-3 (Single Detached Rural Residential) to RS-1d (Single Detached [Half Acre] Residential) to permit a future subdivision of approximately five single family lots not less than 557m^2 (5,996ft^2) in size be given first reading and that the applicant provide further information as described on Schedules A, B, E, F and G of the Development Procedures Bylaw No. 5879–1999, along with the information required for a Subdivision application.

1103 **2019-216-RZ, 24392 104 Avenue, RS-3 to RM-1**

Staff report dated September 7, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7628-2020 to rezone from RS-3 (Single Detached Rural Residential) to RM-1 (Low Density Townhouse Residential) to permit future construction of approximately 21 strata townhouse units be given second reading and be forwarded to Public Hearing.

1104 **2019-425-DVP, 2019-425-DP, 25057, 25123 and 25171 112 Avenue**

Staff report dated September 7, 2021 recommending that the Corporate Officer be authorized to sign and seal 2019-425-DVP for: R-1 zoned lots - to reduce the rear yard setback for Lots 7 and 12; for R-2 zoned lots - to reduce the minimum lot depth for Lot 28, to reduce the rear yard setbacks for Lots 33-39, Lots 79-82, Lot 78, Lot 83 and Lot 28 and to allow vehicular access to be provided from the front for lots backing on a municipal lane for Lots 33-39 and Lots 78-83; for R-3 zoned lots - to reduce minimum parcel depth for a parcel abutting a controlled access highway or municipal arterial road for Lots 42-77; and that the Corporate Officer be authorized to sign and seal 2019-425-DP to permit a subdivision of approximately 83 single-family lots over two phases.

Engineering Services

Corporate Services

1151 **2021 Community Grants**

Staff report dated September 7, 2021 recommending that the proposed allocation of the 2021 Community Grants be approved.

1152 **Modernization of the Maple Ridge Fire Department Radio Communications Network**

Staff report dated September 7, 2021 recommending that the transition of the Maple Ridge Fire Department to the E-Comm digital radio system as of November 1, 2021 be approved.

Parks, Recreation and Culture

Administration (including Fire and Police)

1200 STAFF REPORTS

1300 OTHER MATTERS DEEMED EXPEDIENT

1400 PUBLIC QUESTION PERIOD

1500 MAYOR AND COUNCILLOR REPORTS

1501 **Mayor's Quarterly Update**

1600 NOTICES OF MOTION AND MATTERS FOR FUTURE MEETING

1601 **Notice of Motion by Councillor J. Dueck**

That Council direct staff to bring back a report regarding the options available to council to limit pharmacies and further, that applications for pharmacies be held pending the outcome of review.

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.**

During the COVID-19 health emergency it is important to ensure that our democratic processes continue to function and that the work of the City remains transparent for all citizens. We are doing business a bit differently during this time as we balance the health and safety of citizens and staff with our democratic processes. While City Hall is now open to the public, Council meetings are being held virtually and only necessary staff are present. ***In-person attendance by the public at Council meetings is not available*** and 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.

If you have a question or comment that you would normally ask as part of Public Question Period, you can email clerks@mapleridge.ca before 4:00 p.m. on the day of the meeting and your questions or comments will be shared with Council. If you miss this deadline staff will respond to you in writing as soon as possible.

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.

We thank citizens for their support as we try innovative approaches to keep us all connected even as we separate to stop the spread of COVID-19.

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: Sept 10, 2021

PREPARED BY: A Saunt
DATE: Sept. 10, 2021

CHECKED BY: P. Schmidt
DATE: Sept 10/2021

400 Adoption and Receipt of Minutes

401 Minutes of Regular and Special Council Meetings

City of Maple Ridge

COUNCIL MEETING MINUTES

July 27, 2021

The Minutes of the City Council Meeting held virtually and hosted in Council Chambers on July 27, 2021 at 7:02 p.m. at City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

PRESENT	*Appointed Staff*
Elected Officials	A. Horsman, Chief Administrative Officer
Mayor M. Morden	C. Carter, General Manager Planning & Development Services
Councillor J. Dueck	C. Crabtree, General Manager Corporate Services
Councillor K. Duncan	S. Hartman, General Manager Parks, Recreation & Culture
Councillor C. Meadus	P. Hlavac-Winsor, General Counsel & Executive Director, Legislative Services
Councillor G. Robson	D. Pollock, General Manager Engineering Services
Councillor R. Svendsen	S. Nichols, Corporate Officer
Councillor A. Yousef	T. Thompson, Director of Finance
	Other Staff as Required
	C. Goddard, Director of Planning

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

Note: Due to the COVID-19 pandemic, Councillor Duncan, Councillor Robson and Councillor Yousef participated electronically. The Mayor chaired the meeting from Council Chambers.

100 *CALL TO ORDER*

200 *AMENDMENTS TO THE AGENDA*

The agenda was amended to deal with Section 1400 Public Question Period following Section 700 Items on Consent.

300 *APPROVAL OF THE AGENDA*

R/2021-CM-263
It was moved and seconded

That the agenda of the Regular Council Meeting of July 27, 2021 be amended to deal with Public Question Period at the beginning of the meeting and that the agenda be approved as amended.

CARRIED

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

401 Minutes of the Regular Council Meeting of July 13, 2021

2021-CM-264
It was moved and seconded

That the minutes of the Regular Council Meeting of July 13, 2021 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, 2021
- July 21, 2021

701.2 Meetings of Committees and Commissions of Council
- Public Art Steering Committee - May 6, 2021
- Audit & Finance Committee – June 14, 2021

702 ***Reports***

702.1 **2021 Council Expenses**

Staff report dated July 27, 2021 listing Council expenses recorded to June 30, 2021.

702.2 **Disbursements for the month ended May 31, 2021**

Staff report dated July 27, 2021 providing information on disbursements for the month ended May 31, 2021.

702.3 **Disbursements for the month ended June 30, 2021**

Staff report dated July 27, 2021 providing information on disbursements for the month ended June 30, 2021.

703 ***Correspondence***

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

705 ***Recommendation to Receive Items on Consent***

2021-CM-265
Moved and seconded

That Item 701.1 Development Agreements Committee Minutes of July 13, 2021 be removed from the Consent Agenda for discussion and that the Consent Agenda of the July 27, 2021 Council Meeting be received into the record as amended.

CARRIED

The Director of Planning provided clarification on Item 3, 2017-124-RZ, 12516/12555/12599 240 Street and 12511241 Street of the Development Agreements Committee minutes dated July 13, 2021

R/2021-CM-266
Moved and seconded

That Item 701.1 Development Agreements Committees minutes of July 13, 2021 be received into the record.

CARRIED

Councillor Robson, Councillor Yousef - OPPOSED

Note: Item 1400 Public Question Period was dealt with following Item 700 Items on Consent. Items have been moved in the minutes in conjunction with how they were dealt with. Numbering has not been altered.

1400 ***PUBLIC QUESTION PERIOD***

The Mayor called for speakers and reminded all those who are wishing to speak during Public Question Period to phrase their comments in the form of a question.

Matthew Marshall and Nicola Milne
Mr. Marshall identified himself as one of the farm workers at the Sunflower Café. He asked for the reasoning behind all that was going on, the stipulation behind the temporary use permit and why the applicant is waiting for an approval.

The General Manager Planning and Development Services responded to the questions.

Rayne Beveridge
Mr. Beveridge asked if he could use his time to speak in support of the application as earlier communication had indicated that persons could speak. The Mayor requested that Mr. Beveridge ask a question.

Mr. Beveridge advised on a 50% threshold for products being produced by the same farm and asked if an amendment can be made to the application to hold the farm to that 50% threshold and set a precedent as to what types of businesses this Council approves for temporary use permits. He asked if it would be possible to amend the temporary use permit to allow three years and to seat a last table by 9:00 p.m.

The Director of Planning clarified that the temporary use permit is meant for café use only and does not apply to agricultural use.

New Coast Collaborative – Glenn Kukkee
Mr. Kukkee spoke in support of the application. He asked if there is a way in which City Council can subsidize an advocacy role to work through the paperwork required to allow the proposal.

The Director of Planning advised that the process taking place is the standard process followed by City Hall staff.

Carolyn Beveridge
Ms. Beveridge asked whether a motion can be made to allow her to speak rather than ask a question.

Chris Janowski
Mr. Janowski asked whether proponents of the application can speak as a delegation and why the opportunity was not offered if so. He asked if the vote can be postponed.

The Corporate Officer advised on the process to apply as a delegation to Council.

R/2021-CM-267
Moved and seconded

That the fifteen minute time period allotted for Public Question Period be extended for an additional fifteen minutes.

CARRIED

Tom Lumb

Mr. Lumb asked what will happen after one year should the Temporary Use Permit be approved. He asked if a more permanent approval process can take place.

The Director of Planning explained the process of renewing Temporary use Permits.

Emily Wilson

Ms. Wilson asked why an email from the Corporate Officer had been received which stated person wishing to address the item will be able to speak at the evening meeting at 7:00 p.m. and yet are not allowed. She asked if there will be a portion opening up later where persons can actually speak.

Mayor Morden advised on previous opportunities provided to speak to the item.

Lisa Beveridge

Ms. Beveridge asked for further clarification regarding instructions received by email referencing proponents being allowed five minutes to speak to Council. She asked why such an email was sent out.

R/2021-CM-268
Moved and seconded

That Public Question Period be converted to Public Statement Period with a fifteen minute time limit to allow persons two minutes each to speak to the item rather than being asked to put forward a question.

CARRIED

Rayne Beveridge

Mr. Beveridge requested that persons online who wish to speak allow the persons in the room to comment on the application. He read from a prepared statement. He spoke to family and reasons on why he decided to grow food and share his experiences in farming. He acknowledged the challenge of allowing food service in an R-3 zone by Council and spoke on meeting the farm produce sales bylaw governing farms to avoid precedent setting.

Karsten Scharf
Mr. Scharf spoke in favour of the application and spoke positively on his personal knowledge of Mr. Beveridge and what is being done for the community through the family farm business. He advised on the winter wonderland business arrangement initiated by Mr. Beveridge.

Chris Janowski
Mr. Janowski identified himself as being a chef at the Sunflower Café. He is in favour of the application. He provided a background on his training and past job experiences. He spoke on what the participants in the farm and café wished to create and outlined the vision they had for the endeavour.

Justice Charlebois
Mr. Charlebois identified himself as being a sous chef at the Sunflower Café. He spoke in favour of the application and provided his insight on the personalities of both Mr. Janowski and Mr. Beveridge. He also spoke on the experience brought to the endeavour by Mr. Janowski, the goals and ambitions of those participating in the farm and their commitment to the project.

Carolyn Beveridge
Mrs. Beveridge read from a prepared statement. She identified herself as the mother of Rayne Beveridge. Mrs. Beveridge spoke on the history of the Beveridge family in terms of holistic farm practices. She stated she is not sure how City Hall works and felt there is a challenge to communicate. She outlined the work that has been done on the farm and expressed her wish to see the landscape move forward with both Council and the café. She urged all to accept the Temporary Use Permit.

Lisa Beveridge
Mrs. Beveridge read from a prepared statement. She identified herself as the owner of Yellow House Farm, a nurse, teacher and Head of Continuing Care at Vancouver Community College. She advised on her career background and the endeavors she has been involved in. She spoke on her current position as department head and stated appreciation of procedure and policies. Mrs. Beveridge shared why she and Rayne choose the farm and outlined the benefits of the addition of the café to the farm and to the community. She asked that Council approve the TUP and allow the farm to offer food services as soon as possible.

R/2021-CM-269
Moved and seconded

That the fifteen minute time period allotted for speakers be extended an additional fifteen minutes.

CARRIED

Aleya Silk
Ms. Silk acknowledged that she is speaking on Kwantlen and Stó:lō lands and in support of and on behalf of family living on the Peepeekisi Reserve as well as White Bear Band located in Saskatchewan. She spoke in support of the Sunflower Café and spoke on the benefits of a location allowing local residents to utilize sustainable farming.

Note: Councillor Yousef left the meeting at 8:12 p.m.

Caroline Arnal
Ms. Arnal advised on her relationship with the Beveridge family and spoke positively on the Sunflower Café experience, the operation of the farm including animal care and on the benefits for the community of having a café serving organic meals.

Craig Speirs
Mr. Speirs expressed support for the application in that he felt the faming operation and the café will be beneficial to the community of Maple Ridge. He acknowledged issues with bylaws however felt it important that such operations be given opportunity to start and be tested.

Note: Councillor Meadus left the meeting at 8:15 p.m. and returned at 8:17 p.m. Councillor Yousef returned to the meeting at 8:13 p.m.

Jayden Brown
Mr. Brown spoke in favour of the Sunflower Café. He shared his dining experience at the café and expressed that he felt such an operation was needed by the City of Maple Ridge.

Glenn Kukkee
Mr. Kukkee spoke in support of the application and requested that the longest Temporary Use Permit possible be provided for the farm.

Jordan Wallins
Mr. Wallins identified himself as a member of the Whonnock community. He spoke in support of the application. He felt the operation will benefit the community in providing a place where people can grow food and serve as a community gathering point. He encouraged Council to consider the overall benefit of the community of the application.

Richie Ann Rodriguez
Ms. Rodriguez identified herself as general practitioner in Coquitlam. She expressed support for the application and spoke on the need for the health of future generations to have such operations in communities.

Note: Councillor Duncan put forward a motion to table the item to be returned to a later Council meeting after the public have been notified of a further opportunity to provide feedback.

The Corporate Officer advised on timelines should the item be tabled.

The motion was not seconded.

R/2021-CM-270
Moved and seconded

That Item 1102 be dealt with prior to Item 800.

CARRIED

1102 **2021-230-RZ, 10225 272 Street, Temporary Use Permit**

Staff report dated July 20, 2021 recommending that the Corporate Officer be authorized to sign and seal a Temporary Use Permit for property located at 10225 272 Street when all terms and conditions are met.

The Corporate Officer advised that 13 notices were sent out in relation to the item and 75 letters expressing support were received and 5 letters opposed and expressing concerns to the application were received.

R/2021-CM-271
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. Fraser Health approvals must be obtained for all on-site services (well, septic and drainage).
ii. Washroom facilities required for use of customers and the general public.
iii. Any new buildings or structures require a Building Permit along with the associated trades permits, where applicable.
iv. All electrical work for a kitchen must be permitted and certified.
v. Any permanent kitchen facility will need an approved Building Permit and the Fire Department would be involved through that process.
vi. A conditional Business License must be obtained contingent on the business operation complying with the following:
    a) All structures meeting the current BC Building Code;
    b) Approved Fire Department Inspection;
    c) All external agency requirements being met - (i.e. Fraser Health and Provincial water license if required).

vii. The TUP Application is recognized for the outdoor cafe use only. Additional Agri-tourism or commercial ventures are not being considered under this application.

CARRIED

Mayor Morden - OPPOSED

Note: The meeting recessed at 8:53 p.m. and reconvened at 8:58 p.m. Councillor Robson and Councillor Duncan were not in attendance when the meeting reconvened.

800 ***UNFINISHED BUSINESS***

801 **Business and Financial Planning Guidelines 2022-2026**

Staff report dated July 27, 2021 recommending that the Business and Financial Planning Guidelines 2022-2026 be approved.

Note: Councillor Duncan and Councillor Robson joined the meeting at 8:59 p.m.

The Chief Administrative Officer clarified that the staff report provided outlines a framework to acting as a guideline for staff guide staff to be able to present work plan and financial bylaw to Council

R/2021-CM-273
Moved and seconded

That the Business and Financial Planning Guidelines 2022-2026 be approved.

CARRIED

Councillor Robson, Councillor Yousef - OPPOSED

900 ***CORRESPONDENCE***

901 **Support for Affordable Housing – Red House Solutions Ltd.**

Letter dated July 15, 2021 from Megan Haney, Red House Solutions Ltd., requesting a letter in support of affordable housing in Maple Ridge in order to obtain funding from the Canada Mortgage and Housing Corporation for Devonshire Court Housing Cooperative to preserve and develop affordable housing units on property located at 22170 Dewdney Trunk Road, Maple Ridge, BC.

R/2021-CM-284
Moved and seconded

That the Mayor be authorized to write a letter on behalf of Council to Red House Solutions Ltd as attached to their correspondence dated July 15, 2021.

CARRIED

1000 ***BYLAWS***

Note: ***Items 1001 to 1003 are from the July 20, 2021 Public Hearing***

Bylaws for Third Reading

1001 **2019-393-RZ, 20786 River Road**
Maple Ridge Zone Amending Bylaw No. 7614-2020
To rezone from RS-1 (Single Detached Residential) to RT-2 (Ground-Oriented Residential Infill).

The current application is to permit a future construction of eight dwelling units in the form of Courtyard Housing.

The Director of Planning advised that there is no lane behind the subject property.

R/2021-CM-275
Moved and seconded

That Zone Amending Bylaw No. 7614-2020 be given third reading.

R/2021-CM-276
Prior to the vote being called on the main motion, it was moved and seconded

That Application 2019-393-RZ, 20786 River Road be referred back to staff.

CARRIED

Councillor Robson - OPPOSED

Note: Councillor Duncan left the meeting at 9:31 p.m. stating she due to medical issues she cannot work longer than 12 hours.

Councillor Dueck requested her statement be placed on the record. She clarified that Councillor Duncan had not been present for the previous daytime meetings. She had only worked 2.5 hours and therefore not worked longer than 12 hours.

1002 **2018-180-RZ, 22083 and 22057 Lougheed Highway**

1002.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7758-2021**
A site specific text amendment to Section 3-20(c) of the Official Community Plan is proposed to increase the maximum height for apartments to six storeys for Major Corridor Residential development at this location.

R/2021-CM-277
Moved and seconded
That Official Community Plan Amending Bylaw No. 7758-2021 be given third reading.

CARRIED

Councillor Robson - OPPOSED

1002.2 **Maple Ridge Zone Amending Bylaw No. 7481-2018**
To rezone from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential)

The current application is to permit a future development of a six storey apartment building with approximately 106 units and underground parking.

R/2021-CM-278
Moved and seconded
That Zone Amending Bylaw No. 7481-2018 be given third reading.

CARRIED

Councillor Robson – OPPOSED

<u>Bylaws for Third Reading and Adoption</u>

1003 **2021-198-RZ, Various Addresses**
The current application is to rezone the following properties regulated by a Land Use Contract in order to meet Provincial deadlines and be in compliance with the Local Government Act.

1003.1 **2021-198-RZ, 11670/11690 243 Street**
Maple Ridge Zone Amending Bylaw No. 7708-2021
To rezone from Land Use Contract to A-1 (Small Holding Agricultural)

R/2021-CM-279
Moved and seconded
That Zone Amending Bylaw No. 7708-2021 be given third reading and be adopted.

CARRIED

1003.2 **2021-198-RZ, 12170 222 Street**
Maple Ridge Zone Amending Bylaw No. 7741-2021
To rezone from Land Use Contract to RM-2 (Medium Density Apartment Residential).

R/2021-CM-280
Moved and seconded
That Zone Amending Bylaw No. 7741-2021 be given third reading and be adopted.

CARRIED

1003.3 **2021-198-RZ, 22509 Royal Crescent and 11760 225 Street**
Maple Ridge Zone Amending Bylaw No. 7742-2021
To rezone from Land Use Contract to RM-2 (Medium Density Apartment Residential)

R/2021-CM-281
Moved and seconded
That Zone Amending Bylaw No. 7742-2021 be given third reading and be adopted.

CARRIED

1003.4 **2021-198-RZ, 11742 225 Street**
Maple Ridge Zone Amending Bylaw No. 7743-2021
To rezone from Land Use Contract to CD-1-00 (Comprehensive District)

R/2021-CM-282
Moved and seconded
That Zone Amending Bylaw No. 7743-2021 be given third reading and be adopted.

CARRIED

1003.5 **2021-198-RZ**
Maple Ridge Zone Amending Bylaw No. 7744-2021
To create the Comprehensive Development Zone of CD-1-21 (Medium Density Rental Apartment Residential)

R/2021-CM-283
Moved and seconded
That Zone Amending Bylaw No. 7744-2021 be given third reading and be adopted.

CARRIED

1003.6 **2021-198-RZ, 12128 222 Street**
Maple Ridge Zone Amending Bylaw No. 7745-2021
To rezone from Land Use Contract to CD-1-21 (Comprehensive Development)

R/2021-CM-284
Moved and seconded
That Zone Amending Bylaw No. 7745-2021 be given third reading and be adopted.

CARRIED

1003.7 **2021-198-RZ, 12184 - 12190 224 Street**
Maple Ridge Zone Amending Bylaw No. 7746-2021
To rezone from Land Use Contract to CD-1-21 (Comprehensive Development)

R/2021-CM-285
Moved and seconded
That Zone Amending Bylaw No. 7746-2021 be given third reading and be adopted.

CARRIED

1003.8 **2021-198-RZ, North/East of 12184-12190 224 Street**
Maple Ridge Zone Amending Bylaw No. 7751-2021
To rezone from Land Use Contract to P-1 (Park and School)

R/2021-CM-286
Moved and seconded
That Zone Amending Bylaw No. 7751-2021 be given third reading and be adopted.

CARRIED

Bylaws for Adoption

1004 **2017-035-RZ, 11779 Burnett Street**
Staff report dated July 27, 2021 recommending adoption

1004.1 **Maple Ridge Zone Amending Bylaw No. 7325-2017**
To rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to permit future construction of a five storey, 64 rental unit apartment building.

R/2021-CM-287
Moved and seconded
That Zone Amending Bylaw No. 7325-2017 be adopted.

R/2021-CM-288
Before the motion was voted on, it was moved and seconded

That Application 2017-035-RZ, 11779 Burnett Street be referred back to staff until September 2021 to provide clarification on the housing agreement.

DEFEATED

Mayor Morden, Councillor Dueck, Councillor Meadus,
Councillor Svendsen - OPPOSED

The question was called on the main motion.

Councillor Robson, Councillor Yousef – OPPOSED

MAIN MOTION CARRIED

1004.2 **11775 and 11781 Burnett Street Housing Agreement Bylaw No. 7556-2019**
To enter into a Housing Agreement

R/2021-CM-289
Moved and seconded

That 11775 and 11781 Burnett Street Housing Agreement Bylaw No. 7556-2019 be adopted.

CARRIED

Councillor Robson, Councillor Yousef - OPPOSED

1005 **2017-140-RZ, 23953 Fern Crescent**
Staff report dated July 27, 2021 recommending adoption

1005.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7513-2018**
To amend the Silver Valley Area Plan by adjusting the Conservation boundaries to accommodate the final subdivision layout and the required watercourse setbacks

R/2021-CM-290
Moved and seconded

That Official Community Plan Amending Bylaw NO. 7513-2018 be adopted.

CARRIED

1005.2 **Maple Ridge Zone Amending Bylaw No. 7390-2017**
To rezone from RS-2 (One Family Suburban Residential) to RS-1b (One Family Urban [Medium Density] Residential to permit subdivision into four lots not less than 557 m^2.

R/2021-CM-291
Moved and seconded
That Zone Amending Bylaw No. 7390-2017 be adopted.

CARRIED

1006 **2017-184-RZ, 23585 128 Avenue**
Staff report dated July 27, 2021 recommending adoption

1006.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7530-2019**
To amend the OCP Land Use Designation Map from Estate Suburban Residential to Conservation and Forest

R/2021-CM-292
Moved and seconded
That Official Community Plan Amending Bylaw No. 7530-2019 be adopted.

CARRIED

1006.2 **Maple Ridge Zone Amending Bylaw No. 7392-2017**
A Text Amendment to the RS-2 (One Family Suburban) zone to permit additional density bonus provisions

R/2021-CM-293
Moved and seconded
That Zone Amending Bylaw No. 7392-2017 be adopted.

CARRIED

1007 **2018-004-RZ, 22575 Brown Avenue**
Staff report dated July 27, 2021 recommending adoption

Maple Ridge Zone Amending Bylaw No. 7445-2018
To rezone from RS 1 (One Family Urban Residential) to RM 2 (Medium Density Apartment Residential District) to permit the future construction of a 47 unit apartment building with underground parking.

R/2021-CM-294
Moved and seconded
That Zone Amending Bylaw No. 7445-2018 be adopted.

CARRIED

1008 **Development Services Fees**

1008.1 **Maple Ridge Fees & Charges Amending Bylaw No. 7755-2021**
To include additional schedules for Development Application and Engineering Subdivision and Development Servicing fees

R/2021-CM-295
Moved and seconded
That Fees & Charges Amending Bylaw No. 7755-2021 be adopted.

CARRIED

1008.2 **Maple Ridge Building Amending Bylaw No. 7756-2021**
To incorporate new rates for services that reflect current labour costs and market rates

R/2021-CM-296
Moved and seconded
That Building Amending Bylaw No. 7756-2021 be adopted.

CARRIED

1100 ***REPORTS AND RECOMMENDATIONS***

Planning and Development Services

1101 **2021-194-AL, 12377 248 Street, Non-Farm Use Application**

Staff report dated July 20, 2021 recommending that Non-Farm Use Application 2021-194-AL to permit several Agri-Tourism uses in the form of a petting zoo, a children's play area, a tractor train ride, a pumpkin harvest festival and the use of shipping containers as an accessory agricultural use be authorized to proceed to the Agricultural Land Commission.

R/2021-CM-297
Moved and seconded
That the Non-Farm Use Application 2021-194-AL, respecting the property located at 12377 248 Street, be authorized to proceed to the Agricultural Land Commission.

CARRIED

1102 **2021-230-RZ, 10225 272 Street, Temporary Use Permit**

Item 1102 was dealt with prior to Item 800

1103 **2021-074-RZ, 24366 and 24388 River Road and 24548 Lougheed Highway and PID No. 012-847-046, 012-846-970, 012-846-902 and 012-847-119, RS-3 to M-2**

Staff report dated July 20, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7777-2021 to rezone from RS-3 (Single Detached Rural Residential) to M-2 (General Industrial), to permit the future construction of a trucking and storage facility, spanning several buildings be given first reading and that the applicant provide further information as described on Schedules A, C, F and G of the Development Procedures Bylaw No. 5879–1999.

R/2021-CM-298
Moved and seconded

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. 7777-2021 be given first reading; and**

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

CARRIED

1104 **2021-281-RZ, 22936, 22944, 22952, 22964 and 22974 Dewdney Trunk Road, RS-1 to RM-2**

Staff report dated July 20, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7766-2021 to rezone from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential) to permit future construction of a six storey apartment building with 178 units be given first reading and that the applicant provide further information as described on Schedules A, C, D and E of the Development Procedures Bylaw No. 5879-1999.

R/2021-CM-299
Moved and seconded

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. 7766-2021 be given first reading; and**

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

CARRIED

Councillor Robson and Councillor Yousef – OPPOSED

1105 **2017-242-RZ, Home Occupation: Commercial Vehicle Amendment**

Staff report dated July 20, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7769-2021 to align the number and weight of commercial vehicles permitted for a home based business with the number of commercial vehicles permitted for an employee of an off-site business or non-business owner on larger residential properties be given first and second reading and be forwarded to Public Hearing.

R/2021-CM-291
Moved and seconded

That Zone Amending Bylaw No. 7769-2021 be given first and second reading and be forwarded to Public Hearing.

CARRIED

1106 **2019-427-RZ, 20690 Lougheed Highway, RS-1 to C-2**

Staff report dated July 20, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7776-2021 for a site specific text amendment to reduce the separation distance between an anticipated Government Cannabis Retail use location and two in progress private cannabis retail use locations be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7609-2020 to rezone from RS-1 (One Family Urban Residential) to C-2 (Community Commercial) to permit the future construction of a two-storey commercial building with retail on the ground floor and an office use above be given second reading and be forwarded to Public Hearing.

R/2021-CM-292
Moved and seconded

1) **That Zone Amending Bylaw No. 7776-2021 be given first and second reading, and be forwarded to Public Hearing;**

2) **That Zone Amending Bylaw No. 7609-2020 be given second reading, and be forwarded to Public Hearing;**

3) **That the following terms and conditions be met prior to final reading:**

   i) **Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;**
   ii) **Approval from the Ministry of Transportation and Infrastructure;**
   iii) **Road dedication on Lougheed Highway as required;**
   iv) **Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;**

v) Registration of a Restrictive Covenant for Stormwater Management;

vi) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.

CARRIED

1107 **2021-257-RZ, 110-20110 Lougheed Highway, Site Specific Text Amendment**

Staff report dated July 20, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7775-2021 to reduce the 1,000 metre separation distance between Cannabis Retail Uses to 394.5 metres to allow such a use on property located at 20110 Lougheed Highway be given first and second reading and be forwarded to Public Hearing.

R/2021-CM-293
Moved and seconded

That Zone Amending Bylaw No. 7775-2021 be given first and second reading and be forwarded to Public Hearing.

CARRIED

Councillor Robson – OPPOSED

Note: At 10:28 p.m., as required by the Council Procedure Bylaw, the Mayor asked for a motion to continue the Council Meeting past 10:30 p.m.

R/2021-CM-294
Moved and seconded

That the Council Meeting be permitted to continue past 10:30 p.m.

CARRIED

Councillor Robson – OPPOSED

1108 **2020-403-RZ, 12077 and 12079 240 Street. RS-3 to R-1**

Staff report dated July 20, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7695-2020 to rezone from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached (Low Density) Urban Residential) to permit a future subdivision to create four lots for the future construction of single-family residential dwellings be given second reading and be forwarded to Public Hearing.

R/2021-CM-295
Moved and seconded

1) **That Zone Amending Bylaw No. 7695-2020 be given second reading, and be forwarded to Public Hearing.**

2) **That Council require, as a condition of subdivision approval, the developer to pay to the City an amount that equals 5% of the market value of the land, as determined by an independent appraisal, in lieu of parkland dedication in accordance with Section 510 of the Local Government Act; and,**

3) **That the following terms and conditions be met prior to final reading:**

   i) **Road dedication on 240 Street as required;**
   ii) **Road dedication on 120B Avenue as required;**
   iii) **That the applicant address any comments and concerns put forth by the Building Department as part of the rezoning process for the proposed development;**
   iv) **Registration of a Restrictive Covenant for Stormwater Management;**
   v) **Removal of existing buildings;**
   vi) **In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.**
   vii) **That a contribution, in the amount of $20,400.00 ($5,100.00 x 4 lots) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.**

CARRIED

1109 **2017-140-DVP, 23953 Fern Crescent**

Staff report dated July 20, 2021 recommending that the Corporate Officer be authorized to sign and seal 2017-140-DVP to reduce minimum lot width, minimum building envelope and rear lot line setbacks for specified lots and to increase building height for specified lots.

The Corporate Officer advised that 16 notices were mailed out in relation to the item and no correspondence was received in response.

R/2021-CM-296
Moved and seconded

That the Corporate Officer be authorized to sign and seal 2017-140-DVP respecting property located at 23953 Fern Crescent.

CARRIED

1110 **2017-035-DVP, 2017-035-DP, 11775 and 11781 Burnett Street**

Staff report dated July 20, 2021 recommending that the Corporate Officer be authorized to sign and seal 2017-035-DVP to vary the setback for the underground parking building from the front lot line and to sign and seal 2017-035-DP to permit construction of a 64 unit rental apartment building.

The Corporate Officer advised that 37 notices were mailed out in relation to the item and no correspondence was received in response.

R/2021-CM-297
Moved and seconded

1. **That the Corporate Officer be authorized to sign and seal 2017-035-DVP respecting property located at 11775 and 11781 Burnett Street; and**

2. **That the Corporate Officer be authorized to sign and seal 2017-035-DP respecting property located at 11775 and 11781 Burnett Street.**

CARRIED

Councillor Robson - OPPOSED

1111 **2017-486-DVP, 2017-485-DP, 10640 248 Street**

Staff report dated July 20, 2021 recommending that the Corporate Officer be authorized to sign and seal 2017-486-DVP to reduce front, rear, exterior side and interior side setbacks, to increase maximum building height and retaining wall height and to reduce the Common Open Area and the Indoor Amenity requirement and that the Corporate Officer be authorized to sign and seal 2017-485-DP to permit a 61 unit townhouse site.

The Corporate Officer advised that 76 notices were mailed out in relation to the item and 1 piece of correspondence was received opposed or expressing concern.

R/2021-CM-298
Moved and seconded

1. **That the Corporate Officer be authorized to sign and seal 2017-486-DVP respecting property located at 10640 248 Street; and**

2. **That the Corporate Officer be authorized to sign and seal 2017-485-DP respecting property located at 10640 248 Street.**

CARRIED

Councillor Robson - OPPOSED

1112 **2018-004-DVP, 2018-004-DP, 22575 Brown Avenue**

Staff report dated July 20, 2020 recommending that the Corporate Officer be authorized to sign and seal 2018-004-DVP to reduce front, rear and side lot lines on portions of the facade, the front entrance canopy, the roof overhang and balcony columns and to increase the maximum number of small car visitor parking spaces and that the Corporate Officer be authorized to sign and seal 2018-004-DP to construct a 48 unit apartment building.

The Corporate Officer advised that 116 notices were mailed out in relation to the item and 1 piece of correspondence was received in support of the item.

R/2021-CM-299
Moved and seconded

1. **That the Corporate Officer be authorized to sign and seal 2018-004-DVP respecting property located at 22575 Brown Avenue; and**

2. **That the Corporate Officer be authorized to sign and seal 2018-004-DP respecting property located at 22575 Brown Avenue.**

CARRIED

Engineering Services – Nil

Corporate Services – Nil

Parks, Recreation & Culture

1171 **Municipal Advisory Committee on Accessibility and Inclusiveness - Age-Friendly Initiative Sub-committee**

Staff report dated July 20, 2021 recommending that the term of the Age-Friendly Initiatives Sub-Committee be extended for an additional three year period expiring on January 30, 2024 and that the revised Terms of Reference for the sub-committee be endorsed.

R/2021-CM-300
Moved and seconded

That the term of the Age-friendly Initiative Sub-committee be extended for an additional three-year period expiring on January 30, 2024; and further

That the Age-friendly Initiative Sub-committee revised Terms of Reference be endorsed.

CARRIED

Administration

1191 **Downtown Maple Ridge Business Improvement Area**

Staff report dated July 20, 2021 recommending that Maple Ridge Business Improvement Area Establishment Bylaw No. 7767-2021 to re-establish the Downtown Maple Ridge Business Improvement Association (DMRBIA) be given first, second and third reading.

R/2021-CM-301
Moved and seconded

That Business Improvement Area Establishment Bylaw No. 7767-2021 be given first, second and third reading.

CARRIED

1200 ***STAFF REPORTS***

1201 **Canada Community Revitalization Fund - 241A Street & 112 Avenue Park**

Staff report dated July 27, 2021 recommending that the '241A Street & 112 Avenue Park' project be submitted to the Canada Community Revitalization Fund.

R/2021-CM-302
Moved and seconded

That staff submit the '241A Street & 112 Avenue Park' project to the Canada Community Revitalization Fund.

CARRIED

1202 **Licence Agreement Authorization - Metro Vancouver Force Main Construction**

Staff report dated July 27, 2021 recommending that a Licence of Agreement between the City of Maple Ridge and the Greater Vancouver Sewerage and Drainage District to allow temporary use of City lands for construction purposes be authorized and that the Corporate Officer be authorized to execute the agreement.

Note: Councillor Yousef left the meeting at 10:41 p.m. during the discussion and returned at 10:45 p.m.

The General Manager Engineering Services clarified the location of the lands outlined in the agreement.

R/2021-CM-303
Moved and seconded

That a Licence Agreement between the City of Maple Ridge and the Greater Vancouver Sewerage and Drainage District to allow temporary use of City lands for construction purposes be authorized; and

That the Corporate Officer be authorized to execute the agreement.

R/2021-CM-304
Moved and seconded

That Item 1202 be deferred to a future meeting of Council.

MOTION TO DEFER CARRIED

Councillor Dueck - OPPOSED

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

1500 ***MAYOR AND COUNCILLORS' REPORTS***

Two long term employees were congratulated on their upcoming retirement and thanked for their service to the City and the community.

The Mayor gave a video presentation providing an update prior to summer break on progress made at the City in recent months.

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

1700 ***ADJOURNMENT*** – 11:00 p.m.

M. Morden, Mayor

Certified Correct

S. Nichols, Corporate Officer

701 ***Minutes***

701.1 Development Agreements Committee

CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE

August 5, 2021
Mayor's Office

CIRCULATED TO:

Michael Morden, Mayor
Chair

Al Horsman, Chief Administrative Officer
Member

Erin Mark, Recording Secretary

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1. File No. 2018-089-DP

LEGAL:	Lot 6 District Lot 5326 New Westminster District Plan LMP41830
PID:	n/a
LOCATION:	14310 256 Street
OWNER:	Nagin Enterprises Inc. and AA-Class Auto Holdings Ltd.
REQUIRED AGREEMENTS:	Enhancement and Maintenance Agreement

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 2018-089-DP.

CARRIED

2. File No. 21-106075 BG

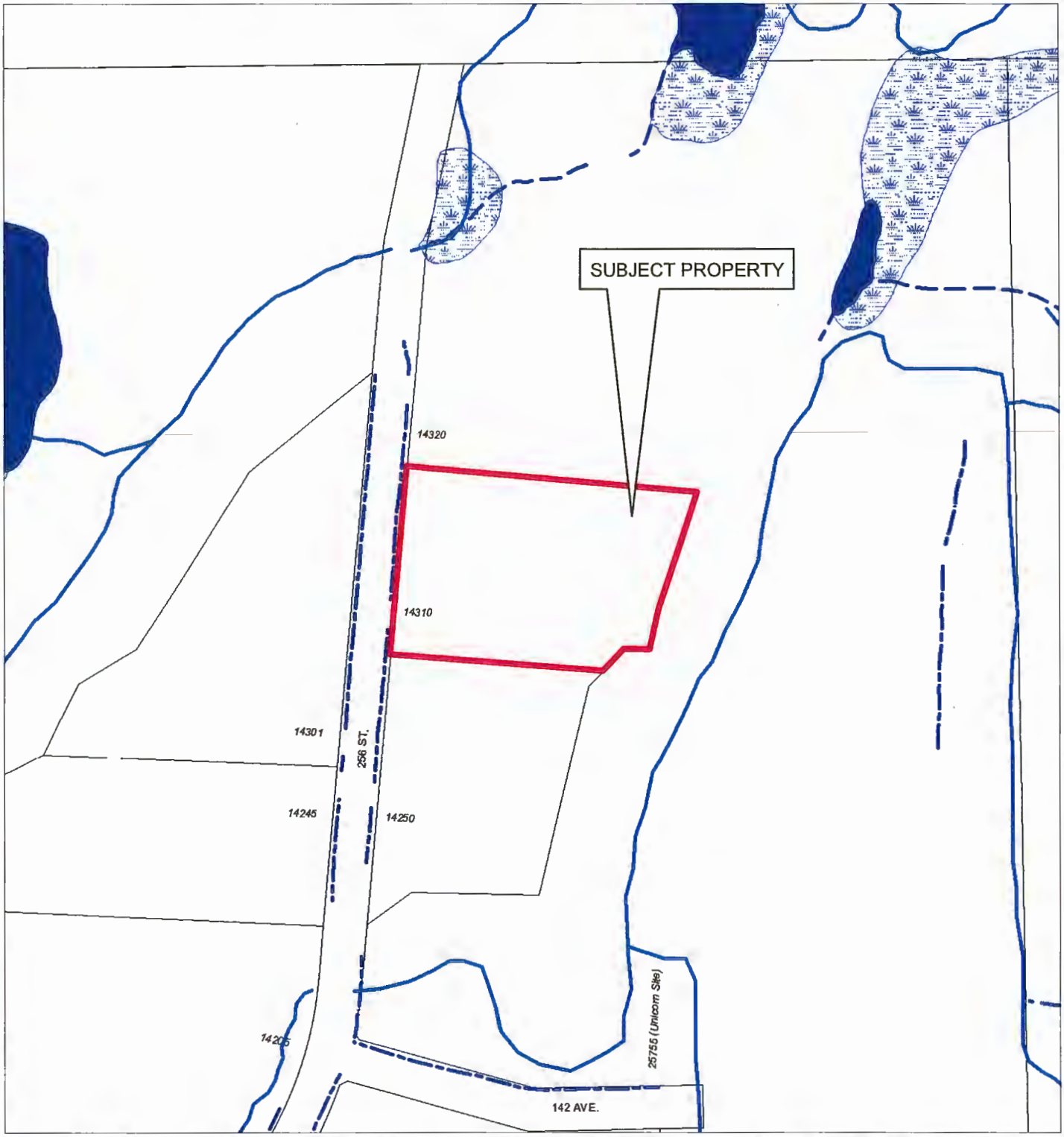
LEGAL:	Lot 1 Section 22 Township 12 New Westminster District Plan 9364
PID:	011-390-361
LOCATION:	24024 Fern Crescent
OWNER:	David and Sharon Whitaker
REQUIRED AGREEMENTS:	Flood Protection Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 21-106075 BG.

CARRIED

Michael Morden, Mayor
Chair

Al Horsman, Chief Administrative Officer
Member



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Legend

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

14310 256 Street

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia

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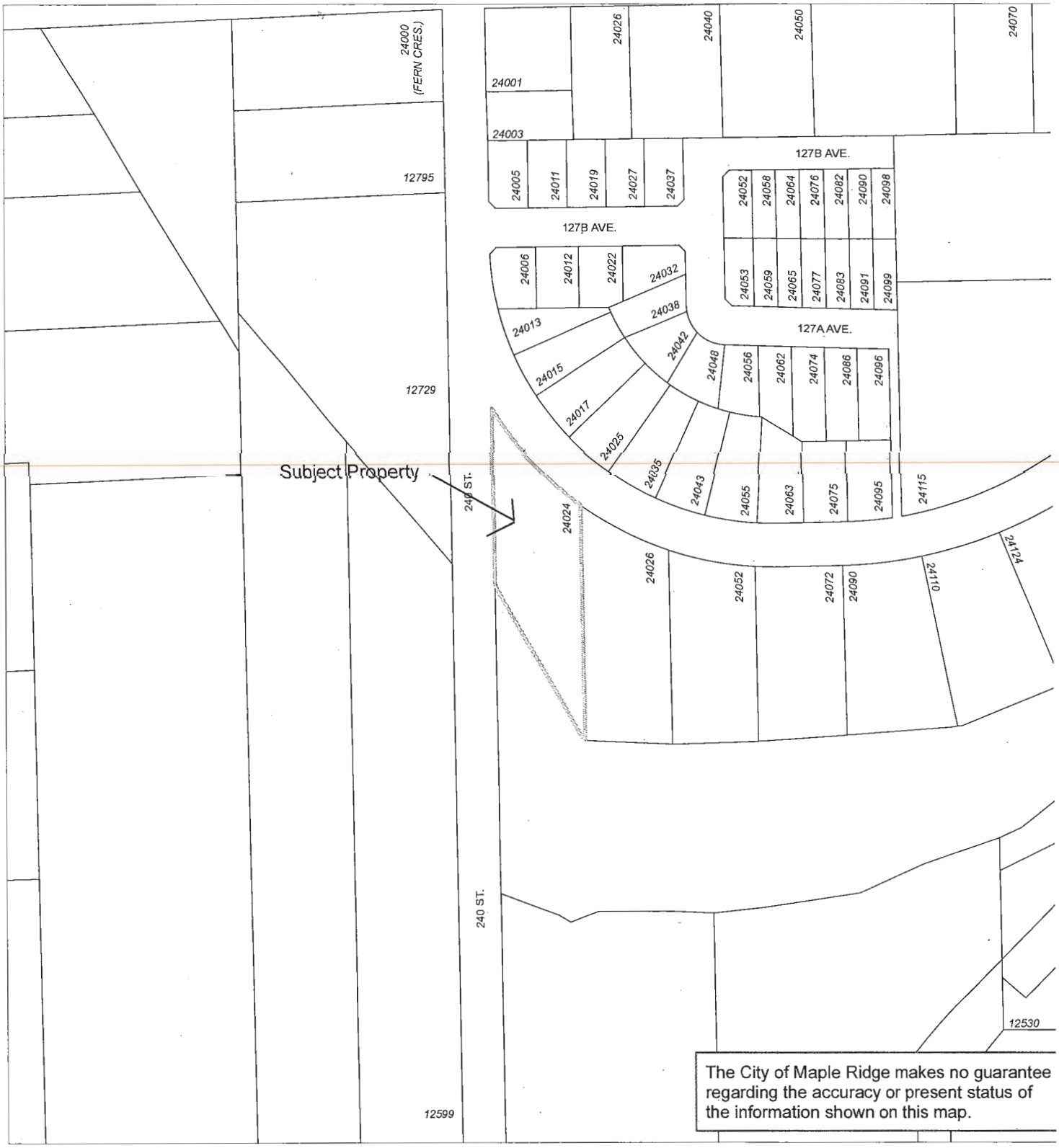
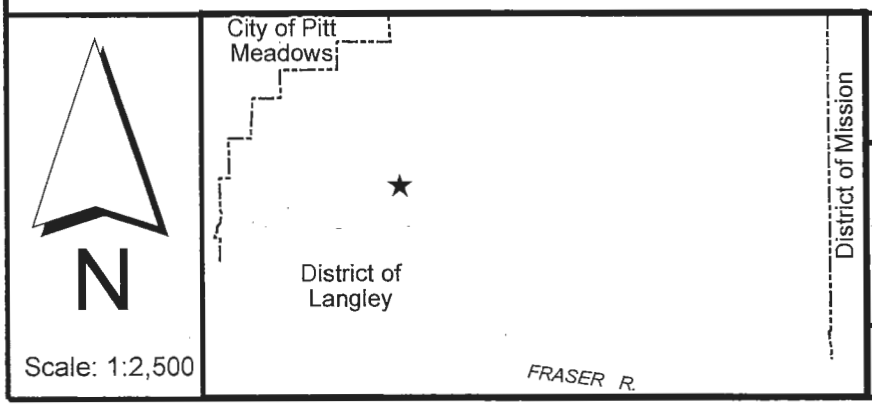
2018-089-SD
DATE: Mar 14, 2018 BY: JV





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24024 Fern Cres

Building

MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: SubjectMap_10.6.1
DATE: Jul 27, 2021
BY: AD

CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE

August 11, 2021
Mayor's Office

CIRCULATED TO:

Michael Morden, Mayor
Chair

Al Horsman, Chief Administrative Officer
Member

Catherine Schmidt, Recording Secretary

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1. **21-109425 BG**

LEGAL:	Lot 21 Section 32 Township 12 New Westminster District Plan EPP93695
PID:	030-913-136
LOCATION:	14088 Mier Drive
OWNER:	Morningstar Homes Ltd. (Robert Bruno, Ryan Lucy)
REQUIRED AGREEMENTS:	Temporary Residential Use Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 21-109425 BG.

CARRIED

2. **Valley Fair Mall (David Pollock – ENG)**

LEGAL:	Lot 1 District Lot 401 Group 1 New Westminster District Plan LMP46901
PID:	024-828-009
LOCATION:	22709 Lougheed Highway
OWNER:	Bucci Investment Corporation
REQUIRED AGREEMENTS:	Release of Covenant (BH211673) Release of Covenant (BJ338456)

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO Valley Fair Mall (ENG).

CARRIED

3. **21-109428 BG**

LEGAL:	Lot 39 Section 32 Township 12 New Westminster District Plan EPP93695
PID:	030-913-314
LOCATION:	14089 Mier Drive
OWNER:	Morningstar Homes Ltd. (Robert Bruno, Ryan Lucy)
REQUIRED AGREEMENTS:	Temporary Residential Use Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 21-109428 BG.

CARRIED

4. **21-105794 BG**

LEGAL:	Lot 52 Section 32 Township 12 New Westminster District Plan EPP93695
PID:	030-913-446
LOCATION:	23154 140B Avenue
OWNER:	Morningstar Homes Ltd. (Robert Bruno, Ryan Lucy)
REQUIRED AGREEMENTS:	Temporary Residential Use Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 21-105794 BG.

CARRIED

5. **21-109430 BG**

LEGAL:	Lot 19 Section 32 Township 12 New Westminster District Plan EPP93695
PID:	030-913-110
LOCATION:	14076 Mier Drive
OWNER:	Morningstar Homes Ltd. (Robert Bruno, Ryan Lucy)
REQUIRED AGREEMENTS:	Temporary Residential Use Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 21-109430 BG.

CARRIED

6. 21-109694 BG

LEGAL:	Lot 9 District Lot 402 Group 1 New Westminster District Plan EPP89428
PID:	030-878-233
LOCATION:	11346 230 Street
OWNER:	Shauna Pattison, William B. Pattison, William J. Pattison
REQUIRED AGREEMENTS:	Temporary Residential Use Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 21-109694 BG.

CARRIED

7. 2018-004-RZ

LEGAL:	Lot A Section 20 Township 12 New Westminster District Plan EPP108731
PID:	031-353-053
LOCATION:	22567/22577/22583 Brown Avenue
OWNER:	Maclean Homes (Edge 3) Ltd. (Graham Maclean)
REQUIRED AGREEMENTS:	Adaptive Housing Covenant (with grant of priority) Adaptive Housing Covenant Geotechnical Covenant Stormwater Management Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2018-004-RZ.

CARRIED

8. 21-100781 BG

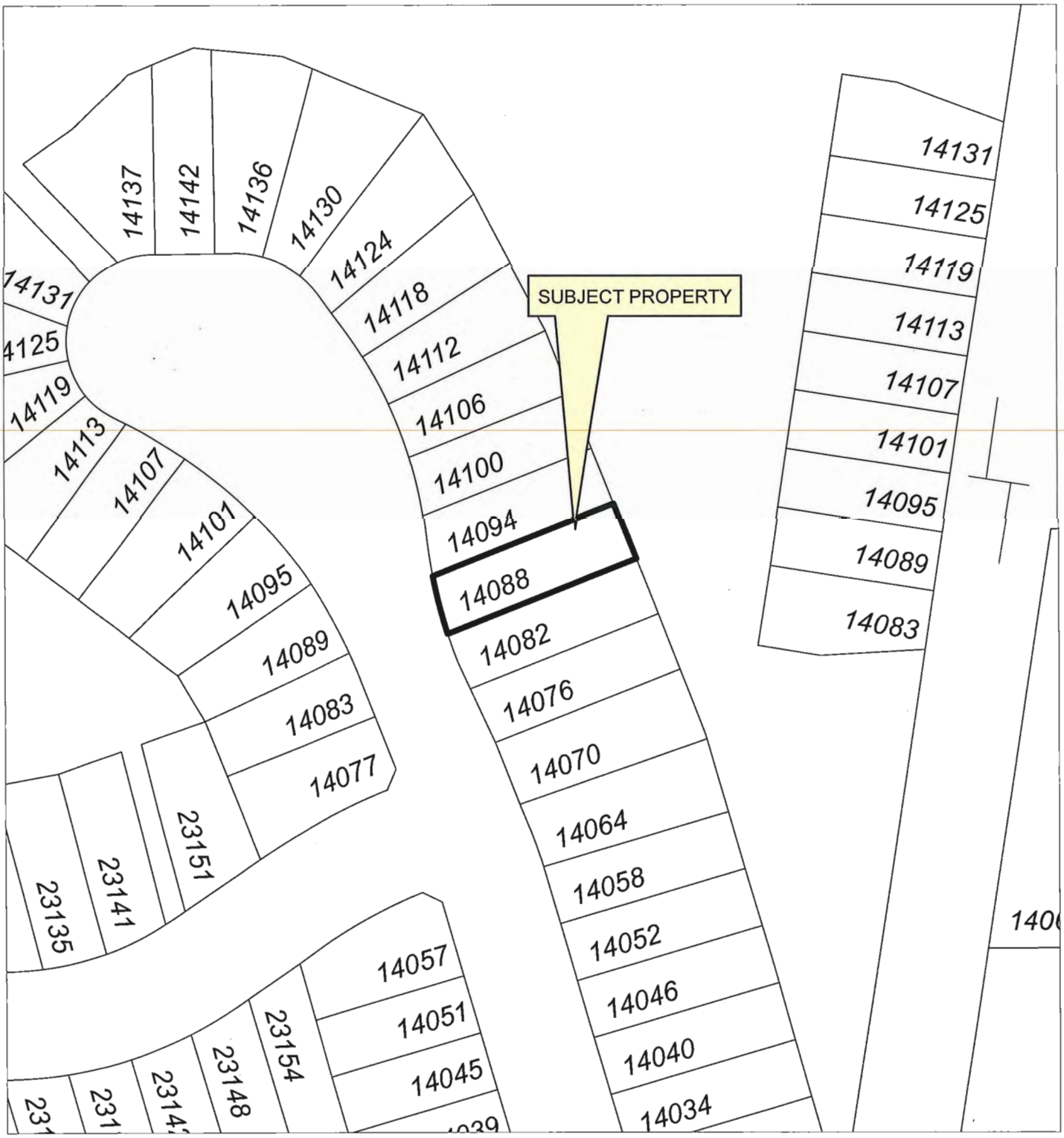
LEGAL:	Lot A (N135861E) Section 27 Township 12 New Westminster District Plan 22667
PID:	009-266-577
LOCATION:	12983 Alouette Road
OWNER:	Rachel Wong
REQUIRED AGREEMENTS:	Flood Protection Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 21-100781 BG.

CARRIED

Michael Morden, ~~Mayor~~
Chair

Al Horsman, Chief Administrative Officer
Member



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14088 MIER DR

LICENCES, PERMITS & BYLAWS DEPT.

MAPLE RIDGE
British Columbia
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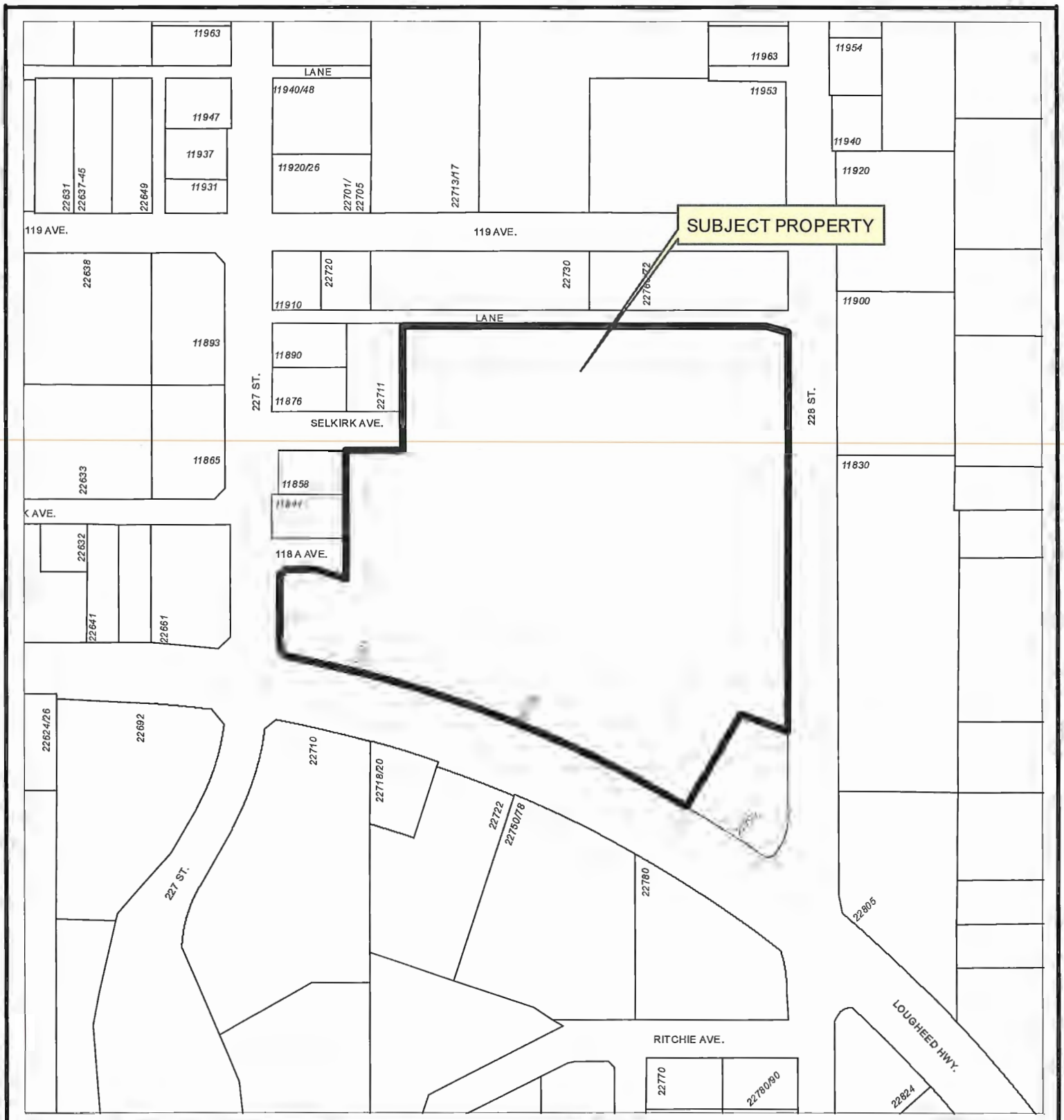
FILE: Subject Map_Citrix
DATE: Aug 6, 2021 BY: RA



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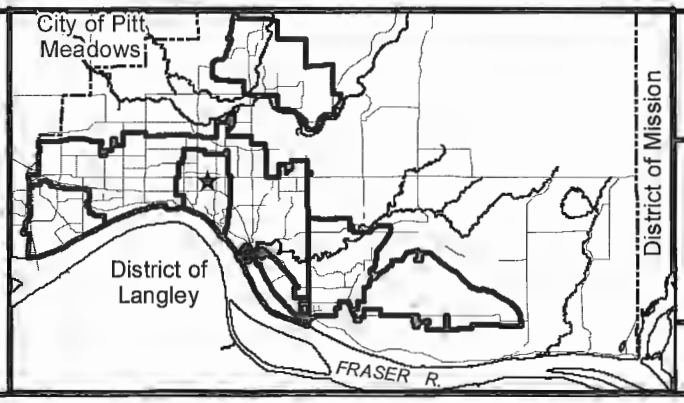

22709 LOUGHEED HWY

CLERKS DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

DATE: Jul 20, 2021

BY: DT

N

Scale: 1:1,500

14089 MIER DR

LICENCES, PERMITS & BYLAWS DEPT.

MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: Subject Map_Citrix
DATE: Aug 6, 2021 BY: RA

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Scale: 1:1,500

23154 140B AVE

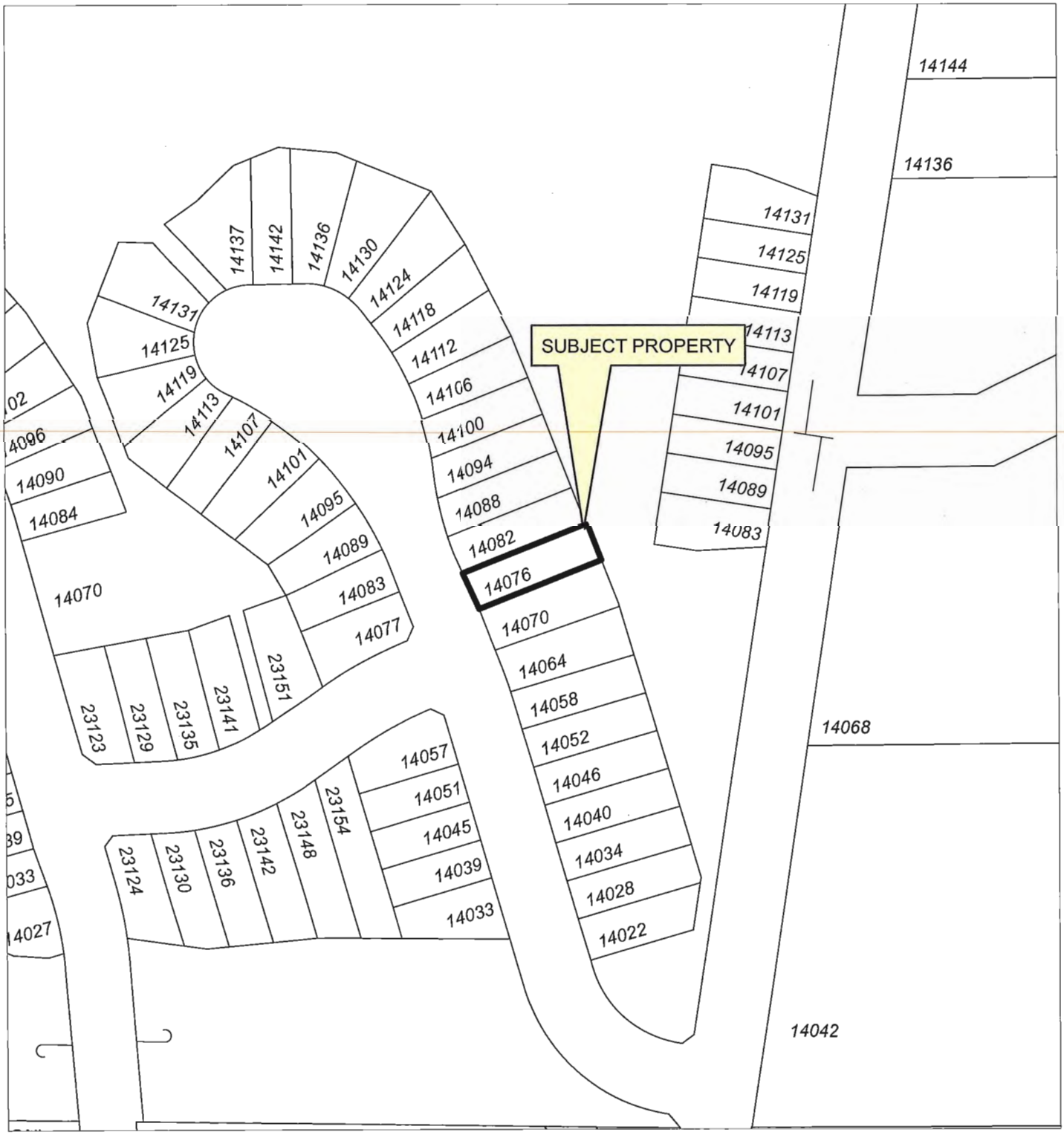
LICENCES, PERMITS & BYLAWS DEPT.

MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: Subject Map_Citrix
DATE: Aug 6, 2021

BY: RA



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14076 MIER DR

LICENCES, PERMITS & BYLAWS DEPT.

MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: Subject Map_Citrix
DATE: Aug 6, 2021

BY: RA

N

Scale: 1:1,500

11346 230 ST

LICENCES, PERMITS & BYLAWS DEPT.

MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: Subject Map_Citrix
DATE: Aug 6, 2021 BY: RA

N

Scale: 1:1,500

Legend

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

22575 Brown Avenue

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia

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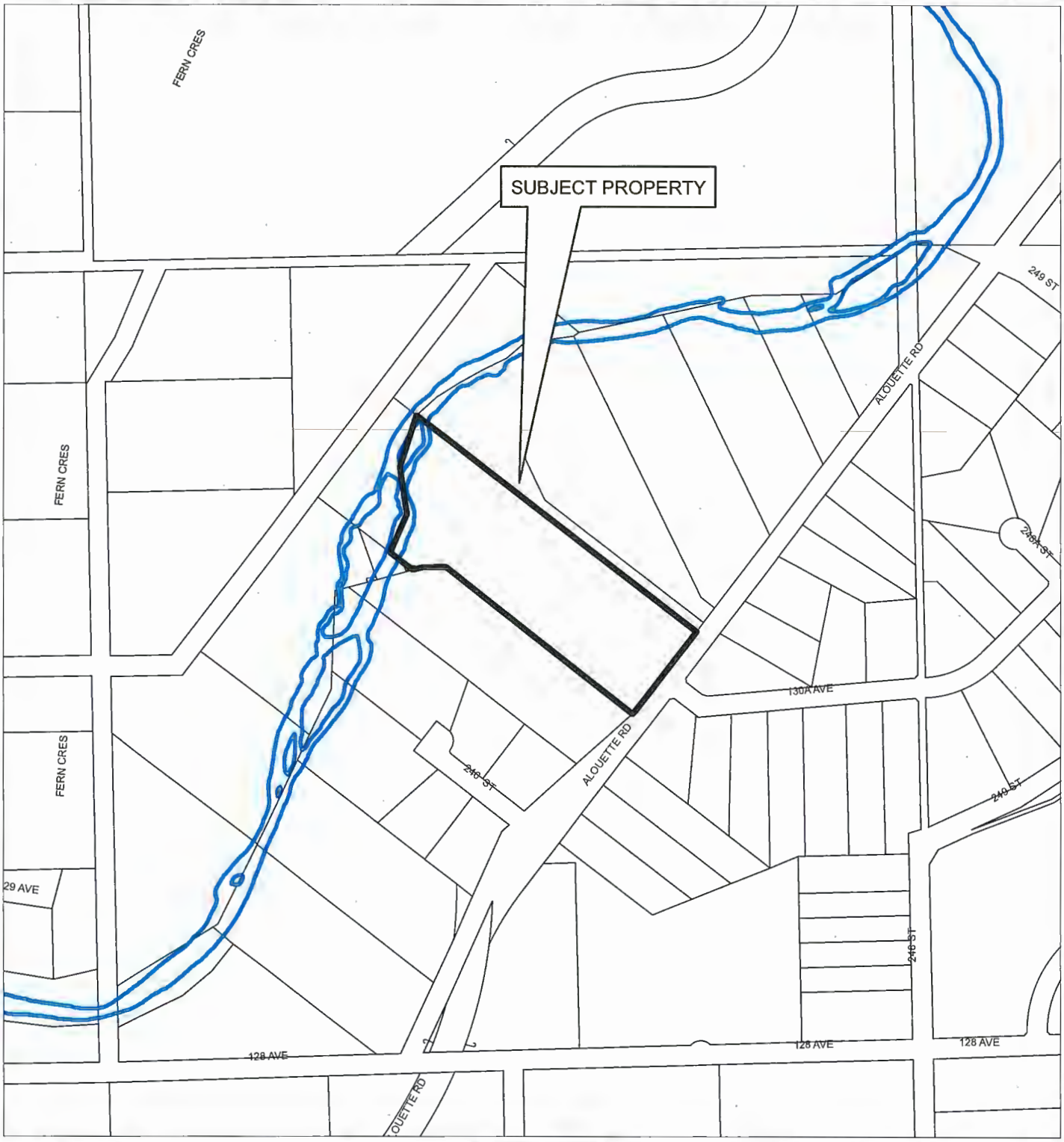
2018-004-RZ
DATE: Jul 2, 2021



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Scale: 1:5,343

12983 ALOUETTE RD

LICENCES, PERMITS & BYLAWS DEPT.

MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: Subject Map_Citrix
DATE: Aug 9, 2021

BY: RA

CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE

August 16, 2021
Mayor's Office

CIRCULATED TO:

Michael Morden, Mayor
Chair

Al Horsman, Chief Administrative Officer
Member

Catherine Schmidt, Recording Secretary

---

1. **20-120549 BG**

LEGAL:	Lot A Section 17 Township 12 New Westminster District Plan EPP98130
PID:	031-179-053
LOCATION:	11913 Burnett Street
OWNER:	1135888 B.C. Ltd. (Baljit Johal and Gregory van Popta)
REQUIRED AGREEMENTS:	Stormwater Management Covenant Sanitary Pump Covenant Storm Pump Covenant Release of Covenant (CA8406731)

THAT THE MAYOR AND ACTING CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 20-120549-BG.

CARRIED

2. **2020-084-SD**

LEGAL:	Lot 47 Section 28 Township 12 New Westminster District Plan 63118
PID:	001-810-472
LOCATION:	23953 Fern Crescent
OWNER:	Harjit Sekhon
REQUIRED AGREEMENTS:	Subdivision Servicing Agreement

THAT THE MAYOR AND ACTING CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 2020-084-SD.

CARRIED

3. 2017-140-DP

LEGAL: Lot 47 Section 28 Township 12 New Westminster District Plan 63118
PID: 001-810-472

LOCATION: 23953 Fern Crescent

OWNER: Harjit Sekhon

REQUIRED AGREEMENTS: Enhancement & Maintenance Agreement

THAT THE MAYOR AND ACTING CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 2017-140-DP.

CARRIED

4. 20-115213 BG

LEGAL: Lot 24 District Lot 396 Group 1 New Westminster District Plan 15883
PID: 010-157-654

LOCATION: 12150 220 Street

OWNER: Colin Pasco

REQUIRED AGREEMENTS: Detached Garden Suite Parking Covenant

THAT THE MAYOR AND ACTING CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 20-115213 BG.

CARRIED

5. 21-101715 BG

LEGAL: Lot 49 Section 33 Township 12 New Westminster District Plan 60118
PID: 030-522-536

LOCATION: 13688 Blaney Road

OWNER: Elena Bocsa

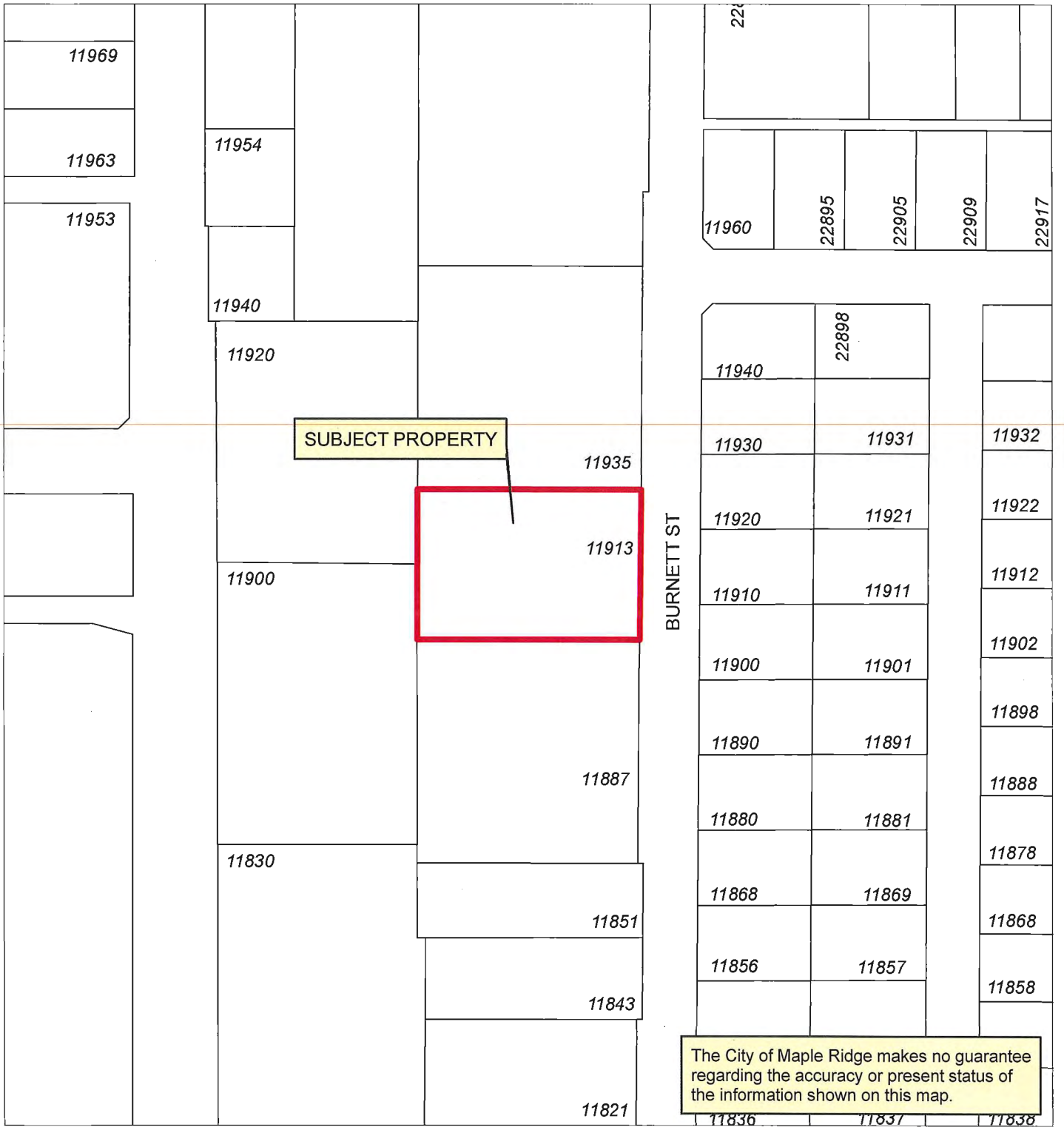
REQUIRED AGREEMENTS: Temporary Residential Use Covenant

THAT THE MAYOR AND ACTING CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 21-101715 BG.

CARRIED

Michael Morden, Mayor
Chair

for Al Horsman, 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.

N

Scale: 1:1,500

11913 BURNETT STREET

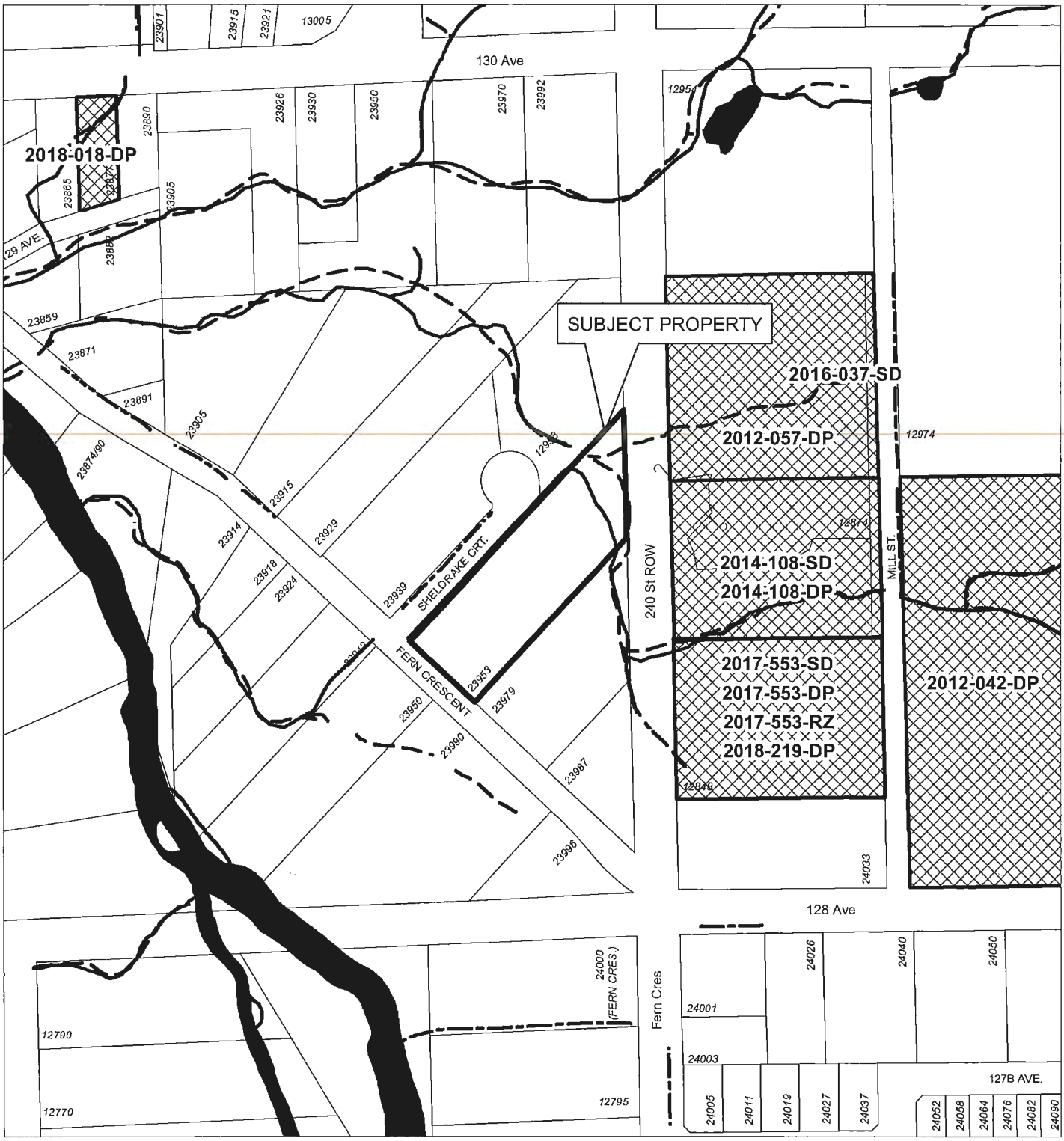
LICENCES, PERMITS & BYLAWS DEPT.

MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: Subject Map
DATE: Aug 13, 2021

BY: JP



N

Scale: 1:2,500

Legend

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

23953 FERN CRES

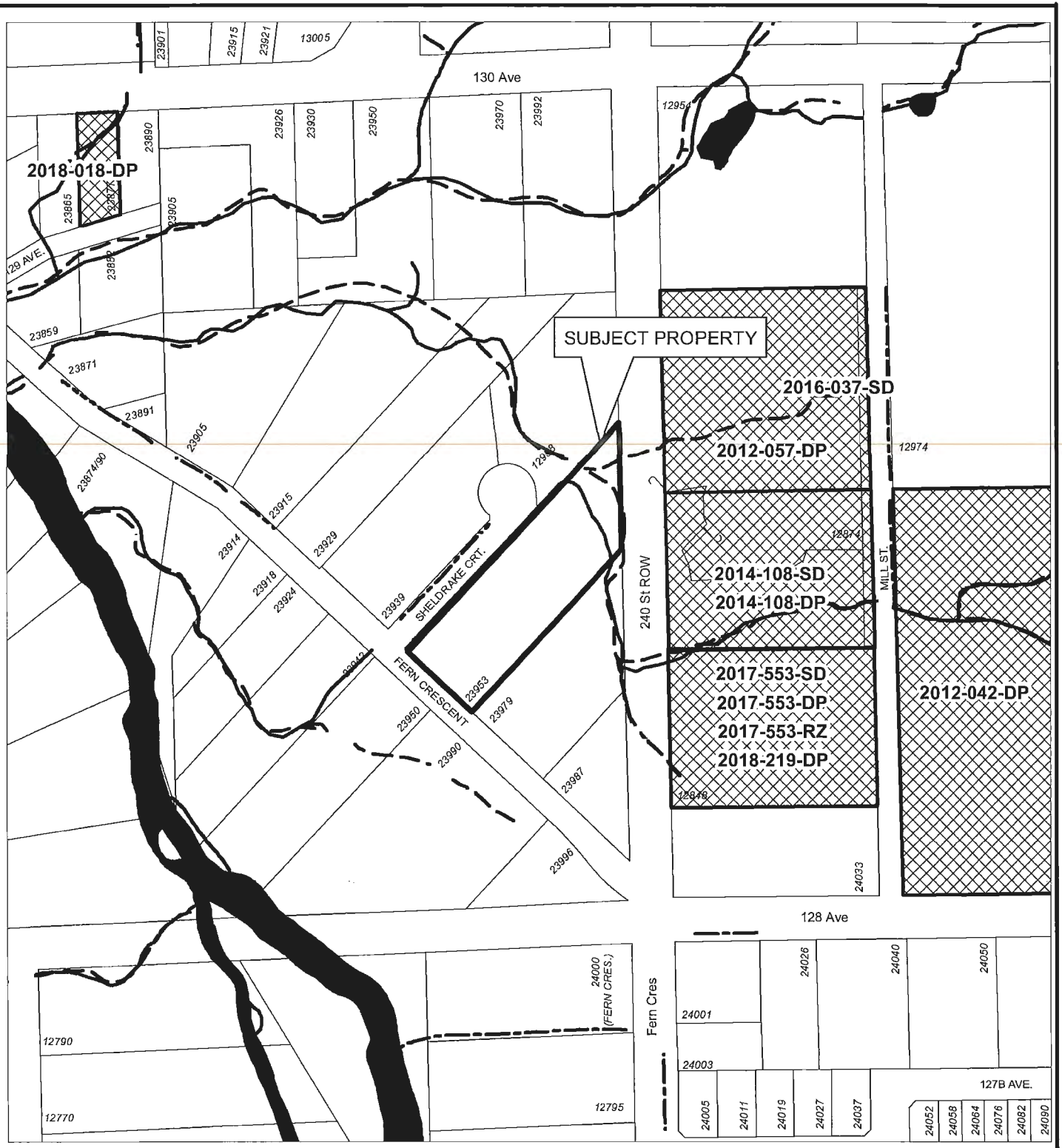
PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2017-140-RZ
DATE: Nov 8, 2018

BY: RA



N

Scale: 1:2,500

Legend

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

23953 FERN CRES

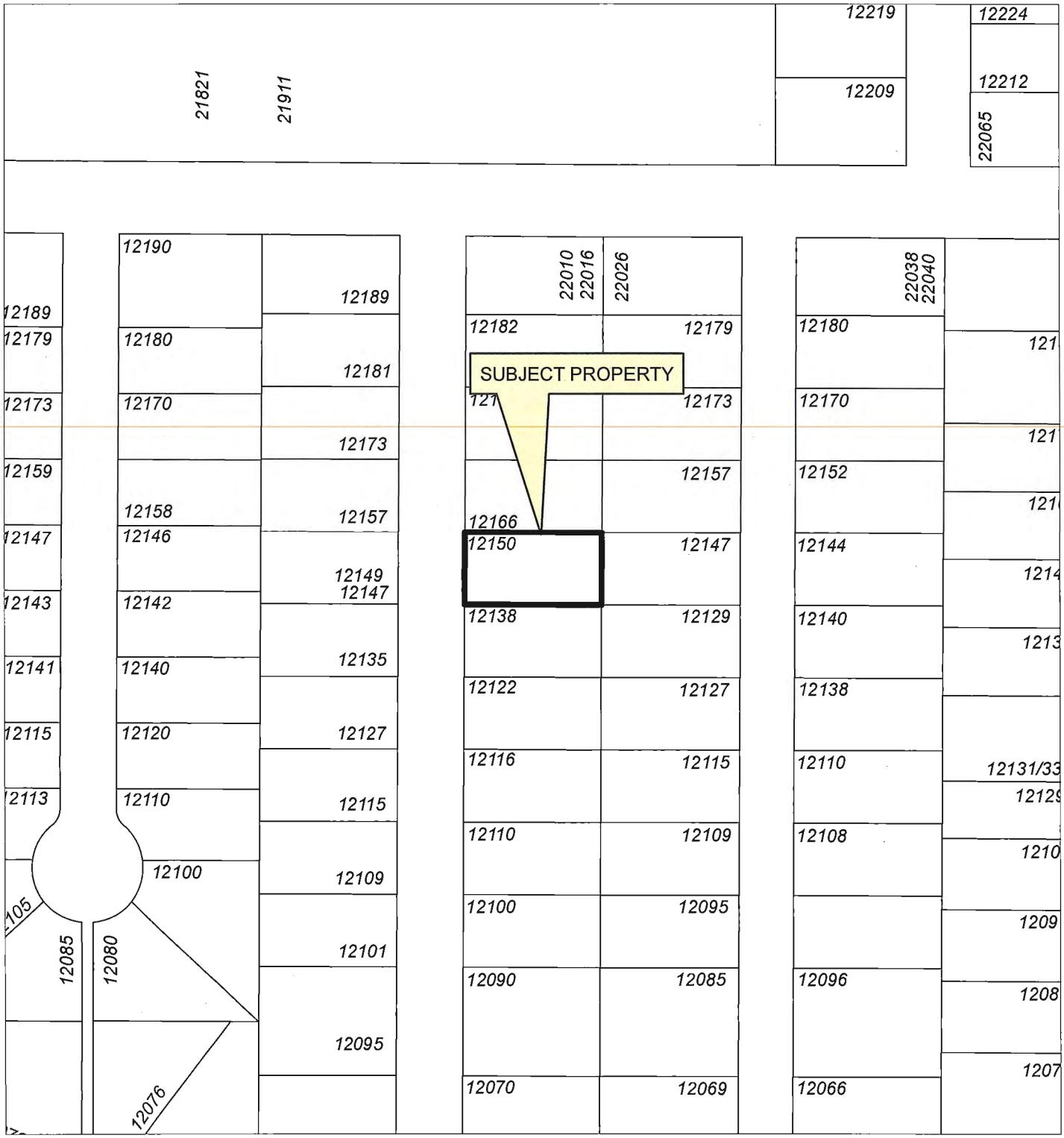
PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2017-140-RZ
DATE: Nov 8, 2018

BY: RA



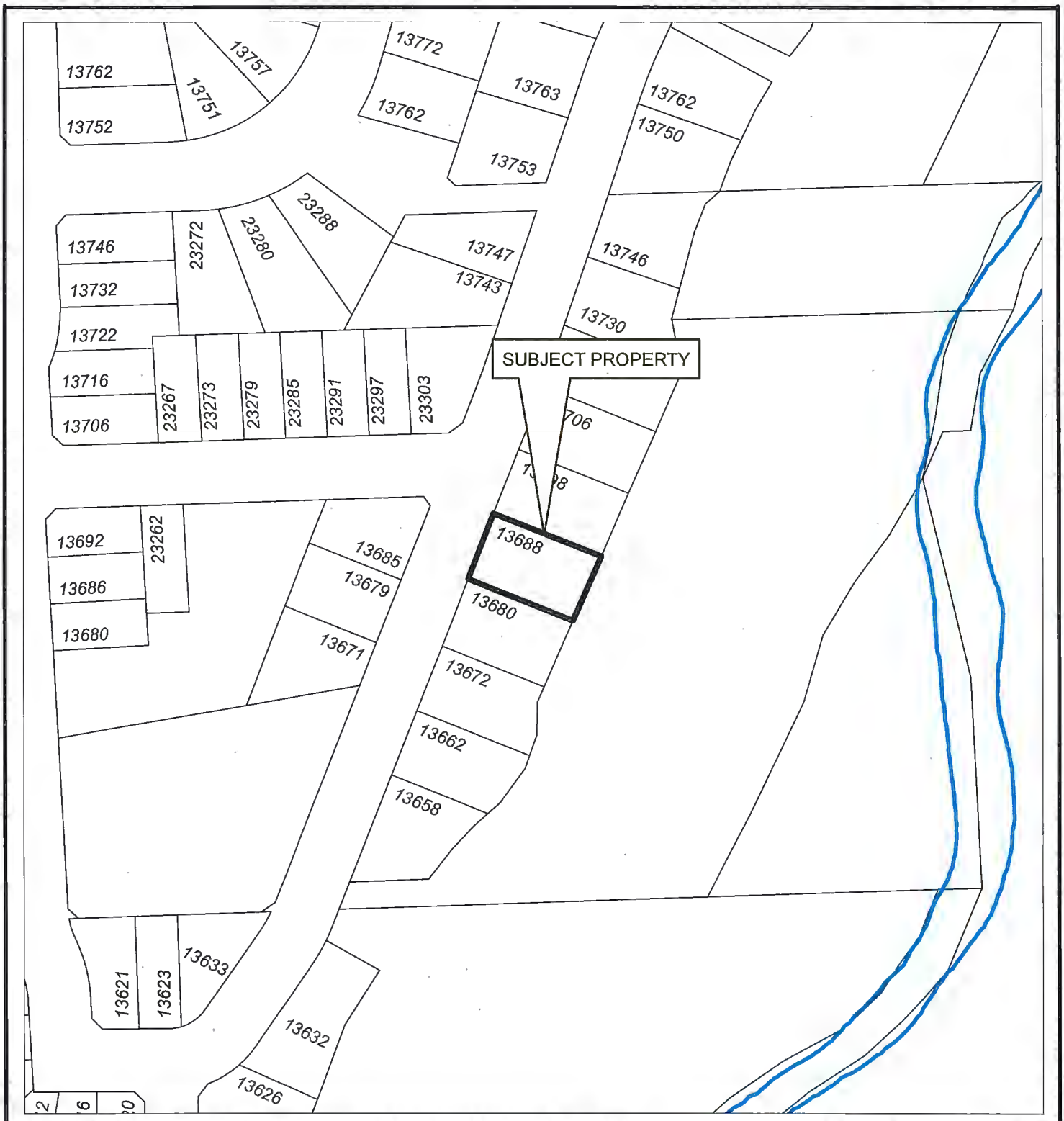
12150 220 ST

LICENCES, PERMITS & BYLAWS DEPT.

MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: Subject Map_Citrix
DATE: Aug 13, 2021
BY: RA



N

Scale: 1:1,500

13688 BLANEY RD

LICENCES, PERMITS & BYLAWS DEPT.

MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: Subject Map_Citrix
DATE: Aug 13, 2021
BY: RA

CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE

August 24, 2021
Mayor's Office

CIRCULATED TO:

Michael Morden, Mayor
Chair

Al Horsman, Chief Administrative Officer
Member

Catherine Schmidt, Recording Secretary

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1. **5245-20-B549**

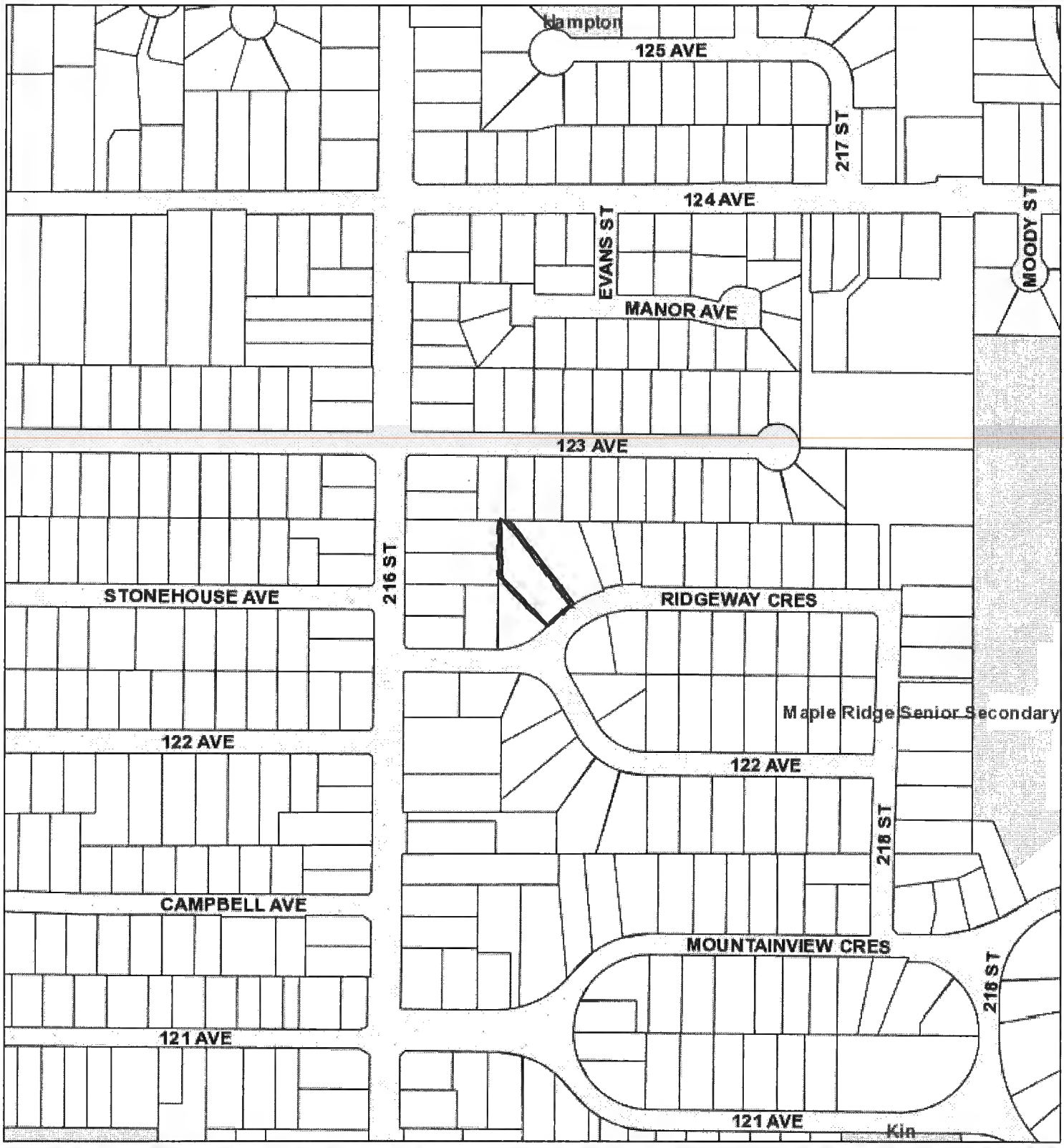
LEGAL:	Lot G District Lot 245 Group 1 New Westminster District Plan 19818
PID:	010-788-093
LOCATION:	21661 Ridgeway Crescent
OWNER:	Abhayjeet Grewal and Shalija Tiwari
REQUIRED AGREEMENTS:	Building Development Agreement

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 5245-20-B549.

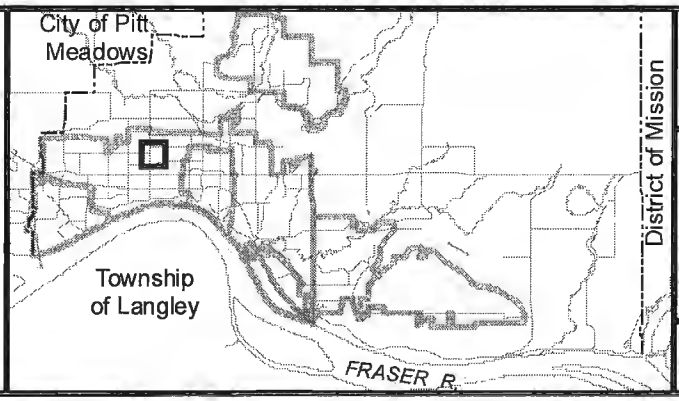
CARRIED

Michael Morden, Mayor
Chair

for Al Horsman, Chief Administrative Officer
Member



Scale: 1:3,500



21661 RIDGEWAY CRES

MAPLE RIDGE
British Columbia

0 15 30 60 90 120 m

0 62.5 125 250 375 500 ft

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

Department: Building

Date: Aug 18, 2021

CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE

August 31, 2021
Mayor's Office

CIRCULATED TO:

Michael Morden, Mayor
Chair

Al Horsman, Chief Administrative Officer
Member

Catherine Schmidt, Recording Secretary

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1. 21-111532 BG

LEGAL:	Lot 8 Section 28 Township 12 New Westminster District Plan EPP12481
PID:	028-872-291
LOCATION:	13317 235A Street
OWNER:	Susan Chambers
REQUIRED AGREEMENTS:	Temporary Residential Use Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 21-111532 BG.

CARRIED

2. 2020-406-DP

LEGAL:	Lot A (N135861E) Section 27 Township 12 New Westminster District Plan 22667
PID:	009-266-577
LOCATION:	12983 Alouette Road
OWNER:	Rachel Wong
REQUIRED AGREEMENTS:	Enhancement and Maintenance Agreement Habitat Protection Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 2020-406-DP.

CARRIED

3. 2017-184-SD

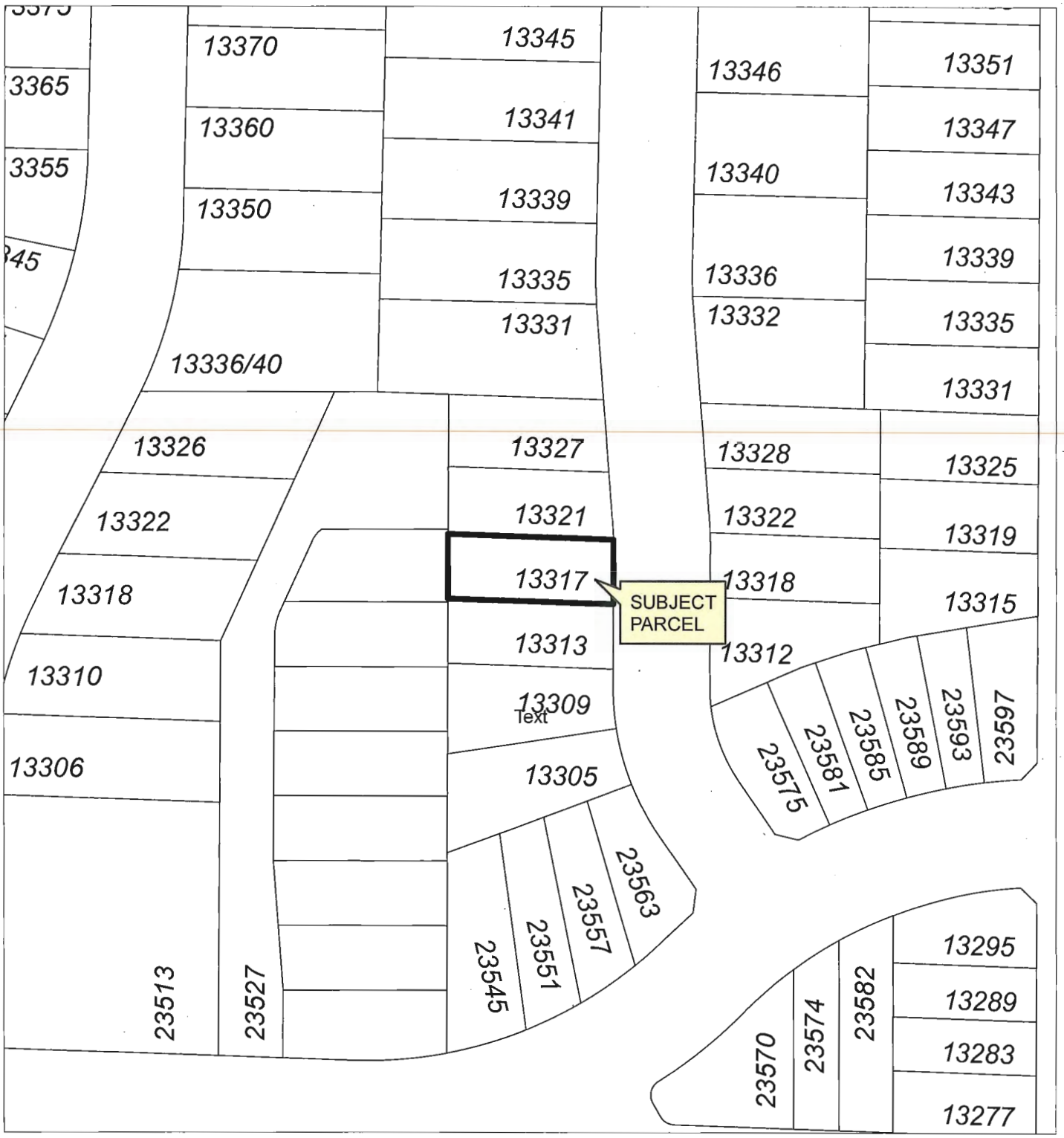
LEGAL:	Lot 24 Section 28 Township 12 New Westminster District Plan 38973
PID:	008-549-371 And: Lots 1 to 5 all of Section 28 Township 12 New Westminster District Plan EPP60067
LOCATION:	23585 128 Avenue
OWNER:	Neda Rahimi-Aiabadi
REQUIRED AGREEMENTS:	Rezoning Servicing Agreement Enhancement & Maintenance Agreement Tree and Vegetation Protection Covenant (Lots 1 to 5) Stormwater Management Covenant (Lots 1 to 5) Geotechnical Covenant (Lots 1 to 5)

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2017-184-SD.

CARRIED

Michael Morden, Mayor
Chair

per
Al Horsman, Chief Administrative Officer
Member



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Scale: 1:1,000

13317 235A STREET

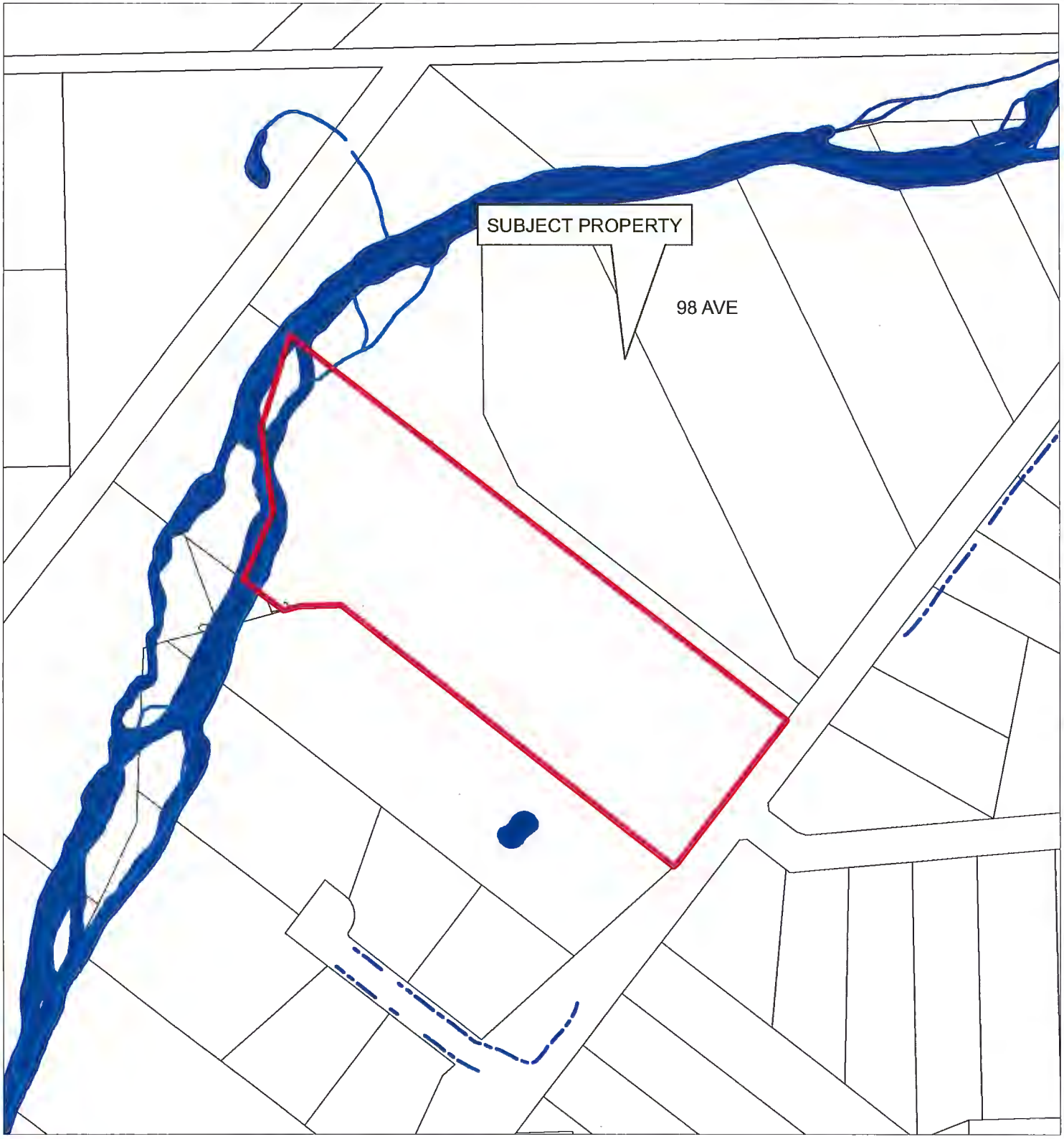
LICENCES, PERMITS & BYLAWS DEPT.

MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: Subject Map (002)
DATE: Aug 24, 2021

BY: MS



N

Scale: 1:3,000

Legend

- Stream
- Ditch Centreline
- Edge of River
- Indefinite Creek
- River Centreline
- Lake or Reservoir
- River

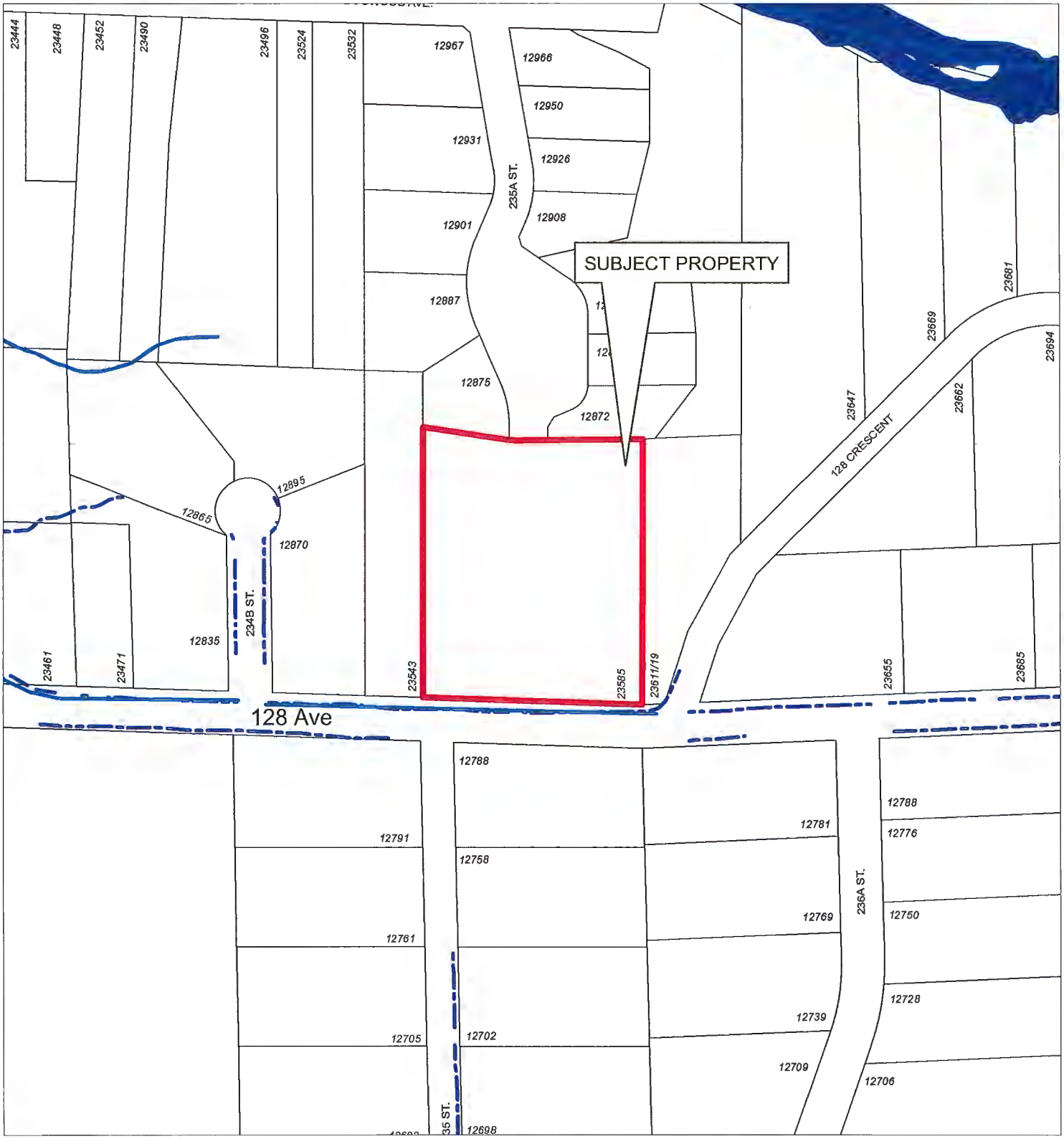
12983 ALOUETTE ROAD
PID: 009-266-577

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

FILE: 2020-406-DP
DATE: Aug 31, 2021

BY: AC



N

Scale: 1:2,500

Legend

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

23585 128 Avenue

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

2017-184-DP
DATE: Feb 22, 2018

BY: JV

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	Sept 7, 2021
		FILE NO:	05-1630-01-2021
FROM:	Chief Administrative Officer	**MEETING:**	Council
SUBJECT:	**Disbursements for the month ended July 31, 2021**		

EXECUTIVE SUMMARY:

The disbursements summary for the past period is attached for information. All voucher payments are approved by the Director of Finance or Deputy Director of Finance. Expenditure details are available by request through the Finance Department.

RECOMMENDATION:

That the disbursements as listed below for the month ended July 31, 2021 be received for information.

GENERAL	$	52,192,483
PAYROLL	$	3,118,824
PURCHASE CARD	$	75,979
	$	55,387,286

DISCUSSION:

a) Background Context:

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

The disbursements are for expenditures that are provided in the Financial Plan Bylaw or subsequently approved through Council Resolution.

b) Citizen/Customer Implications:

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

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

Highlights of larger items included in Financial Plan or Council Resolution

• BA Blacktop – Pavement rehabilitation program	$	633,844
• City of Pitt Meadows – Maple Ridge drainage/diking contribution	$	240,000
• Double V Construction Ltd – Albion Community Centre	$	807,317
• Drake Excavating (2016) Ltd - 225 St pump station replacement	$	233,525
• Emergency Communications - Quarterly dispatch levy	$	305,467
• Greater Vancouver Water District - Water consumption	$	655,697
• Receiver General for Canada – Quarterly RCMP contract payment	$	3,514,839
• Ridge Meadows Recycling Society– Monthly contract for recycling	$	277,733
• Sandpiper Contracting Llp– Sanitary sewer replacement (223 St)	$	224,999
• Sandpiper Contracting Llp– Watermain replacement (216-222 St)	$	316,137

The municipality acts as the collection agency for other levels of government or agencies. The following collections were remitted in July:

• Albion Dyking District – 2021 collections	$	300,468
• BC Assessment Authority – 2021 requisition	$	1,259,867
• Greater Vancouver Sewerage – DCC collection Jan-Jun'21	$	586,022
• Greater Vancouver Regional District– 2021 requisition	$	1,705,374
• Province of British Columbia– School tax remittance	$	25,746,635
• Road 13 Dyking District – 2021 collections	$	173,639
• South Coast BC Trans Authority– 2021 requisition	$	8,290,460
• South Coast BC Trans Authority– DCC collection Jan-Jun'21	$	392,217
• Tretheway Edge Dyking District – 2021 collections	$	29,941

d) **Policy Implications:**

Corporate governance practice includes reporting the disbursements to Council monthly.

CONCLUSION:

The disbursements for the month ended July 31, 2021 have been reviewed and are in order.

Prepared by: **Trevor Hansvall**
Accountant 1

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

Approved by: **Christina Crabtree**
General Manager Corporate Services

per

Concurrence: **Al Horsman**
Chief Administrative Officer

CITY OF MAPLE RIDGE

MONTHLY DISBURSEMENTS - July 2021

VENDOR NAME	DESCRIPTION OF PAYMENT		AMOUNT
0946235 BC Ltd	Roadside mowing		32,209
1118706 BC Ltd	Property tax refunds		28,556
Albion Dyking District	2021 collections		300,468
Alouette River Management Society	2021 service grant		20,000
Associated Engineering (BC) Ltd	225 St forcemain upgrade		17,669
Atlas Power Sweeping	Power sweeping & grinding		15,771
BA Blacktop	Pavement rehabilitation program		633,844
Badger Daylighting Lp	Hydro-excavation - multiple locations		39,817
BC Assessment Authority	2021 requisition		1,259,867
BC Hydro	Electricity		138,026
BGC Engineering Inc	Fraser River escarpment study and management program		78,830
Boileau Electric & Pole Ltd	Maintenance & electrical work		25,743
CUPE Local 622	Union dues		35,299
Cascadia Sport Systems Inc	Leisure Centre flooring replacement (multi use room #2)		19,079
City of Pitt Meadows	Maple Ridge drainage/diking contribution		240,000
Cobing Building Solutions	Building maintenance - various locations		79,776
Commercial Truck Equipment	Truck maintenance		15,368
Comodo Security Solutions	Software maintenance		27,329
Dhaliwal, Yadwinder	Security refund		54,864
Direct Equipment West Ltd	Shoring panels		38,871
Double V Construction Ltd	Albion Community Centre		807,317
Downtown Maple Ridge Business	BIA funding & security		145,950
Drake Excavating (2016) Ltd	225 St pump station replacement		233,525
DTM Systems Corporation	Software maintenance		41,397
Emergency Communications	Quarterly dispatch levy		305,467
Falcon Village Joint Venture	Security refund		370,000
Frazer Excavation Ltd	Road resurfacing program		84,823
Greater Vancouver Sewerage & Drainage	DCC collection Jan-Jun'21		586,022
Grant Hill (GP) Ltd	Latecomer agreement		35,073
Greater Vancouver Water District	Water consumption		665,697
Greater Vancouver Regional District	2021 requisition		1,705,374
Hallmark Facility Services Inc	Janitorial services & supplies		108,033
Harbour International Trucks	Engine rebuild for recycling truck		48,696
Hazmasters Inc	Portable gas detection		58,923
Hub Cycling	Bike safety education program		18,600
Insignia Homes Silver Valley	Latecomer agreement		40,949
ISL Engineering & Land Services	Drainage upgrade program		23,566
Jaaf Holdings Ltd	Property tax refunds		70,000
Justice Institute of BC	Fire Dept. training programs		35,000
Kanaka Education & Environmental Society	2021 service grant		20,000
Lafarge Canada Inc	Roadworks material		36,010
Langley Concrete & Tile Ltd	Culvert replacement program		25,772
Manulife Financial	Employer/employee remittance		381,231
Maple Leaf Disposal Ltd	Refuse container and litter collection		20,473
Maple Ridge & PM Arts Council	Arts Centre contract	58,646	
	Program revenue (Jun)	9,647	68,293
Maple Ridge Museum & Archives	Fee for service		103,795
McElhanney Consulting Services	Drainage upgrade program		24,289
Municipal Insurance Association	Insurance deductibles		40,414

VENDOR NAME	DESCRIPTION OF PAYMENT		AMOUNT
Municipal Pension Plan BC	Employer/employee remittance		804,801
No 265 Seabright Holdings Ltd	Latecomer agreement		29,260
Oracle Canada Ulc	Software licenses & support		23,709
Pine Creek Development Ltd	Security refund		89,743
Prime Traffic Solutions Ltd	Traffic control		96,244
Province of British Columbia	School tax remittance	25,746,635	
	Integrated Homicide Investigation Team costs	196,948	25,943,584
RF Binnie & Associates Ltd	Professional fees/consulting		19,933
Receiver General for Canada (RCMP)	Quarterly RCMP contract payment		3,514,839
Receiver General For Canada	Employer/employee remittance		866,442
Redline Excavating Ltd	Sanitary sewer upgrades (227 St)		32,109
RG Arenas (Maple Ridge) Ltd	Ice rentals		60,929
Ridge Meadows Seniors Society	Quarterly operating grant		55,521
Ridge Meadows Recycling Society	Litter pick up	1,707	
	Monthly contract for recycling	277,733	279,440
Road 13 Dyking District	2021 collections		173,639
Rynic Communications	Professional fees		15,750
Sandpiper Contracting Llp	Sanitary sewer replacement (223 St)	224,999	
	Watermain replacement (216-222 St)	316,137	541,135
Sanogenics Disinfecting	Disinfectant cleaning		16,519
Sapphire Sound Inc	Arts Centre audio system replacement		34,933
Scottish Line Painting Ltd	Thermoplastic road markings		32,195
South Coast BC Trans Authority	2021 requisition	8,290,460	
	DCC collection Jan-Jun'21	392,217	8,682,677
Stantec Consulting Ltd	Engineering design services (263 St reservoir)		21,706
Strata Plan LMS Commercial	Panorama strata fees		17,749
Suncor Energy Products	Gasoline & diesel fuel		98,248
Sv 232 Development Ltd	Latecomer agreement		59,021
TLSE Engineering Inc	Structural design evaluations		26,970
Tretheway Edge Dyking District	2021 collections		29,941
Tundra Plumbing Ltd	Miscellaneous plumbing/gas maintenance		50,351
Warrington PCI Management	Tower common costs		95,469
Western Compensation & Benefits Consultants	Professional fees		23,356
Westridge Security Ltd	Community patrols & static guard service		31,626
Whitestar Property Services	Parks mowing & trimming + light landscape		31,160
Wishbone Industries Limited	Bear proof garbage bins		20,682
Workers Compensation Board BC	Employer/Employee remittance		164,858
WSP Canada Inc	Bridge inspections	15,696	
	Engineering design services (Rockridge reservoir)	32,564	48,261
X10 Networks	Software maintenance		25,141

Disbursements In Excess $15,000		51,264,014
Disbursements Under $15,000		928,469
Total Payee Disbursements		52,192,483
Payroll	PP21/13 & PP21/14 & PP21/15	3,118,824
Purchase Cards - Payment		75,979
Total Disbursements July 2021		55,387,286

MAPLE RIDGE
British Columbia
mapleridge.ca

CITY OF MAPLE RIDGE

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	Sept 7, 2021
		FILE NO:	05-1880-20-2021
FROM:	Chief Administrative Officer	**MEETING:**	Council
SUBJECT:	**2021 Council Expenses**		

EXECUTIVE SUMMARY:

In keeping with Council's commitment to transparency in local government, the attached schedule lists Council expenses recorded to July 31, 2021. The expenses included on the schedule are those required to be reported in the annual Statement of Financial Information and are available on our website.

RECOMMENDATION:

For information.

DISCUSSION:

The expenses included in the attached schedule are those reported in the annual Statement of Financial Information (SOFI), including those incurred under Policy No. 3.07 "Council Training, Conferences and Association Building". The budget for Council includes the provision noted in Policy No. 3.07 as well as a separate budget for cell phone and iPad usage. The amounts on the attached schedule are those recorded prior to the preparation of this report and are subject to change.

Prepared by: **Trevor Hansvall**
Accountant 1

Reviewed by: **Catherine Nolan, CPA, CGA**
Deputy Director of Finance

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

Approved by: **Christina Crabtree**
General Manager Corporate Services

per

Approved by: **Al Horsman**
Chief Administrative Officer

702.2

Month of Event	Reason for expense	Conferences & Seminars	Community Events	Cell Phones / iPads	Totals
Dueck, Judy					
January	Portable electronic device charges (e.g. IPad)			5.35	
February	Portable electronic device charges (e.g. IPad)			5.35	
March	Portable electronic device charges (e.g. IPad)			5.35	
	Ridge Meadows Hospice Society White Dove Dinner		41.31		
April	Portable electronic device charges (e.g. IPad)			5.35	
May	Portable electronic device charges (e.g. IPad)			5.35	
June	Portable electronic device charges (e.g. IPad)			5.35	
July	Portable electronic device charges (e.g. IPad)			5.35	
August					
September					
October					
November					
December					
		-	41.31	37.45	78.76

Month of Event	Reason for expense	Conferences & Seminars	Community Events	Cell Phones / iPads	Totals
Duncan, Kiersten					
January	Cell phone charges			48.15	
	Portable electronic device charges (e.g. IPad)			5.35	
February	Cell phone charges			48.15	
	Portable electronic device charges (e.g. IPad)			5.35	
March	Cell phone charges			48.15	
	Portable electronic device charges (e.g. IPad)			5.35	
April	Cell phone charges			48.15	
	Portable electronic device charges (e.g. IPad)			5.35	
May	Cell phone charges			48.15	
	LMUGA Conference & AGM	200.00			
	Portable electronic device charges (e.g. IPad)			5.35	
June	Cell phone charges			48.15	
	Portable electronic device charges (e.g. IPad)			5.35	
July	Cell phone charges			48.15	
	Portable electronic device charges (e.g. IPad)			5.35	
August					
September					
October					
November					
December					
		200.00	-	374.50	574.50

Month of Event	Reason for expense	Conferences & Seminars	Community Events	Cell Phones / iPads	Totals
Meadus, Chelsa					
January	Portable electronic device charges (e.g. IPad)			5.35	
February	2020 Business Excellence Award Virtual Gala		25.00		
	Portable electronic device charges (e.g. IPad)			5.35	
March	Portable electronic device charges (e.g. IPad)			5.35	
	Ridge Meadows Hospice Society White Dove Dinner		40.00		
April	Portable electronic device charges (e.g. IPad)			5.35	
May	Portable electronic device charges (e.g. IPad)			5.35	
June	Portable electronic device charges (e.g. IPad)			5.35	
July	Portable electronic device charges (e.g. IPad)			5.35	
August					
September					
October					
November					
December					
		-	65.00	37.45	102.45

Month of Event	Reason for expense	Conferences & Seminars	Community Events	Cell Phones / iPads	Totals
Morden, Mike					
January					
February	2020 Business Excellence Award Virtual Gala		25.00		
March					
April					
May					
June					
July					
August					
September					
October					
November					
December					
		-	**25.00**	-	**25.00**

Month of Event	Reason for expense	Conferences & Seminars	Community Events	Cell Phones / iPads	Totals
Robson, Gordy					
January	Portable electronic device charges (e.g. IPad)			5.35	
February	2020 Business Excellence Award Virtual Gala		25.00		
	Portable electronic device charges (e.g. IPad)			5.35	
March	Portable electronic device charges (e.g. IPad)			5.35	
	Ridge Meadows Hospice Society White Dove Dinner		40.00		
April	Portable electronic device charges (e.g. IPad)			5.35	
May	Portable electronic device charges (e.g. IPad)			5.35	
June	Portable electronic device charges (e.g. IPad)			5.35	
July	Portable electronic device charges (e.g. IPad)			5.35	
August					
September					
October					
November					
December					
		-	65.00	37.45	102.45

Month of Event	Reason for expense	Conferences & Seminars	Community Events	Cell Phones / iPads	Totals
Svendsen, Ryan					
January	Portable electronic device charges (e.g. IPad)			5.35	
February	LGLA Annual Leadership Forum	200.00			
	Portable electronic device charges (e.g. IPad)			5.35	
March	Portable electronic device charges (e.g. IPad)			5.35	
April	Portable electronic device charges (e.g. IPad)			5.35	
May	Portable electronic device charges (e.g. IPad)			5.35	
June	Portable electronic device charges (e.g. IPad)			5.35	
July	Portable electronic device charges (e.g. IPad)			5.35	
August					
September					
October					
November					
December					
		200.00	-	37.45	237.45

Month of Event	Reason for expense	Conferences & Seminars	Community Events	Cell Phones / iPads	Totals
Yousef, Ahmed					
January	Portable electronic device charges (e.g. IPad)			5.35	
February	2020 Business Excellence Award Virtual Gala		25.00		
	Portable electronic device charges (e.g. IPad)			5.35	
March	Portable electronic device charges (e.g. IPad)			5.35	
	Ridge Meadows Hospice Society White Dove Dinner		41.31		
April	Portable electronic device charges (e.g. IPad)			5.35	
May	Portable electronic device charges (e.g. IPad)			5.35	
June	Portable electronic device charges (e.g. IPad)			5.35	
July	Portable electronic device charges (e.g. IPad)			5.35	
August					
September					
October					
November					
December					
		-	66.31	37.45	103.76
TOTALS		400.00	262.62	561.75	1,224.37

703 *Correspondence*

117TH CORRIDOR IMPROVEMENT PETITION - THIS IS A PUBLIC DOCUMENT

Appendix A

PETITION TO CREATE A SAFE ENVIRONMENT ON THE 117TH CORRIDOR

To: Mayor and Council of the City of Maple Ridge c/o Corporate Officer
11995 Haney Place
Maple Ridge BC V2X 6A9

Also via email to: clerks@mapleridge.ca

We the undersigned, petition Mayor and Council of the City of Maple Ridge as follows:

THE NEIGHBOURHOOD OF THE 117TH CORRIDOR RESIDENTS WANT THE PROPOSED PROJECT MODIFIED TO INCLUDE TRAFFIC CALMING MEASURES, SUCH AS: FOUR-WAY STOP INTERSECTIONS, LOCAL TRAFFIC ONLY, SPEED BUMPS AND EXPANDED 30KM/HR ZONES. WE WOULD WELCOME SIDEWALKS AND STREET LIGHTS FOR THE SAFETY OF OUR FAMILIES. WE ARE AGAINST LOSING OUR FRONT YARDS TO A MULTI USE BIKE PATH THAT WE DO NOT WANT. WE WANT TRANSLINK TO DRIVE SLOWER ON OUR STREET AND TO DISCOURAGE TRAFFIC FROM USING 117TH AS AN ALTERNATIVE TO LOUGHEED HWY. WE ARE LOOKING FOR A SAFER, SLOWER STREET. NOT A BUSIER, FASTER STREET.

WE'RE AWARE THAT TRANSLINK IS FINANCIALLY INVOLVED IN THIS PROJECT. THEY SHOULD NOT HAVE PRECEDENCE OVER THE PEOPLE THAT ARE LIVING, RAISING FAMILIES AND PAYING TAXES HERE.

By signing this petition, I hereby acknowledge that this petition will become a public document at the City of Maple Ridge and that all information contained in it will be made available for public scrutiny and will be retained by the City according to the City's Records Management Program. Questions about the collection and disclosure of personal information contained in this petition should be directed to foi@mapleridge.ca or by phone at 604-467-7482.

Petition submitted for consideration by:

Received at Reception Desk AUG 04 2021

11:36 am

Sterling Barton
20810 117th Ave
Maple Ridge, BC
V2X7S8

Dear Hon. Lisa Beare,

On behalf of the residents of Maple Ridge, specifically on 117th Avenue and surrounding areas. We would like to oppose the removal of the stop signs along 117th Avenue as proposed by the City of Maple Ridge in a letter dated July 27th, 2020 (Project: 117th Avenue and Laity Street Corridor Improvements – File Number 11-5255-40-222).

Myself and my husband have lived in this neighborhood for 20 years and we have seen so many near fatal accidents due to people speeding down our street. Removing the stop signs will only encourage speeders. We do understand the concept of the corridor improvements and encourage most of these changes (including the narrowing of the intersections to reduce speeding) but we, along with the surrounding community, are against removing the stop signs. This will encourage traffic from Lougheed Hwy and River Road to be diverted to 117th Ave. If people do not have to stop and can just fly down a throughway why wouldn't they? -- People already do it when there to too much traffic or if there is an accident on Lougheed Hwy (and they do try and maintain their Hwy speeds).

One of the biggest culprits for speeding are the buses which we have reported several times to both RCMP and TransLink. From what we are told, they are the ones who are paying for half of the project (but let us be honest, TransLink cannot afford to do this since they are already receiving money from the government). So we, the community, will ultimately be paying for the entire thing.

So speeding is definitely the biggest issue, but these plans have not taken into the account that catchments schools are North and South of 117th Avenue, not East and West as the sidewalks are proposed to run. So now it will be a throughway with no safe place for the kids to cross to parks or schools, since no crosswalks are planned at the narrowed intersections.

Every person we spoke to on our street (we walked door to door down the entire street); were NOT ok the removal of the stop signs and would rather see 4 way stops instead. I do not think this is a huge ask to keep our kids and our community safe.

Attached are over 400 online signatures opposed to the removal of the stop signs. We have also included an additional 60+ signatures of residence on 117th Avenue who are directly affected.

We encourage you treat this like you would your own neighborhood and we welcome you to come and see the potential.

Sincerely,

Tammy and James Dyk, along with the residents of 117th Avenue and surrounding area

petition_signatures_jobs_8202020.pdf petition_comments_jobs_8202020.pdf Petition to Keep Stop Signs on 117Ave MR

117TH CORRIDOR IMPROVEMENT PETITION - THIS IS A PUBLIC DOCUMENT

We, the residents of 117th Avenue, Maple Ridge and surrounding areas, petition the city NOT to remove the stop signs along 117th Avenue as proposed by the city in a letter dated July 27th, 2020 (Project: 117 Avenue and Laity Street Corridor Improvements - File Number: 11-5255-40-222).

117th Avenue is already used as an alternative route for vehicles looking to avoid traffic lights. Removing these stops signs will only encourage speeding and will leave children, and other residents, with no safe place to cross the street.

We demand these stop signs be retained so our community can safely enjoy our neighborhood without fear of being hit by buses or cars.

Signature	Full Name	Email Address	Mailing Address	Telephone
	JIM FOSTER	[redacted]	20843 117 AVE	[redacted]
	JACK HOBBS		20835 117 Ave	
	JAMES DYK		20894 117	
	TAMMY DYK		20844 117	
	CHRIS NEWCOMBE		20838 117 AVE M.R.	
	TYLER BOWING		20829 117th.	
	Kristina Angels		20823 117 Ave. M.R.	
			20851 117 Ave	
	Aleesha Dillen		20851 117th Ave	
	Jack Dillen			
	R. Belson		20865 117 Ave	
	A. Belson		20865 117 Ave	
	Brady Wells		20864 117 ave	
	ALF SEIDEL		20938 117th Ave	
	Bruce Hansson		20910 117 Ave	
	Rowen Kosko		20964 117th ave	
	Jon Bra		20956 117 ave	
COVID NO SIGN	Suzanne Sandy		20977 117 ave	

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

117TH CORRIDOR IMPROVEMENT PETITION - THIS IS A PUBLIC DOCUMENT

Signature	Full Name	Email Address	Mailing Address	Telephone
	Tyson McIntosh	[redacted]	21010 117 ave.	[redacted]
	Rob Hoskin		11712 210 St	
	Emi Morrison		11256 210 St	
	Mackenzie Dillen		20851 117 ave	
	Liz Dustan		20850 117A	
	Jeremy Tam		20850 117 Ave	
	Dan Dufresne		21015 117th	
	Paulina Larr		21017 117 Ave	
	Natalia Ancare		21017 117 Ave	
	Alex Soto Alvar		21017 117 Ave	
	Vicki Averill		21052 117 Ave	
	Daniel Bissel		21094 117 ave	
Alexis	Alexis Molles		21092 117 Av	
	Melissa Molle		21092 117th Ave	
	Trevor McDougall		21112 117th	
	Edward Wood		21106 117th Ave	
	Ann Tran		21117 117 Ave	
	K Toulin		11714 Fraser	
Thomas Wallace	Tom Wallace		21232 117 Ave	
	Eileen Klass		21249 117 Ave	
	Terry McMa		21221 - 117 Aves	
	Jill Tiffen		21165	
	Derek Wetzel		21153 117th Ave	
	Ricardo Castro		21115 117 Ave	
	Dave Hamilt		21103 - 117t	
	Lesley Moffat		21093 117th ave 30 egmail.com	
	Ingrid Fast		20830 117th Ave	

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

Signature	Full Name	Email Address	Mailing Address	Telephone
	Mark Murphy	[redacted]	20820-117	[redacted]
	Caren Tiemstra		20802 117	
	RAY TIEMSTRA		" "	
	Jocelyn Boust		20796 117th AVE Maple Ridge	[redacted]
	Paula Boust		20796 117th AVE	[redacted]
	ZAC BAUST		20796 117 AVE	[redacted]
	STEVE GRUTSTRA		20760 117th	[redacted]
	Josh Richardson		20740 117th	[redacted]
	Julie Richard		20740 117th	[redacted]
	RICK KOSKO		20964 117th	[redacted]
	CHRIS COOM		20720 117th	[redacted]
	MARILYN HAN		20710-117 AVE	[redacted]
	Meghan Dill		20705 117 Ave	[redacted]
	Rick Ray	[redacted]	20715 117 Ave	

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

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	September 14, 2021
		FILE NO:	11-5245-20-B512
FROM:	Chief Administrative Officer	**MEETING:**	Council

SUBJECT: Addendum to Report on Licence Agreement Authorization – Metro Vancouver Forcemain Construction

EXECUTIVE SUMMARY:

At the July 27, 2021 Council meeting, Council voted to defer consideration on the Greater Vancouver Sewerage and Drainage District's request for a licence agreement to allow temporary use of City lands for construction purposes. The intent of the deferral was to provide opportunity to address comments raised by Council at the July 13, 2021 Workshop.

RECOMMENDATION:

That a Licence Agreement between the City of Maple Ridge and the Greater Vancouver Sewerage and Drainage District to allow the temporary use of City lands (Lot 280, Group 1, New Westminster District, Plan 63221 & Plan 63218) for construction purposes be authorized; and

That the Corporate Officer be authorized to execute the agreement.

DISCUSSION:

a) Background Context:

At the July 13, 2021 Workshop, the Greater Vancouver Sewerage and Drainage District (Metro Vancouver) provided an overview of the Golden Ears Forcemain River Crossing Project. The presentation provided an overview of the project scope that includes a new Sanitary Forcemain to be provided from the Golden Ears Pump Station south below the Fraser River to the Northwest Langley Waste Water Treatment Plant (NWLWTP). The new forcemain facility will help serve growth in the North East Sector with increased capacity for treatment in the sanitary system. At this meeting, Metro Vancouver provided a project overview and timeline for works scheduled for completion in December 2022. As part of this overview, construction access through the Lower Hammond neighbourhood was discussed.

On July 27, 2021 Workshop, Council was presented with a report from Metro Vancouver with a request for a licence agreement (Attachment A) to allow for temporary use of City lands for construction purposes.

At both meetings, a number of questions were raised by Council that required consideration of both Metro Vancouver and City staff, these topics are summarized and addressed below.

Communication Efforts

Metro Vancouver has committed to:

- Developing a Public Impact Mitigation Plan
- Appointing a dedicated Community Liaison Officer
- Conducting pop-up events within the affected community
- Managing an issues tracker which will be reported to the City on a bi-weekly basis with concerns and responses.

In addition, Metro Vancouver has provided a webpage for the work which addresses frequently asked questions and have notified all nearby residents via mail.

Traffic Management

Metro Vancouver is continuing to work with the contractor on a Traffic Management Plan. The traffic management plan will restrict trucks to 30km/hr and between the hours of 8:00 AM and 8:00 PM. It will also consider route safety and the impact to rush hour traffic. This plan will be made available for City review upon completion.

Since the July 27, 2021 meeting, and through the evolution of traffic management planning with the contractor, Metro Vancouver is requesting to utilize Wharf Street via Princess Street for all trips entering the site and Ditton Street via Hazelwood Street for all trips exiting the site.

Environmental Controls

The contractor is responsible for all environmental controls through their Environmental Management Plan. This includes erosion and sediment control measures such as wheel washes, silt fencing, dust management, and onsite water detention and stormwater treatment.

Vibrational Impacts

Any potential impacts from vibration will be partially mitigated through limiting vehicle speed to less than 30km/hr. Additionally, Metro Vancouver will be establishing a vibration monitoring program to assess the existing condition of the road and monitor the impacts resulting from the project construction traffic including:

- Settlement monitoring along utilities
- Pre and post construction video and photos of the utilities and culverts
- Standard surveys along the centerline of roads, valve boxes, and manholes
- Pavement condition assessment pre and post construction

Street Rehabilitation Requirements

Metro Vancouver is willing to provide a financial a contribution that can be used for paving sections of Wharf Street (Hazelwood Street to Princess Street) and Ditton Street (Charlton Street to Maple Crescent).

These projects align with the City's 10-year pavement rehabilitation plan with Wharf Street (Hazelwood to Princess) tentatively schedule for rehabilitation in 2025 and Ditton Street (Charlton to Maple Crescent) tentatively scheduled between 2025 and 2030. However, Hazelwood (Chigwell to Ditton) as well as Wharf Street (West end to Hazelwood) is also tentatively scheduled for rehabilitation between 2025 and 2030.

Metro Vancouver is not prepared to provide additional contributions for new infrastructure such as transitioning the road corridors to urban design standards or providing additional park amenities.

Additionally, staff have completed a cost estimate to improve Ditton Street (Hazelwood Street to the rail tracks) to current urban road standards. This cost is estimated to be approximately $4 million dollars.

Dyke Network

Understanding that Metro Vancouver now intends on utilizing Wharf Street to access the site, staff recommend that consideration of dyke improvements are deferred until such time that the dyking area can be assessed as a whole.

Furthermore, improving the Wharf Street dyke to the current provincial requirements would require significant land acquisition and may impact property access. Given the project timeline, these constraints would be difficult to address.

Within the scope of this project, Metro Vancouver has committed to a dyke assessment that will:

- Determine the dyke integrity and impact of construction traffic
- Provide a pre and post construction dyke assessment for the City of Maple Ridge, including underground utility assessment, culvert assessment, and a monitoring program
- Recommend future mitigation measures to preserve the dyke.

b) **Strategic Alignment:**
Construction of the NWLWTP will support Council's Strategic plan alignment for Growth and the Natural Environment.

c) **Citizen/Customer Implications:**
The proposed licence agreement area is situated away from any residents. The area that is proposed for temporary construction has been previously removed from the Agricultural Land Reserve under application 2021-032-AL that allowed for public input.

d) **Interdepartmental Implications:**
Metro Vancouver has been working with staff to develop agreements that will ensure the area used for construction will be restored due to the environmentally sensitive nature of the area.

e) **Business Plan/Financial Implications:**
Metro Vancouver is proposing a financial contribution for infrastructure improvements at the City's discretion.

CONCLUSION:

The Metro Vancouver Golden Ears Pump Station expansion is currently under construction and will ultimately divert sewage flows from Maple Ridge and Pitt Meadows from the Annacis Island Wastewater Treatment Plant to the expanded NWLWTP, thereby mitigating sanitary sewer overflows into the Fraser River during storm events. Diversion of those flows requires the construction of two new forcemains from the pump station and under the Fraser River. A temporary licence agreement for construction is required to allow this work. This permit may be considered independent of the access route, given the fact that it will be required regardless of the route chosen. A portion of the forcemain will remain permanently on City lands requiring that the City grant Metro Vancouver a statutory right-of-way (SROW) which will come before Council at a later date. If required, further negotiations may be possible when Council considers the SROW.

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

Reviewed by: **Patrick Hlavac-Winsor, JD, MBA**
General Counsel and Executive Director, Legislative Service

Approved by: **David Pollock, PEng.**
General Manager Engineering Services

Concurrence: **Al Horsman**
Chief Administrative Officer

Attachments:

(A) Report to Council: Licence Agreement Authorization – Metro Vancouver Forcemain Construction, with attached Licence Agreement (July 27, 2021)

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	July 27, 2021
		FILE NO:	11-5245-20-B512
FROM:	Chief Administrative Officer	**MEETING:**	Council
SUBJECT:	**Licence Agreement Authorization – Metro Vancouver Forcemain Construction**		

EXECUTIVE SUMMARY:

The Metro Vancouver Golden Ears Pump Station expansion is currently under construction and will ultimately divert sewage flows from Maple Ridge and Pitt Meadows from the Annacis Island Wastewater Treatment plant to the expanded Northwest Langley Wastewater Treatment Plant (NWLWTP). Diversion of those flows requires the construction of two new forcemains from the pump station and under the Fraser River. Metro Vancouver requires a temporary construction working area which will be authorized by the use of a licence agreement as per the attached site plan in Schedule A (the "Land"). Once complete, a portion of the forcemain will be on Maple Ridge property and therefore a statutory right-of-way (SRW) will be required to encumber a portion of park. That SRW will be brought before Council under a separate bylaw.

It is recommended that the City enter into a Licence Agreement with Metro Vancouver to allow temporary use of City lands for construction purposes.

RECOMMENDATION:

That a Licence Agreement between the City of Maple Ridge and the Greater Vancouver Sewerage and Drainage District to allow temporary use of City lands for construction purposes be authorized; and

That the Corporate Officer be authorized to execute the agreement.

DISCUSSION:

a) **Background Context:**

Metro Vancouver presented at the July 13th Workshop providing an update on the construction of the expanded NWLWTP as well outlining the work still to occur and the importance and urgency of that work. This new treatment facility, once complete, will receive sewage flows from Maple Ridge and Pitt Meadows that currently go to the Annacis Island Wastewater Treatment Plant. Diverting flows from Maple Ridge and Pitt Meadows to the NWLWTP requires two new sanitary sewer forcemain pipes. The two pipes will extend from the new pump station in Maple Ridge, under the Fraser River, to the treatment plant.

The crossing will be carried out using horizontal directional drilling (drilling a tunnel under the riverbed) to avoid impacts to the river. The pipes will be welded together on land prior to being pulled under the river. For this work, Metro Vancouver requires a temporary area on the Land on which to lay down, weld and construct the forcemains. Council recently supported the exclusion of this Land from the Agriculture Land Reserve under application 2021-032-AL to facilitate its use for this purpose. Authorization to use the Land is in the form of a licence agreement.

The temporary nature of the construction area allows the use of a licence agreement rather than an encumbrance, such as a SRW and therefore does not require a bylaw authorizing a disposition of the park use. However, a portion of these pipes are required to cross Maple Ridge's property permanently in an area that is dedicated as park, therefore a SRW will be required for the permanent pipe. A SRW is an encumbrance on a parcel of land, and Section 27 of the *Community Charter* requires that such an encumbrance (even if unregistered) on land dedicated as park by a subdivision plan requires the adoption of a bylaw. This bylaw will come before Council under a separate report at a later date.

b) Citizen/Customer Implications:
The proposed licence agreement area is well away from any residents. The area that is proposed for temporary construction and for the SRW have been previously removed from the Agricultural Land Reserve under application 2021-032-AL that allowed for public input.

c) Interdepartmental Implications:
Metro Vancouver has been working with staff to develop agreements that will ensure the area used for construction will be restored due to the environmentally sensitive nature of the area.

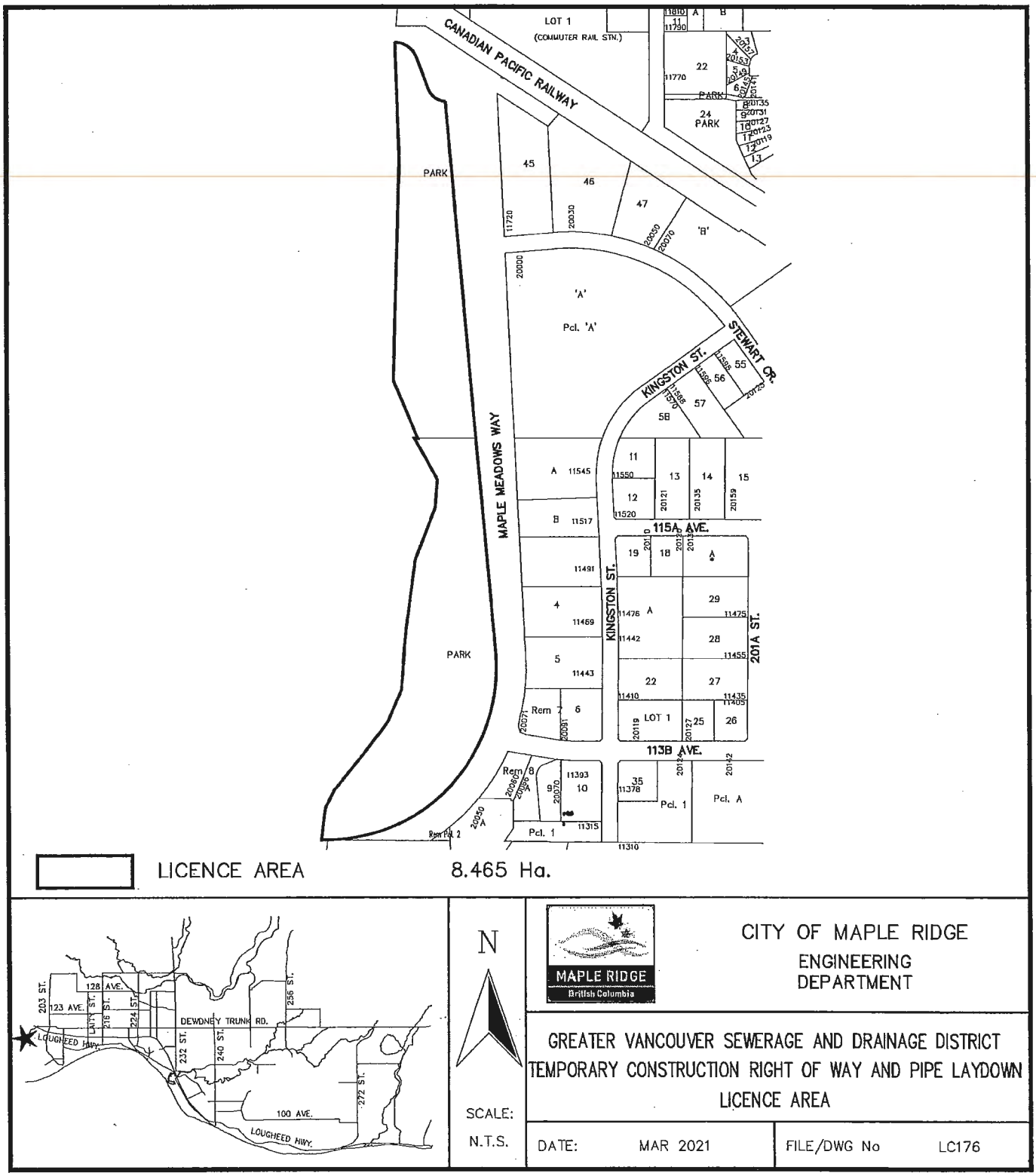
CONCLUSION:

The Metro Vancouver Golden Ears Pump Station expansion is currently under construction and will ultimately divert sewage flows from Maple Ridge and Pitt Meadows from the Annacis Island Wastewater Treatment plant to the expanded NWLWTP. Diversion of those flows requires the construction of two new forcemains from the pump station and under the Fraser River. A temporary licence agreement for construction is required to allow this work. A portion of the forcemain will remain permanently on City lands requiring that the City grant Metro Vancouver a SRW which will come before Council at a later date.

Prepared by:	**Rachel Ollenberger, AScT.** **Manager of Infrastructure Development**
Reviewed by:	**Patrick Hlavac-Winsor, JD, MBA** **General Counsel and Executive Director, Legislative Service**
Approved by:	**David Pollock, PEng.** **General Manager Engineering Services**
Concurrence:	**Al Horsman** **Chief Administrative Officer**

Attachments:
(A) Schedule A – Licence Area Site Plan
(B) Licence Agreement

Schedule "A" - Licence Area



LICENCE AGREEMENT

THIS AGREEMENT dated for reference the 1st day of March, 2021.

BETWEEN:

CITY OF MAPLE RIDGE
11995 Haney Place
Maple Ridge, BC V2X 6A9

("the Licensor")

OF THE FIRST PART

AND:

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT
4730 Kingsway
Burnaby, BC V5H 0C6

("the Licensee")

OF THE SECOND PART

WHEREAS:

A. The soil and freehold of certain lands in the Municipality of Maple Ridge are vested in the Licensor;

B. The Licensee wishes to occupy the lands, situate, lying and being in the Municipality of Maple Ridge, in the Province of British Columbia, having the following legal description:

PID: N/A
Park, District Lot 280, Group 1, New Westminster District, Plan 63221

("the Lands");

C. The Licensee has requested that the Licensor consent to the use of the Lands shown outlined in red on the sketch plan attached hereto as Schedule "A" ("the Licence Area") for the purposes hereafter described; and

D. The Licensor has agreed to grant to the Licensee a licence of occupation for the Licence Area for such purposes upon the terms hereinafter contained.

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of the sum of Ten Dollars ($10.00), of lawful money of Canada, now paid by the Licensee to the Licensor, and other good and valuable consideration, (the receipt and sufficiency whereof is hereby acknowledged by the Licensor), the Licensor and the Licensee hereby covenant and agree as follows:

1. **Grant of Licence/Term**

The Licensor hereby grants to the Licensee and the Licensee's agents,

employees, contractors and invitees, with or without machinery, equipment and vehicles, the right and licence to enter onto and to occupy the Licence Area for the term commencing _____, and terminating _____, ("the "Term"), unless earlier terminated under this Agreement.

2. **Continuation of Licence**

The Licensor and Licensee acknowledge and agree that the Term may be extended by mutual agreement.

3. **Permitted Use**

The Licensee agrees to use the Licence Area for a temporary construction right of way and pipe laydown area ("the Permitted Use"). All costs related to the maintenance and operation of the temporary construction right of way and pipe laydown area will be at the expense of the Licensee. The Licensee acknowledges and agrees that it shall be the responsibility of the Licensee to obtain any consents or permits required for the use of the Licence Area contemplated by the Licensee.

4. **Reservation of Rights**

The Licensor hereby reserves to itself the right for the Licensor, its elected officials, directors, officers, employees and agents the right to have free access at all times to all parts of the Licence Area for the purpose of inspecting the Licence Area.

5. **Covenants of Licensee**

The Licensee covenants and agrees further with the Licensor:

(a) that the Licence Area shall be used by the Licensee only for the Permitted Use and any other purpose directly and necessarily incidental to those purposes;

(b) to maintain the Licence Area in good order and repair and in a neat, safe, clean, and sanitary condition and shall not allow any refuse or garbage, or waste material to accumulate in or about the Licence Area;

(c) that the Licensee shall not assign, transfer, charge, or mortgage this Licence Agreement or otherwise part with possession of all, or any part of the Licence Area or grant any further licence, interest, or concession whatsoever within or relating to the Licence Area; and

(d) that upon termination of this Licence Agreement and at its sole cost and expense, to promptly remove all construction debris, waste, goods, equipment, structures and surface works associated with the Permitted Use from the Licence Area, and fill in all excavations in compliance with existing regulations; and, further, to undertake all environmental restoration works required to restore the Licence Area to a condition materially similar to or better than it's pre-existing condition, that includes

the restoration of any water features, habitat values and native vegetation, as is reasonably practicable to do so, failing which the Licensee shall be liable for compensation payable to the Licensor for the continuing loss of use, adverse effect, and inconvenience such failure may impose.

6. **Indemnification**

The Licensee will save harmless and indemnify the Licensor and its elected officials, directors, officers, employees, agents and persons for whom it is responsible (the Indemnified Parties") from and against all liabilities, actions, claims, demands, proceedings, suits, losses, damages, costs and expenses of any kind or nature (including but not limiting the generality of the foregoing, in respect of death, injury, loss or damage to any person or property) arising in any way out of or connected with the use of the Licence Area by the Licensee, its employees, contractors, agents and persons for whom it is responsible under this Licence Agreement except to the proportionate extent that such liabilities actions, claims, demands, proceedings, suits, losses, damages, costs and expenses were caused by or contributed to by the Indemnified Parties.

7. **Insurance**

The Licensee will, at its sole expense, obtain and maintain during the Term a comprehensive or commercial general liability insurance policy providing coverage for death, bodily injury, property loss and damage, and all other losses arising out of or in connection with the use of the Licence Area under this Licence Agreement in an amount of not less than $2,000,000.00 per occurrence with the Licensor named as an additional named insured.

8. **Builders Liens**

If any claim of lien over the Licence Area is made under the *Builders Lien Act*, the Licensee will immediately take all steps necessary to have the lien discharged, unless the claim of lien is being contested in good faith by the Licensee and the Licensee has taken the steps necessary to ensure that the claim of lien will not subject the Licence Area or any interest of the Licensee's under this Agreement to sale or forfeiture.

9. **Termination**

If the Licensee is in breach of this Licence Agreement, and if the default continues 60 days after giving notice in writing by the Licensor to the Licensee, then the Licensor may terminate this Licence Agreement and the rights of the Licensee with respect to the Licence Area shall immediately lapse and be absolutely forfeited.

If the condition complained of in section 4(a) reasonably requires more time to cure than 60 days, the Licensee will be deemed to have complied with the remedying of the condition if the Licensee commences remedying or curing the condition within 60 days and diligently completes the same.

10. **Notice**

Any notice required to be given under this Agreement shall be deemed to be sufficiently given:

(a) if delivered, at the time delivery, or

(b) if mailed from any government post office in the Province of British Columbia by prepaid, registered mail addressed as follows:

if to the Licensor: City of Maple Ridge
11995 Haney Place
Maple Ridge, BC V2X 6A9
Attention: Property & Risk Manager

if to the Licensee: Greater Vancouver Sewerage and Drainage District
4730 Kingsway
Burnaby, BC V5H 0C6

A mailed notice will be deemed to have been received on the fifth business day after the date of mailing.

11. **Entire Agreement**

This is the entire agreement between the parties.

No amendment to this agreement will bind the parties unless made in writing and signed by the parties hereto.

12. **Binding Effect**

This Agreement enures to the benefit of, and is binding upon, the parties hereto and their respective heirs, executors, successors, administrators and permitted assigns.

13. **Miscellaneous**

The Agreement shall not be interpreted as granting any interest in the Lands or the Licence Area to the Licensee.

The headings to the clauses in this Agreement have been inserted as a matter of convenience and for reference only and in no way define, limit or enlarge the scope or meaning of this Agreement or any provision of it.

This Agreement shall be construed in accordance with and governed by the laws applicable in the Province of British Columbia.

14. **Counterparts**

This Agreement may be executed in one or more counterparts, or facsimile or electronic counterparts, each of which when executed and delivered is deemed to be an original and all of which together shall constitute one instrument.

IN WITNESS WHEREOF the parties hereto have executed this Agreement with effect as of the date and year first above written.

CITY OF MAPLE RIDGE
by its authorized signatory(ies):

_____

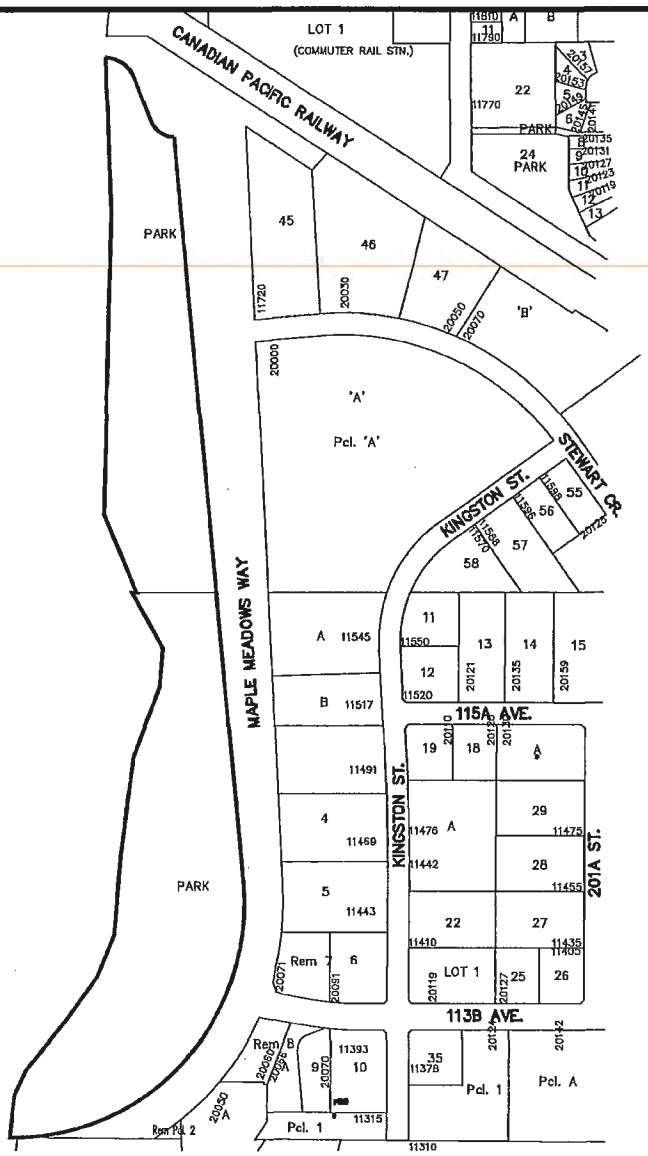
_____

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT
by its authorized signatory(ies):

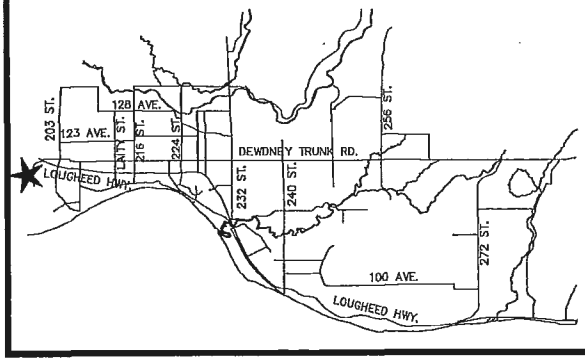
_____

_____

Schedule "A" - Licence Area



LICENCE AREA 8.465 Ha.



N

SCALE: N.T.S.

MAPLE RIDGE
British Columbia

CITY OF MAPLE RIDGE
ENGINEERING DEPARTMENT

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT
TEMPORARY CONSTRUCTION RIGHT OF WAY AND PIPE LAYDOWN
LICENCE AREA

DATE:	MAR 2021	FILE/DWG No	LC176

1100 *Reports and Recommendations*

MAPLE RIDGE
British Columbia

mapleridge.ca City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	September 7, 2021
		FILE NO:	2021-099-RZ
FROM:	Chief Administrative Officer	**MEETING:**	C o W

SUBJECT: **First Reading**
Zone Amending Bylaw No. 7770-2021;
21848 124 Avenue

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 21848 124 Avenue, from RS-1 (Single Detached Residential) to R-1 (Single Detached (Low Density) Urban Residential), to permit a future subdivision into two lots. To proceed further with this application additional information is required as outlined below.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of $5,100.00 for the additional lot, as the original lot is exempt when a subdivision is proposing fewer than three lots.

RECOMMENDATIONS:

1. **That Zone Amending Bylaw No. 7770-2021 be given first reading; and**

2. **That the applicant provide further information as described on Schedule B of the Development Procedures Bylaw No. 5879–1999, along with the information required for a Subdivision application.**

DISCUSSION:

a) Background Context:

Applicant:	Subodh Upadhyay
Owner:	Elmira Jubene, Joana M Casado
Legal Description:	Lot 6, District Lot 396, New Westminster District Plan 12853
OCP:	
Existing:	Urban Residential
Proposed:	Urban Residential
Within Urban Area Boundary:	Yes
Area Plan:	No
OCP Major Corridor:	Yes
Zoning:	
Existing:	RS-1 (Single Detached Residential)
Proposed:	R-1 (Single Detached (Low Density) Urban Residential)

1101

Surrounding Uses:

North:	Use:	Single Family Residential
	Zone:	RS-1 (Single Detached Residential)
	Designation:	Urban Residential
South:	Use:	Single Family Residential
	Zone:	RS-1 (Single Detached Residential)
	Designation:	Urban Residential
East:	Use:	Single Family Residential
	Zone:	R-1 (Single Detached (Low Density) Urban Residential)
	Designation:	Urban Residential
West:	Use:	Single Family Residential
	Zone:	RS-1 (Single Detached Residential)
	Designation:	Urban Residential

Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Single Family Residential
Site Area:	0.101 HA. (0.25 acres)
Access:	124 Avenue
Servicing requirement:	Urban Standard

b) Site Characteristics:

The subject property is located at 21848 124 Avenue, and is designated *Urban Residential*. It is a fairly flat site along a Major Corridor, with a few shrubs in the front yard and trees in the rear yard. The subject property is bounded by single family residential lots to the north, east, south and west, with 124 Avenue to the north, and Blackstock Street across from 124 Avenue.

c) Project Description:

The current application proposes to rezone the subject property, located at 21848 124 Avenue, from RS-1 (Single Detached Residential) to R-1 (Single Detached (Low Density) Urban Residential, in order to create two single family residential lots of approximately 472 m^2 each in area, both with access from 124 Avenue. 124 Avenue is a Major Corridor with a bike route. Road dedication will be required and plans are reflecting accordingly. (See Appendices A and B)

d) Planning Analysis:

Official Community Plan:

The development site is currently designated *Major Corridor Urban Residential Infill*. This designation is intended for 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.
For the proposed development no OCP amendment will be required to allow the proposed zoning.

Zoning Bylaw:

The current application proposes to rezone the property located at 21848 124 Avenue from RS-1 (Single Detached Residential) to R-1 (Single Detached (Low Density) Urban Residential) to permit two single family residential lots (see Appendices C and D). The minimum lot size for the proposed zone is 371m^2, and the proposed lots after road dedication are 472 m^2 in area. No variations from the

requirements of the proposed zone have been identified at initial review. Should changes identify variances, a Development Variance Permit application will then by required.

e) Interdepartmental Implications:

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

a) Engineering Department;
b) Operations Department;
c) Fire Department;
d) Building Department;
e) School District; and
f) Canada Post.

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

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

f) Development Applications:

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

1. A complete Rezoning Application (Schedule B); and
2. 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.

The proposed layout has not been reviewed in relation to the relevant bylaws and regulations governing subdivision applications. Any subdivision layout provided is strictly preliminary and must be approved by the Approving Officer.

"Original signed by Lisa Zosiak"

Prepared by: **Therese Melser**
Planning Technician

"Original signed by Lisa Zosiak"

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

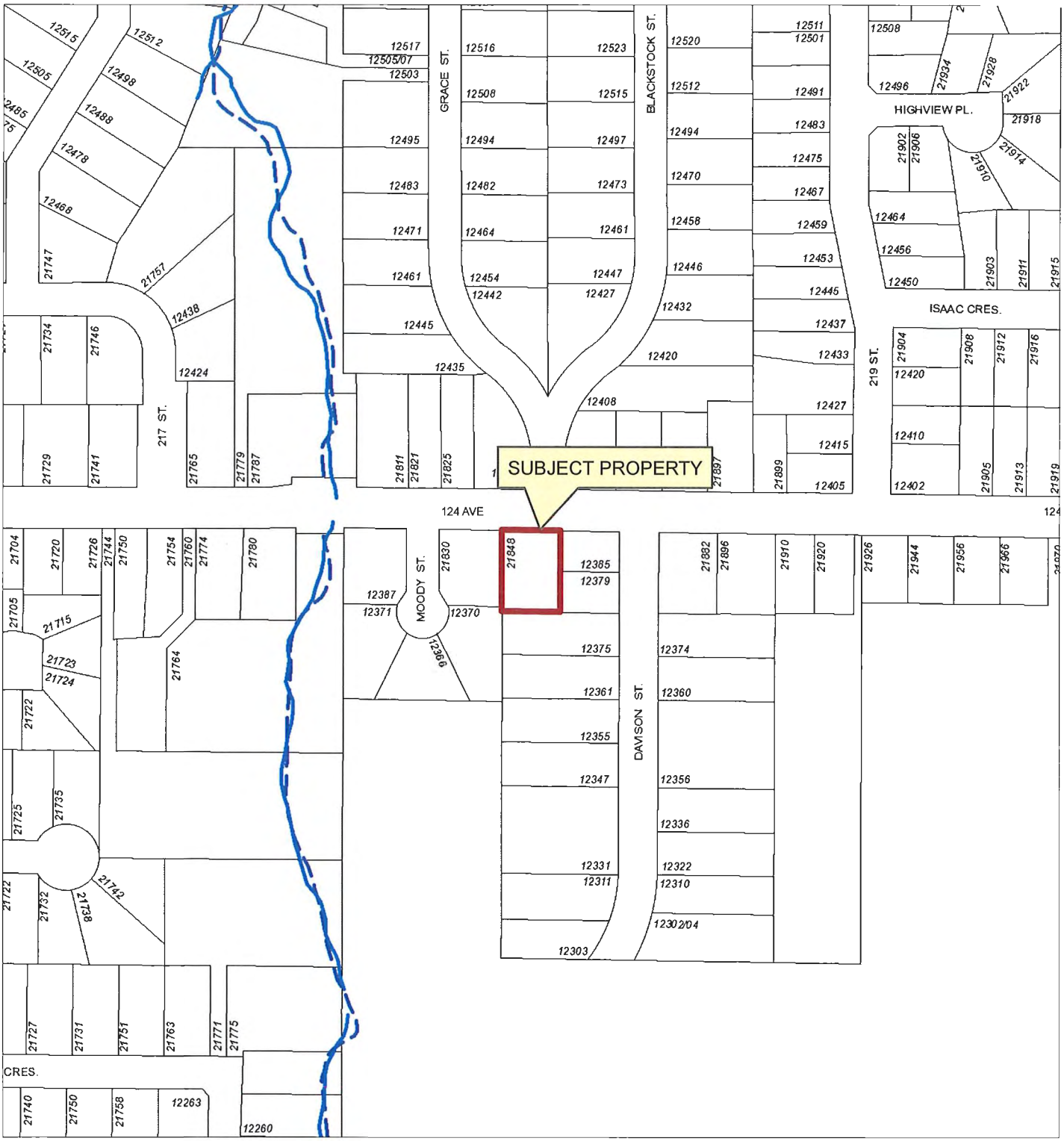
"Original signed by Christina Crabtree"

Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Zone Amending Bylaw No. 7770-2021
Appendix D – Proposed Site Plan

APPENDIX A



N

Scale: 1:2,500

Legend

Stream

Indefinite Creek

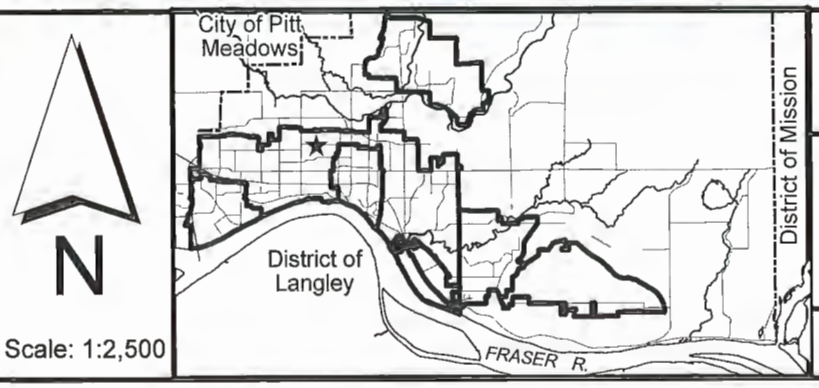
21848 124 AVENUE
PID: 009-747-923

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

FILE: 2021-099-RZ/SD
DATE: Feb 19, 2021
BY: PC

APPENDIX B



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Scale: 1:2,500

21848 124 AVENUE
PID: 009-747-923

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

FILE: 2021-099-RZ/SD
DATE: Feb 19, 2021
BY: PC

CITY OF MAPLE RIDGE
BYLAW NO. 7770-2021

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. 7770-2021."

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

   Lot 6, District Lot 396, New Westminster District Plan 12853

   and outlined in heavy black line on Map No. 1894 a copy of which is attached hereto and forms part of this Bylaw, is 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 day of , 20

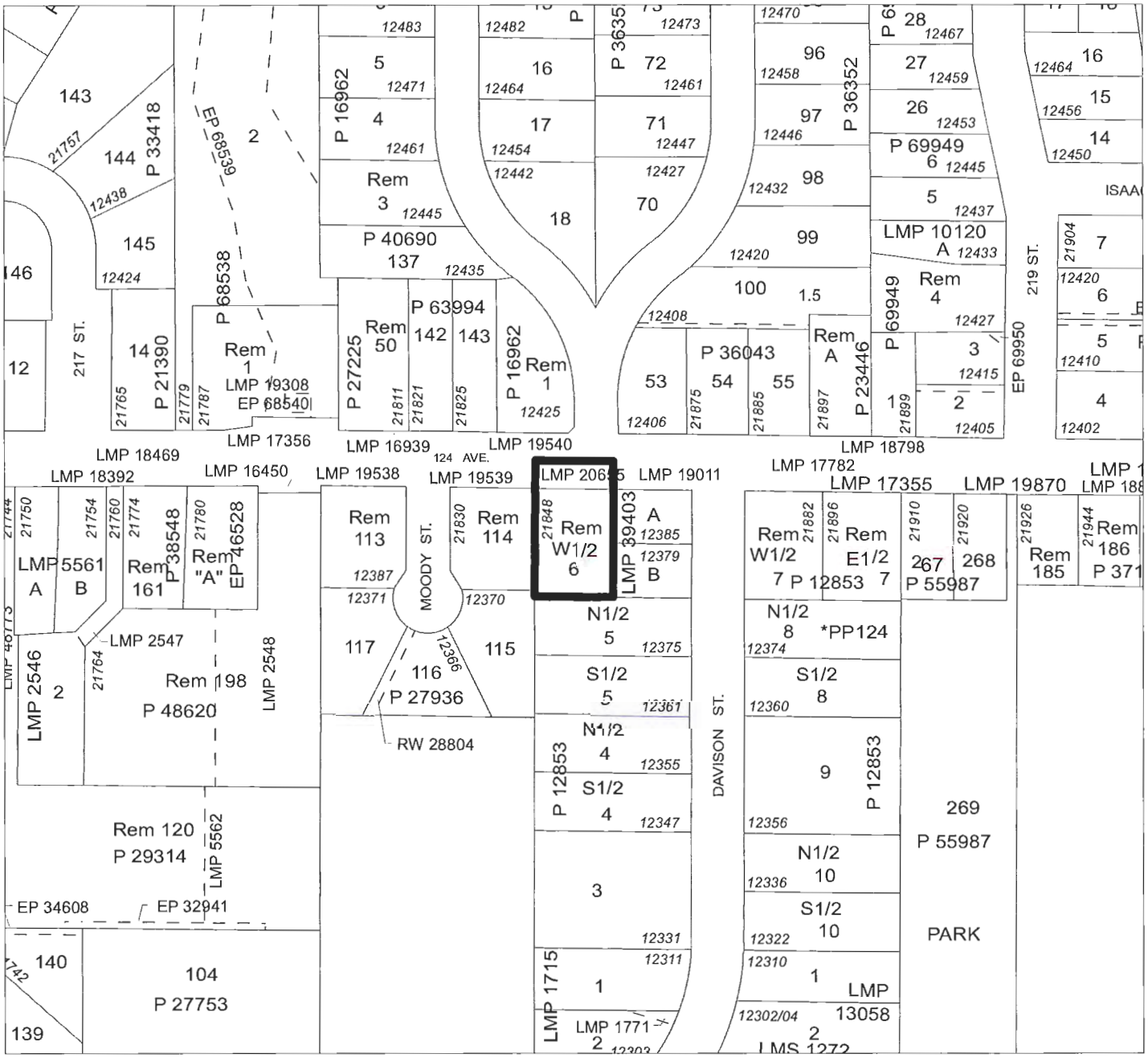
READ a second time the day of , 20

PUBLIC HEARING held the day of , 20

READ a third time the day of , 20

ADOPTED, the day of , 20

PRESIDING MEMBER **CORPORATE OFFICER**



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7770-2021

Map No. 1894

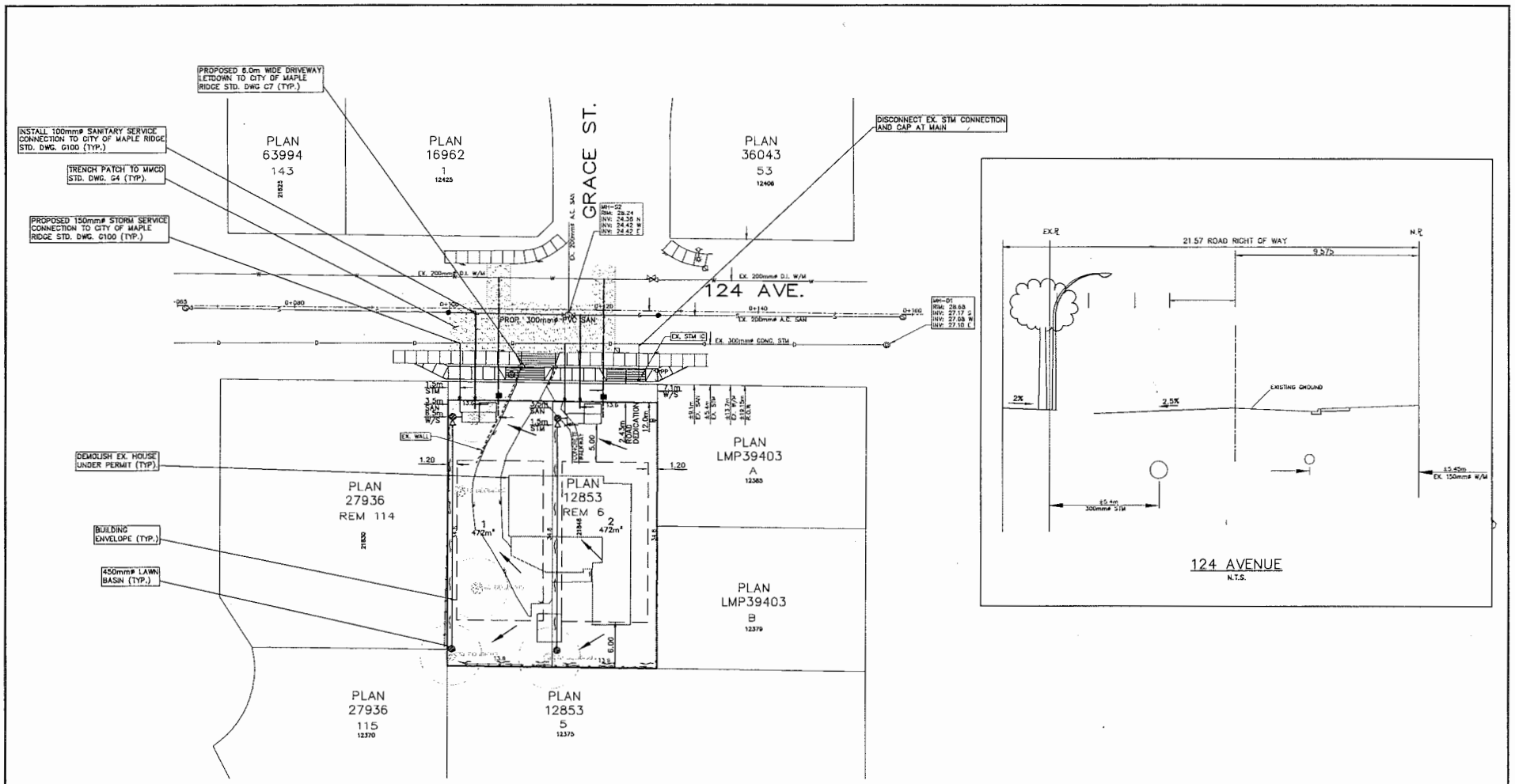
From: RS-1 (Single Detached Residential)

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

MAPLE RIDGE
British Columbia

N

SCALE 1:2,000



ENGINEERING FILE No.:

LEGAL DESCRIPTION:
LOT 6, PLAN 12853,
D.L. 396, G.P. 1, N.W.D.

BENCHMARK DESCRIPTION:
MONUMENT 84H0093
ELEVATION 27.898 METRES
CGVD28

MULTI DISCIPLINARY ENGINEERING LTD.
5075 145A ST.
Surrey, BC V3S 0Y7
Tel: 778-236-6759
multidisciplinaryengineering@gmail.com

No.	DATE	REVISION	BY

EXISTING / PROPOSED: STORM SEWER, SANITARY SEWER, GAS, WATER, U.G. LIGHTING, U.G. HYDRO, U.G. TELEPHONE, MANHOLE, CATCH BASIN, WATER OR GAS VALVE
DITCH, TOP OF DITCH, UTILITY POLE/ANCHOR, FIRE HYDRANT, IRON PIN, BASEMENT ELEV., EDGE OF PAVEMENT, FENCE, SIDEWALK, SURVEY MONUMENT, SAN. INSPECTION CHAMBER, STREET LIGHT
EDGE OF SHOULDER, EDGE OF GRAVEL, SLOPE, SHRUB, HEDGE, TREE, BUILDING

DRAWN	A.C.
DESIGNED	S.U.
CHKD/APPRVD	
ACAD FILE	–
FIELD BOOK	
SCALES HORZ.	1:250
VERT.	

SEAL

THE CITY OF MAPLE RIDGE
ENGINEERING DEPARTMENT

CONCEPTUAL KEY PLAN
21848 124 AVENUE

DATE: DEC 21, 2020
SHEET: 1 OF 2
DWG. No.: –

APPENDIX D

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	September 7, 2021
		FILE NO:	2021-315-RZ
FROM:	Chief Administrative Officer	**MEETING:**	C o W

SUBJECT: **First Reading**
Zone Amending Bylaw No. 7778-2021;
24495 110 Avenue

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 24495 110 Avenue, from RS-3 (Single Detached Rural Residential) to RS-1d (Single Detached (Half Acre) Residential), to permit a future subdivision of approximately five single-family lots not less than 557m² (5,996ft.²) in size. The applicant intends to choose the Density Bonus option within the RS-1d (Single Detached (Half Acre) Residential) zone, which is specific to the Albion Area, enabling single-family lot sizes of 557m² (5,996ft.²).

The Albion Area Plan designates the subject property as *Low Density Residential.* The proposed zoning of RS-1d (Single Detached (Half Acre) Residential) is supported within the Zoning Matrix. The Zoning Matrix supports a Density Bonus to RS-1b (Single Detached (Medium Density) Residential) that will further permit 557m² (5,996ft.²) lots. The proposed application could result in a Density Bonus Contribution of approximately $15,500.00 through the Albion Density Bonus provision at a rate of 5x$3,100.00 per lot. This application is also subject to the Community Amenity Contribution (CAC) at a rate of $5,100.00 per lot for an estimated contribution of $25,500.00.

Portions of the site have watercourses and steep slopes that are environmentally sensitive areas that will be protected. As such, an Official Community Plan (OCP) amendment will be required to include conservation areas based on the ground-truthing of the site.

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.**

1102

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. 7778-2021 be given first reading; and**

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

DISCUSSION:

a) Background Context:

Applicant:		Noura Homes
Legal Description:		Lot 26, Section 10, Township 12, New Westminster District Plan 55335
OCP:		
Existing:		Low Density Residential
Proposed:		Low Density Residential and Conservation
Within Urban Area Boundary:		Yes
Area Plan:		Albion Area Plan
OCP Major Corridor:		No
Zoning:		
Existing:		RS-3 (Single Detached Rural Residential)
Proposed:		RS-1d (Single Detached (Half Acre) Residential) with a Density Bonus down to the RS-1b (Single Detached (Medium Density) Residential) zone
Surrounding Uses:		
North:	Use:	Single-Family Residential
	Zone:	RS-3 (Single Detached Rural Residential) under rezoning application 2017-262-RZ for RS-1d (Single Detached (Half Acre) Residential) with a Density Bonus down to the RS-1b (Single Detached (Medium Density) Residential) zone
	Designation:	Low Density Residential and Conservation
South:	Use:	Kanaka Creek Regional Park
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	Park
East:	Use:	Kanaka Creek Regional Park
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	Park
West:	Use:	Single-Family Residential
	Zone:	RS-2 (Single Detached Rural Residential) under rezoning application 2018-182-RZ for RS-1d (Single Detached (Half Acre) Residential) with a Density Bonus down to the RS-1b (Single Detached (Medium Density) Residential) zone
	Designation:	Low Density Residential coming through 2018-182-RZ

Existing Use of Property:	Single-Family Residential
Proposed Use of Property:	Single-Family Residential
Site Area:	0.71 ha (1.75 acres)
Access:	110 Avenue
Servicing requirement:	Urban Standard

b) Site Characteristics:

The subject property, located at 24495 110 Avenue, is located within the Albion Area Plan and is approximately 0.71 ha (1.75 acres) in area (see Appendices A and B). The subject property fronts 110 Avenue. To the south and east is Kanaka Creek Regional Park; to the west and north are single-family houses with outbuildings. The properties to the west and north are under development applications 2018-182-RZ and 2017-262-RZ. These two rezoning applications are to rezone the properties from RS-3 (Single Detached Rural Residential) to RS-1d (Single Detached (Half Acre) Residential) with a Density Bonus through the Albion Community Amenity Program to achieve RS-1b (Single Detached (Medium Density) Residential) sized lots.

The subject property has a gentle slope from north-east to south-west with a small bench at the northern portion of the property. The subject property may be affected by steep slopes over 25 percent to the east, as well as Kanaka Creek (see Appendix C).

c) Project Description:

The applicant has applied to rezone the subject property from the RS-3 (Single Detached Rural Residential) zone to the RS-1d (Single Detached (Half Acre) Residential) zone with a Density Bonus. The Albion Area Density Bonus Amenity Contribution program allows for RS-1b (Single Detached (Medium Density) Residential) sized lots to permit the subdivision of approximately five single-family lots, not less than 557m^2 (5,996ft.^{2}) in size, provided that an amenity contribution of $3,100.00 per lot is provided.

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

d) Planning Analysis:

<u>Official Community Plan</u>:

The development site is located within the Albion Area Plan and is currently designated *Low Density Residential*. The property to the east is designated *Conservation*. The *Conservation* designation identifies ecologically sensitive lands that require protection in order to ensure that their health, diversity and integrity are maintained. They are considered to be of high environmental or geological sensitivity. An OCP amendment will be required to adjust the *Conservation* boundary to reflect ground-truthing.

The *Low Density Residential* designation corresponds with a single detached housing form at a low density urban standard with lots sized at 2,000m^2 (0.5 acre). Higher densities may be supportable

in compliance with the Albion Area Density Bonus Amenity Contribution Program prescribed in the Zoning Bylaw.

Albion Plan Policy 10.2.2 – "*...is intended to meet the needs of the community and respond to changes in housing form and demand over time by enabling an additional means of providing neighbourhood amenities. The Albion Area Plan Community Amenity Program provides the opportunity for a Density Bonus within a number of zones identified with the Albion Zoning Matrix. Within these zones, 'bonus' density may be achieved through an Amenity Contribution toward community amenities that will be located within the boundaries of the Plan Area.*"

The application is in compliance with the OCP policies for the Density Bonus, however an OCP amendment is required for the *Conservation* areas.

Zoning Bylaw:

The current application proposes to rezone the subject property from RS-3 (Single Detached Rural Residential) to RS-1d (Single Detached (Half Acre) Residential) (see Appendix D), with a Density Bonus, to permit future subdivision into approximately five single-family lots (see Appendix E).

The application of the Density Bonus, which is specific to the Albion Area Plan, will permit the applicant to reduce the single-family lot size from the RS-1d (Single Detached (Half Acre) Residential) density of 2,000m^2 (0.5 acre) to 557m^2 (5,996ft.^{2}). An Amenity Contribution of $3,100 per lot for each lot that is less than 2,000m^2 (0.5 acre) is required. As per Council direction, this application will also be subject to the City-wide Community Amenity Contribution Program. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

Development Permits:

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

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

- All areas designated *Conservation* on Schedule "B" or all areas within 50 metres of an area designated *Conservation* on Schedule "B", 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.

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; and
h) Canada Post.

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

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

f) Early and Ongoing Consultation:

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

g) Development Applications:

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

1. An OCP Amendment Application (Schedule A);
2. A complete Rezoning Application (Schedule B);
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); and
6. 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, with the exception of the *Conservation* boundary adjustment, therefore, it is recommended that Council grant first reading subject to additional information being provided and assessed prior to second reading.

It is recommended that Council not require any further additional OCP consultation.

It is expected that once complete information is received, Zone Amending Bylaw No.7778-2021 will be amended and an OCP amendment to adjust the *Conservation* boundary will be required.

The proposed layout has not been reviewed in relation to the relevant bylaws and regulations governing subdivision applications. Any subdivision layout provided is strictly preliminary and must be approved by the Approving Officer.

"Original signed by Michelle Baski"

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

"Original signed by Chuck Goddard"

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

"Original signed by Chuck Goddard"

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

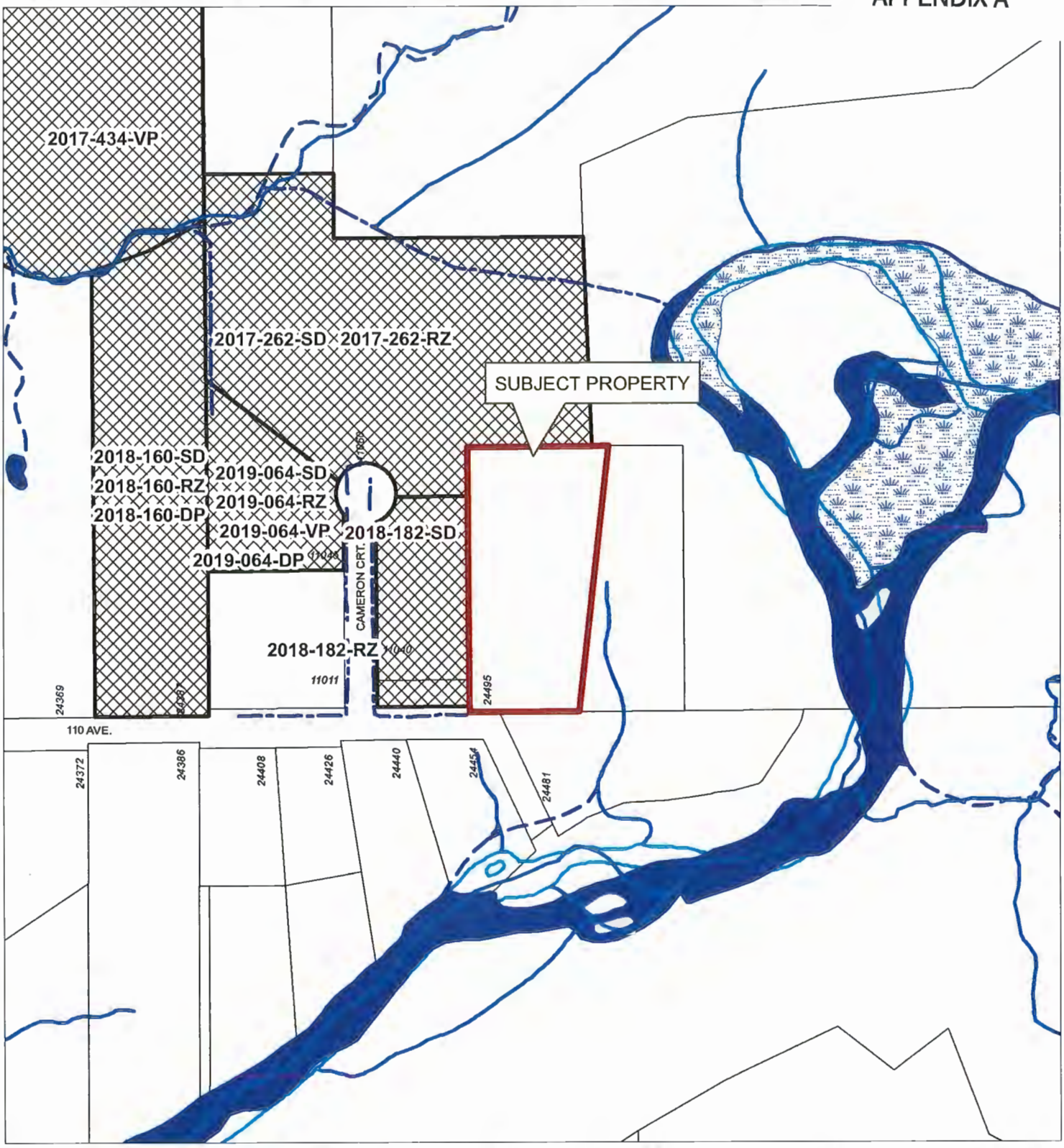
"Original signed by Christina Crabtree"

Concurrence: **Al Horsman**
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. 7778-2021
Appendix E – Proposed Subdivision Plan

APPENDIX A



N

Scale: 1:2,500

Legend

- Stream
- Ditch Centreline
- Edge of River
- Edge of Marsh
- Indefinite Creek
- River Centreline (Topographic)
- Lake or Reservoir
- Marsh
- River
- Active Applications (RZ/SD/DP/VP)

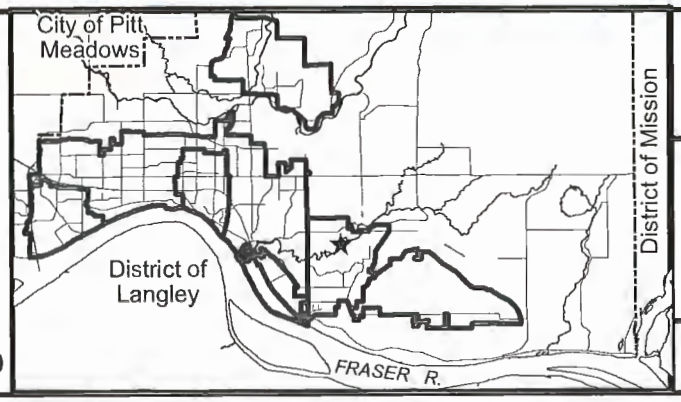
24495 110 AVENUE
PID: 005-359-465

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

FILE: 2021-315-RZ/SD
DATE: Jun 8, 2021
BY: PC

APPENDIX B



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Scale: 1:2,500

24495 110 AVENUE
PID: 005-359-465

PLANNING DEPARTMENT

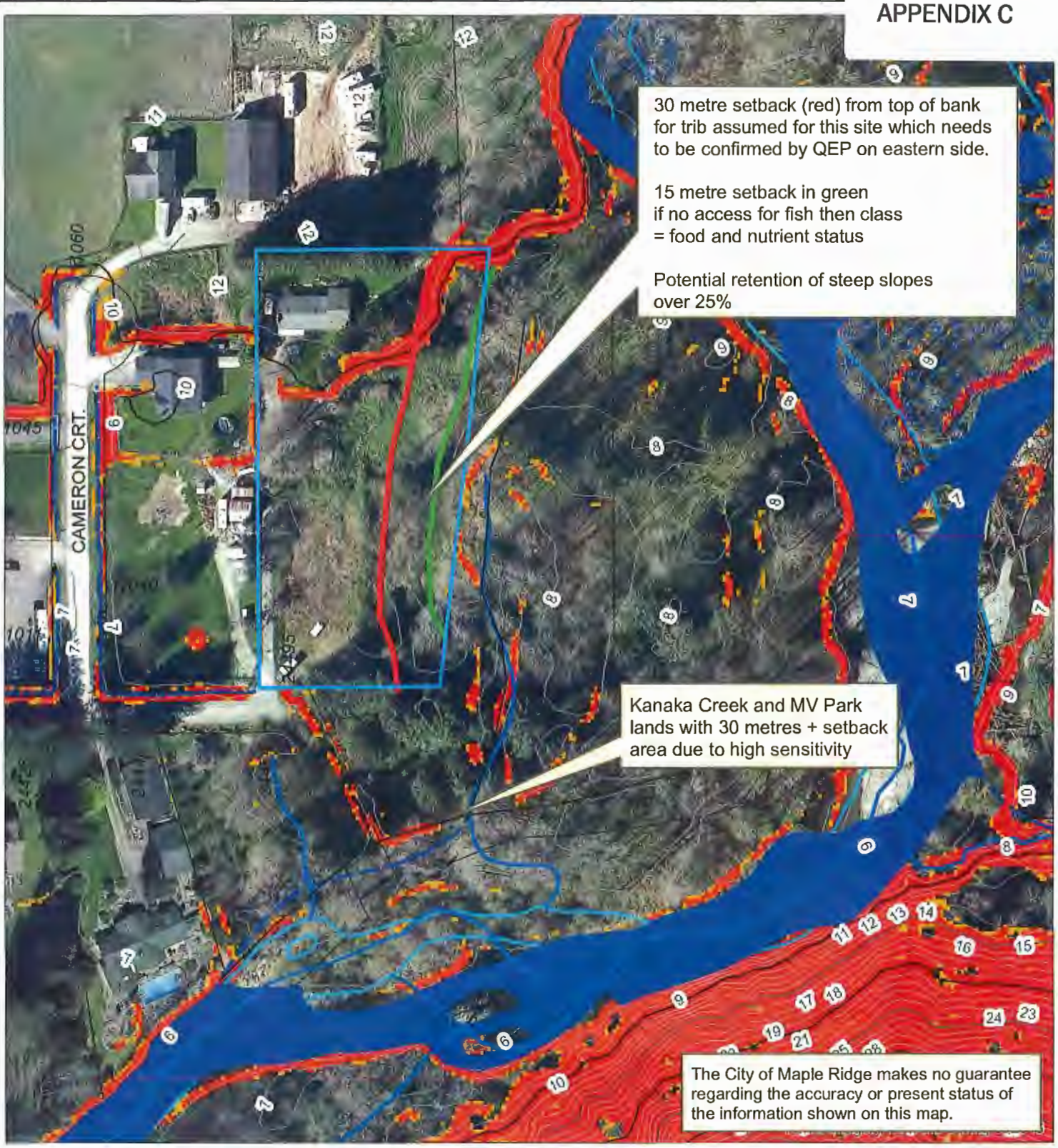
MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2021-315-RZ/SD
DATE: Jun 8, 2021

BY: PC

APPENDIX C



N

Scale: 1:1,500

Legend

- Stream
- Indefinite Creek
- Marsh
- Encumbrance Edge

Slope (2014 LiDAR)

<VALUE>
0 - 14
15 - 25
26 - 30
30+

24495 110- Ave.
Site Context Map1

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

FILE: Rods Subject Map1.mxd
DATE: Oct 25, 2018
BY: RS

CITY OF MAPLE RIDGE
BYLAW NO. 7778-2021

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. 7778-2021."

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

   Lot 26, Section 10, Township 12, New Westminster District Plan 55335

   and outlined in heavy black line on Map No. 1900 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RS-1d (Single Detached (Half Acre) Residential).

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

   READ a first time the day of , 20

   READ a second time the day of , 20

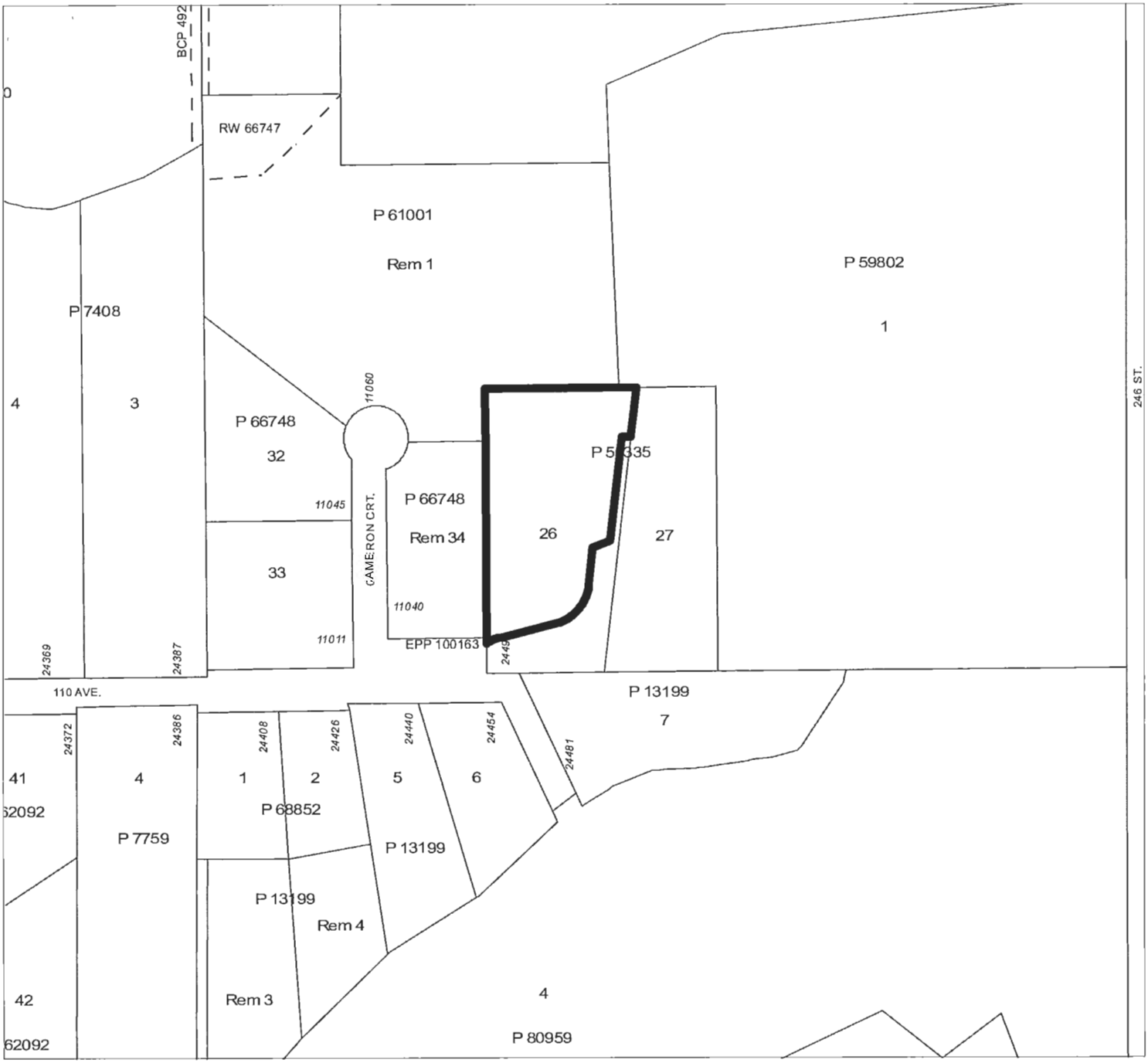
   PUBLIC HEARING held the day of , 20

   READ a third time the day of , 20

   ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7778-2021

Map No. 1900

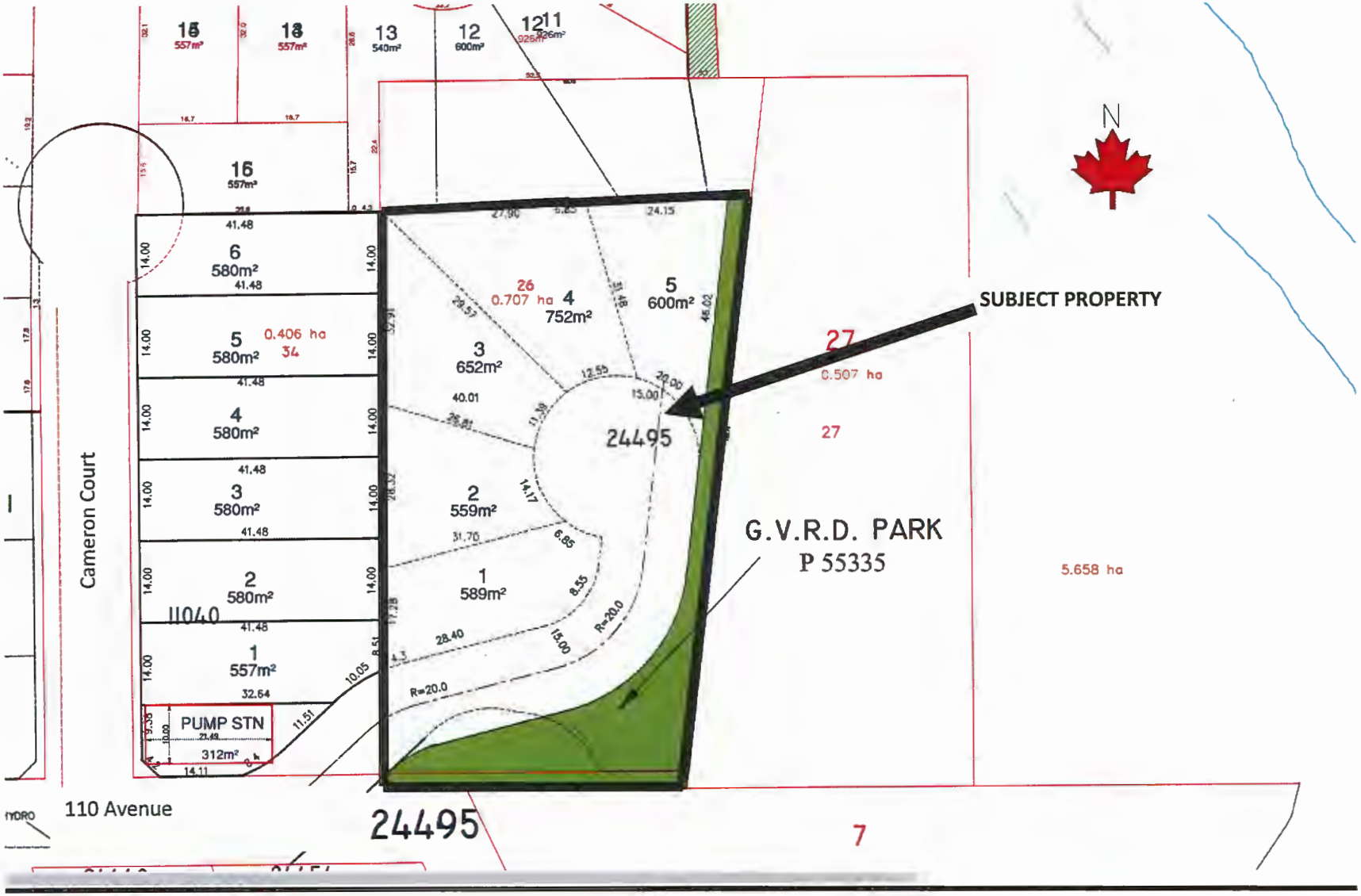
From: RS-3 (Single Detached Rural Residential)

To: RS-1d (Single Detached (Half Acre) Residential)

MAPLE RIDGE
British Columbia

N

SCALE 1:2,500


SUBJECT PROPERTY
G.V.R.D. PARK
P 55335
Cameron Court
110 Avenue
PUMP STN
312m²
24495
26
0.707 ha
27
0.507 ha
5.658 ha
0.406 ha
34
11040
N

APPENDIX E

MAPLE RIDGE
British Columbia

mapleridge.ca City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	September 7, 2021
		FILE NO:	2019-216-RZ
FROM:	Chief Administrative Officer	**MEETING:**	C o W

SUBJECT: **Second Reading**
Zone Amending Bylaw No. 7628-2020;
24392 104 Avenue

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property located at 24392 104 Avenue from RS-3 (Single Detached Rural Residential) to RM-1 (Low Density Townhouse Residential), to permit a future construction of approximately 21 strata townhouse units. The subject property is located in the Albion Area, adjacent to Albion Park, and southwest of Samuel Robertson Technical Secondary School.

The subject property is approximately 6,120 m^2 (1.5 acres) and the minimum lot size for the proposed zone is 1,000m^2 (0.25 acres). Environmental protection through a covenant is required on the sloped western area of the subject site.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of $4,100.00 per townhouse dwelling unit; for an estimated amount of $86,100.00

RECOMMENDATIONS:

1) **That Zone Amending Bylaw No. 7628-2020 be given second reading, and be forwarded to Public Hearing;**

2) **That the following terms and conditions be met prior to final reading:**

   i) **Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;**
   ii) **Registration of a Restrictive Covenant for the protection of the Environmentally Sensitive areas on the subject property;**
   iii) **Registration of a Restrictive Covenant for Stormwater Management;**
   iv) **Removal of existing buildings;**
   v) **In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.**
   vi) **That a voluntary contribution, in the amount of $86,100.00 ($4,100/unit) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.**

DISCUSSION:

1) Background Context:

Applicant:	1154915 BC LTD.
Owner:	1154915 BC LTD.

Legal Description: Lot B; Section 3; Township 12; Group 1, New Westminster District Plan 8852

OCP:

Existing:	Medium Density Residential, Conservation
Proposed:	Medium Density Residential, Conservation

Within Urban Area Boundary:	Yes
Area Plan:	Albion Area Plan
OCP Major Corridor:	Yes

Zoning:

Existing:	RS-3 (Single Detached Rural Residential)
Proposed:	RM-1 (Low Density Townhouse Residential)

Surrounding Uses:

North:	Use:	Single Family Residential
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	Medium Density Residential, Conservation
South:	Use:	Park
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	Conservation
East:	Use:	Park
	Zone	P-1 (Park and School)
	Designation:	Park, Conservation
West:	Use:	Single Family Residential
	Zone:	R-3 (Single Detached (Intensive) Urban Residential
	Designation:	Medium Density Residential

Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Multi Family Residential
Site Area:	6,120 m^2 (1.5 acres)
Access:	104 Avenue
Servicing:	Urban
Companion Applications:	Multi Family DP and DVP

2) Project Description:

The subject property located at 24392 104 Avenue is approximately 1.5 acres in area is treed, partially flat and partly sloped due to a natural ridge running north-south through the site which then runs onto the adjacent Albion Park to the south and east (see Appendix A and B).

The subject property is bounded by single family residential properties to the west, Albion Park to the east and south, and 104 Avenue to the north. There are no development applications in process in the direct vicinity within 250 metres. The existing slopes pose constraints related to geotechnical

impact and will require steep slope protection. All disturbance and alterations on site need to be outside of the geotechnical and environmental setbacks. It is expected that all construction related disturbance, including long term maintenance areas associated with the strata access road do not occur within the steep slope areas of the site. More than 25% of the subject property is proposed to be protected for environmental and slope stability purposes. There are 21 townhouse units proposed within four blocks.

3) Planning Analysis:

i) Official Community Plan:

The subject site is designated *Medium Density Residential* and *Conservation* in the Albion Area Plan. This designation allows for a range of housing styles and densities, including smaller lot single detached housing, townhouse and duplex dwelling units. The subject proposal for townhouse development complies with the designations. The proposed appears to follow the current Conservation designation boundary.

ii) Zoning, and Parking and Loading Bylaws:

The proposed zone for the subject site is RM-1 Townhouse Residential. The proposal is comprised of 25% buildings/structures, 47% landscaping and 28% paved/hard surfaces; a net FSR of 0.59, where a 0.60 FSR is allowed (see Appendix C).

The project includes the required 42 resident parking spaces for the 21 units. Of the 42 spaces, 30 spaces (61%) are in side-by-side garages and 12 spaces (29%) are in tandem garages, in compliance to the *Tandem Parking Garage Units within Townhouses Policy,* adopted June 22, 2021. No aprons are required to meet parking stall standards. There are also six visitor parking spaces, in excess of the five required spaces.

iii) Proposed Variances:

A Development Variance Permit application has been received for this project and involves the following relaxations (see Appendix D), to vary *Maple Ridge Zoning Bylaw No. 7600-2019* to reduce the:

- Setback from the front property line, from 7.5 m to 4.5 m
- Setback from the side property lines (E and W), from 6.0 m to 4.8 m
- Useable Open Space, from 945 m^2 to 893 m^2

The requested variances will be the subject of a future Council report.

iv) 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.

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

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

v) **Advisory Design Panel:**

The application was reviewed by the ADP at a meeting held on November 18, 2020 and their comments and the applicants responses can be seen in Appendix G. A detailed description of the projects form and character will be included in a future development permit report to Council.

vi) **Development Information Meeting:**

Taking into consideration health and safety precautions during the Covid-19 pandemic, a Development Information Meeting (DIM) was arranged virtually, with the opportunity to provide feedback between May 9 – 28, 2021. Nine neighbours made use of that opportunity. A summary of the main comments and discussions with the attendees was provided by the applicant (see Appendix H), and includes the following topics:

- Concerns about the steepness of the existing western slope and the potential negative impacts of new works to this area.
- Instances of existing fencing and overgrowth is reported to be encroaching on neighboring land. Clarification requested on how this will be managed and by whom.
- Management of rainwater draining down the slope.
- Clarification on scope of tree removal and retention.
- Concerns of negative environmental effects due to tree removal & construction activity.
- Residents report being informed by other parties that there were limits to the extent which the subject property could be developed.
- Concerns over potential encroachment into - or development of - adjacent park lands.
- Concerns over the proximity and visibility between new buildings and the western property line.
- Clarity on safeguard measures proposed between the subject lot and neighboring lots.
- Concerns over the proposed density in relation to the subject lot and neighborhood.
- Concerns on potential impacts to neighborhood traffic and street parking conditions.

4) Traffic Impact:

The Engineering Department reviewed the subject proposal and found the proposed access is on a crest of a hill in the Albion Area, on a road classified as Major Corridor. Sight lines and stopping distances must be analyzed to ensure that the proposed access meets the Transportation Association of Canada Guidelines. If it does not, recommendations must be provided to address safe access before final acceptance of the engineering plans can be provided.

5) Interdepartmental Implications:

i) **Engineering Department:**

Preliminary indications show that there are geotechnical concerns on this site related to the slope. A geotechnical report will be required to determine if a geotechnical setback is needed from that slope and that reviews and comments on any storm water management plan. Depending on the outcome of that report, it may need to be registered on title as a restrictive covenant in addition to any requirements per the Building Department.

The majority of the south side of 104 Avenue has already been developed and constructed under the previous 20 m Right of Way (ROW) requirement. However, the road is considered a Collector Road

with a bike lane, which requires 24m. Therefore, Engineering can support a Development Variance Permit to waive the additional 2m dedication to each side of the ROW.

An erosion and sediment control (ESC) plan for the off-site works must be included in the off-site design package. An ESC plan for the on-site works is to be submitted with the future building permit and should not be included with the off-site package.

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

The soccer field area in Albion Park is elevated above the subject property. Careful consideration of some significant screening at the backs of the townhouses through the Development Permit, to limit future complaints is advised. Currently, there are no major plans for Albion Park, along its north west edge where the subject property is located. No Park dedication is therefore required.

CONCLUSION:

That Zone Amending Bylaw No. 7628-2020 be given second reading, and be forwarded to Public Hearing;

"Original signed by Mark McMullen"

Prepared by: **Therese Melser**
Planning Technician

"Original signed by Mark McMullen"

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

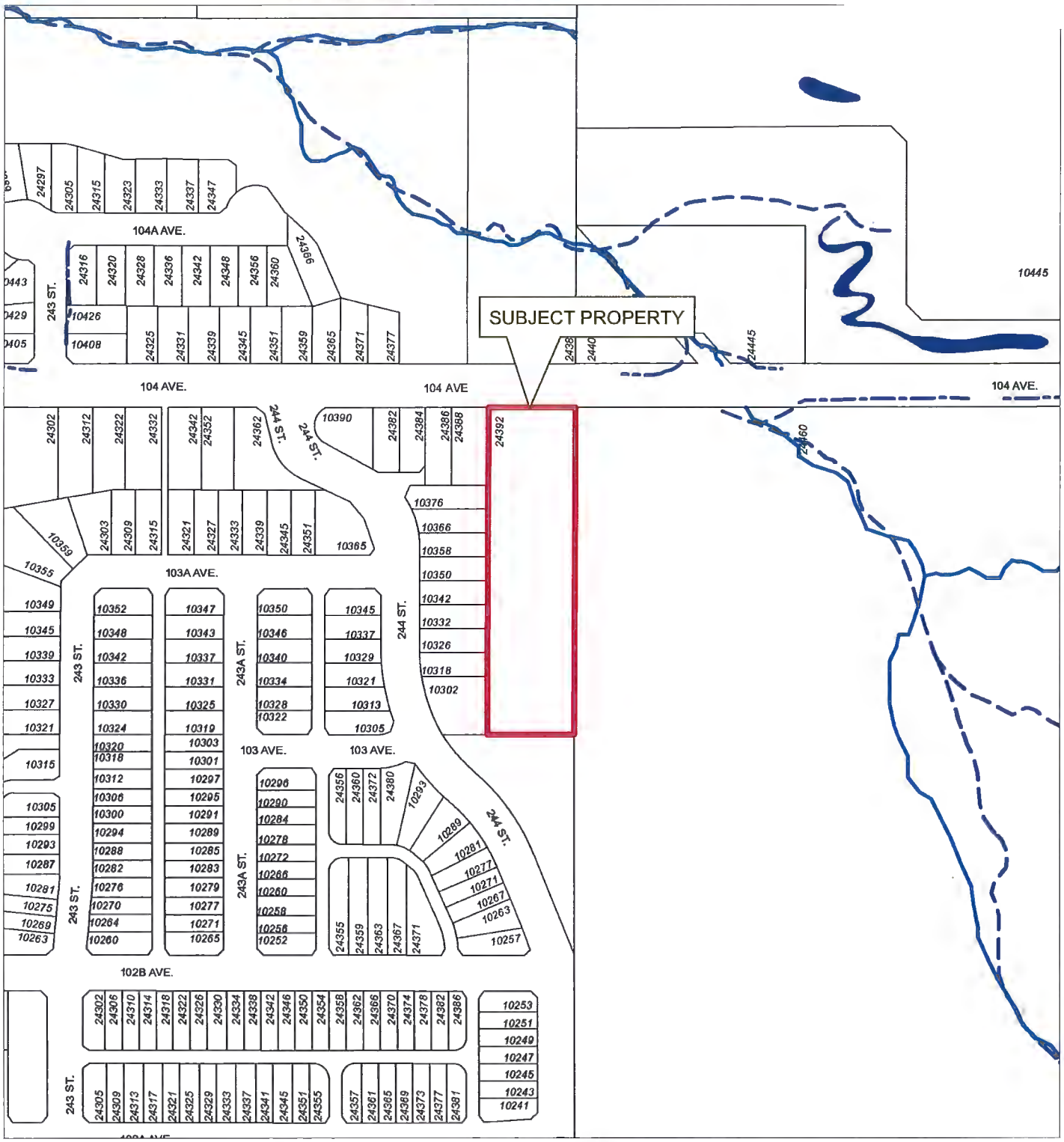
"Original signed by Christina Crabtree"

Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Zone Amending Bylaw No. 7628-2020
Appendix D – Site Plan
Appendix E – Building Elevation Plans
Appendix F – Landscape Plan
Appendix G – ADP design comments
Appendix H – DIM responses

APPENDIX A



N

Scale: 1:2,500

Legend

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

24392 104 AVEUE

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia

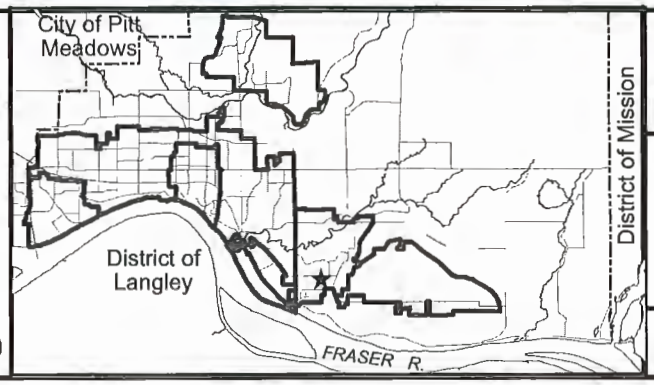
mapleridge.ca

FILE: 2019-216-RZ
DATE: Jun 17, 2019

BY: PC

APPENDIX B

Scale: 1:2,500



24392 104 AVEUE

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2019-216-RZ
DATE: Jun 17, 2019

BY: PC

CITY OF MAPLE RIDGE
BYLAW NO. 7628-2020

A Bylaw to amend Map "A" 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. 7628-2020."

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

   East 133 Feet Lot B Section 3 Township 12 New Westminster District Plan 8852

   and outlined in heavy black line on Map No. 1834 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RM-1 (Low Density Townhouse 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 31st day of March, 2020.

READ a second time the day of , 20

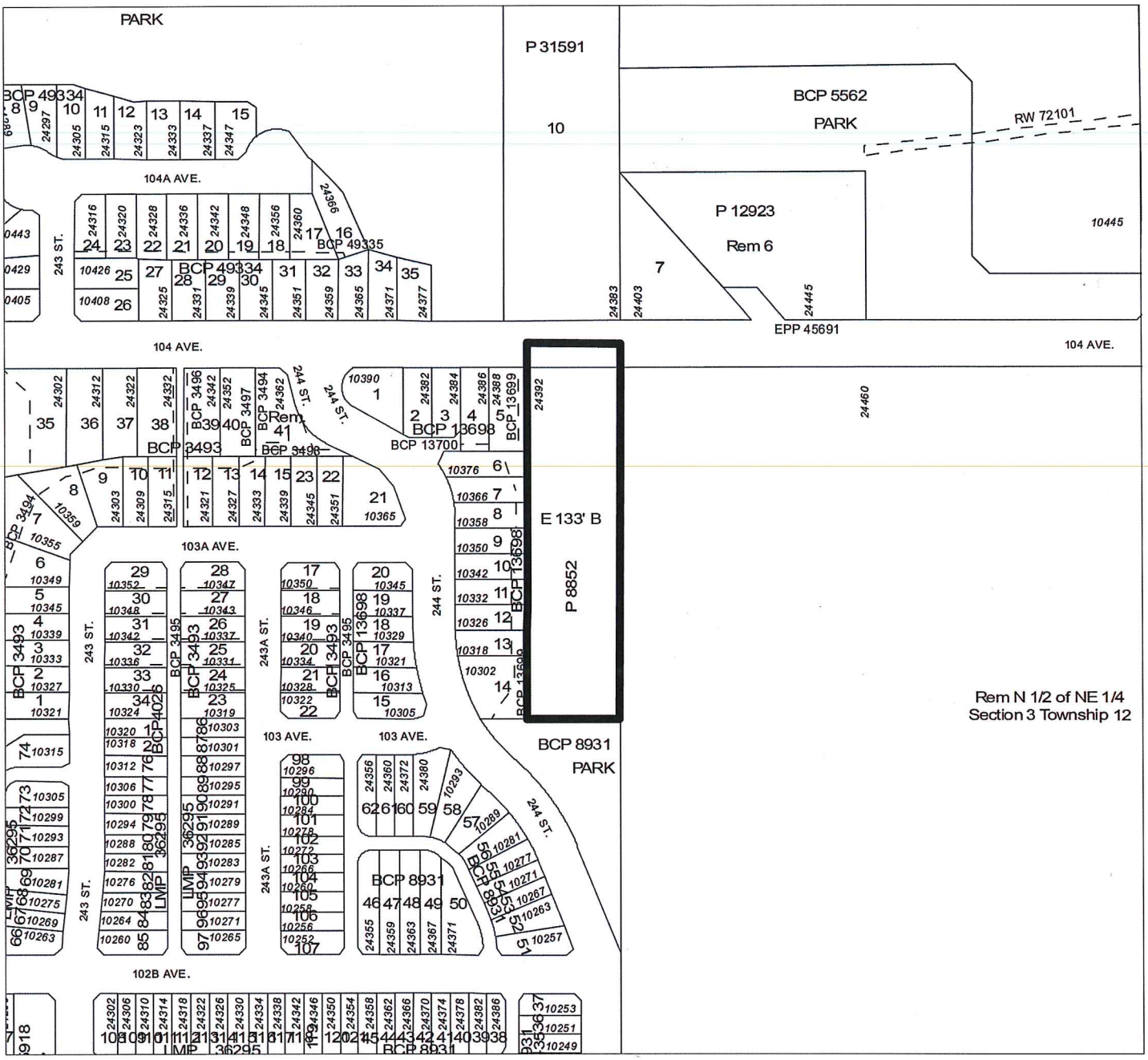
PUBLIC HEARING held the day of , 20

READ a third time the day of , 20

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7628-2020

Map No. 1834

From: RS-3 (Single Detached Rural Residential)

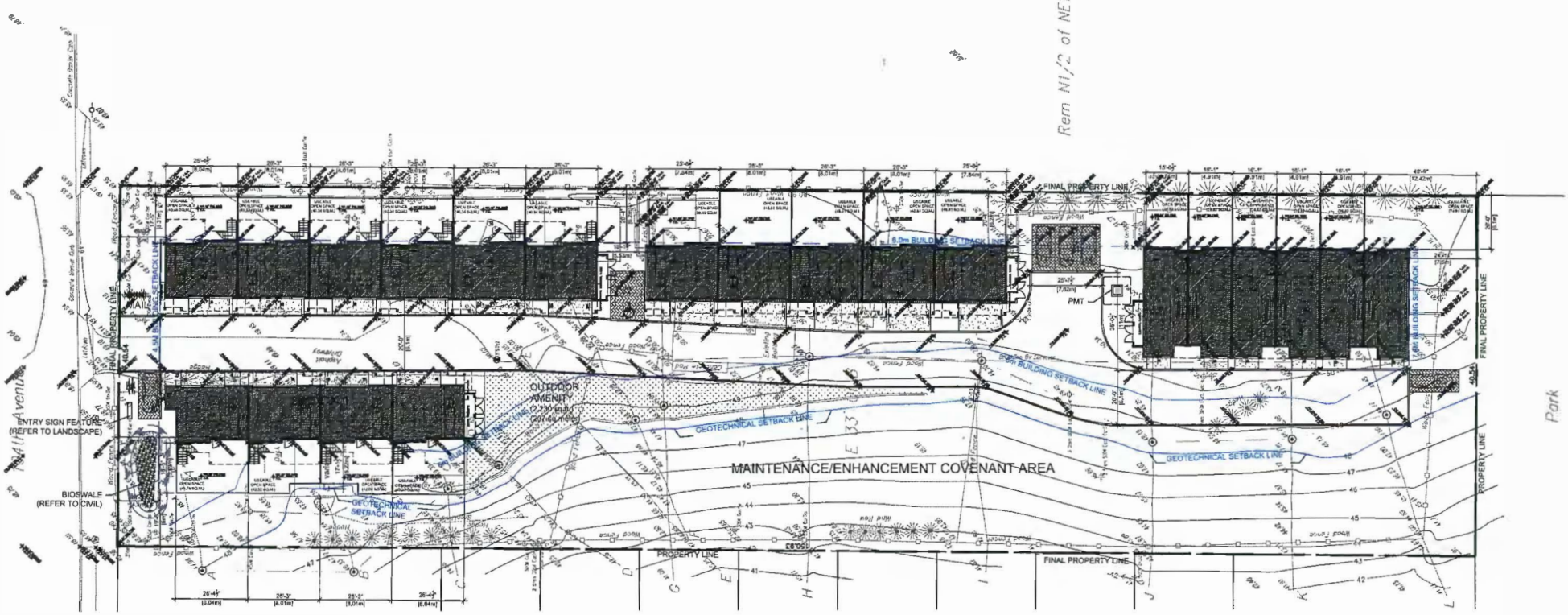
To: RM-1 (Low Density Townhouse Residential)

MAPLE RIDGE
British Columbia

N

SCALE 1:2,500

APPENDIX D



RETAINING WALL LEGEND	
	ALLAN BLOCK RETAINING WALL
	CONCRETE RETAINING WALL
ABBREVIATIONS	
T.O.W.	TOP OF WALL
B.O.W.	BOTTOM OF WALL

NORTH

Proposed Townhouse Development

24392 104 AVE, MAPLE RIDGE, B.C.

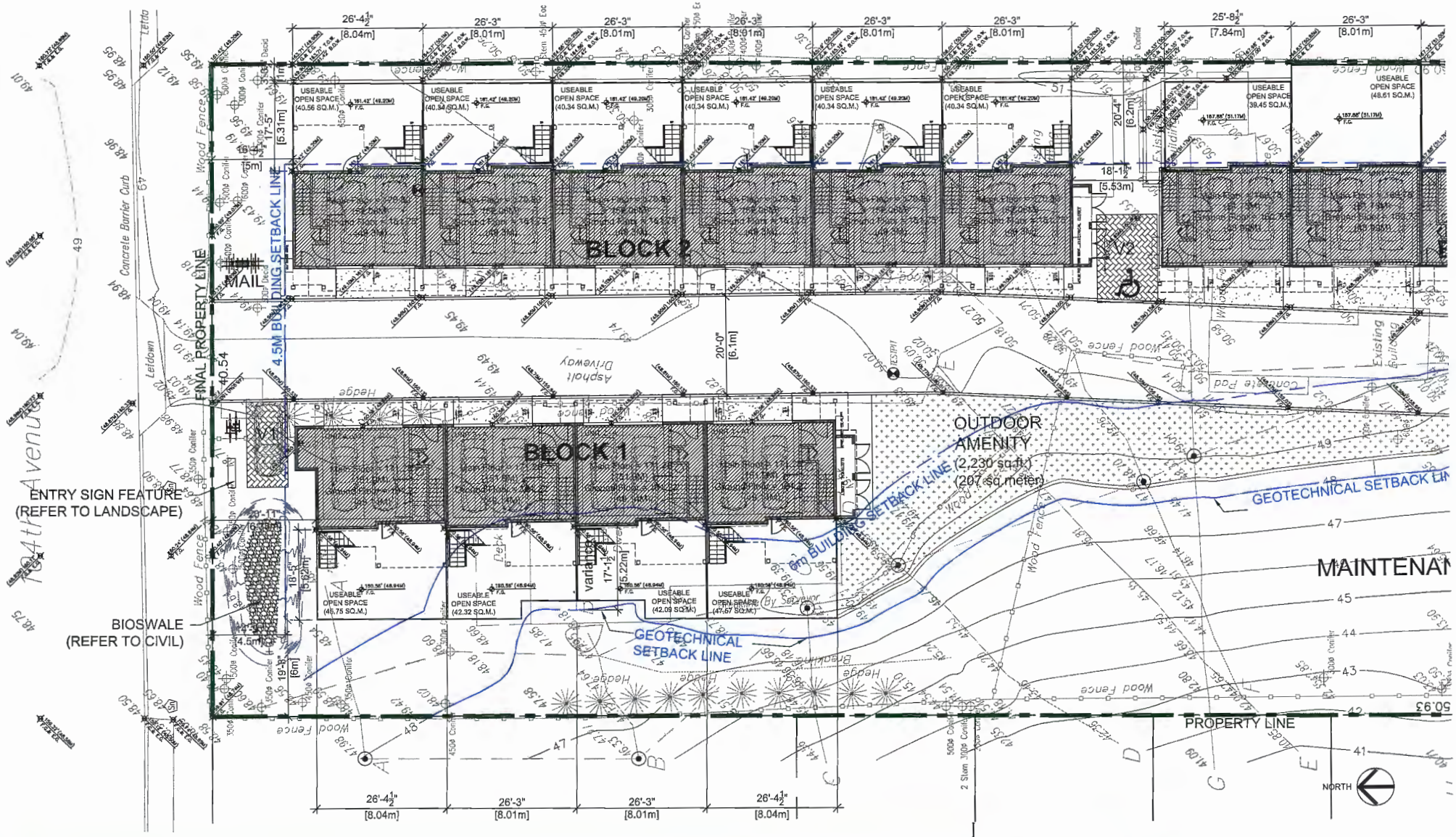
ATELIER PACIFIC ARCHITECTURE INC.

Revised for 2nd Reading: Sep 02/2021

DP1.0

SITE PLAN

SCALE: 1:200



Proposed Townhouse Development

24392 104 AVE, MAPLE RIDGE, B.C.

ATELIER PACIFIC ARCHITECTURE INC.

Revised for 2nd Reading:Sep 02/2021

DP1.0b

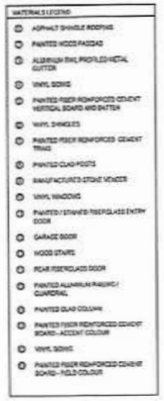
ENLARGED SITE PLAN

SCALE: 1:100

APPENDIX E

FRONT ELEVATION - BLOCK 1

SIDE ELEVATION - BLOCK 1



MATERIAL LEGEND

- 2 PAINTED WOOD FASCIAS — BM 2124-10
- 4 VINYL SIDING — MITTEN BONE
- 6 VINYL SHINGLES — MITTEN HERITAGE GRAY
- 7 PAINTED FIBER REINFORCED CEMENT TRIMS — BM 2124-10
- 8 PAINTED CLAD POST — BM HC-40
- 9 MANUFACTURED STONE VENEER — CULTURED STONE COUNTRY LEDGESTONE
- 10 VINYL WINDOW FRAME (BLACK)
- 17 PAINTED FIBER REINFORCED CEMENT BOARD — COBBLESTONE
- 18 VINYL SIDING — MITTEN STRATUS
- 19 PAINTED FIBER REINFORCED CEMENT BOARD — BM 2121-40

Proposed Townhouse Development

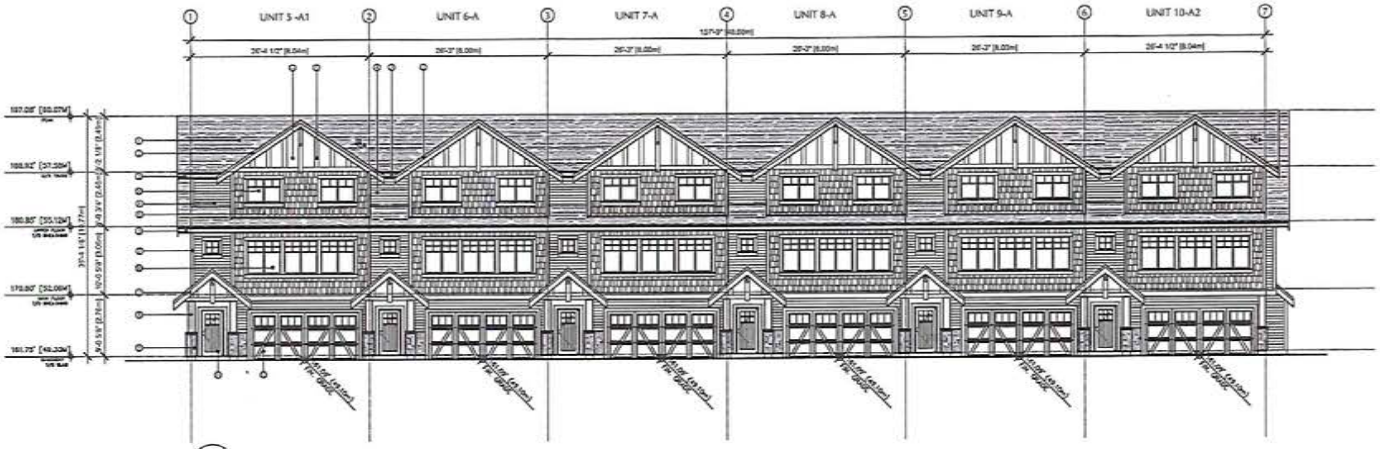
24392 104 AVE, MAPLE RIDGE, B.C.

ATELIER PACIFIC ARCHITECTURE INC.

ADP Response Jan 05/2020

DP 1.4

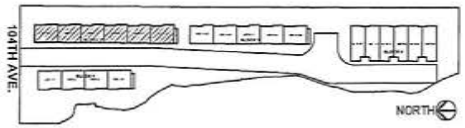
COLOURED ELEVATION & MATERIAL LEGEND



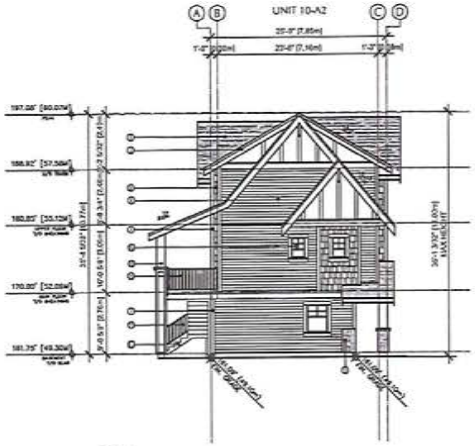
1 BLOCK 2 - FRONT ELEVATION (WEST)
DP 3.2a SCALE : 1:100

MATERIALS LEGEND

- ASPHALT SHINGLE ROOFING
- PAINTED WOOD FASCIAS
- ALUMINUM RAIL PROFILED METAL GUTTER
- VINYL SIDING
- PAINTED FIBER REINFORCED CEMENT VERTICAL BOARD AND BATTEN
- VINYL SHINGLES
- PAINTED FIBER REINFORCED CEMENT TRIMS
- PAINTED CLAD POSTS
- MANUFACTURED STONE VENEER
- VINYL WINDOWS
- PAINTED / STAINED FIBERGLASS ENTRY DOOR
- GARAGE DOOR
- WOOD STAIRS
- REAR FIBERGLASS DOOR
- PAINTED ALUMINUM RAILING / GUARDRAIL
- PAINTED CLAD COLUMN
- PAINTED FIBER REINFORCED CEMENT BOARD



3 BLOCK 2 KEY PLAN
DP 3.2a SCALE : 1/64"=1'-0"



2 BLOCK 2 - NORTH ELEVATION
DP 3.2a SCALE : 1:100

Proposed Townhouse Development

24392 104 AVE, MAPLE RIDGE, B.C.

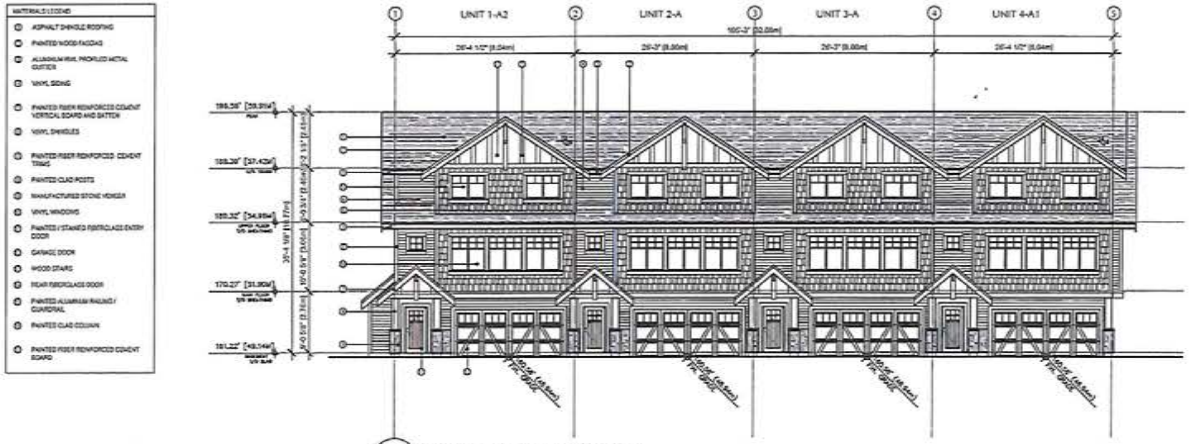
ATELIER PACIFIC ARCHITECTURE INC.

ADP Response Jan 05/2020

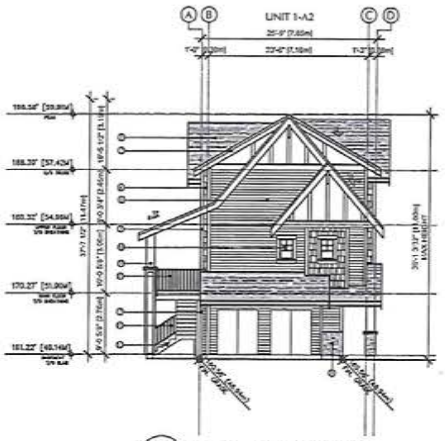
DP 3.2a

ELEVATIONS
BLOCK 2

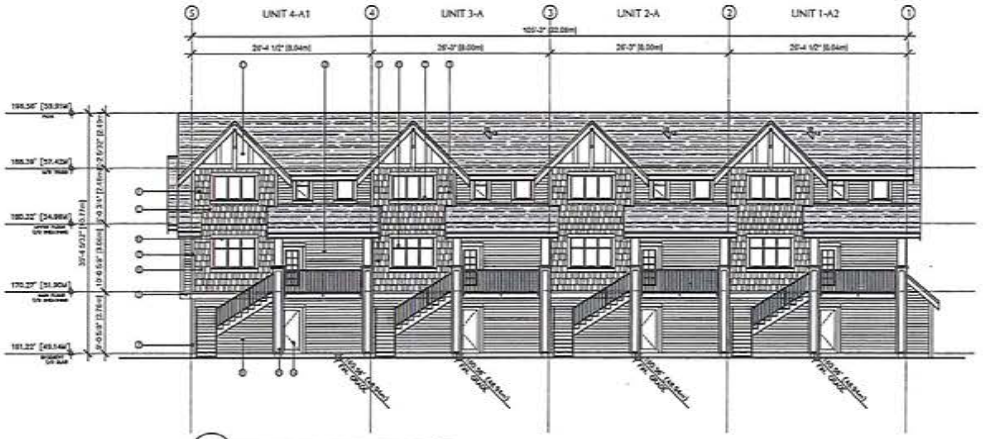
SCALE: AS NOTED



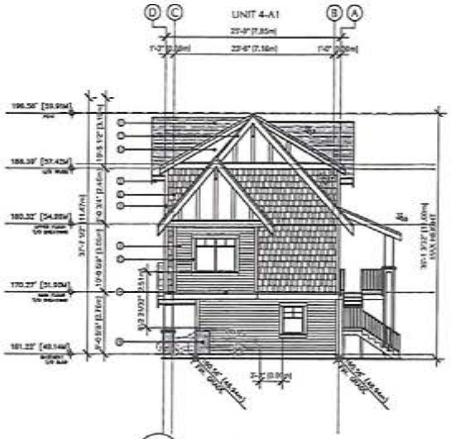
1 DP 3.1 BLOCK 1 - FRONT ELEVATION (EAST)



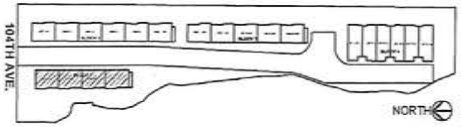
2 DP 3.1 BLOCK 1 - SOUTH ELEVATION



3 DP 3.1 BLOCK 1 - BACK ELEVATION (WEST)



4 DP 3.1 BLOCK 1 - NORTH ELEVATION



5 DP 3.1 BLOCK 1 KEY PLAN

Proposed Townhouse Development

24392 104 AVE, MAPLE RIDGE, B.C.

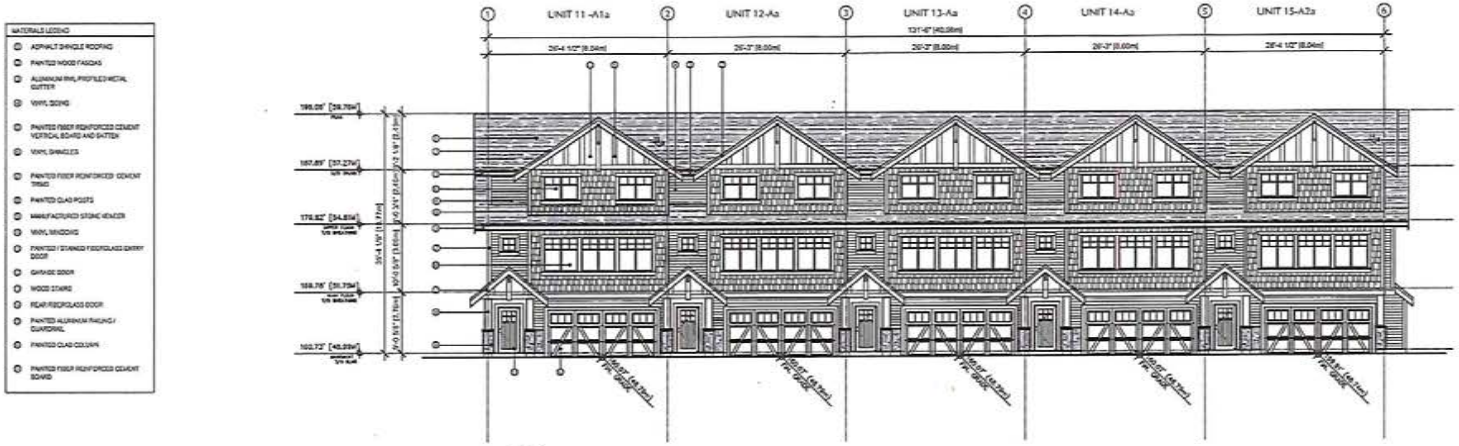
ATELIER PACIFIC ARCHITECTURE INC.

ADP Response Jan 05/2020

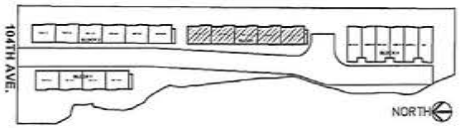
DP 3.1

ELEVATIONS
BLOCK 1

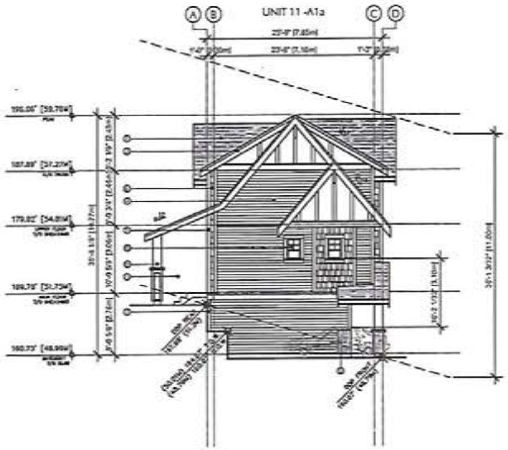
SCALE: AS NOTED



1 BLOCK 3 - FRONT ELEVATION (WEST)
DP 3.3A SCALE : 1:100



3 BLOCK 3 KEY PLAN
DP 3.3A SCALE : 1/64"=1'-0"



2 BLOCK 3 - NORTH ELEVATION
DP 3.3A SCALE : 1:100

Proposed Townhouse Development

24392 104 AVE, MAPLE RIDGE, B.C.

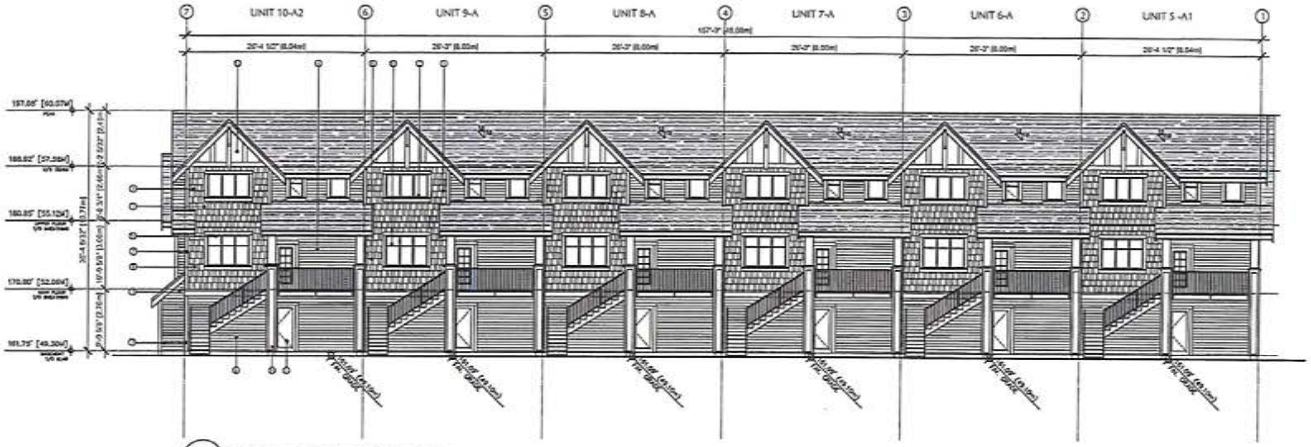
ATELIER PACIFIC ARCHITECTURE INC.

ADP Response Jan 05/2020

DP 3.3a

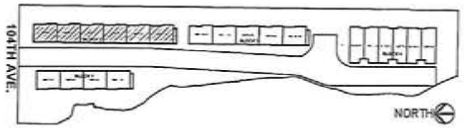
ELEVATIONS
BLOCK 3

SCALE: AS NOTED



1 DP 3.2B BLOCK 2 - REAR ELEVATION (EAST)

MATERIALS LEGEND
① ASPHALT SHINGLE ROOFING
② PAINTED WOOD FASCIAS
③ ALUMINUM RAIL PROFILED METAL GUTTER
④ VINYL SIDING
⑤ PAINTED FIBER REINFORCED CEMENT VERTICAL BOARD AND BATTEN
⑥ VINYL SHINGLES
⑦ PAINTED FIBER REINFORCED CEMENT TRIM
⑧ PAINTED CLAD POSTS
⑨ MANUFACTURED STONE VENEER
⑩ VINYL WINDOWS
⑪ PAINTED / STAINED FIBERGLASS ENTRY DOOR
⑫ GARAGE DOOR
⑬ WOOD STAIRS
⑭ REAR FIBERGLASS DOOR
⑮ PAINTED ALUMINUM RAILING / GUARDRAIL
⑯ PAINTED CLAD COLUMN
⑰ PAINTED FIBER REINFORCED CEMENT BOARD



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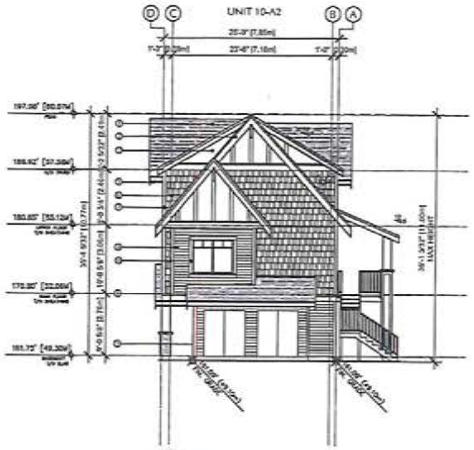


2 DP 3.2B BLOCK 2 - SOUTH ELEVATION

Proposed Townhouse Development

24392 104 AVE, MAPLE RIDGE, B.C.

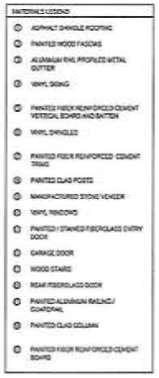
ATELIER PACIFIC ARCHITECTURE INC.

ADP Response Jan 05/2020

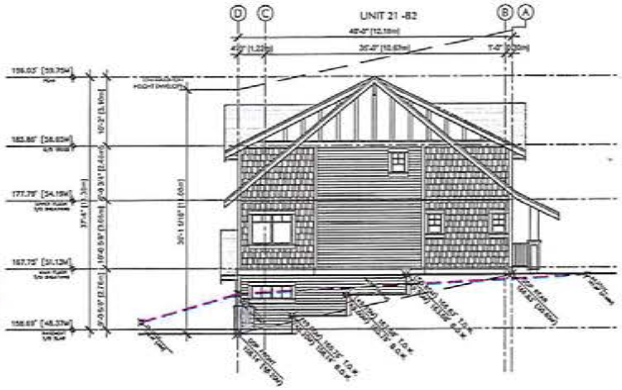
DP 3.2b

ELEVATIONS
BLOCK 2

SCALE: AS NOTED



1 DP 3.4 BLOCK 4 - FRONT ELEVATION (EAST)



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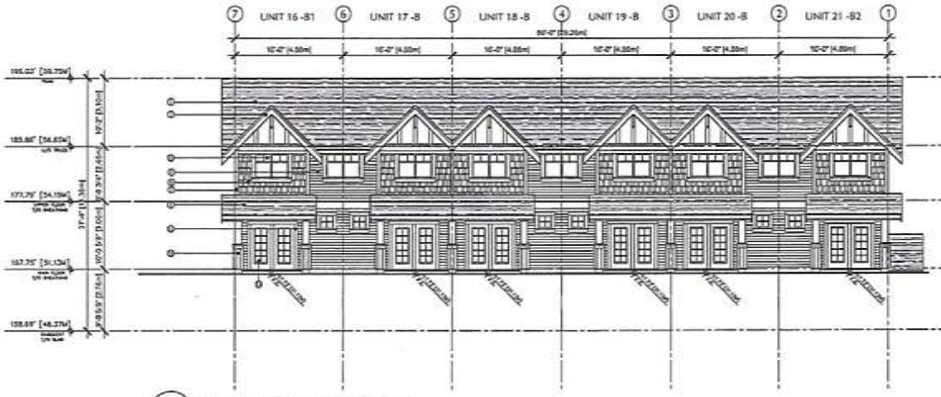

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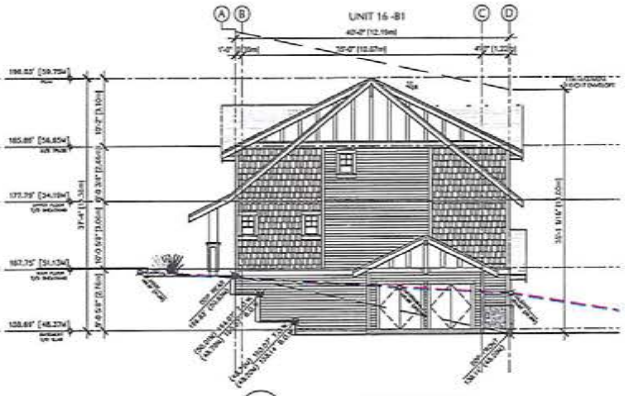
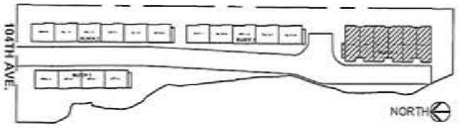


4 DP 3.4 BLOCK 4 - NORTH ELEVATION



5 DP 3.4 BLOCK 4 KEY PLAN

Proposed Townhouse Development

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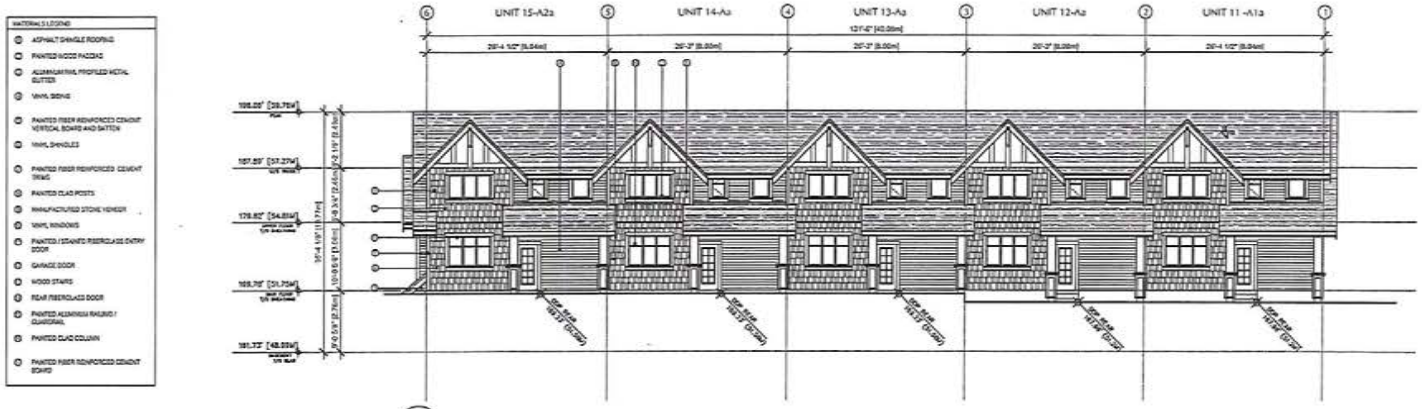
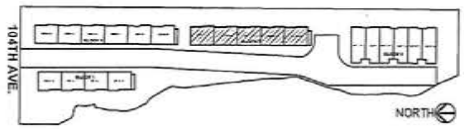
DP 3.4

ELEVATIONS
BLOCK 4

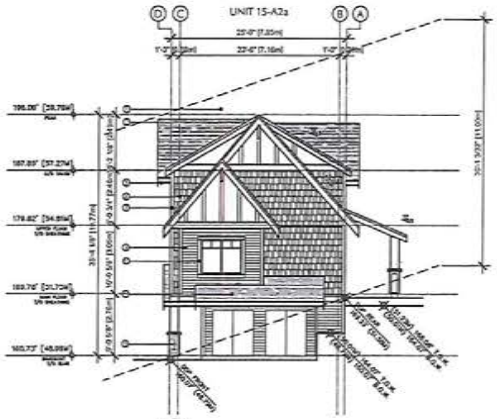
SCALE: AS NOTED



1 DP 3.3B BLOCK 3 - REAR ELEVATION (EAST)



3 DP 3.3B BLOCK 3 KEY PLAN



2 DP 3.3B BLOCK 3 - SOUTH ELEVATION

Proposed Townhouse Development

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ATELIER PACIFIC ARCHITECTURE INC.

ADP Response Jan 05/2020

DP 3.3b

ELEVATIONS
BLOCK 3

SCALE: AS NOTED

APPENDIX F

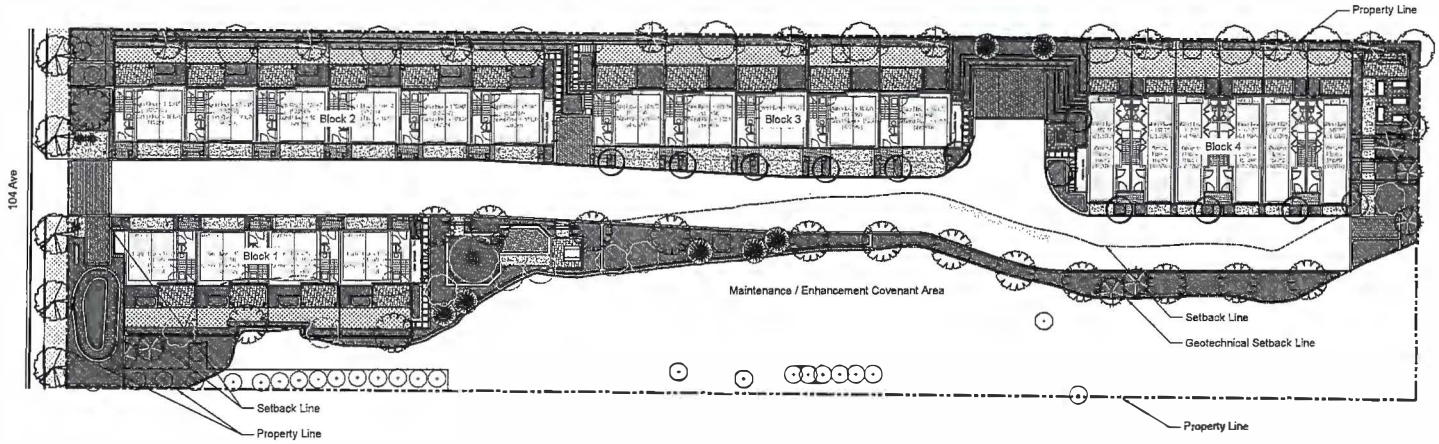
24392 104 Avenue

Issued for Development Permit

Contact Information	Other Key Contacts:
VDZ+A Project Landscape Architecture Fort Langley Studio 101 - 9181 Church Street Fort Langley, British Columbia, V1M 1A0 Mount Pleasant Studio 102-3555 Kingsway Vancouver, British Columbia, V5T 3J7 Primary project contact: Phoenix Chen phoenix@vdz.ca o. 604 546 0927 Alternate contacts (please away): Dave Jarke Principal Landscape Architect davidj@vdz.ca o. 604 546 0921	Atelier Pacific Architecture Inc. Project Building Architecture #111-3223 Henning Drive Burnaby, BC V5C 6P3 t. 604-552-6658 **Legal Address and Description:** Insert legal address and description here.

2 LOCATION MAP
Scale NTS

Sheet List Table	
Sheet Number	Sheet Title
L-01	COVER PAGE
L-02	TREE MANAGEMENT PLAN
L-03A	OVERALL SITE & TREE PLAN
L-03B	FENCING PLAN
L-04	SITE DETAIL AREAS
L-05A	PLANTING PLAN - WEST
L-05B	PLANTING PLAN - CENTRE
L-05C	PLANTING PLAN - EAST
LS-01	SECTIONS
LD-01	DETAILS
LD-02	DETAILS
LD-03	DETAILS
LD-04	DETAILS



1 SITE PLAN OVERVIEW
Scale 1:250

VDZ+A

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Fort Langley, BC | Vancouver, BC
V1M 2R6 | V5T 3J7
604-882-0024

No.	By	Description	Date
4	PC	Issued for Coordination	Aug 29, 2021
3	PC	Issued for Coordination	Nov 30, 2020
2	PC	Issued for ADP	Oct 21, 2020
1	PC	Issued for DP	April 08, 2019

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No.	By	Description	Date

REVISIONS TABLE FOR SHEET

Project:
24392 104 Avenue

Location:
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Maple Ridge BC

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Approved: DJ
Scale: As Shown
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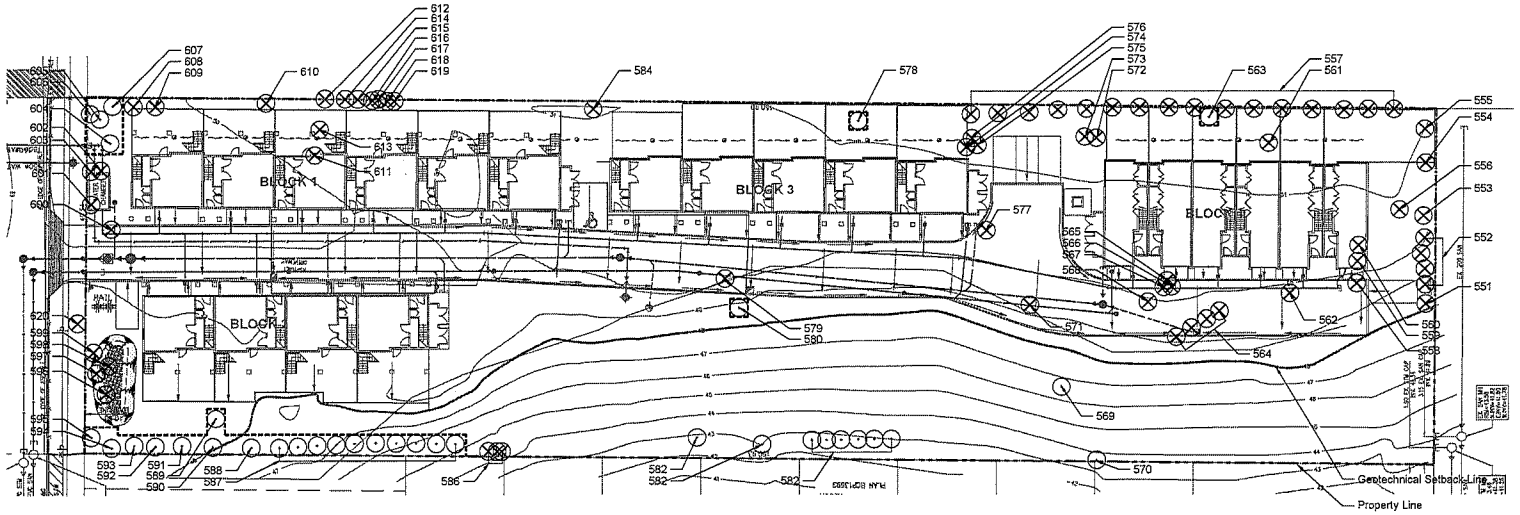
Drawing Title: COVER PAGE

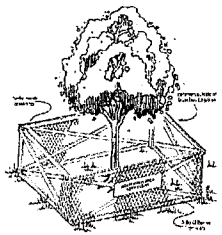
NORTH

VDZ Project #: DP2019-14

Drawing #: L-01



1 TREE MANAGEMENT PLAN
SCALE: 1:250



2 TREE PROTECTION BARRIER DETAIL
SCALE: NTS

TREE PRESERVATION SUMMARY	
Protected Trees Identified	70
Protected Trees to be Removed	49
Protected Trees to be Retained	21
Total Replacement Trees Required	14
Replacement Trees Proposed	67
Replacement Trees in Deficit	0

For Official Tree Preservation Summary see Arborist Report conducted by LETTS Environmental Consultants Ltd. on February 18, 2019.

LEGEND

KEY	REF.	DESCRIPTION
----------	2 L-02	TREE PROTECTION FENCE
+		EXISTING TREE TO BE REMAIN
⊗		EXISTING TREE TO BE REMOVED

3 TREE AND FENCING LEGEND
SCALE: NTS

1:250 0 2.5m 5 7.5 10 12.5 15 17.5 20 22.5 25 27.5 30 32.5 35 37.5

VDZ+A
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Fort Langley, BC V1M 2R8 | Vancouver, BC V5T 1J7
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1	PC	Issued for DP	April 05, 2018

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Drawing Title: TREE MANAGEMENT PLAN

NORTH

VDZ Project #: DP2019-14

Drawing #: L-02

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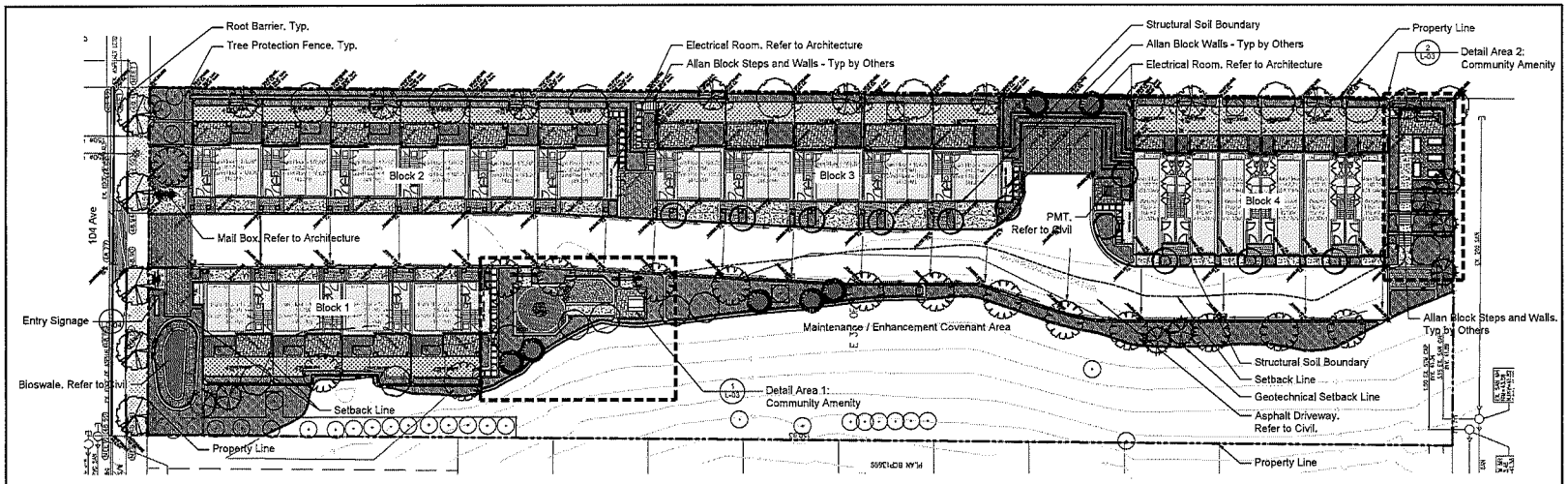

HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	1 LD-02	CONCRETE PATHWAY
	4 LD-02	CONCRETE UNIT PAVING PATIOS W/ CONCRETE BAND Type: Venetian Cobble Series Colour: La Jolla Manufacturer: Abbotsford Concrete
	4 LD-02	CONCRETE UNIT PAVING ENTRY Type: Nevada Colour: Brown Manufacturer: Abbotsford Concrete
	6 LD-02	CONCRETE UNIT PAVING VEHICULAR Type: California Colour: Charcoal Manufacturer: Abbotsford Concrete
	5 LD-02	CONCRETE UNIT PAVING PARKING Type: Holland Pattern: Herringbone Colour: Charcoal Manufacturer: Mutual Materials
	1 LD-03	FIBAR SAFETY SURFACE
	4 LD-03	SAND SAFETY SURFACE
	2 LD-02	CRUSHED GRANITE PATHWAY Material: Crushed Granite Colour: Grey
		RIVER ROCKS WITH LANDSCAPE FABRIC AND TIMBER EDGE
	3 LD-02	PAVING SLABS
	2 LD-04	BIKE RACK Model #: WZ704 Colour: Powder Coated Matte Black Manufacturer: Cora Mount: Surface
	3 LD-03	GARDEN PLANTER
	6 LD-04	BOLLARD LIGHTING (7)
		SOD See Critical Landscape Notes for Specifications
	3,4 LD-01	SHRUB PLANTING

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	Acer palmatum / Japanese Maple	B&B	6cm cal		10
	Amelanchier x grandiflora 'Princess Diana' / Princess Diana Serviceberry	B&B	6cm cal		6
	Cornus nuttallii 'Eddie's White Wonder' / Eddie's White Wonder Dogwood	B&B	6cm cal		9
	Fagus sylvatica 'Dawyck' / Dawyck Beech	B&B	6cm cal		12
	Parrotia persica 'Vanessa' / Persian Parrotia	B&B	6cm cal		15
	Picea pungens 'Glauca' / Colorado Blue Spruce	B&B		3.5m ht.	7
	Pinus nigra 'Select Green' / Select Green Pine	B&B		3.5m ht.	7
	Street Tree	B&B	6cm cal		5

Note:
1. Allan block steps / walls by Architect / Civil.
2. Concrete retaining walls by Architect. Except where noted.

1:250 0 2.5m 5 7.5 10 12.5 15 17.5 20 22.5 25 27.5 30 32.5 35 37.5

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100-555 Kingsway
Vancouver, BC
V5T 1J7
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No.	By:	Description	Date
4	PC	Issued for Coordination	Aug 25, 2021
3	PC	Issued for Coordination	Nov 20, 2020
2	PC	Issued for ADP	Oct 23, 2020
1	PC	Issued for DP	April 05, 2019

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Drawing Title: OVERALL SITE & TREE PLAN

NORTH

VDZ Project #: DP2019-14

Drawing #: L-03A

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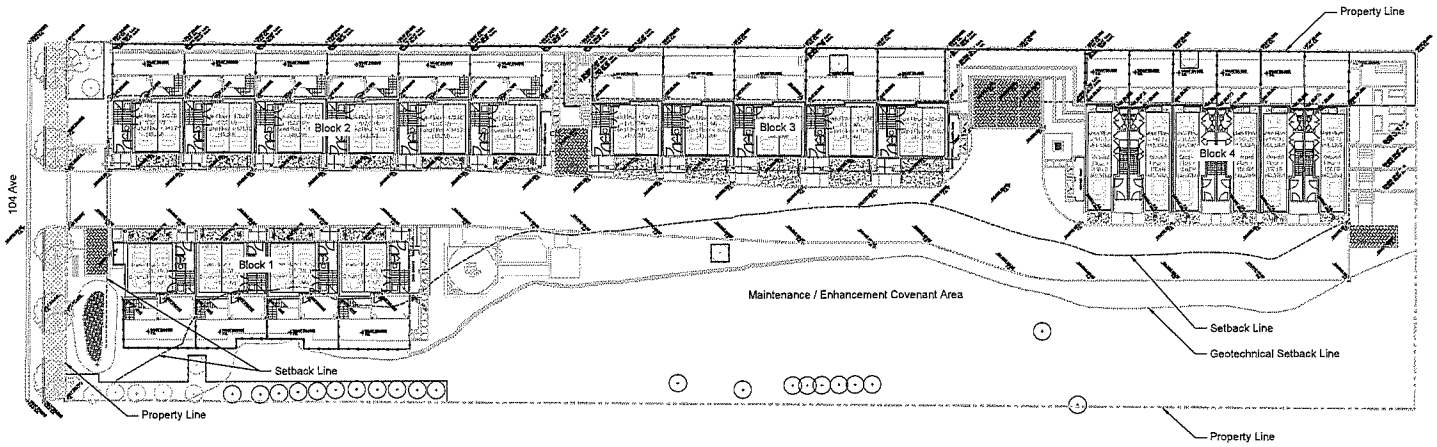

FENCING

KEY	REF.	DESCRIPTION
	1 / LD-04	1.8M & 1.2M CEDAR FENCE
	2 / L-02	TREE PROTECTION FENCE

1:250 0 2.5m 5 7.5 10 12.5 15 17.5 20 22.5 25 27.5 30 32.5 35 37.5

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2	PC	Issued for ADP	Oct 23, 2020
1	PC	Issued for DP	April 05, 2019

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Approved: DJ

Scale: 1:250

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Drawing Title: FENCING PLAN

NORTH

VDZ Project #: DP2019-14

Drawing #: L-03B

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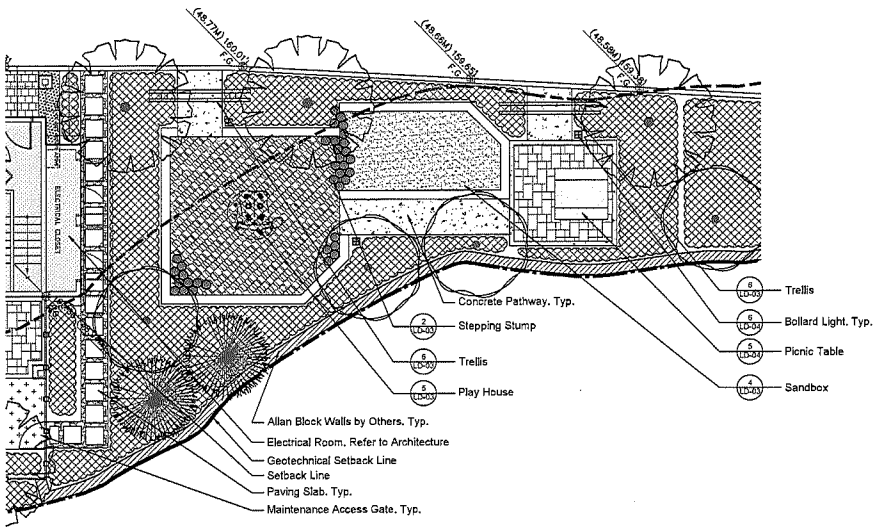
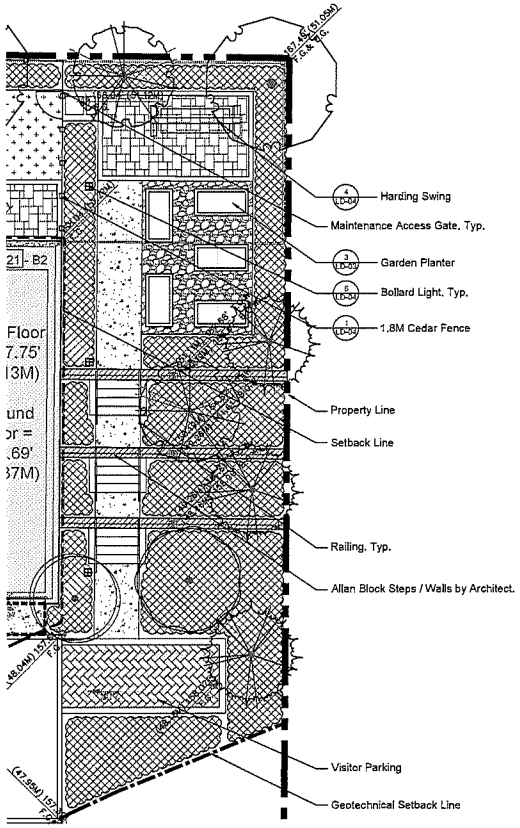


1 DETAIL AREA 1: COMMUNITY AMENITY
Scale 1:75



2 DETAIL AREA 2: COMMUNITY AMENITY
Scale 1:75

HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	1 LD-02	CONCRETE PATHWAY
	4 LD-02	CONCRETE UNIT PAVING PATIOS W/ CONCRETE BAND Type: Venetian Cobble Series Colour: La Jolla Manufacturer: Abbotsford Concrete
	4 LD-02	CONCRETE UNIT PAVING ENTRY Type: Nevada Colour: Brown Manufacturer: Abbotsford Concrete
	6 LD-02	CONCRETE UNIT PAVING VEHICULAR Type: California Colour: Charcoal Manufacturer: Abbotsford Concrete
	5 LD-02	CONCRETE UNIT PAVING PARKING Type: Holland Pattern: Herringbone Colour: Charcoal Manufacturer: Mutual Materials
	1 LD-03	FIBAR SAFETY SURFACE
	4 LD-03	SAND SAFETY SURFACE
	2 LD-02	CRUSHED GRANITE PATHWAY Material: Crushed Granite Colour: Grey
		RIVER ROCKS WITH LANDSCAPE FABRIC AND TIMBER EDGE
	3 LD-02	PAVING SLABS

	3 LD-03	GARDEN PLANTER
	6 LD-04	BOLLARD LIGHTING (7)

1:75

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Drawing Title: SITE DETAIL AREAS

NORTH

VDZ Project #: DP2019-14

Drawing #: L-04

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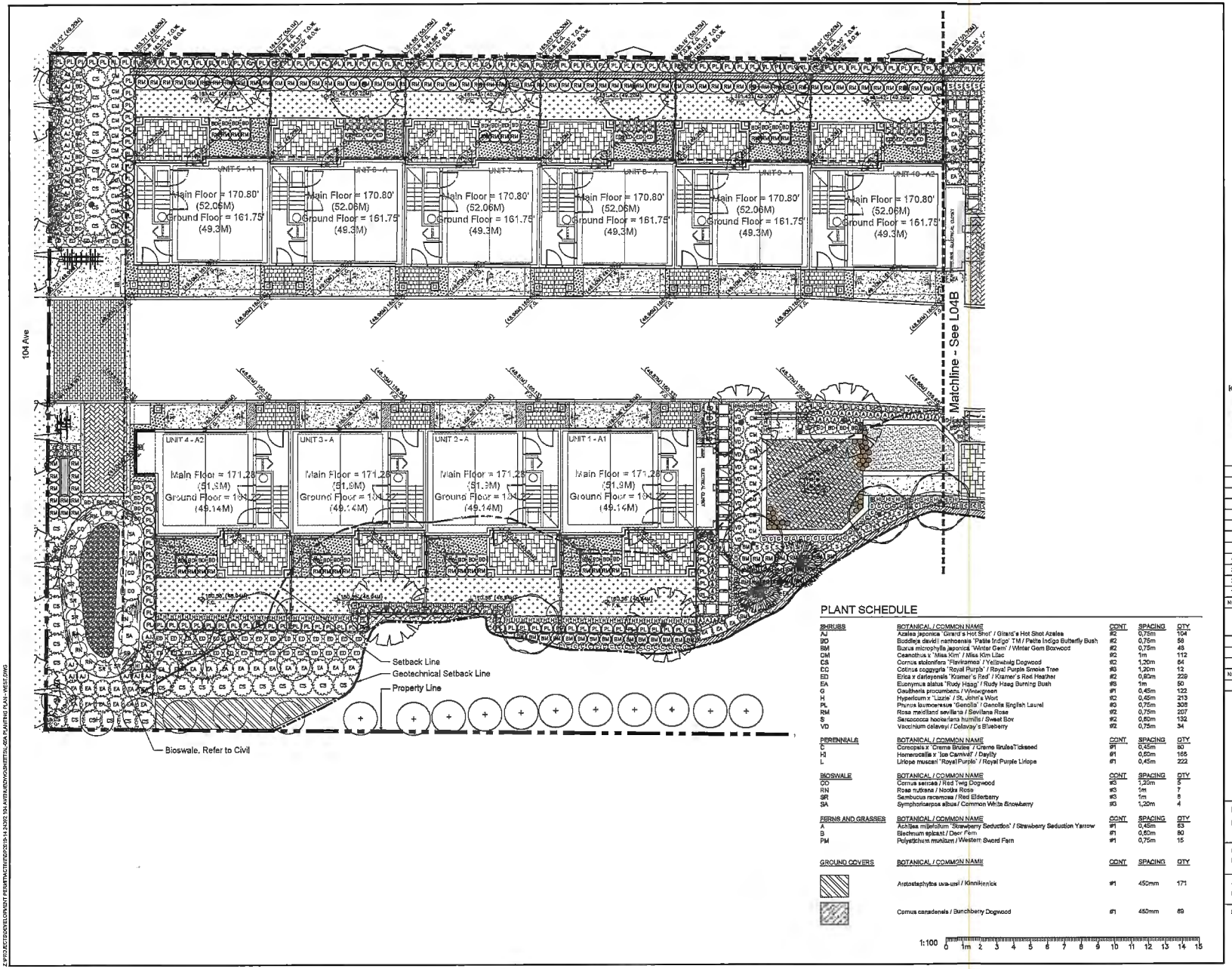

PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME	CONT.	SPACING	QTY
AJ	Azalea japonica 'Girard's Hot Shot' / Girard's Hot Shot Azalea	#2	0,75m	104
BD	Buddleja davidii nanhoensis 'Petite Indigo' TM / Petite Indigo Butterfly Bush	#2	0,75m	58
BM	Buxus microphylla japonica 'Winter Gem' / Winter Gem Boxwood	#2	0,75m	48
CM	Ceanothus x 'Miss Kim' / Miss Kim Lilac	#2	1m	112
CS	Cornus stolonifera 'Flaviramea' / Yellowtwig Dogwood	#2	1,20m	64
CC	Cotinus coggygria 'Royal Purple' / Royal Purple Smoke Tree	#3	1,20m	12
ED	Erica x darleyensis 'Kramer's Red' / Kramer's Red Heather	#2	0,60m	229
EA	Euonymus alatus 'Rudy Haag' / Rudy Haag Burning Bush	#3	1m	50
G	Gaultheria procumbens / Wintergreen	#1	0,45m	122
H	Hypericum x 'Lizzie' / St. John's Wort	#2	0,45m	213
PL	Prunus laurocerasus 'Genolia' / Genolia English Laurel	#3	0,75m	308
RM	Rosa meidland sevillana / Sevillana Rose	#2	0,75m	207
S	Sarcococca hookeriana humilis / Sweet Box	#2	0,60m	132
VD	Vaccinium delaveyi / Delaveyi's Blueberry	#2	0,75m	34

PERENNIALS	BOTANICAL / COMMON NAME	CONT.	SPACING	QTY
C	Coreopsis x 'Creme Brulee' / Creme BruleeTickseed	#1	0,45m	80
HI	Hemerocallis x 'Ice Carnival' / Daylily	#1	0,60m	165
L	Liriope muscari 'Royal Purple' / Royal Purple Liriope	#1	0,45m	222

BIOSWALE	BOTANICAL / COMMON NAME	CONT.	SPACING	QTY
CO	Cornus sericea / Red Twig Dogwood	#3	1,20m	9
RN	Rosa nutkana / Nootka Rose	#3	1m	7
SR	Sambucus racemosa / Red Elderberry	#3	1m	8
SA	Symphoricarpos albus / Common White Snowberry	#3	1,20m	4

FERNS AND GRASSES	BOTANICAL / COMMON NAME	CONT.	SPACING	QTY
A	Achillea millefolium 'Strawberry Seduction' / Strawberry Seduction Yarrow	#1	0,45m	63
B	Blechnum spicant / Deer Fern	#1	0,60m	80
PM	Polystichum munitum / Western Sword Fern	#1	0,75m	15

GROUND COVERS	BOTANICAL / COMMON NAME	CONT.	SPACING	QTY
	Arctostaphylos uva-ursi / KinnikInnick	#1	450mm	171
	Cornus canadensis / Bunchberry Dogwood	#1	450mm	89

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Key Map 1:2000

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1	PC	Issued for DP	April 05, 2019

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Maple Ridge BC

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Drawing Title: PLANTING PLAN - WEST

NORTH

VDZ Project #: DP2019-14

Drawing #: L-05A

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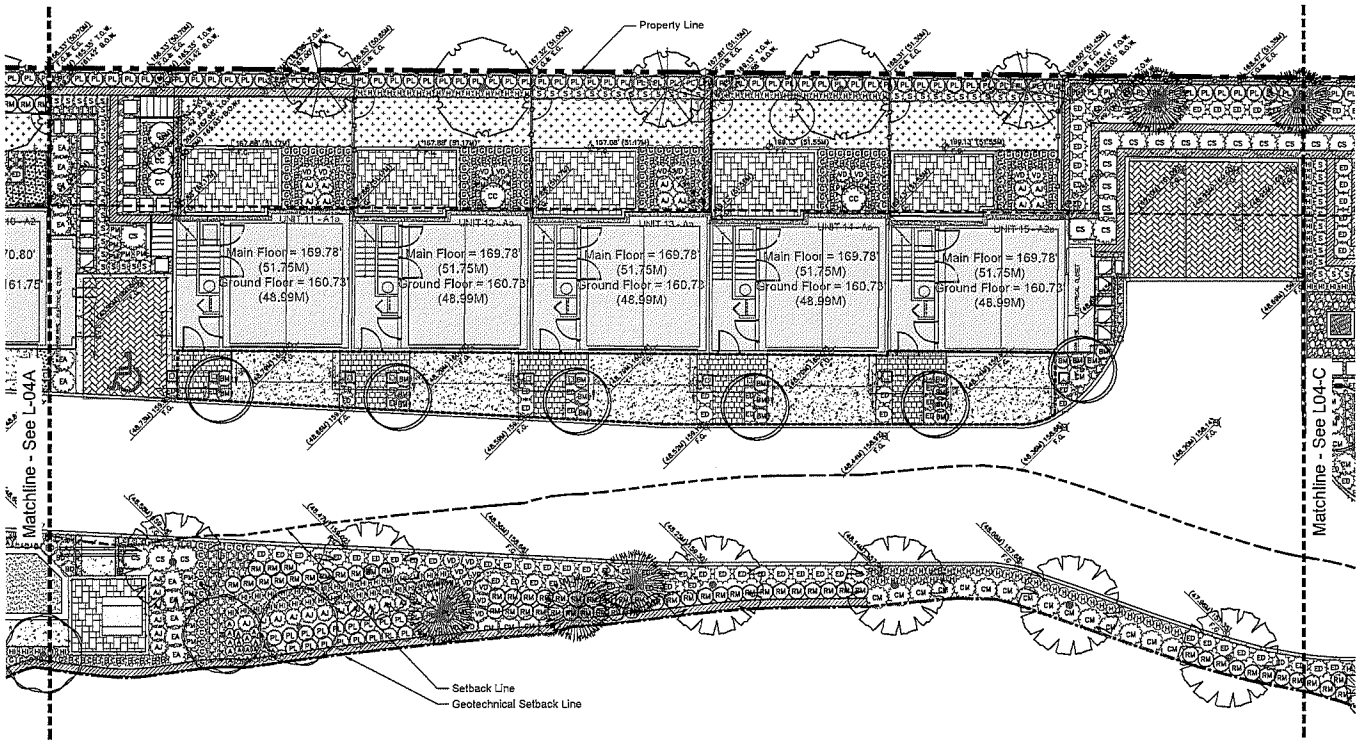

PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
AJ	Azalea japonica 'Girard's Hot Shot' / Girard's Hot Shot Azalea	#2	0,75m	104
BD	Buddleja davidii nanhoensis 'Petite Indigo' TM / Petite Indigo Butterfly Bush	#2	0,75m	58
BM	Buxus microphylla japonica 'Winter Gem' / Winter Gem Boxwood	#2	0,75m	48
CM	Ceanothus x 'Miss Kim' / Miss Kim Lilac	#2	1m	112
CS	Cornus stolonifera 'Flaviramea' / Yellowtwig Dogwood	#2	1,20m	84
CC	Cotinus coggygria 'Royal Purple' / Royal Purple Smoke Tree	#3	1,20m	12
ED	Erica x darleyensis 'Kramer's Red' / Kramer's Red Heather	#2	0,60m	229
EA	Euonymus alatus 'Rudy Haag' / Rudy Haag Burning Bush	#3	1m	50
G	Gaultheria procumbens / Wintergreen	#1	0,45m	122
H	Hypericum x 'Lizzie' / St. John's Wort	#2	0,45m	213
PL	Prunus laurocerasus 'Genolia' / Genolia English Laurel	#3	0,75m	306
RM	Rosa meidiland sevillana / Sevillana Rose	#2	0,75m	207
S	Sarcococca hookeriana humilis / Sweet Box	#2	0,60m	132
VD	Vaccinium delawayi / Delaway's Blueberry	#2	0,75m	34

PERENNIALS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
C	Coreopsis x 'Creme Brulee' / Creme BruleeTickseed	#1	0,45m	80
HI	Hemerocallis x 'Ice Carnival' / Daylily	#1	0,60m	168
L	Liriope muscari 'Royal Purple' / Royal Purple Liriope	#1	0,45m	222

BIOSWALE	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
CO	Cornus sericea / Red Twig Dogwood	#3	1,20m	5
RN	Rosa nutkana / Nootka Rose	#3	1m	7
SR	Sambucus racemosa / Red Elderberry	#3	1m	5
SA	Symphoricarpos albus / Common White Snowberry	#3	1,20m	4

FERNS AND GRASSES	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
A	Achillea millefolium 'Strawberry Seduction' / Strawberry Seduction Yarrow	#1	0,45m	83
B	Blechnum spicant / Deer Fern	#1	0,60m	80
PM	Polystichum munitum / Western Sword Fern	#1	0,75m	15

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	Arctostaphylos uva-ursi / Kinnikinnick	#1	450mm	171
	Cornus canadensis / Bunchberry Dogwood	#1	450mm	69

1:100 0 1m 2 3 4 5 6 7 8 9 10 11 12 13 14 15

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Drawing Title: PLANTING PLAN - CENTRE

NORTH

VDZ Project #: DP2019-14

Drawing #: L-05B

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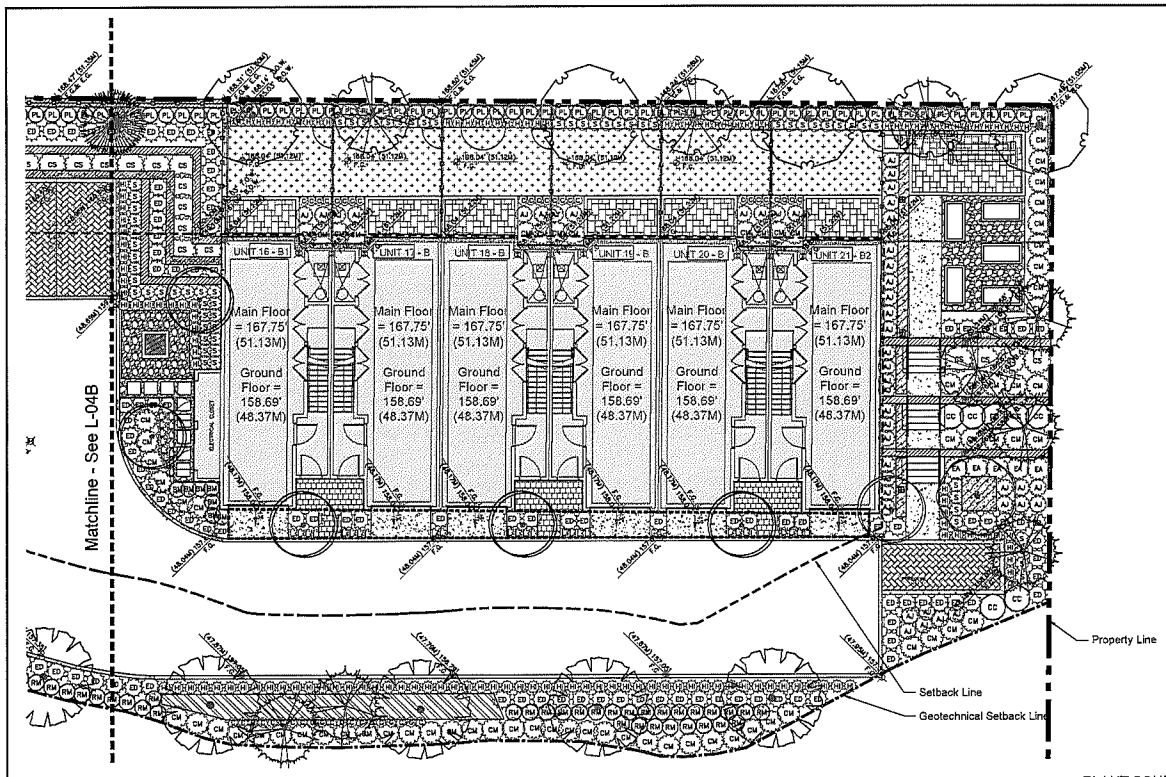

PLANT SCHEDULE

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Maple Ridge BC

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Drawing Title: PLANTING PLAN - EAST

NORTH

VDZ Project #: DP2019-14

Drawing #: L-05C

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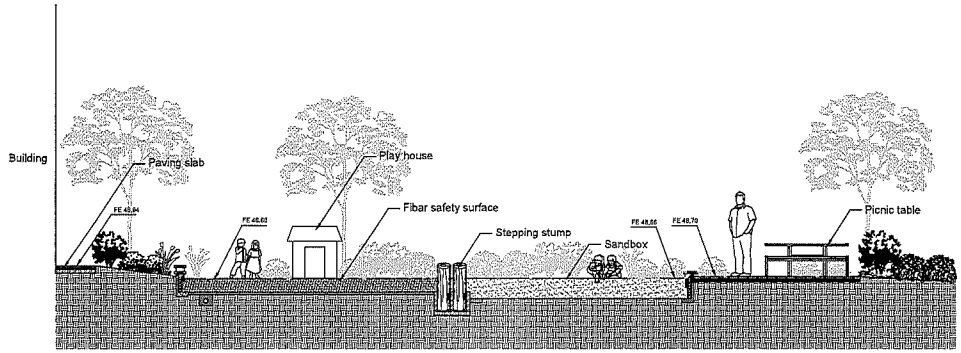

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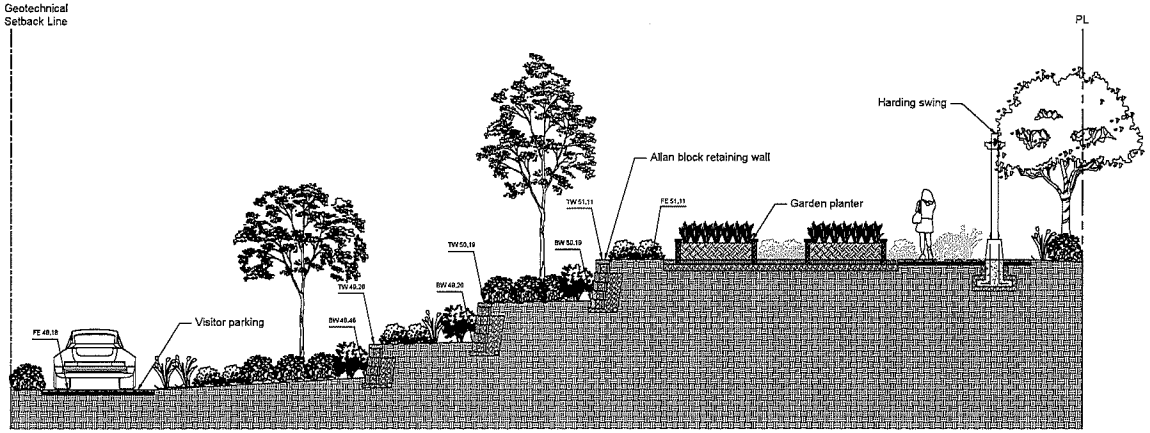

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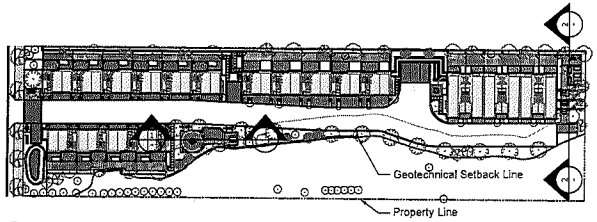
Scale 1:50



3 KEY PLAN
Scale NTS

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Drawing Title: SECTIONS

VDZ Project #: DP2019-14

Drawing #: LS-01

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APPENDIX G

VDZ+A

LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY

AFFIRMATIVE RESPONSE

2 December 2020

RE: No. 2019-216-RZ ADP Comments

PROJECT NAME: 24392 104 Ave.
PROJECT NUMBER: 2019-216-RZ
VDZ: DP2019-14

ATTENTION: Sabina Chand
Name City of Maple Ridge
Planning and Development

ATTACHED DOCUMENTS

QUANTITIES	DESCRIPTION	DATE ON TITLEBLOCK
1	Landscape DP drawings	30-11-2020

This letter is in response to comments received for the Advisory Design Panel of this project.

LANDSCAPE COMMENTS:

Item #	COMMENT	RESPONSE
1.	Consider adding tree protection fencing	Done. See Drawing L-03A & L-03B
2.	Consider Coordinating with civil engineer and architect to provide surface drainage to detention pond	Noted.
3.	Consider planting additional trees to the east of the central amenity area	Added. See Drawing L-03A
4.	Consider providing return to retaining wall in north east corner of block 2 to capture grade differential	Noted.
5.	Ensure adequate soil volumes for all trees on site	Structural soil has been provided to ensure adequate soil volumes for tree plantings along the driveway. See Drawing L-03A.
6.	Review fencing plan and details per appropriate picket fencing in internal yards	Fencing detail has been updated. See Detail 1/LD-04

Please let me know if you have any further questions.

Phoenix Chan

Landscape Designer

atelier pacific architecture inc.

January 5/2021

Attention:
Therese Melser
Planning Technician
City of Maple Ridge
11995 Haney Place, Maple Ridge, BC, V2X 6A9

Re: 6.3 ADP November 18/2020 - 2019-216-DP/ 24392 104 Ave Townhome Development

The following is a response to address the Resolution and comments provided after Advisory Design Panel Review on November 18/2020. Please also refer to the attached drawing updates.

Architectural Comments:

- To further celebrate the site entry way, a feature sign wall has been provided. Refer to attached Landscape Plans and Details
- The base and second level dormer of Block 1 have been extended to align the street-facing walls of Blocks 1 and 2. As a result, this both improves the overall street presence and creates further articulation thereby creating a more appropriate pedestrian scale. Parking has been adjusted to suit – as per the attached Architectural Plans and Elevation.
- The exterior material colour palette has been softened to be more in line with the submitted precedent photos.

Landscape Comments:

Refer to attached Memo from VDZ Landscape Architects

Yours very truly,

Brian Shigetomi
Senior Associate
Atelier Pacific Architecture Inc.
E-mail: bshigetomi@atelierpacific.com

Jun 02/2021

atelier pacific architecture inc.

Public Commenting Opportunity

DATE OF PCO:	May 19th through 28th, 2021
PROJECT:	**24392 - 104th Ave, Maple Ridge BC (#2019-216RZ)**
Agenda:	Area Resident Comments for Proposed Development
Location:	Via e-Mail and Call-in
Attention:	Therese Melser City of Maple Ridge 11995 Haney Place, Maple Ridge, BC V2X 6A9 604-467-7395
Representatives:	Makoto Tsukishima, Atelier Pacific Architecture Brian Shigetomi, Atelier Pacific Architecture
Copy:	James Isherwood, Royal Lepage Nadine Strampe, Atelier Pacific Architecture

"Please note that all comment and attendance sheets produced as a result of this Public Comment Opportunity will be provided to the City of Maple Ridge and form part of the public record that is available for viewing by the public upon request."

PROJECT PROFILE

Current Zone	RS-3
Proposed Zone	RM-1
Neighbourhood:	Albion Area
OCP Land Use	Medium Density Residential (Conservation)
Gross Site Area:	1.51 Acres (of currently vacant land)
Net Site Area:	1.11 Acres (accounting for a Western Environmental Protection Area)
Proposed Density (FSR):	0.6
Number of Units:	21 units divided into 4 blocks
Proposed Unit Size:	Between 1,270 to 1,511 sq.feet for a combined total of 28,500 sq.feet)
Proposed Height:	3 stories (35ft)
Construction:	Wood frame
Proposed Parking:	48 including 1 accessible

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atelier pacific architecture inc.

COMMENTS - *Refer also to attached comment forms and correspondence* for specific inquiries. Comments which were found to be similar have been grouped, categorized and summarized herein.

Responses are provided below summary headers and in italics

Item

1.0 Site Drainage / Existing Sloped Grading:

.1 Concerns presented about the steepness of the existing western slope and the potential negative impacts of new works to this area.

i- *The existing western portion of the site has been recognized as having a very steep slope. The intent is to assign this sloped area - which constitutes over 25% of the lot - as a designated 'Environmental Area' (aka 'Conservation Zone' per Landscape Plans) to serve as a "buffer" between the developed eastern portion of the lot and the neighboring lots along 244th St.*

ii- *A Geotechnical engineer was also retained to make recommendations about soil stability/bearing, limits to heavy construction traffic and procedures for excavations. As indicated in the provided drawings, proposed development works would be kept outside of the western 'Environmental Area'. Based on these recommendations, the proposed location/layout of works (including buildings, rear yard decks and access road) were deemed "feasible and appropriate" and not expected to negatively impact the slopes.*

.2 Instances of existing fencing and overgrowth is reported to be encroaching on neighboring land. Clarification requested on how this will be managed and by whom.

i- *As per discussions between the city and current owner, the intention is that the incumbent Strata Corporation would be responsible for maintenance/protection of their own property which includes said 'Environmental Area.'*

.3 Management of rainwater draining down the slope

i- *A Stormwater Management Plan was developed - implementing various strategies to limit the amount of rainwater draining down the slope, such as:*

- Sloping exterior grades away from the western sloped area.

- Providing a robust storm storage system to directly feed all roof drainage and site catch basin water directly to the city stormwater system.

- Designing a Bio-filtration Rain garden

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atelier pacific architecture inc.

1.2 Environmental Impact / Tree Protection:

.1 Clarification on scope of tree removal and retention

i- *As part of our Application, an arborist was brought on to review the condition of all existing trees and they have identified those which potentially pose a safety hazard, including select trees within the along the west property line and within the 'Environmental Area'. It was recommended that such hazards be removed, however virtually all other existing trees in this 'Environmental Area' be retained, such as rows of healthy cedars and spruces by the northwest corner. Furthermore, a tree preservation strategy has been proposed to increase the total number of trees provided across the entire site as indicated in the application.*

ii- *Within the eastern developed portion of land, trees would be removed where new proposed works occur (i.e. - at building/yard footprints, roadworks etc.) and where otherwise the Arborist deemed them unfeasible to preserve. Refer also to submitted Landscape drawings.*

.2 Concerns of negative environmental effects due to tree removal & construction activity

i- *The City of Maple Ridge has in place a Watercourse Protection Bylaw which regulates matters relating to pollution, obstructing or impeding the flow of waterways and similar bodies. Part of the requirements include implementing Erosion and Sediment Control measures prior to start of construction.*

ii- *In an effort to minimize negative impacts on surrounding natural conditions, the proposed development will follow these measures and construction procedures as well as observing Arborist's Recommendations for protection of existing tree bulbs and their surroundings.*

1.3 Developability / Impact on Park Land:

.1 Residents report being informed by other parties that there were limits to the extent which the subject property could be developed.

i- *Note that as per our comments above, the westerly sloped portion of the site will be retained for Environmental considerations and we are not proposing any development within this area.*

ii- *The proposed development is designed based on the applicable Regulatory Bylaws with additional considerations to the City's greater 'Official Community Plan'. We are unaware of any other agreements or restrictions mandated by the City or other governing bodies which limits development of this lot outside of this application and Regulatory requirements.*

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jessie arora architect aibc saa aaa mraic ra oaa maa

.2 **Concerns over potential encroachment into - or development of - adjacent Park Lands.**

i- *This application does not propose any encroachments onto adjacent Public Park lands or sports facilities as these are owned/operated by Authorities Having Jurisdiction. Note that works occurring in the future on either this, or neighboring sites (if any) are outside of this scope. We recommend the Maple Ridge Planning Department be contacted for any inquiries on City works.*

1.4 **Privacy / Safety:**

.1 **Concerns over the proximity and visibility between new buildings and the western P.L.**

i- *The westerly 'Environmental Area' lies between the proposed buildings and the properties along 244th St. Within this area, virtually all of the existing trees will remain. The building closest to the northwest corner will be positioned behind a row of existing tall cedars and spruces lining that portion of the lot. In addition to these trees, a variety of new trees which will be added at the top of the bank and around the site perimeter - intended to provide a "buffer" for maintaining privacy between the subject lot and neighboring lots.*

.2 **Clarity on safeguard measures proposed between the subject lot and neighboring lots.**

i- *To promote overall safety for those within the site and neighboring it, the developed portion of land will be separated from its surroundings by a mix of retaining walls, fences, curbs and new landscaping along both the east property line and along the top of the western bank. This includes a landscaped community area which will provide both a visual and physical barrier to help deter people/vehicles/bicycles etc. from falling into the steeply sloped zone.*

1.5 **Density Planning / Vehicular Impact:**

.1 **Concerns over the proposed density in relation to the subject lot and neighborhood.**

i- *Project siting was reviewed in relation to the City's Official Community Plan (OCP) for the Albion Area. As per this OCP, 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." As such, multiple consultants were retained to review aspects such as site layout, construction methodology and access strategy with these considerations in mind.*

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jessie arora architect aibc saa aaa mraic ra oaa maa

ii- *This application was made under one of the OCP's Land Use designations: 'Medium Density Residential' and includes a Zoning of RM-1. The proposed density (measured in floor area ratio per the summary above) is appropriate for this zone.*

.2 Concerns on potential impacts to neighborhood traffic and street parking conditions.

i- *Overall parking capacity meets and exceeds the City's Parking Bylaw requirements, and includes extra capacity provided for visitors. This both serves the needs of the development and encourages parking on-site rather than on the street. Furthermore, bicycle racks will be provided near the front of the site to promote residents and visitors of the property to utilize alternate forms of transportation.*

End of PCO Comments

Per: Makoto Tsukishima
Atelier Pacific Architecture Inc

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	MEETING DATE:	September 7, 2021
		FILE NO:	2019-425-DVP 2019-425-DP
FROM:	Chief Administrative Officer	MEETING:	C o W

SUBJECT: Development Variance Permit (Phase 1 and 2)
Intensive Residential Development Permit (Phase 1, Lots 42-55)
25057, 25123 and 25171 112 Avenue

EXECUTIVE SUMMARY:

A Development Variance Permit application and an Intensive Residential Development Permit application have been received for the subject properties, located at 25057, 25123 and 25171 112 Avenue, in conjunction with a Subdivision application to subdivide the subject properties into approximately 83 single-family lots over two phases. The rezoning application was granted final reading by Council on May 25, 2021, under *Zoning Bylaw No. 3510-1985*, therefore the variances noted below are in reference to that Zoning Bylaw.

The requested variances are as follows:

For the R-1 (Residential District) zoned lots, to vary *Zoning Bylaw No. 3510-1985*, Section 601, C. (11) (c):

1. Part (ii) to reduce the rear yard setback from 8.0m (26.2 ft.) to 7.0m (23.0 ft.) for proposed Lots 7 and 12.

For the R-2 (Urban Residential District) zoned lots, to vary Section 601B:

2. Part C. 2. b) to reduce the minimum lot depth for proposed Lot 28 from 27.0m (88.6 ft.) to 26.1m (85.6 ft.).
3. Part D. a) 1. b) to reduce the rear yard setback from 13.0m (42.7 ft.) to 8.0m (26.2 ft.) for proposed Lots 33-39 and proposed Lots 79-82; and to 4.6m (15.1 ft.) for proposed Lots 78 and 83.
4. Part D. a) 2. b) to reduce the rear yard setback from 8.0m (26.2 ft.) to 7.0m (23.0 ft.) for proposed Lot 28.
5. Part F 1. to allow vehicular access to be provided from the front for lots backing on a municipal lane for proposed Lots 33-39 and proposed Lots 78-83.

For the R-3 (Special Amenity Residential District) zoned lots, to vary the *Subdivision and Development Servicing Bylaw No. 4800-1993*:

6. Part IV A. 4. to reduce the minimum parcel depth for a parcel abutting a controlled access highway or municipal arterial road from 30.0m (98.4 ft.) to 28.0m (91.9 ft.) for proposed Lots 42-77.

The Intensive Residential Development Permit application is for the form and character of the 14 R-3 (Special Amenity Residential District) zoned lots in Phase 1 (proposed Lots 42-55) of the single-family subdivision.

It is recommended that Development Variance Permit 2019-425-DVP and Intensive Residential Development Permit 2019-425-DP be approved.

1104

RECOMMENDATIONS:

1. That the Corporate Officer be authorized to sign and seal 2019-425-DVP respecting properties located at 25057, 25123 and 25171 112 Avenue; and

2. That the Corporate Officer be authorized to sign and seal 2019-425-DP respecting properties located at 25057, 25123 and 25171 112 Avenue.

DISCUSSION:

a) Background Context:

Applicant:		EPIC NE Albion Homes Ltd.
Legal Descriptions:		Lot 74, Section 14, Township 12, New Westminster District Plan 61607; Parcel "H" (Reference Plan 2047), Except Part in Statutory Right of Way Plan LMP30004, South West Quarter, Section 14, Township 12, New Westminster District; and Lot 1, Section 14, Township 12, New Westminster District Plan 70166
OCP :		
Existing:		Single-Family Residential
Proposed:		Single-Family Residential
Zoning:		
Existing:		R-1 (Residential District), R-2 (Urban Residential District), R-3 (Special Amenity Residential District), and RS-3 (One Family Rural Residential)
Proposed:		R-1 (Residential District), R-2 (Urban Residential District) and R-3 (Special Amenity Residential District), and RS-3 (One Family Rural Residential)
Surrounding Uses		
North:	Use:	Kanaka Creek Regional Park
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Conservation and Park
South:	Use:	Single-Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Suburban Residential and Low/Medium Density Residential (endorsed as Single Family in the NE Albion Area Plan)
East:	Use:	Single-Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Suburban Residential
West:	Use:	Vacant (under application for townhouses)
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Low/Medium Density Residential (endorsed as Townhouse in the NE Albion Area Plan)
Existing Use of Property:		Vacant
Proposed Use of Property:		Single-Family Residential
Site Area:		3.6 ha (8.8 acres)
Access:		112 Avenue, 250 Street, 111A Avenue, 251A Street, lane
Servicing:		Urban Standard
Accompanying Applications:		2019-425-RZ/SD, 2020-102-DP

b) Project Description:

The subject properties, located at 25057 (eastern half), 25123 and 25171 112 Avenue, were recently rezoned from the RS-3 (One Family Rural Residential) zone to the R-1 (Residential District), R-2 (Urban Residential District) and R-3 (Special Amenity Residential District) zones (see Appendices A and B). This rezoning is intended to permit the future subdivision of approximately 19 R-1 (Residential District) zoned lots, 28 R-2 (Urban Residential District) zoned lots and 36 R-3 (Special Amenity Residential District) zoned lots, for a total of approximately 83 single-family lots (see Appendix C). The number of lots may change once subdivision design and servicing details are finalized.

An amendment to the Official Community Plan to re-designate the land use from *Low/Medium Density Residential* to *Single-Family*, as proposed by the North East Albion Land Use and Servicing Concept Plan, was approved by Council on May 25, 2021. Northern and western portions of the lands have been re-designated as *Conservation* lands and have been dedicated as park adjacent to Kanaka Creek Regional Park.

This Intensive Residential Development Permit is for the 14 single-family R-3 (Special Amenity Residential District) zoned lots, located in Phase 1 of the proposed subdivision. The homes are two-storeys at the front, three-storeys in the rear, with three bedrooms and a basement, to be accessed from a rear lane. The homes have a variety of eight different modern farmhouse designs (see Appendix D). All homes face the street with entry doors and sidewalks connecting to the public realm while restricting the cars and service areas to the lanes. The transition from public streets and parks to private lots is clearly defined through the landscaping and visual architectural markers (see Appendix E). The R-3 (Special Amenity Residential District) zoned lots are proposed to have detached two-car garages accessed by a rear lane.

c) Planning Analysis:

Official Community Plan

Pursuant to Sections 8.8 Intensive Residential Development Permit Area Guidelines of the Official Community Plan (OCP), an Intensive Residential Development Permit is required for all new Intensive Residential developments with R-3 (Special Amenity Residential District) zoning. The purpose of an Intensive Residential Development Permit is to provide a greater emphasis on high standards in aesthetics and quality of the built environment, while protecting important qualities of the natural environment. The key guidelines for the development permit area are as follows, with the architectural designer's response below:

1. Neighbourhood cohesiveness and connectivity should be maintained through the design of varied yet compatible buildings, in materials used and in architectural styles, in landscapes and in recreational areas, and by facilitating a range of transportation choices.

   EPIC's Kanaka Springs is providing product diversity across the spectrum from purpose-built rental to detached single-family. This intensive residential DP application focuses on R-3 single-family lots that will be the starter-price product for detached housing. This community will be supported with environmental preservation, a network of walking trails, local commercial space, and a future neighbourhood park. The architectural theme will be modern farmhouse.

2. A vibrant street presence is to be maintained through a variety of housing styles, by maintaining street parking and by directing garage structures and off-street parking to the rear of a property accessible by a lane.

   All the lots will provide detached garages for parking accessed via the rear lane. The single-family homes will provide direct pedestrian access to the fronting municipal road. The streetscape will feature eight different elevations and a multitude of color schemes that will provide the desired variety of housing.

Zoning Bylaw

Council approved the rezoning for the subject properties to the R-1 (Residential District), R-2 (Urban Residential District) and R-3 (Special Amenity Residential District) zones on May 25, 2021 (see Appendix C). The applicant has requested multiple variances for lot depth, rear yard setbacks, exterior yard setbacks, and vehicular access, as discussed below and which were summarized in the second reading rezoning report.

Off-Street Parking and Loading Bylaw

The *Off-Street Parking and Loading Bylaw No. 4350-1990* requires two parking spaces per dwelling unit. The applicant is proposing detached double car garages, accessed from a rear lane for the proposed R-3 (Special Amenity Residential District) lots. The R-1 (Residential District) and R-2 (Urban Residential District) zoned lots are proposed to have driveways and attached garages accessed from the fronting streets, rather than from the rear lanes.

d) Variance Analysis:

The Zoning Bylaw establishes general minimum and maximum regulations for single-family development. A Development Variance Permit allows Council some flexibility in the approval process.

The requested variances and rationale for support are described below (see Appendix F):

For the R-1 (Residential District) zoned lots, to vary *Zoning Bylaw No. 3510-1985*, Section 601, C. (11) (c):

1. Part (ii) to reduce the rear yard setback from 8.0m (26.2 ft.) to 7.0m (23.0 ft.) for proposed Lots 7 and 12.

The requested variance is proposed to maintain a consistent floor plan and street elevations for the development.

For the R-2 (Urban Residential District) zoned lots, to vary Section 601B:

2. Part C. 2. b) to reduce the minimum lot depth for proposed Lot 28 from 27.0m (88.6 ft.) to 26.1m (85.6 ft.).

3. Part D. a) 1. b) to reduce the rear yard setback from 13.0m (42.7 ft.) to 8.0m (26.2 ft.) for proposed Lots 33-39 and proposed Lots 79-82; and to 4.6m (15.1 ft.) for proposed Lots 78 and 83.

4. Part D. a) 2. b) to reduce the rear yard setback from 8.0m (26.2 ft.) to 7.0m (23.0 ft.) for proposed Lot 28.

5. Part F 1. to allow vehicular access to be provided from the front for lots backing on a municipal lane for proposed Lots 33-39 and proposed Lots 78-83.

The requested variances are to support front-loaded homes to be accessed from the front rather than from the rear lane. A restrictive covenant will be placed on the lots to ensure that access is not provided from the rear as well.

For the R-3 (Special Amenity Residential District) zoned lots, to vary the *Subdivision and Development Servicing Bylaw No. 4800-1993*:

6. Part IV A. 4. to reduce the minimum parcel depth for a parcel abutting a controlled access highway or municipal arterial road from 30.0m (98.4 ft.) to 28.0m (91.9 ft.) for proposed Lots 42-77.

The requested variance is to allow for a smaller home on a smaller lot for a more affordable price point.

Note that the requested variance for the rear yard setbacks are not required for the creation of the lots, but are the result of a desired product by the developer. Should Council not support the setback variances, the homes can be designed to comply with the regulations of the R-1 (Residential District) and R-2 (Urban Residential District) zones. Should the variances for lot depth not be supported, the subdivision plan would need to be completely revised to accommodate a new layout. Note that additional variances for Phase 2 of the subdivision may be required under a separate Development Variance Permit application as the proposed Subdivision Plan is still subject to change for Phase 2 of the subdivision.

e) Citizen Implications:

In accordance with the *Development Procedures Bylaw No. 5879-1999,* notice of Council consideration of a resolution to issue a Development Variance Permit was mailed to all owners or tenants in occupation of all parcels, any parts of which are adjacent to the properties that are subject to the permit.

CONCLUSION:

The proposed variances can be supported because of the large amounts of environmental dedication required that reduced the developable area of the subject properties. The developer also desires a specific housing form for the R-2 (Urban Residential District) zoned lots, which requires additional variances to the zone. The R-2 (Urban Residential District) zone is intended for a more urban environment to be accessed by a rear lane. Additional density was permitted on the subject properties in exchange for the preservation of a significant tree stand in the north-east corner. It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2019-425-DVP.

This Intensive Residential Development Permit is for 14 single-family R-3 (Special Amenity Residential District) zoned lots within Phase 1 of the subdivision, located along 112 Avenue. Staff have reviewed the proposal and are satisfied that it complies with the Intensive Residential Development Permit Guidelines of the OCP for form and character. It is recommended that the Corporate Officer be authorized to sign and seal 2019-425-DP respecting the subject properties for Phase 1 of the subdivision.

"Original signed by Michelle Baski"

Prepared by: **Michelle Baski, AScT, MA**
Planner

"Original signed by Mark McMullen"

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

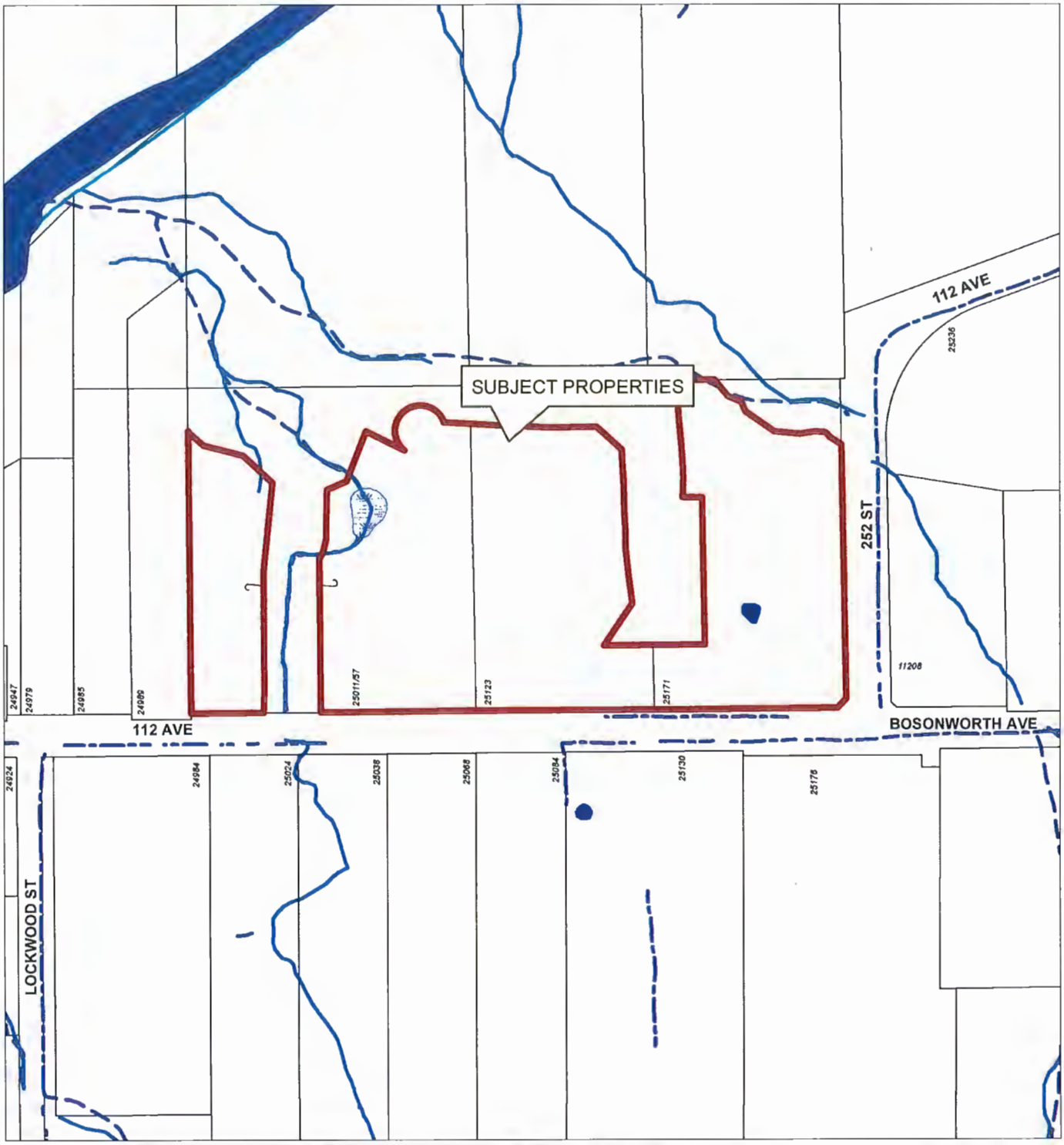
"Original signed by Christina Crabtree"

Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Photo
Appendix C – Proposed Subdivision Plan
Appendix D – Proposed Building Elevations and Streetscapes
Appendix E – Proposed Landscaping Plans
Appendix F – Proposed Variances

APPENDIX A



N

Scale: 1:3,000

Legend

- Stream
- Ditch Centreline
- Edge of River
- Edge of Marsh
- Indefinite Creek
- Lake or Reservoir
- Marsh
- River
- Street Name Labels

25057, 25123/71 112 AVENUE
PID'S: 002-806-517, 013-303-171, 002-267-802

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2019-425-RZ/SD/DP/VP
DATE: Aug 12, 2021 BY: PC

APPENDIX B

N

Scale: 1:3,000

25057, 25123/71 112 AVENUE
PID'S: 002-806-517, 013-303-171, 002-267-802

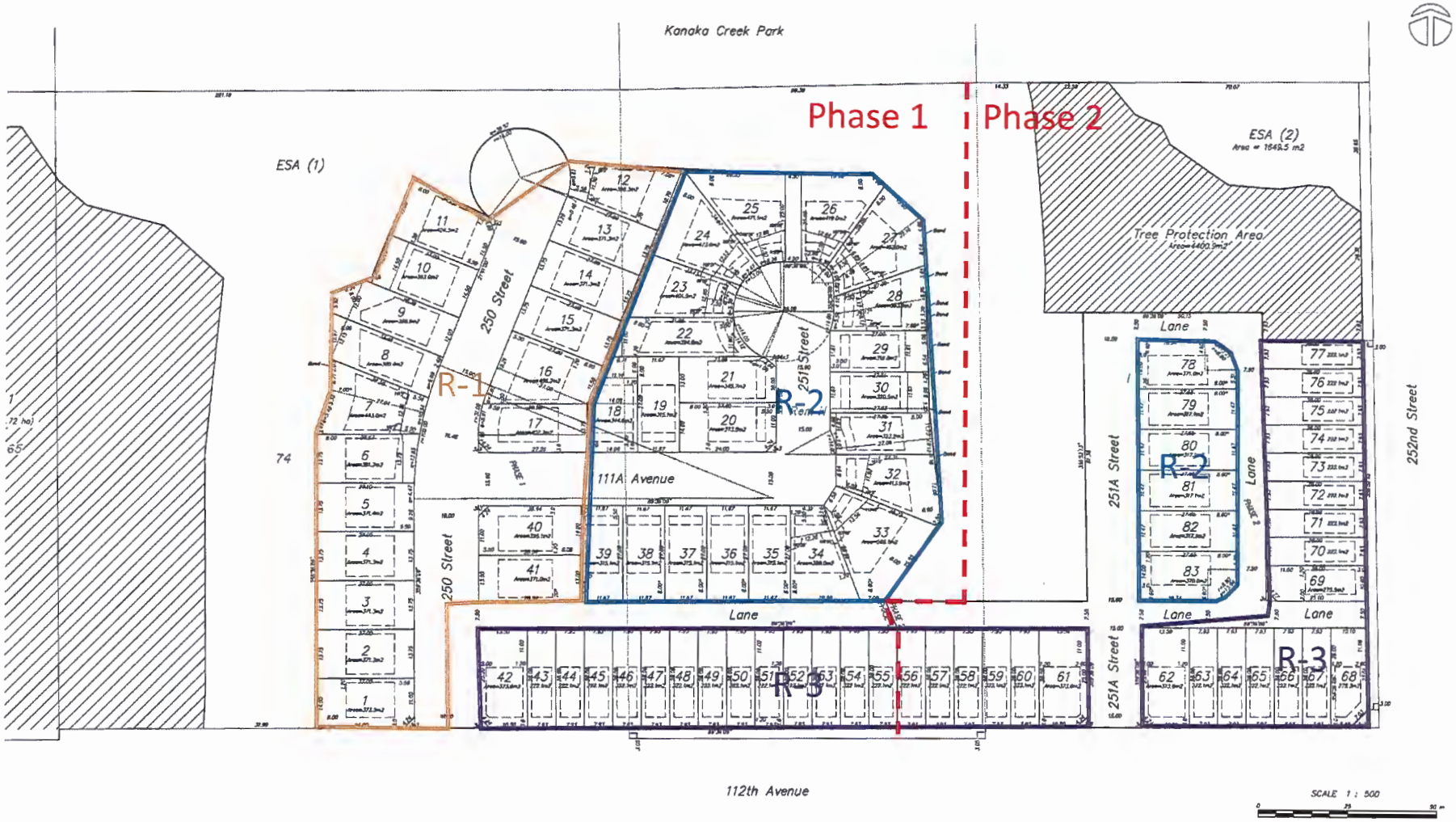
PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

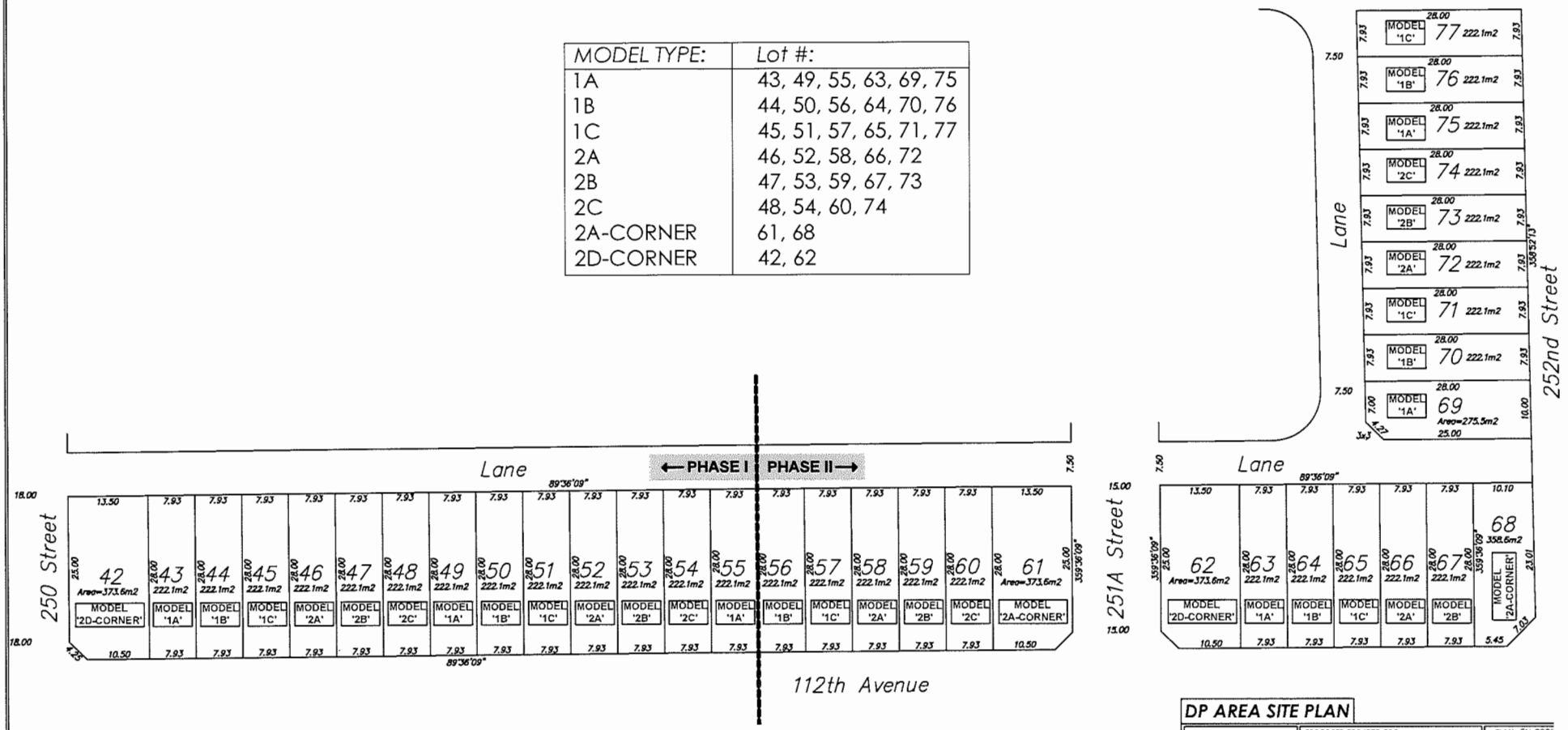
FILE: 2019-425-RZ/SD/DP/VP
DATE: Aug 12, 2021 BY: PC

Proposed Subdivision Plan



APPENDIX C

MODEL TYPE:	Lot #:
1A	43, 49, 55, 63, 69, 75
1B	44, 50, 56, 64, 70, 76
1C	45, 51, 57, 65, 71, 77
2A	46, 52, 58, 66, 72
2B	47, 53, 59, 67, 73
2C	48, 54, 60, 74
2A-CORNER	61, 68
2D-CORNER	42, 62



DP AREA SITE PLAN

COLE CAREY ARCHITECTURAL DESIGNER	PROPOSED PROJECT FOR: EPIC HOMES	PLAN: EH-2020
	ADDRESS: LOTS 42-77 SUBDIV. # 25057, 25123, 25171 - 112 AVE., MAPLE RIDGE, BC	SCALE: 1:650
		DATE: 26/02/2
		DRAWN: C.CARE
		PAGE: 2

APPENDIX D

STREETSCAPE

COLE CAREY ARCHITECTURAL DESIGNER Phone: (604) 562-4868 Email: cole@carey-design.com	PROPOSED PROJECT FOR: EPIC HOMES ADDRESS: LOTS 42 - 77 SUBDIV. # 25057, 25123, 25171 - 112 AVE., MAPLE RIDGE, BC	PLAN: EH-2020-B4 SCALE: 1:160 DATE: 26/02/2020 DRAWN: C.CAREY PAGE: 3

2D-CORNER LOT 42 | 1A LOT 43 | 1B LOT 44 | 1C LOT 45 | 2A LOT 46 | 2B LOT 47 | 2C LOT 48

1A LOT 49 | 1B LOT 50 | 1C LOT 51 | 2A LOT 52 | 2B LOT 53 | 2C LOT 54

1A LOT 55 | 1B LOT 56 | 1C LOT 57 | 2A LOT 58 | 2B LOT 59 | 2C LOT 60 | 2A-CORNER LOT 61

STREETSCAPE 42-61

COLE CAREY
ARCHITECTURAL DESIGNER
phone (778) 866-8634
email c.carey@gmail.com

PROPOSED PROJECT FOR:	EPIC HOMES
ADDRESS:	LOTS 42 - 61 SUBDIV. # 25057, 25123, 25171 - 112 AVE., MAPLE RIDGE, BC
PLAN:	EH-2020-84
SCALE:	1:160
DATE:	26/02/2020
DRAWN:	C.CAREY
PAGE:	4

1A
LOT 69

1B
LOT 70

1C
LOT 71

2A
LOT 72

2B
LOT 73

2C
LOT 74

1A
LOT 75

1B
LOT 76

1C
LOT 77

STREETSCAPE 69-77

COLE CAREY
ARCHITECTURAL DESIGNER
phone (778) 116-0524
email c.cole.carey@gmail.com

PROPOSED PROJECT FOR:	EPIC HOMES
ADDRESS:	LOTS 69 - 77 SUBDIV. of 25057, 25123, 25171 - 112 AVE., MAPLE RIDGE, BC
PLAN:	EH-2020-84
SCALE:	1:160
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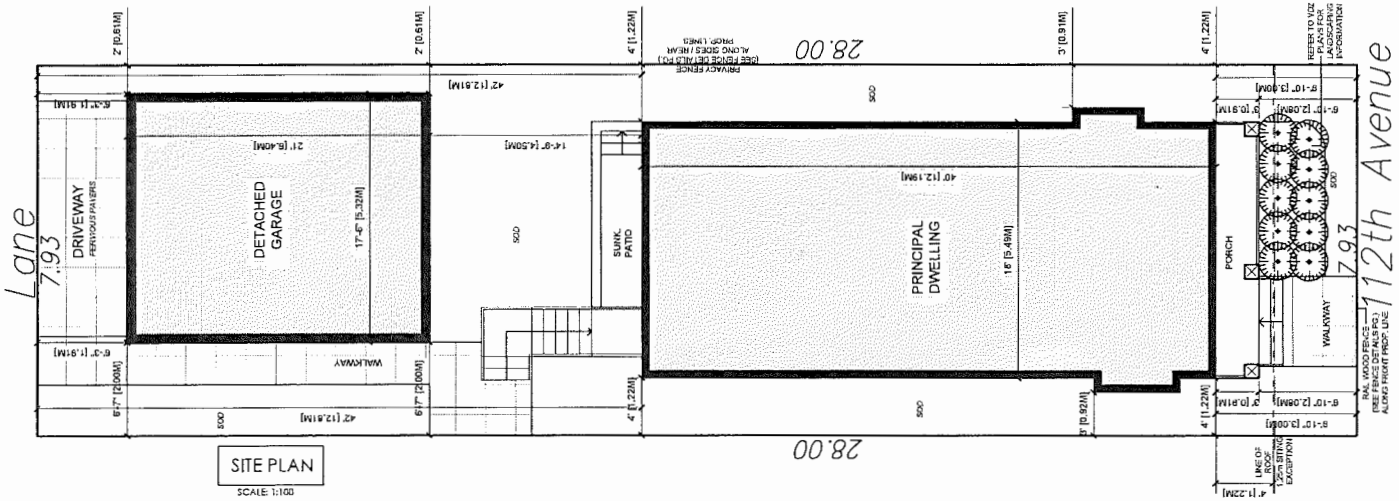


SITE PLAN

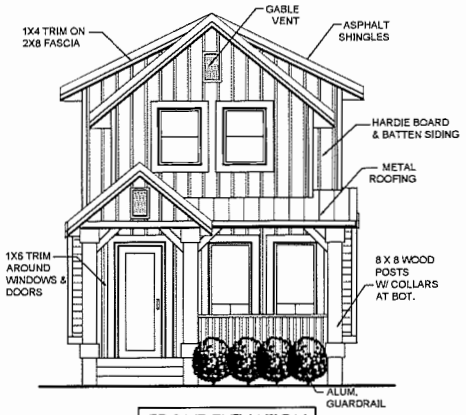
SCALE: 1:100

PROJECT INFORMATION	
CIVIC ADDRESS:	
LOTS 43, 49, 55, 63, 69, 75	
SUBDIV. @ 25057, 25123, 25171 - 112 AVE.	
LOT ZONING / SIZE:	
ZONING: R3	2390 SQ.FT. (222.0 m²)
LOT COVERAGE:	
PERMITTED: (50%)	1195 SQ.FT. (111.0 m²)
PROPOSED:	1152 SQ.FT. (107.0 m²)
FLOOR AREA:	
MAIN FLOOR:	731 SQ.FT. (67.9 m²)
UPPER FLOOR:	678 SQ.FT. (63.0 m²)
BASEMENT:	720 SQ.FT. (66.9 m²)
TOTAL FLOOR AREA:	2129 SQ.FT. (197.8 m²)
OUTDOOR SPACE	
PORCH/VERANDA:	54 SQ.FT. (5.0 m²)
TOTAL:	54 SQ.FT. (5.0 m²)
SETBACKS:	
FRONT:	3.0m
REAR:	12.8m
RIGHT SIDE:	1.2m
LEFT SIDE:	1.2m

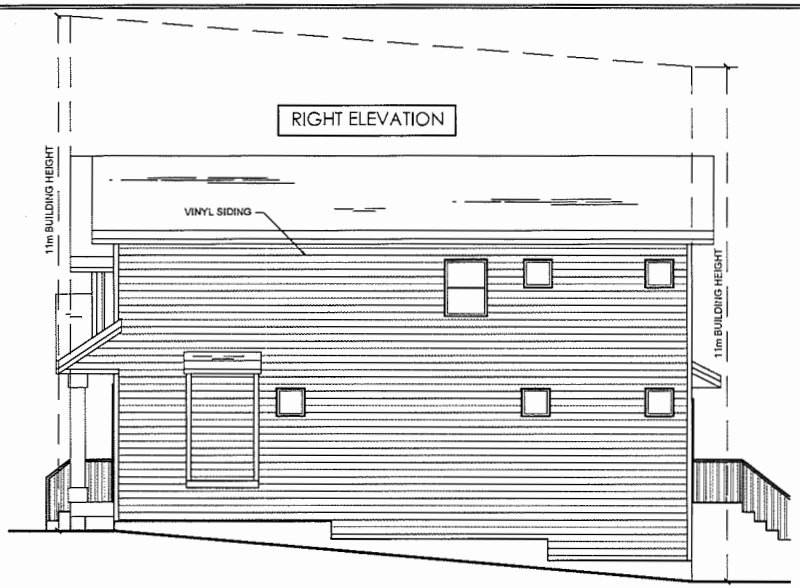
MODEL '1A'

COLE CAREY
ARCHITECTURAL DESIGNER

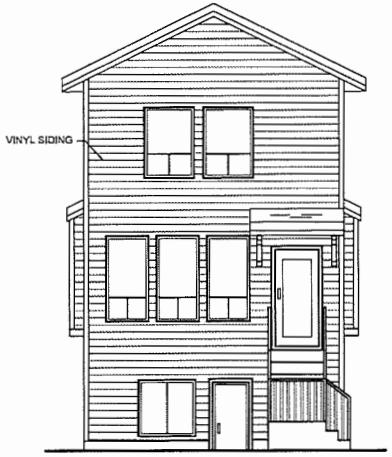
PROPOSED PROJECT FOR:	PLAN: EH-2020-84
EPIC HOMES	SCALE: NOTED
ADDRESS: LOTS 43, 49, 55, 63, 69, 75 SUBDIV @ 25057, 25123, 25171 - 112 AVE. MAPLE RIDGE, BC	DATE: 26/02/2020
	DRAWN: C.CAREY
	PAGE: 6



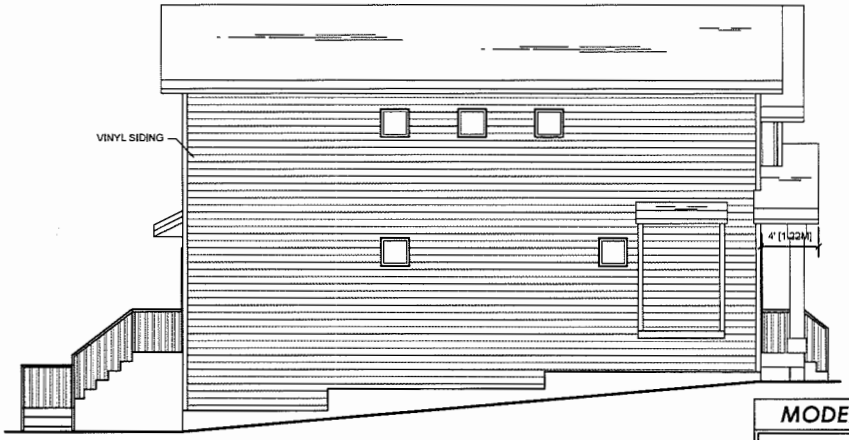
FRONT ELEVATION



RIGHT ELEVATION



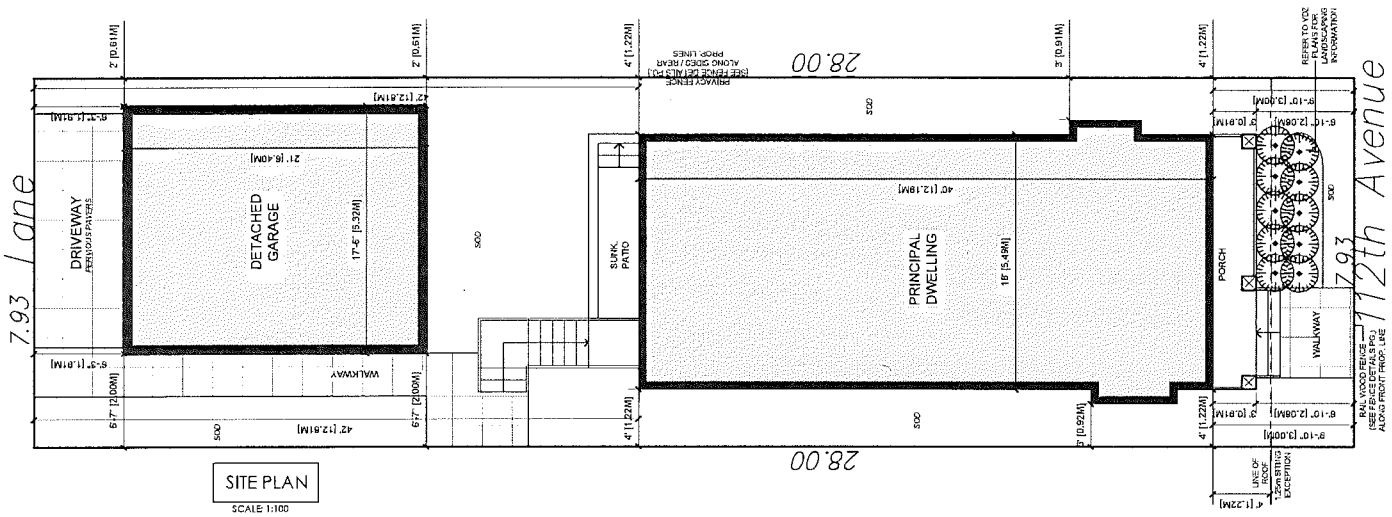
REAR ELEVATION



LEFT ELEVATION

MODEL '1A'

COLE CAREY ARCHITECTURAL DESIGNER PHONE: (604) 541-9614 EMAIL: CAREYDESIGN@GMAIL.COM	PROPOSED PROJECT FOR: EPIC HOMES ADDRESS: LOTS 43, 49, 55, 63, 69, 75 SUBDIV. # 25057, 25123, 25171 - 112 AVE., MAPLE RIDGE, BC	PLAN: EH-2020-84 SCALE: 1:100 DATE: 26/02/2020 DRAWN: C.CAREY PAGE: 8



SITE PLAN

SCALE 1:100

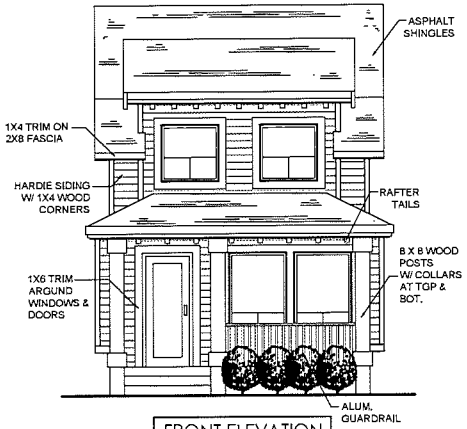
PROJECT INFORMATION

CIVIC ADDRESS:	
LOTS 44, 50, 56, 64, 70, 76	
SUBDIV. @ 25057, 25123, 25171 - 112 AVE.	
LOT ZONING / SIZE:	
ZONING: R3	2390 SQ.FT. (222.0 m²)
LOT COVERAGE:	
PERMITTED: (50%)	1195 SQ.FT. (111.0 m²)
PROPOSED:	1152 SQ.FT. (107.0 m²)
FLOOR AREA:	
MAIN FLOOR:	731 SQ.FT. (67.9 m²)
UPPER FLOOR:	678 SQ.FT. (63.0 m²)
BASEMENT:	720 SQ.FT. (66.9 m²)
TOTAL FLOOR AREA:	2129 SQ.FT. (197.8 m²)
OUTDOOR SPACE	
PORCH/VERANDA:	54 SQ.FT. (5.0 m²)
TOTAL:	54 SQ.FT. (5.0 m²)
SETBACKS:	
FRONT:	3.0m
REAR:	12.8m
RIGHT SIDE:	1.2m
LEFT SIDE:	1.2m

MODEL '1B'

COLE CAREY
ARCHITECTURAL DESIGNER
778 847-4834
c.carey@gmail.com

PROPOSED PROJECT FOR:	PLAN: EH-2020-84
EPIC HOMES	SCALE: NOTED
ADDRESS:	DATE: 26/02/2020
LOTS 44, 50, 56, 64, 70, 76 SUBDIV. @ 25057, 25123, 25171 - 112 AVE., MAPLE RIDGE BC	DRAWN: C.CAREY
	PAGE: 9



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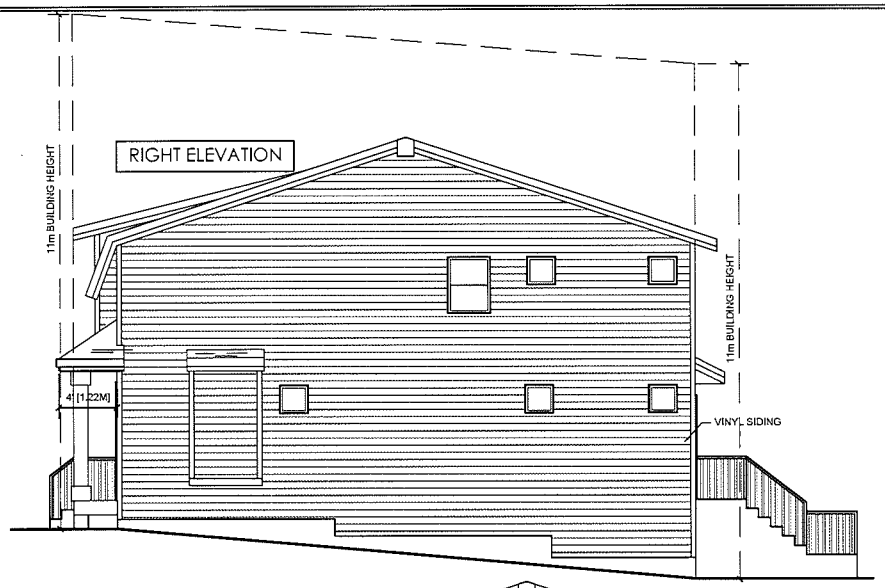
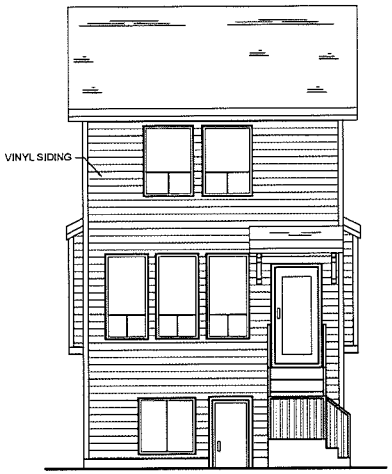
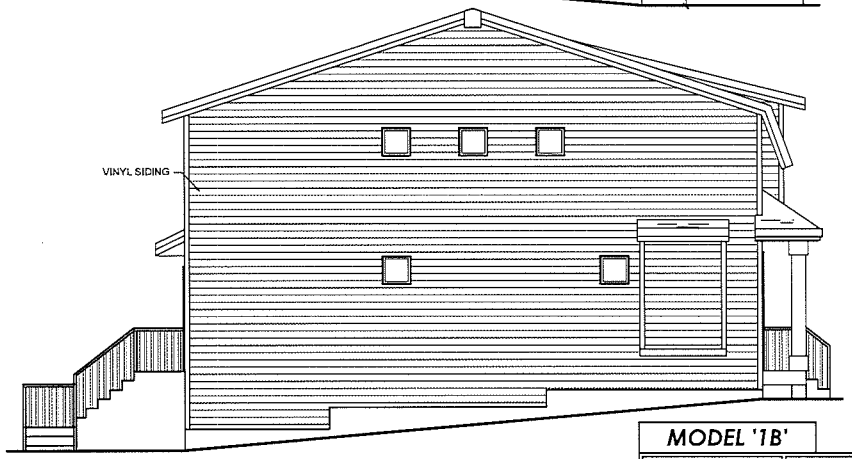


RIGHT ELEVATION



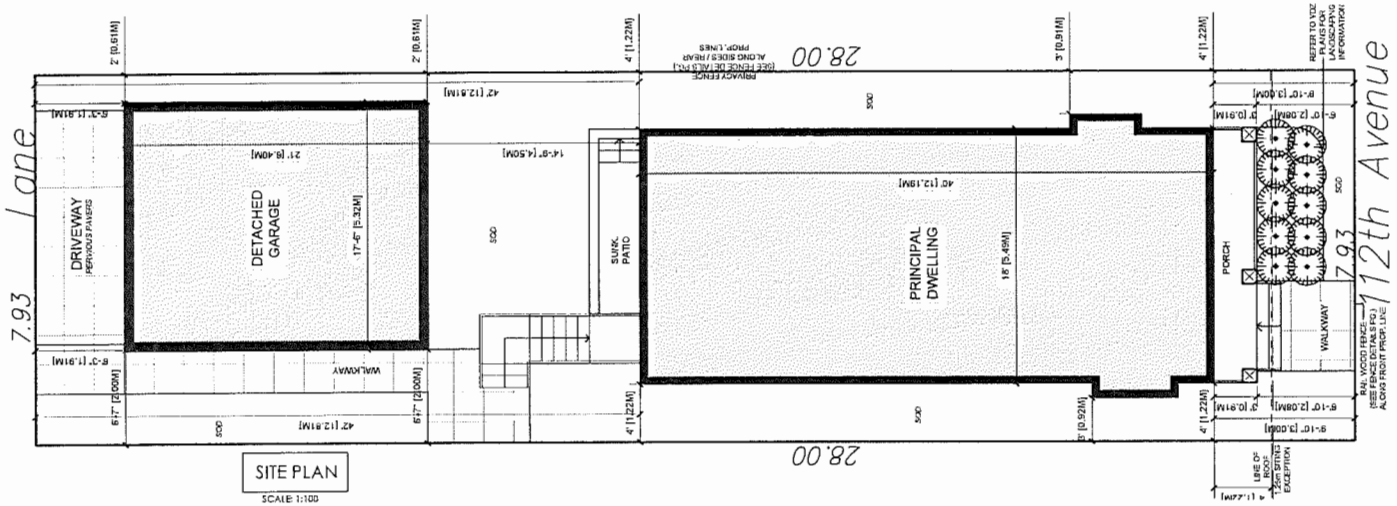
REAR ELEVATION



LEFT ELEVATION

MODEL '1B'

COLE CAREY ARCHITECTURAL DESIGNER (778) 860-4124 cwdesigns@gmail.com	**PROPOSED PROJECT FOR:** EPIC HOMES **ADDRESS:** LOTS 44, 50, 56, 64, 70, 76 SUBDIV. w 25057, 25123, 25171 - 112 AVE., MAPLE RIDGE, BC	**PLAN:** EH-2020-84 **SCALE:** 1:100 **DATE:** 26/02/2020 **DRAWN:** C.CAREY **PAGE:** 11

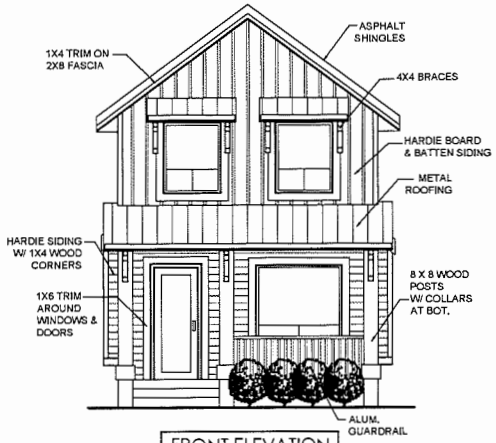


PROJECT INFORMATION

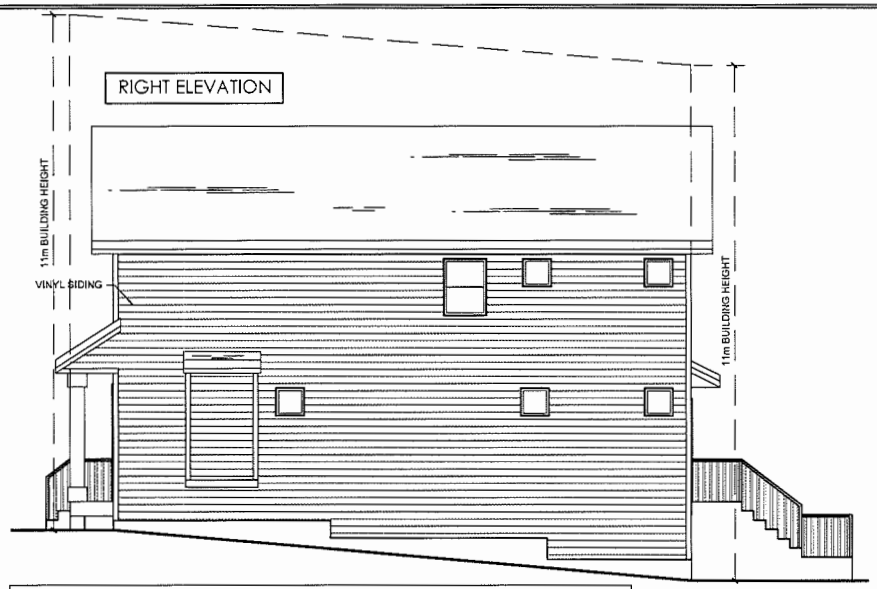
CIVIC ADDRESS:	
LOTS 45, 51, 57, 65, 71, 77	
SUBDIV. @ 25057, 25123, 25171 - 112 AVE.	
LOT ZONING / SIZE:	
ZONING: R3	2390 SQ.FT. (222.0 m²)
LOT COVERAGE:	
PERMITTED: (50%)	1195 SQ.FT. (111.0 m²)
PROPOSED:	1152 SQ.FT. (107.0 m²)
FLOOR AREA:	
MAIN FLOOR:	731 SQ.FT. (67.9 m²)
UPPER FLOOR:	678 SQ.FT. (63.0 m²)
BASEMENT:	720 SQ.FT. (66.9 m²)
TOTAL FLOOR AREA:	2129 SQ.FT. (197.8 m²)
OUTDOOR SPACE	
PORCH/VERANDA:	54 SQ.FT. (5.0 m²)
TOTAL:	54 SQ.FT. (5.0 m²)
SETBACKS:	
FRONT:	3.0m
REAR:	12.8m
RIGHT SIDE:	1.2m
LEFT SIDE:	1.2m

MODEL '1C'

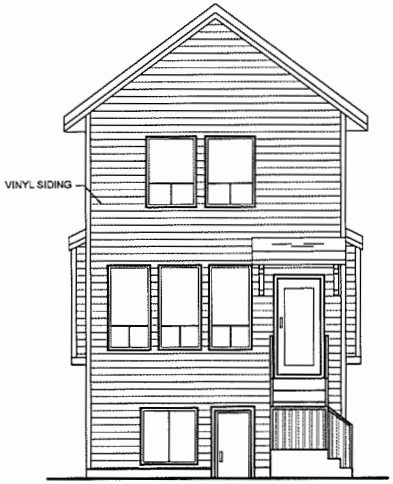
COLE CAREY ARCHITECTURAL DESIGNER tel: (778) 862-4604 em: c.carey.design@gmail.com	PROPOSED PROJECT FOR: EPIC HOMES ADDRESS: LOTS 45, 51, 57, 65, 71, 77 SUBDIV. @ 25057, 25123, 25171 - 112 AVE., MAPLE RIDGE, BC	PLAN: EH-2020-84 SCALE: NOTED DATE: 26/02/2020 DRAWN: C.CAREY PAGE: 12



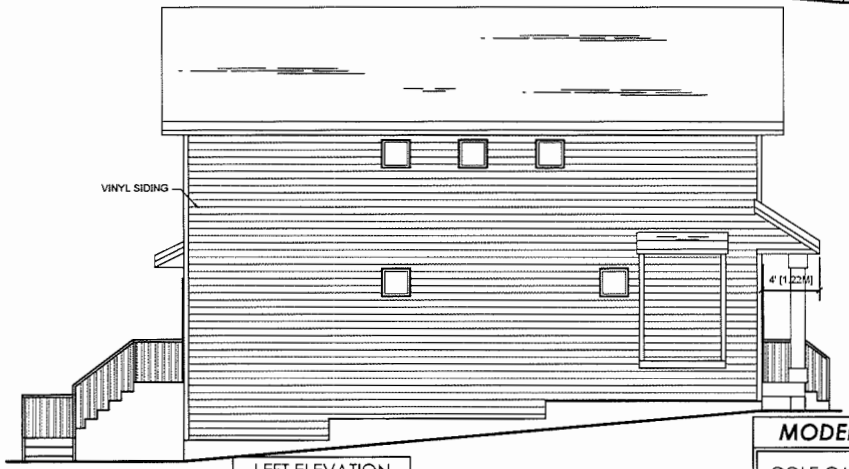
FRONT ELEVATION



RIGHT ELEVATION



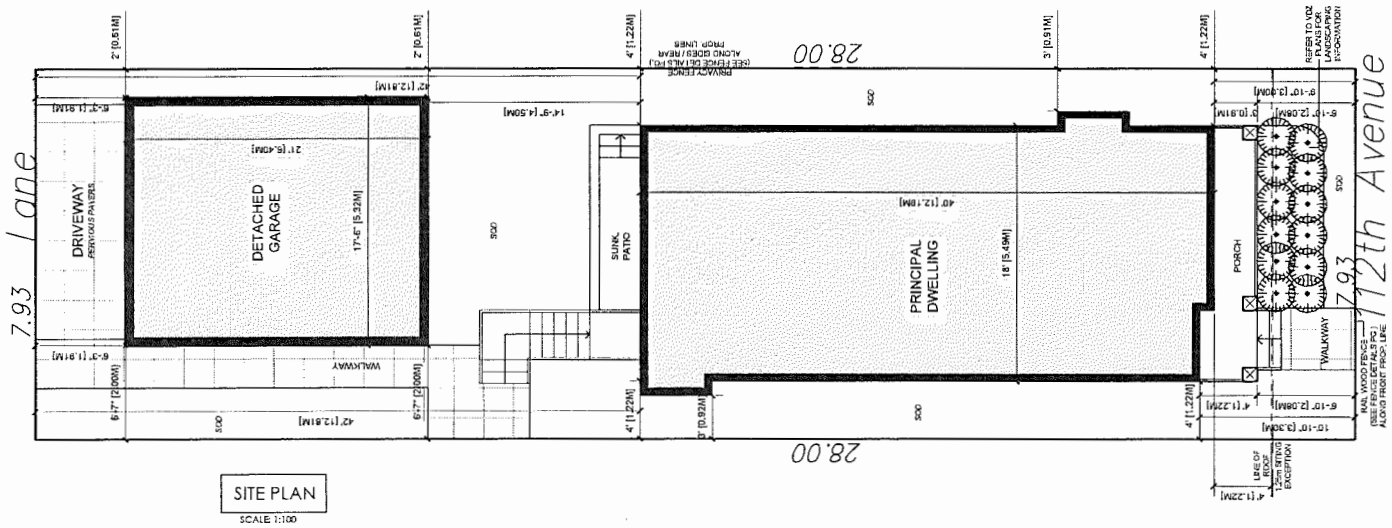
REAR ELEVATION



LEFT ELEVATION

MODEL '1C'

COLE CAREY ARCHITECTURAL DESIGNER PHONE: (778) 785-4624 WWW.COLECAREYDESIGN.COM	PROPOSED PROJECT FOR: EPIC HOMES ADDRESS: LOTS 45, 51, 57, 65, 71, 77 SUBDIV. # 25057, 25123, 25171 - 112 AVE., MAPLE RIDGE, BC	PLAN: EH-2020-84 SCALE: 1:100 DATE: 26/02/2020 DRAWN: C.CAREY PAGE: 14



SITE PLAN

SCALE 1:100

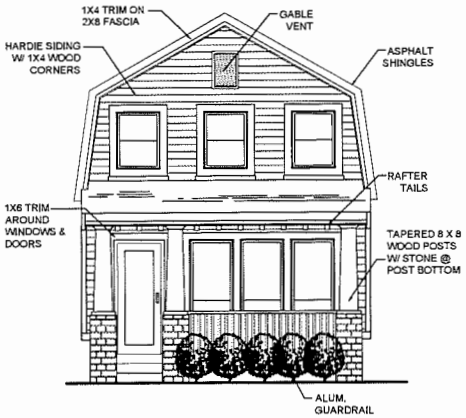
PROJECT INFORMATION

CIVIC ADDRESS:	
LOTS 46, 52, 58, 66, 72	
SUBDIV. @ 25057, 25123, 25171 - 112 AVE.	
LOT ZONING / SIZE:	
ZONING: R3	2390 SQ.FT. (222.0 m²)
LOT COVERAGE:	
PERMITTED: (50%)	1195 SQ.FT. (111.0 m²)
PROPOSED:	1152 SQ.FT. (107.0 m²)
FLOOR AREA:	
MAIN FLOOR:	724 SQ.FT. (67.3 m²)
UPPER FLOOR:	677 SQ.FT. (62.9 m²)
BASEMENT:	715 SQ.FT. (66.4 m²)
TOTAL FLOOR AREA:	2116 SQ.FT. (196.6 m²)
OUTDOOR SPACE	
PORCH/VERANDA:	59 SQ.FT. (5.5 m²)
TOTAL:	59 SQ.FT. (5.5 m²)
SETBACKS:	
FRONT:	3.0m
REAR:	12.8m
RIGHT SIDE:	1.2m
LEFT SIDE:	1.2m

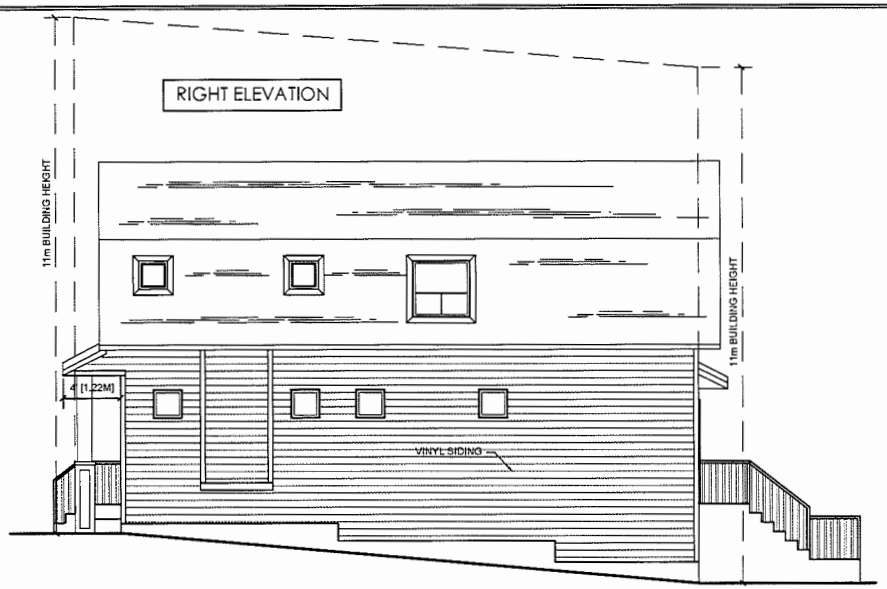
MODEL '2A'

COLE CAREY
ARCHITECTURAL DESIGNER
(778) 862-4004
CARCHDESIGN@GMAIL.COM

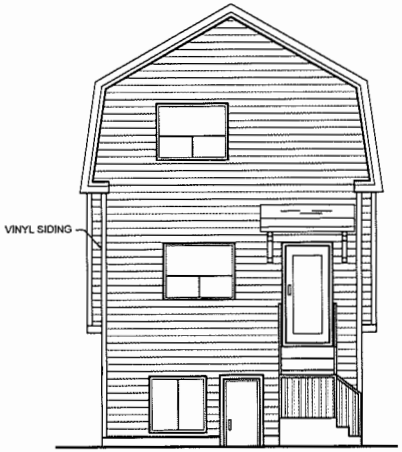
PROPOSED PROJECT FOR:	PLAN: EH-2020-84
EPIC HOMES	SCALE: NOTED
ADDRESS:	DATE: 26/02/2020
LOTS 46, 52, 58, 66, 72 SUBDIV. @ 25057, 25123, 25171 - 112 AVE. MAPLE RIDGE, BC	DRAWN: C.CAREY
	PAGE: 15



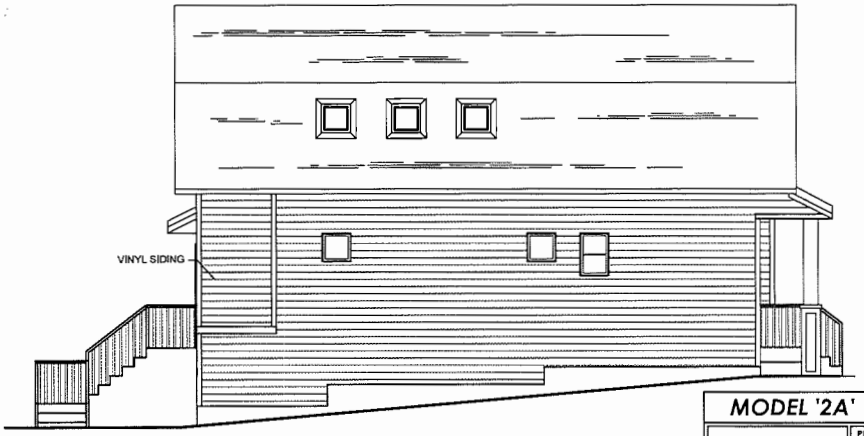
FRONT ELEVATION



RIGHT ELEVATION



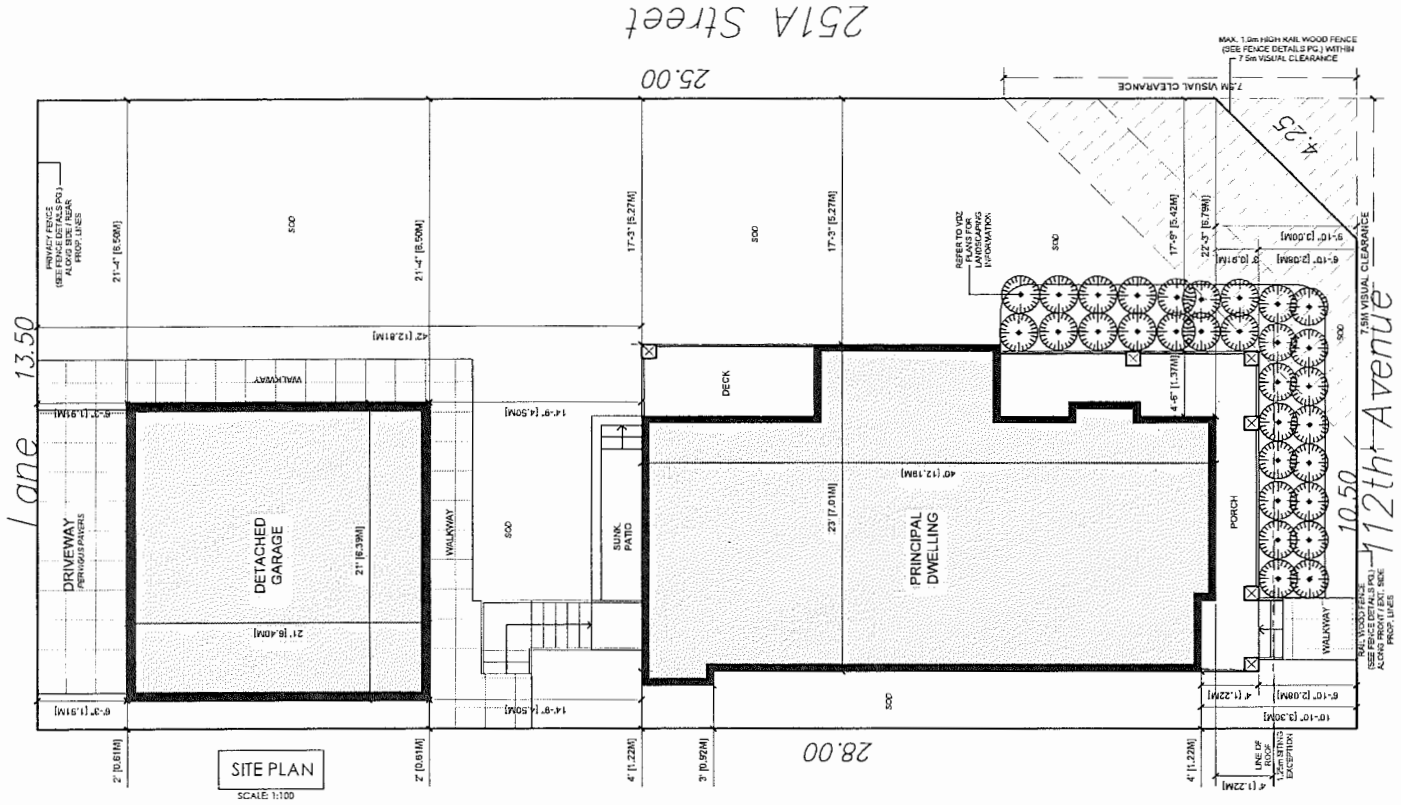
REAR ELEVATION



LEFT ELEVATION

MODEL '2A'

COLE CAREY ARCHITECTURAL DESIGNER (778) 316-4010 cole.carey@gmail.com	PROPOSED PROJECT FOR: EPIC HOMES ADDRESS: LOTS 46, 52, 58, 66, 72 SUBDIV. # 25057, 25123, 25171 - 112 AVE., MAPLE RIDGE, BC	PLAN: EH-2020-84 SCALE: 1:100 DATE: 26/02/2020 DRAWN: C.CAREY PAGE: 17



SITE PLAN

SCALE: 1:100

PROJECT INFORMATION

CIVIC ADDRESS:	
LOTS 61, 68	
SUBDIV. @ 25057, 25123, 25171 - 112 AVE.	
LOT ZONING / SIZE:	
ZONING: R3	4020 SQ.FT. (373.5 m²)
LOT COVERAGE:	
PERMITTED: (50%)	2010 SQ.FT. (186.7 m²)
PROPOSED:	1433 SQ.FT. (133.1 m²)
FLOOR AREA:	
MAIN FLOOR:	789 SQ.FT. (73.3 m²)
UPPER FLOOR:	703 SQ.FT. (65.3 m²)
BASEMENT:	780 SQ.FT. (72.5 m²)
TOTAL FLOOR AREA:	2272 SQ.FT. (211.1 m²)
OUTDOOR SPACE	
PORCH/VERANDA:	144 SQ.FT. (13.4 m²)
DECK:	60 SQ.FT (5.6 m²
TOTAL:	204 SQ.FT. (19.0 m²)
SETBACKS:	
FRONT:	3.0m
REAR:	12.8m
RIGHT SIDE:	5.27m
LEFT SIDE:	1.2m

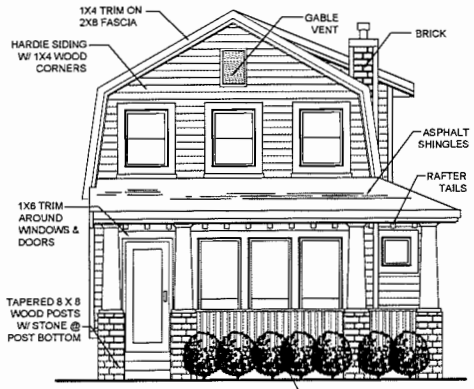
MODEL '2A-CORNER'

COLE CAREY
ARCHITECTURAL DESIGNER
phone: (778) 862-4004
email: c.carey@shaw.ca

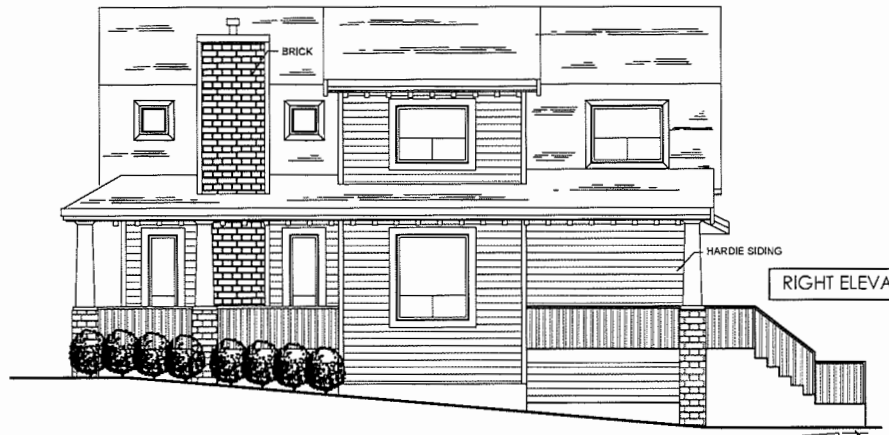
PROPOSED PROJECT FOR:
EPIC HOMES

ADDRESS:
LOTS 61, 68
SUBDIV. @ 25057, 25123, 25171 - 112 AVE.
MAPLE RIDGE, BC

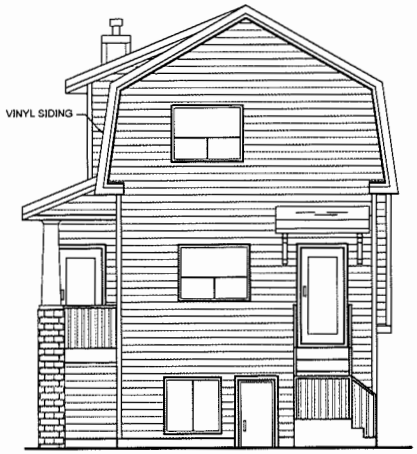
PLAN: EH-2020-84
SCALE: NOTED
DATE: 26/02/2020
DRAWN: C.CAREY
PAGE: 18



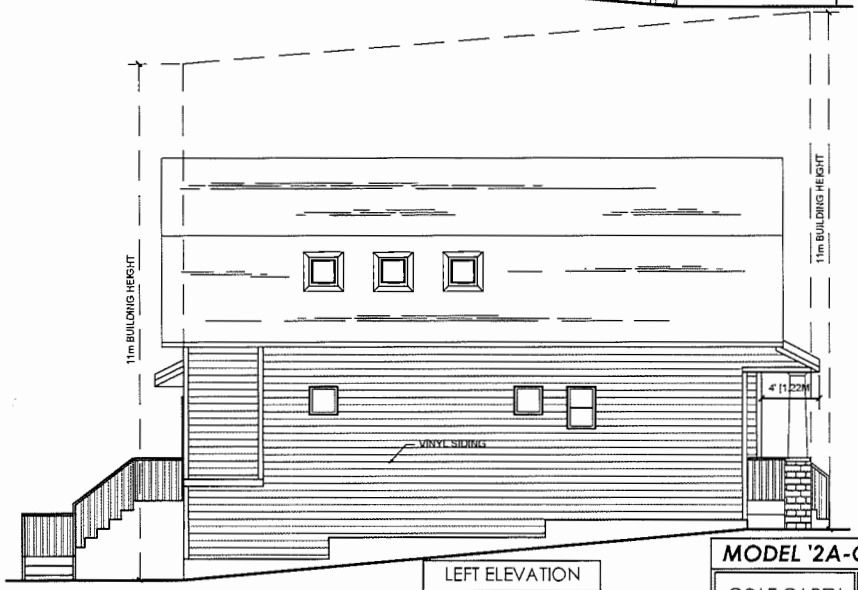
FRONT ELEVATION



RIGHT ELEVATION



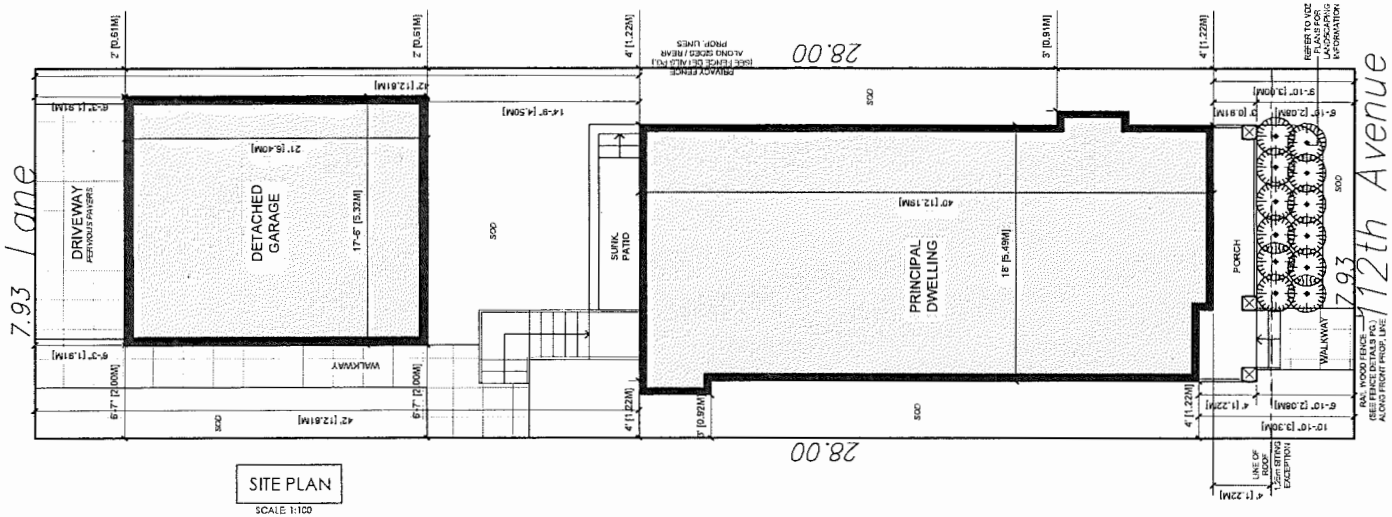
REAR ELEVATION



LEFT ELEVATION

MODEL '2A-CORNER'

COLE CAREY ARCHITECTURAL DESIGNER	PROPOSED PROJECT FOR: EPIC HOMES	PLAN: EH-2020-84
	ADDRESS:	SCALE: 1:100
	LOTS 61, 68 SUBDIV. # 25057, 25123, 25171 - 112 AVE., MAPLE RIDGE, BC	DATE: 26/02/2020
		DRAWN: C.CAREY
		PAGE: 20



SITE PLAN

SCALE 1:100

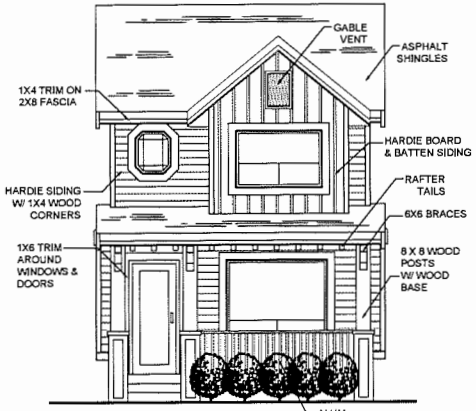
PROJECT INFORMATION

CIVIC ADDRESS:	
LOTS 47, 53, 59, 67, 73	
SUBDIV. @ 25057, 25123, 25171 - 112 AVE.	
LOT ZONING / SIZE:	
ZONING: R3	2390 SQ.FT. (222.0 m²)
LOT COVERAGE:	
PERMITTED: (50%)	1195 SQ.FT. (111.0 m²)
PROPOSED:	1152 SQ.FT. (107.0 m²)
FLOOR AREA:	
MAIN FLOOR:	724 SQ.FT. (67.3 m²)
UPPER FLOOR:	677 SQ.FT. (62.9 m²)
BASEMENT:	715 SQ.FT. (66.4 m²)
TOTAL FLOOR AREA:	2116 SQ.FT. (196.6 m²)
OUTDOOR SPACE	
PORCH/VERANDA:	59 SQ.FT. (5.5 m²)
TOTAL:	59 SQ.FT. (5.5 m²)
SETBACKS:	
FRONT:	3.0m
REAR:	12.8m
RIGHT SIDE:	1.2m
LEFT SIDE:	1.2m

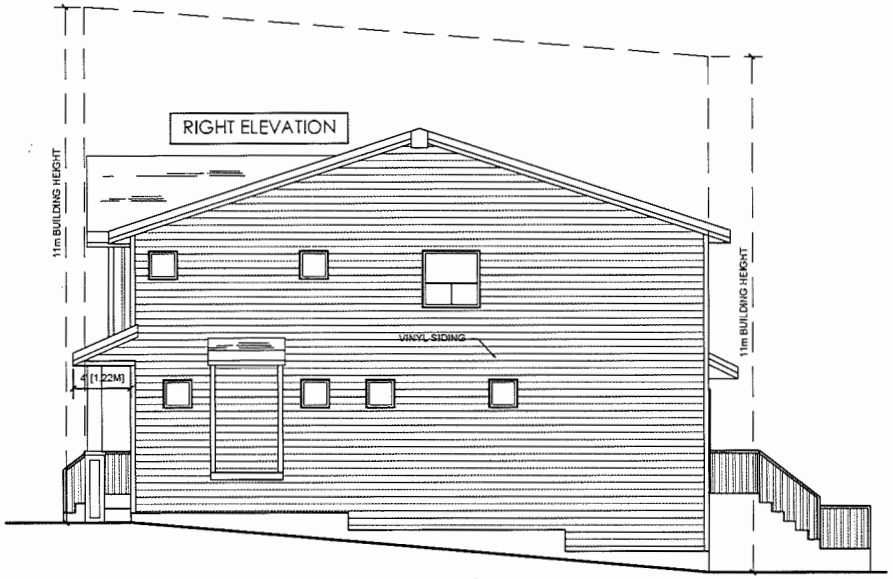
MODEL '2B'

COLE GAREY
ARCHITECTURAL DESIGNER
PHONE (778) 862-4034
EMAIL CARGARE@SHAW.CA

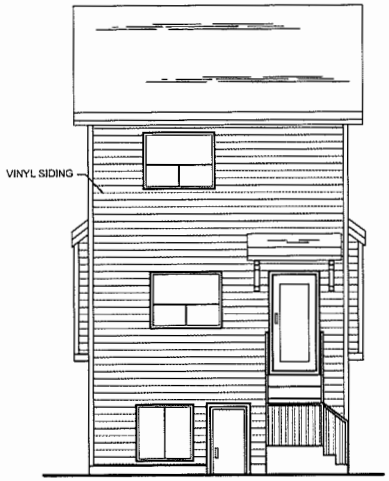
PROPOSED PROJECT FOR:	EPIC HOMES
ADDRESS:	LOTS 47, 53, 59, 67, 73 SUBDIV. @ 25057, 25123, 25171 - 112 AVE. MAPLE RIDGE, BC
PLAN:	EH-2020-84
SCALE:	NOTED
DATE:	26/02/2020
DRAWN:	C.GAREY
PAGE:	21



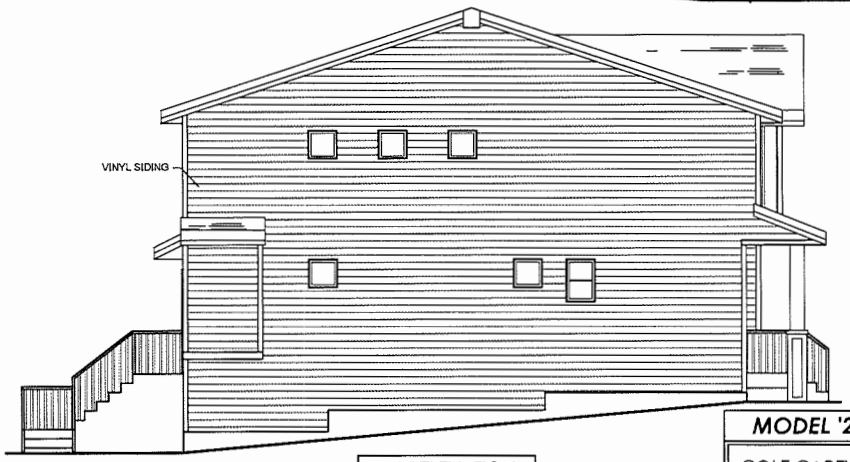
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

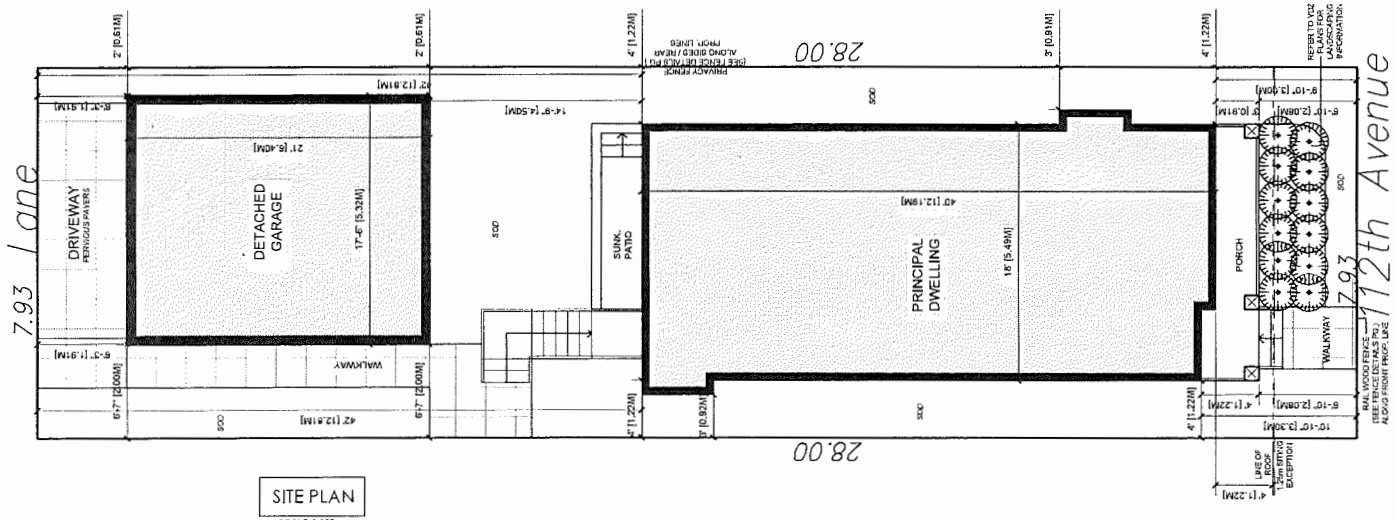


LEFT ELEVATION

MODEL '2B'

COLE CAREY
ARCHITECTURAL DESIGNER

PROPOSED PROJECT FOR:	PLAN: EH-2020-84
EPIC HOMES	SCALE: 1:100
ADDRESS:	DATE: 26/02/2020
LOTS 47, 53, 54, 67, 73 SUBDIV. # 25057, 25123, 25171 - 112 AVE., MAPLE RIDGE, BC	DRAWN: C.CAREY
	PAGE: 23



SITE PLAN

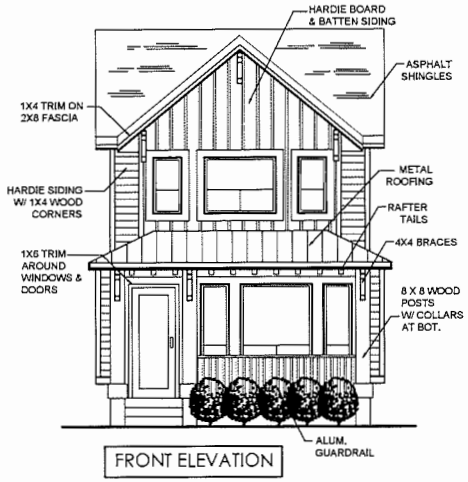
SCALE 1:100

PROJECT INFORMATION

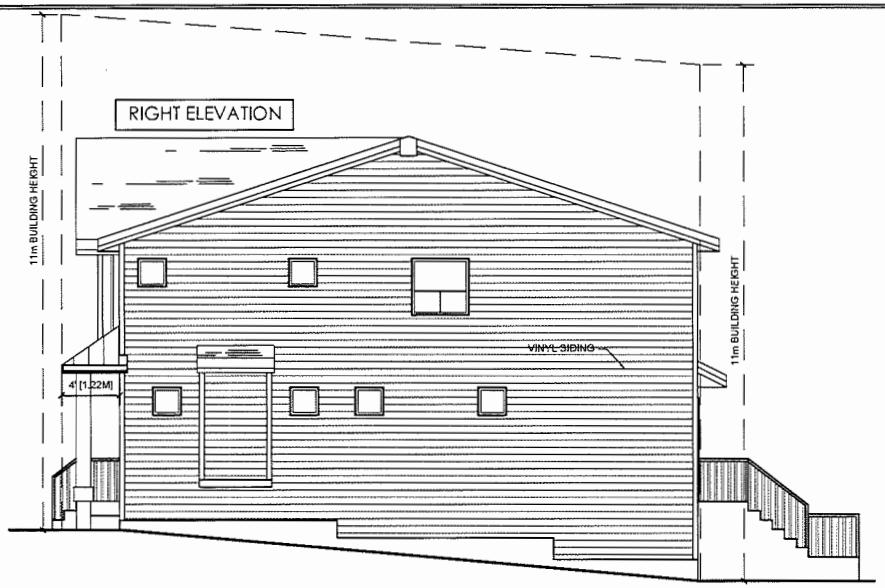
CIVIC ADDRESS:	
LOTS 48, 54, 60, 74	
SUBDIV. @ 25057, 25123, 25171 - 112 AVE.	
LOT ZONING / SIZE:	
ZONING: R3	2390 SQ.FT. (222.0 m²)
LOT COVERAGE:	
PERMITTED: (50%)	1195 SQ.FT. (111.0 m²)
PROPOSED:	1152 SQ.FT. (107.0 m²)
FLOOR AREA:	
MAIN FLOOR:	724 SQ.FT. (67.3 m²)
UPPER FLOOR:	677 SQ.FT. (62.9 m²)
BASEMENT:	715 SQ.FT. (66.4 m²)
TOTAL FLOOR AREA:	2116 SQ.FT. (196.6 m²)
OUTDOOR SPACE	
PORCH/VERANDA:	59 SQ.FT. (5.5 m²)
TOTAL:	59 SQ.FT. (5.5 m²)
SETBACKS:	
FRONT:	3.0m
REAR:	12.8m
RIGHT SIDE:	1.2m
LEFT SIDE:	1.2m

MODEL '2C'

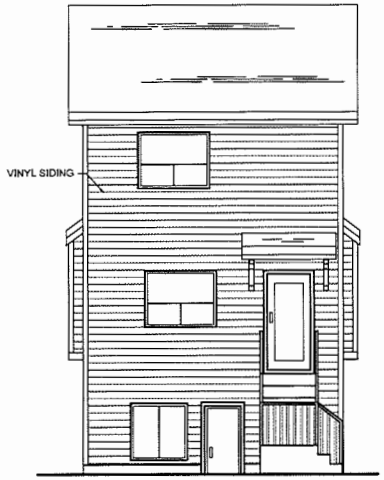
COLE CAREY ARCHITECTURAL DESIGNER phone (778) 860-4684 email: c.carey@shaw.ca	**PROPOSED PROJECT FOR:** EPIC HOMES **ADDRESS:** LOTS 48, 54, 60, 74 SUBDIV. @ 25057, 25123, 25171 - 112 AVE., MAPLE RIDGE, BC	**PLAN:** EH-2020-84 **SCALE:** NOTED **DATE:** 26/02/2020 **DRAWN:** C.CAREY **PAGE:** 24



FRONT ELEVATION



RIGHT ELEVATION

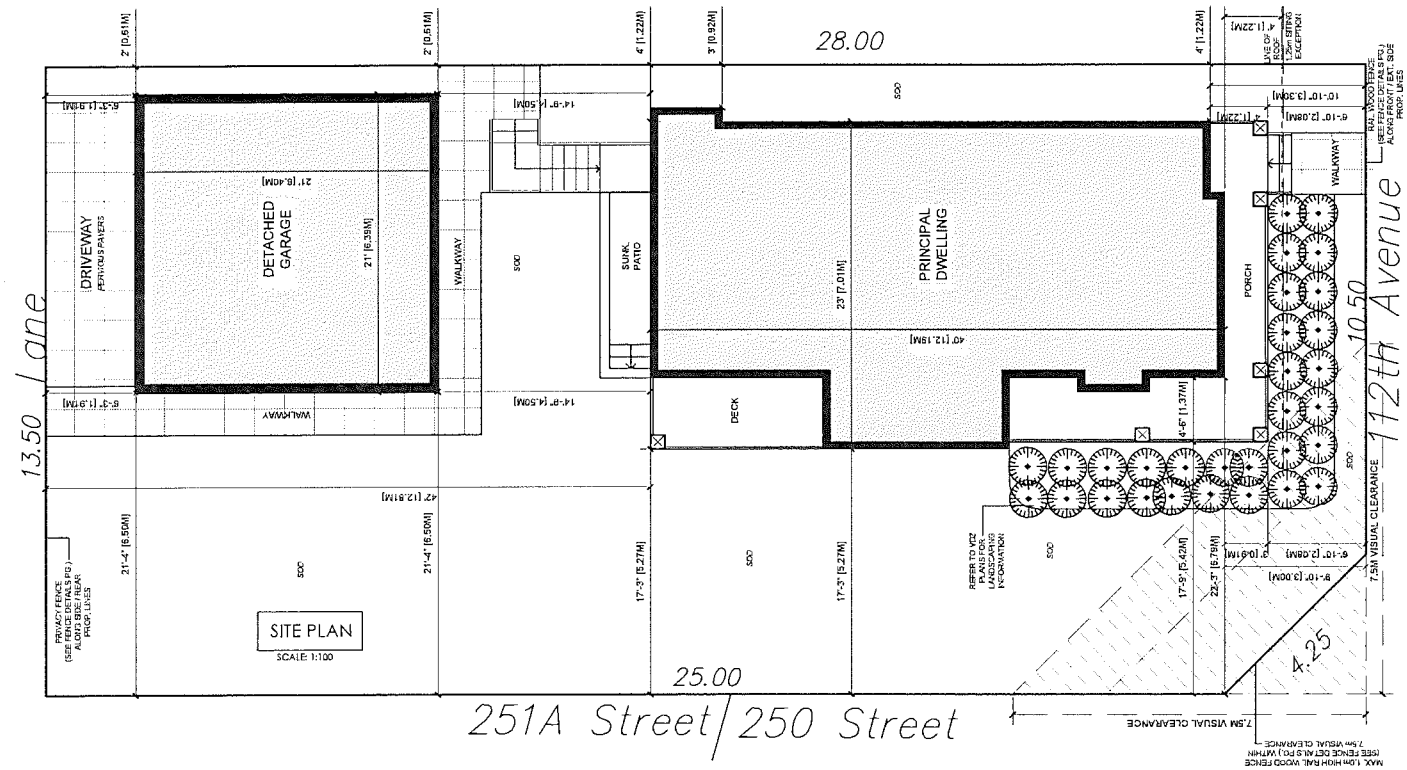


REAR ELEVATION

LEFT ELEVATION

MODEL '2C'

COLE CAREY ARCHITECTURAL DESIGNER Phone: (778) 116-9816 Email: c.walk.carey@gmail.com	PROPOSED PROJECT FOR: EPIC HOMES ADDRESS: LOTS 48, 54, 60, 74 SUBDIV. # 25057, 25123, 25171 - 112 AVE., MAPLE RIDGE, BC	PLAN: EH-2020-84 SCALE: 1:100 DATE: 26/02/2020 DRAWN: C.CAREY PAGE: 26

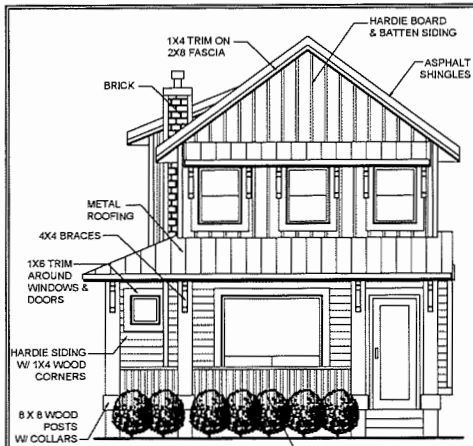


PROJECT INFORMATION

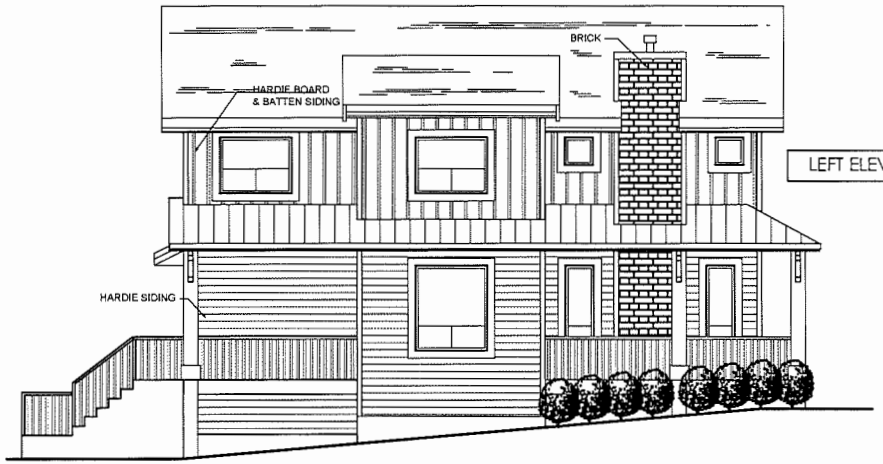
CIVIC ADDRESS:	
LOTS 42, 62	
SUBDIV. @ 25057, 25123, 25171 - 112 AVE.	
LOT ZONING / SIZE:	
ZONING: R3	4020 SQ.FT. (373.5 m²)
LOT COVERAGE:	
PERMITTED: (50%)	2010 SQ.FT. (186.7 m²)
PROPOSED:	1433 SQ.FT. (133.1 m²)
FLOOR AREA:	
MAIN FLOOR:	789 SQ.FT. (73.3 m²)
UPPER FLOOR:	703 SQ.FT. (65.3 m²)
BASEMENT:	780 SQ.FT. (72.5 m²)
TOTAL FLOOR AREA:	2272 SQ.FT. (211.1 m²)
OUTDOOR SPACE	
PORCH/VERANDA:	144 SQ.FT. (13.4 m²)
DECK:	60 SQ.FT (5.6 m²
TOTAL:	204 SQ.FT. (19.0 m²)
SETBACKS:	
FRONT:	3.0m
REAR:	12.8m
RIGHT SIDE:	1.2m
LEFT SIDE:	5.27m

MODEL '2D-CORNER'

COLE CAREY ARCHITECTURAL DESIGNER phone (778) 862-4034 email c.w.cole.carey@gmail.com	PROPOSED PROJECT FOR: EPIC HOMES ADDRESS: LOTS 42, 62 SUBDIV. @ 25057, 25123, 25171 - 112 AVE. MAPLE RIDGE, BC	PLAN: EH-2020-84 SCALE: NOTED DATE: 26/02/2020 DRAWN: C.CAREY PAGE: 27



FRONT ELEVATION



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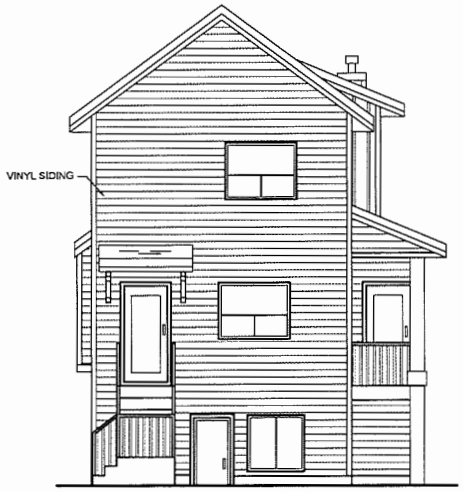
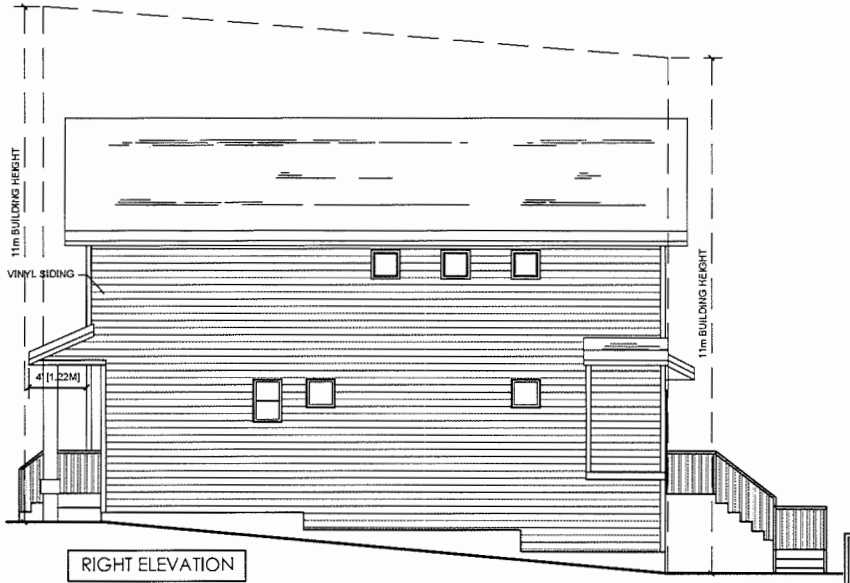


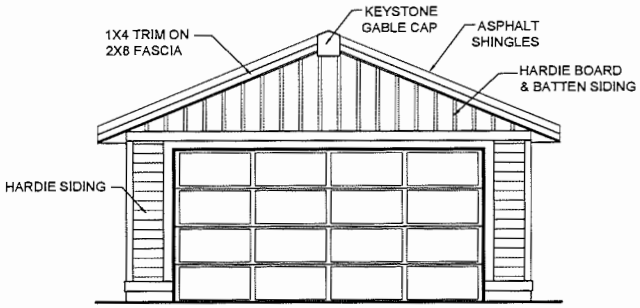
REAR ELEVATION



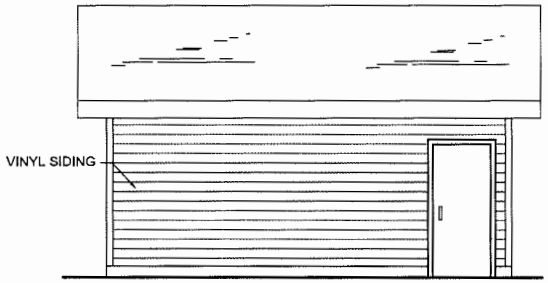
RIGHT ELEVATION

MODEL '2D-CORNER'

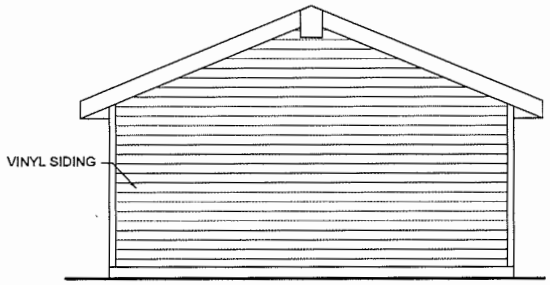
COLE CAREY ARCHITECTURAL DESIGNER 604 820 7404 cole.carey@gmail.com	PROPOSED PROJECT FOR: EPIC HOMES ADDRESS: LOTS 42, 62 SUBDIV. # 25057, 25123, 25171 - 112 AVE., MAPLE RIDGE, BC	PLAN: EH-2020-84 SCALE: 1:100 DATE: 26/02/2020 DRAWN: C.CAREY PAGE: 29



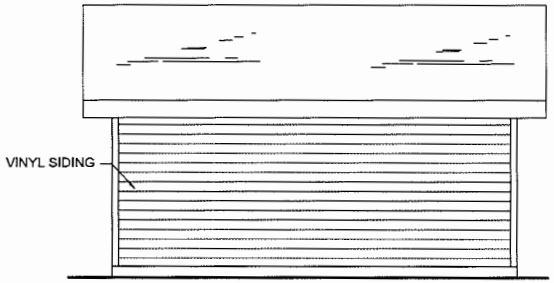
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

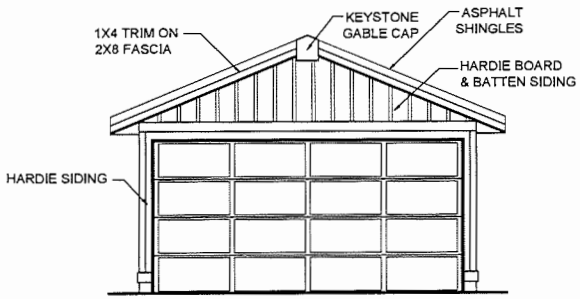


LEFT ELEVATION

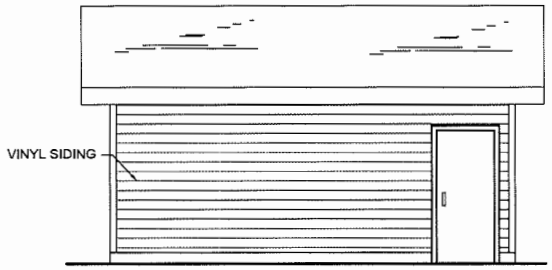
NOTE: GARAGE SIZES NOTED ON MODEL SITE PLANS

DETACHED GARAGE(S) - LOTS 42, 61, 62, 68

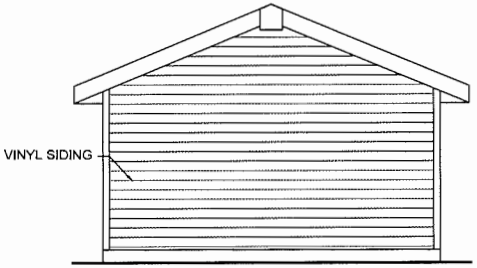
COLE CAREY ARCHITECTURAL DESIGNER 604 476-4434 www.walkthrough.com	PROPOSED PROJECT FOR: EPIC HOMES ADDRESS: LOTS 42, 61, 62, 68 SUBDIV. # 25057, 25123, 25171 - 112 AVE., MAPLE RIDGE, BC	PLAN: EH-2020-84 SCALE: 1:75 DATE: 26/02/2020 DRAWN: C.CAREY PAGE: 30



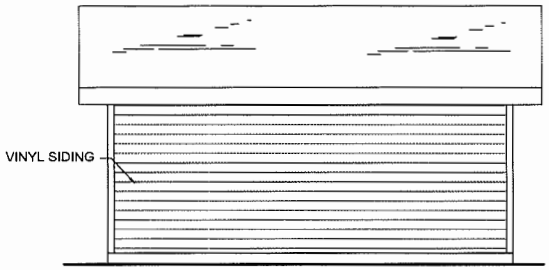
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



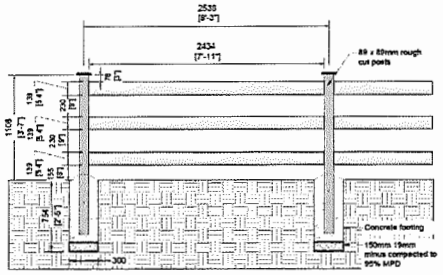
LEFT ELEVATION

NOTE: GARAGE SIZES NOTED ON MODEL SITE PLANS

DETACHED GARAGE(S) - LOTS 42-60 / 63-67 / 69-77

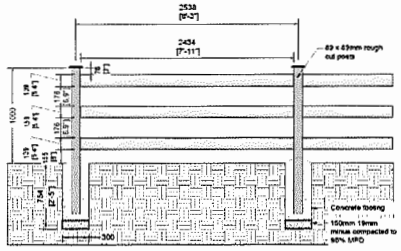
COLE CAREY
ARCHITECTURAL DESIGNER

PROPOSED PROJECT FOR:	EPIC HOMES
ADDRESS:	LOTS 42-60 / 63-67 / 69-77 SUBDIV. of 25057, 25123, 25171 - 112 AVE., MAPLE RIDGE BC
PLAN:	EH-2020-84
SCALE:	1:75
DATE:	26/02/2020
DRAWN:	C.CAREY
PAGE:	31



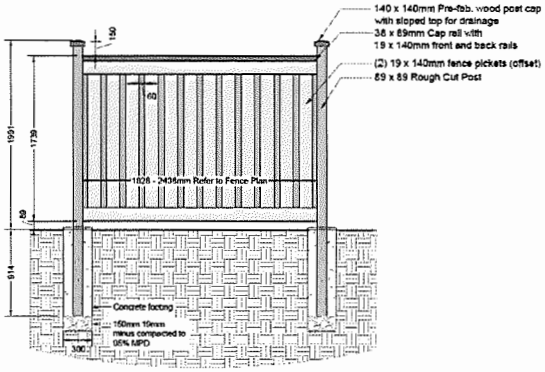
RAIL WOOD FENCE

SCALE: 1:50



MAX 1.0m HIGH RAIL WOOD FENCE

SCALE: 1:50

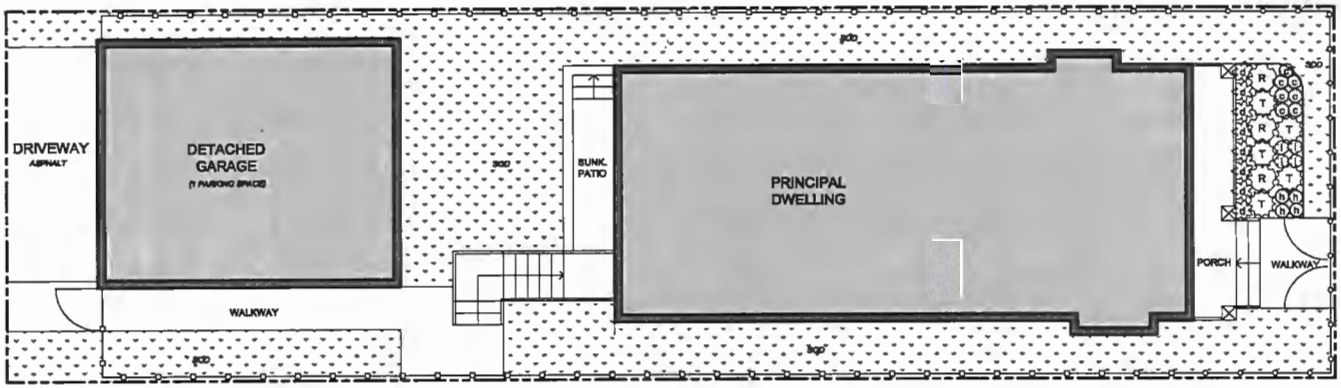


PRIVACY FENCE

SCALE: 1:50

FENCE DETAILS

COLE CAREY ARCHITECTURAL DESIGNER Phone: (778) 116-4634 EMAIL: cole@careygroup.com	PROPOSED PROJECT FOR: EPIC HOMES ADDRESS: LOTS 40-77 SUBDIV. # 25057, 25123, 25171 - 112 AVE., MAPLE RIDGE, BC	PLAN: EH-2020-84 SCALE: NOTED DATE: 26/02/2020 DRAWN: C.CAREY PAGE: 32



LEGEND

KEY	DESCRIPTION
	Max. 1.0m HIGH WOOD FENCE See Architecture for detail
	Max. 1.2m HIGH WOOD FENCE See Architecture for detail
	Max. 2.0m HIGH WOOD FENCE See Architecture for detail
	PEDESTRIAN GATE See Architecture for detail
	SOD

PLANT SCHEDULE STANDARD LOT

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
R	Rosa hybrid 'Vigorosa' / Vigorosa Rose	#2 Pot	0,6m	3
T	Thuja occidentalis 'Mr. Bowling Ball' / American Arborvitae	#2 Pot	0,6m	5

GRASSES/ PERENNIALS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
c	Coreopsis x 'Moonbeam' / Moonbeam Tickseed	#1 Pot	0,3m	7
d	Deschampsia cespitosa / Tufted Hair Grass	#1 Pot	0,45m	8
h	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	#1 Pot	0,3m	4
l	Lavandula angustifolia 'Munstead' / Munstead English Lavender	#1 Pot	0,3m	4

VDZ+A
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY
FORT LANGLEY STUDIO
101-9181 Church St
Fort Langley, BC
V1M 1A0
MOUNT PLEASANT STUDIO
102-355 Kingsway
Vancouver, BC
V5T 3J7
www.vdz.ca 604-882-0024

DRAWING TITLE
STANDARD LOT TYPICAL LANDSCAPE TREATMENT

PROJECT NO
DP2021-40

PROJECT
LOT 42-77 – Subdivision @ 25057, 25121, 25171 -112 Ave Maple Ridge, B.C.

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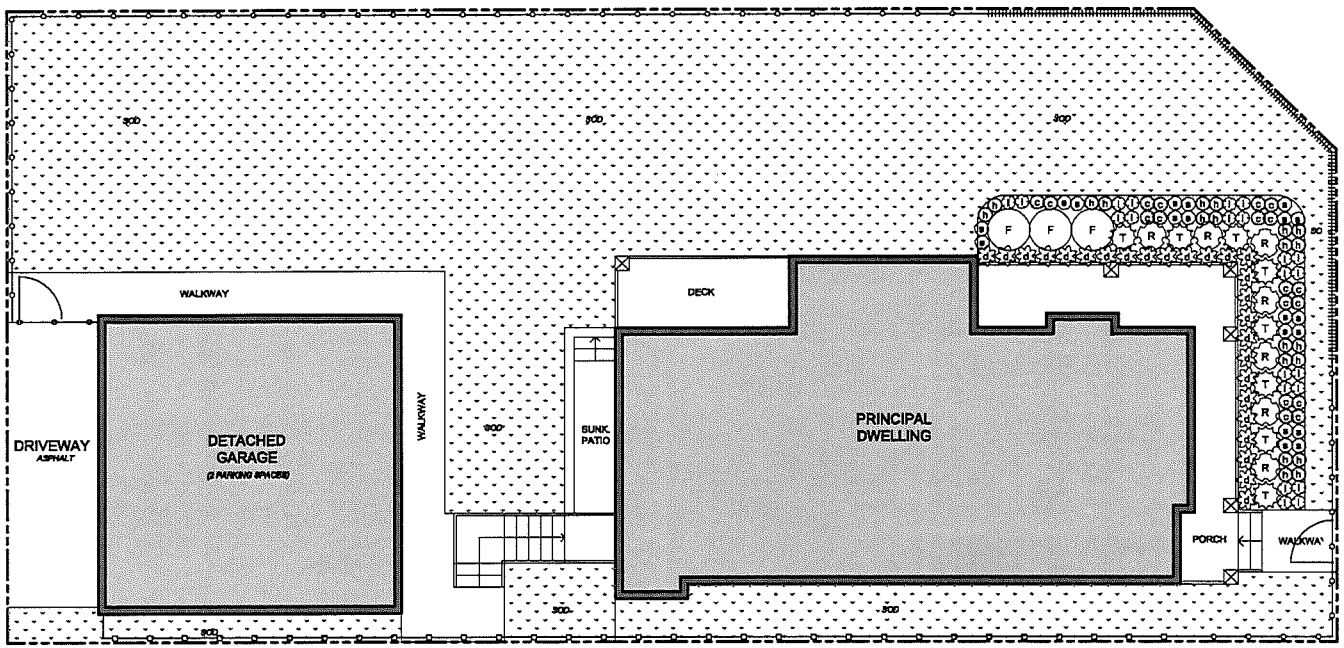
SCALE BAR
1:100 0 1m 2 3 4 5 6 7 8 9 10 11 12 13 14 15

NORTH

DRAWN JW	SCALE 1:100
CHECKED	DRAWING NO L-01/03
APPROVED	DATE June 8, 2021

SEAL

APPENDIX E



LEGEND

KEY	DESCRIPTION
	Max. 1.0m HIGH WOOD FENCE See Architecture for detail
	Max. 1.2m HIGH WOOD FENCE See Architecture for detail
	Max. 2.0m HIGH WOOD FENCE See Architecture for detail
	PEDESTRIAN GATE See Architecture for detail
	SOD

PLANT SCHEDULE CORNER LOT

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
F	Fothergilla gardenii / Dwarf Fothergilla	#2 Pot	0,9m	3
R	Rosa hybrid 'Vigorosa' / Vigorosa Rose	#2 Pot	0,6m	7
T	Thuja occidentalis 'Mr. Bowling Ball' / American Arborvitae	#2 Pot	0,6m	8

GRASSES / PERENNIALS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
c	Coreopsis x 'Moonbeam' / Moonbeam Tickseed	#1 Pot	0,3m	18
d	Deschampsia cespitosa / Tufted Hair Grass	#1 Pot	0,45m	26
h	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	#1 Pot	0,3m	20
l	Lavandula angustifolia 'Munstead' / Munstead English Lavender	#1 Pot	0,3m	22
s	Salvia nemorosa 'Caradonna' / Cardonna Meadow Sage	#1 Pot	0,3m	19

VDZ+A
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY
FORT LANGLEY STUDIO
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Fort Langley, BC
V1M 1A0
MOUNT PLEASANT STUDIO
102-355 Kingsway
Vancouver, BC
V5T 3J7
www.vdz.ca 604-882-0024

DRAWING TITLE
CORNER LOT TYPICAL LANDSCAPE TREATMENT

PROJECT NO.
DP2021-40

PROJECT
LOT 42-77 -- Subdivision @ 25057, 25121, 25171 -112 Ave Maple Ridge, B.C.

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SCALE BAR
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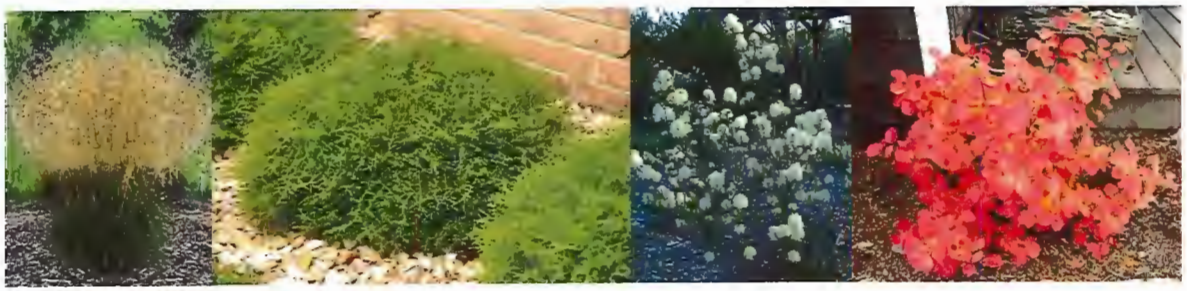
NORTH

DRAWN JW	SCALE 1:100
CHECKED	DRAWING NO. L-02/03
APPROVED	DATE June 8, 2021

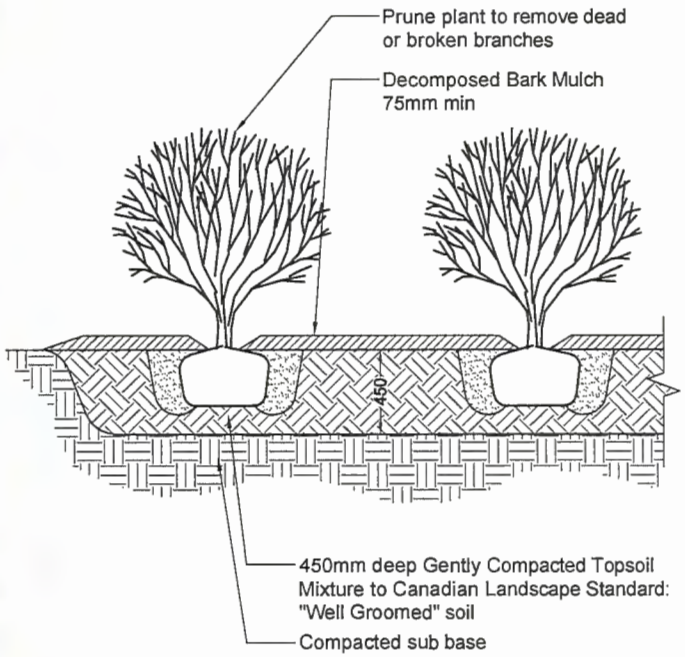
SEAL

Hemerocallis Lavandula Coreopsis Salvia



Deschampsia Thuja Fothergilla

Rosa 'Vigorosa' varieties



VDZ+A
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY

FORT LANGLEY STUDIO
101-9181 Church St
Fort Langley, BC
V1M 1A0

MOUNT PLEASANT STUDIO
102-355 Kingsway
Vancouver, BC
V5T 3J7

www.vdz.ca 604-882-0024

DRAWING TITLE
PLANTING DETAIL AND PLANTING PRECEDENTS

PROJECT NO
DP2021-40

PROJECT
LOT 42-77 -- Subdivision @ 25057, 25121, 25171 -112 Ave Maple Ridge, B.C.

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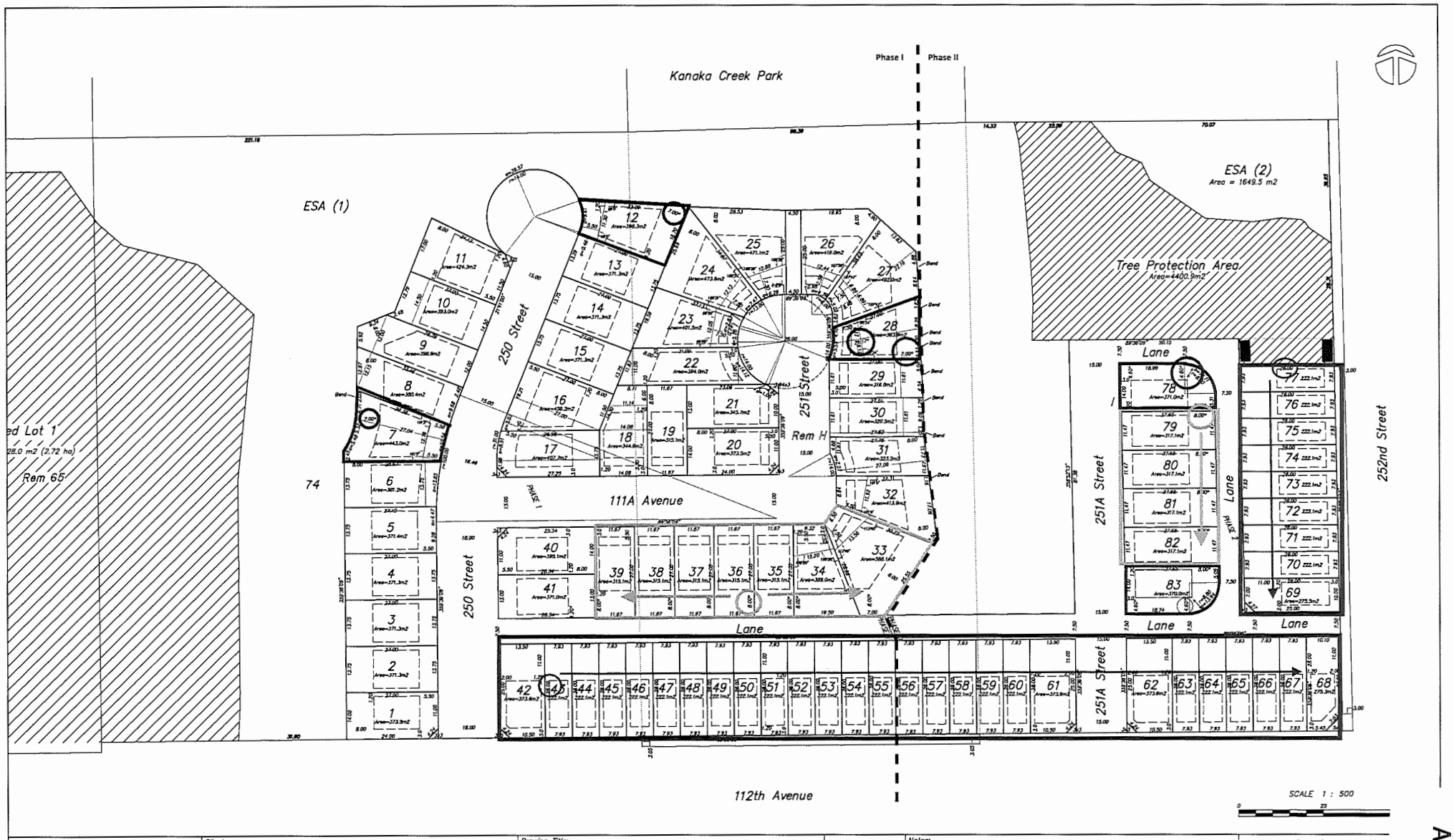
SCALE BAR

DRAWN JW	SCALE
CHECKED	DRAWING NO L-03/03
APPROVED	DATE June 8, 2021

SEAL



Terra Pacific
Land Surveying Ltd
22371 SL Anne Avenue, Maple Ridge, BC
Phone: 604-463-2599 Fax: 604-463-4301

Client: EPIC Homes

Project: 25057, 25123, and 25171 112th Avenue
Maple Ridge, BC

Drawing Title: Proposed 84 Lot Subdivision

Notes:
R-1 Lots: 1-17, 40-41.
R-2 Lots: 18-39, 78-83.
R-3 Lots: 42-77.

DVPs indicated by asterisk (*).
DVP for depth for Lot 28 (from 27 m to 26.17 m).
Preliminary subdivison plan and subject to changes.

Paper Size: 22" x 34"
Date: March 15, 2021
Revised: May 10, 2021
File: MR17-827skSUB_rev12

APPENDIX F

MAPLE RIDGE
British Columbia
mapleridge.ca

CITY OF MAPLE RIDGE

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	September 7, 2021
		FILE NO:	05-1770-01-2021
FROM:	Chief Administrative Officer	**MEETING:**	CoW

SUBJECT: **2021 Community Grants**

EXECUTIVE SUMMARY:

The Community Grants Policy was adopted in 2013, providing a framework in support of Council's Community Grants Program, with a focus on supporting organizations who provide services in Maple Ridge. While this policy framework was reviewed and approved in April 2019, recent direction from the Audit & Finance Committee will result in some refinement of the Policy to better align with Council's Strategic Priorities. As an interim measure, the Committee was supportive of bringing forward existing requests for grant funding before the update of the Policy is finalized.

The available funding envelope for 2021 is $90,600, which includes a carry forward provision from 2020 to allow Council to address a potential increase in funding requests this year. Staff is recommending the grant allocations totaling $43,919 as shown on the attached Schedule "A". This allocation leaves $46,681 available to address other requests.

RECOMMENDATION(S):

That the proposed allocation of the 2021 Community Grants as shown on Schedule "A" of the staff report dated September 7, 2021 be approved.

DISCUSSION:

a) **Background Context:**

The Community Grants Program helps support organizations who provide services to our community. In many instances, the services these organizations provide support the objectives outlined in Council's strategic priority of Community Safety, and many of them struggle to find sustainable funding. During the pandemic, organizations such as those included in this report have experienced increased demand for their services and funding from City will offer some assistance. It should be noted that some of these same organizations also apply for, and receive, funding from other municipal programs.

In 2013, Council adopted a Community Grants policy, formalizing the eligibility and evaluation criteria used when considering the allocation of the community grants budget. Council reviewed and confirmed the Policy direction in April of 2019. Subsequent to that,

Council asked staff to review the policy framework guiding Fee for Service Agreements, with the work referred to the Audit & Finance Committee. As part of that work, it was identified that an update to the Community Grants Policy to align it with Council's Strategic Priorities was needed and that pending requests for funding should be brought forward as an interim measure.

For 2021, the available budget for Community Grants is $90,600 and includes a carry forward provision from 2020 to allow Council some additional capacity to support community organizations this year. A recommended allocation is attached, based on the applications received to date.

Commentary on the specific allocations follows.

The Family Education and Support Centre (FESC) is a multi-service agency that has grown and changed over the years in response to the community's need for services. Their objective is to provide social services to families in need of finding answers to challenges with regard to parenting, mental health, food security, settlement as newcomers and for their individual personal growth. They are a founding member of the Community Network and serve as the host for the Network coordination funds. In this capacity, the FESC received $30,000 from the City this year to assist in funding a community network coordinator and an additional $5,700 in support of the Pathways Project. This funding is outside of the community grants envelope. For 2021, FESC is asking for support for their Writing Home Program. This is a seven-week supported creative writing program open to immigrant and refugee women. The Program is intended to support social connection and lessen isolation through storytelling and to increase awareness in the community about the challenges, skills and talents of newcomers to our community. FESC is asking for $5,000 to support this program; staff recommend supporting this request.

In 2004, Council adopted a bylaw banning the sale or use of fireworks in Maple Ridge. As a way to provide the community with an annual fireworks display, a local service club began coordinating an annual firework display at the Albion Fairgrounds site, paid for with a combination of sponsorship monies and an annual contribution of $3,000 from the Community Grants Program. More recently, the City has been playing a lead role in the Celebrate the Night festival and fireworks celebration which moved to the Town Centre. This popular event contributes to Council's strategic priority of Community Pride & Spirit. The event was modified to a drive-thru laser light show in 2020 as part of the City's response to COVID restrictions around gatherings, but will return to a fireworks display this year. Staff recommend that an allocation of $3,000 from this year's Community Grants budget be made, in line with previous practice.

The Friends in Need Food Bank Society was established in 1989 with a mission of ensuring that no one in our community ever goes hungry. In 2019, the Society opened the Perishable Food Recovery Facility, and has been working with local grocery stores to recover food both for distribution as well as other community organizations dealing with food insecurity. The Society has been able to upgrade vehicles and on-site refrigeration through grants from a number of other agencies and senior levels of government. While the Program has been successful and the Society considers it to be transformative in addressing food insecurity, it does come with additional costs which put a strain on overall operations. The Society is requesting a community grant of $17,919 to support the Program with additional funding of $40,000 coming from other funding partners and the Society. Staff recommend support for the request.

The local One Way Club Society provides a safe place for people seeking a path to recovery from alcohol and drug addiction through referrals to various community resources and

through an array of 12-step recovery meetings and social events. The Society is hoping to undertake some upgrades and replace some equipment to allow them to increase their capacity and to reopen their café, allowing them to provide affordable meals and to address an increase in people seeking their services. The Society is requesting a total of $18,000 to supplement funding from the Province to upgrade their windows, replace a walk-in freezer and expand their outside capacity. Staff recommend support for the request.

b) **Desired Outcome(s):**
Organizations, such as those identified on Schedule "A", are increasingly struggling to secure long-term sustainable funding at the same time that the demand for their services are growing. Through the Community Grants Program, Council is able to help such organizations continue with the provision of services to the citizens of Maple Ridge.

c) **Business Plan/Financial Implications:**
The distribution of Community Grants proposed on the attached "Schedule A" allocates $43,919 to various community groups.

d) **Alternatives:**
Council could choose not to distribute any grants but as that decision may jeopardize the ability of various organizations to continue providing necessary services, this is not recommended.

CONCLUSION:

The provision of grants to local organizations benefits the citizens of Maple Ridge. The distribution proposed in Schedule "A" attempts to allocate the limited resources to provide benefit to the community.

Prepared by: **Catherine Nolan, CPA, CGA**
Deputy Director of Finance

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

Approved by: **Christina Crabtree**
GM, Corporate Services

Concurrence: **Al Horsman**
Chief Administrative Officer

Schedule A

Community Grants 2021			
			Schedule "A"
	Requested Amount for 2021	Recommended Amount for 2021	
Total Budget Available as per Financial Plan:	**$ 90,600**	**$ 90,600**	**How the Grant will be used**
Family Education and Support Centre (Writing Home)	5,000	5,000	To assist with FESC Writing Home program
Halloween Fireworks Display	3,000	3,000	Annual Halloween Fireworks Display Celebrate the Night
Friends in Need Food Bank	17,919	17,919	Support for the Perishable Food Recovery Program
One Way Club	18,000	18,000	Expansion of facility capacity to address increased demand
Totals	**$ 43,919**	**$ 43,919**	
Unallocated 2021 Community Grants	**$ 46,681**	**$ 46,681**	

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	**September 7, 2021**
		FILE NO:	01-0115-20
FROM:	Chief Administrative Officer	**MEETING: CoW**	

SUBJECT: Modernization of the Maple Ridge Fire Department Radio Communications Network

EXECUTIVE SUMMARY:

Radio communications are a critical element of all emergency incidents to which the Maple Ridge Fire Department responds. The department has been operating on the current Ultra High Frequency (UHF) band since the 1980's and while this technology has served us well, it is stand alone equipment which has reached its end of life.

The Fire Department will need to modernize the existing radio equipment and the newer ECOMM digital radio system, with its extended capabilities, will better fulfill the needs of the department. The ECOMM radio network is the current industry standard for Public Safety Radio in British Columbia, locally servicing the Ridge Meadows Royal Canadian Mounted Police (RCMP), the British Columbia Ambulance Service (BCAS), as well as 30 other agencies and 15 fire departments in Metro Vancouver, including Surrey Fire which utilizes the ECOMM radio system for its own dispatching needs. The transition to ECOMM digital radio system is included in the Capital Program and adopted Financial Plan and the costs are within budget.

While the department will transition to the digital ECOMM radio network and equipment, Surrey Fire will remain the dispatching service provider.

RECOMMENDATION:

That the transition of the Maple Ridge Fire Department to the E-Comm digital radio system as of November 1, 2021 be approved.

DISCUSSION:

a) Background Context:

The current radio equipment has been in service since the 1980's and has reached its end of life. Equipment failures are becoming more frequent, and repairs and maintenance have become challenging and increasingly costly. The equipment is no longer being offered nor supported by the manufacturer, with replacement parts becoming extremely difficult to obtain. Therefore, the Fire Department will need to transition to a new vendor to maintain an appropriate inventory of portable radios.

The new portable radios must be operable with a gloved hand, and all be of the same configuration. In emergencies and stressful situations, firefighters rely on basic muscle memory to operate

equipment and having different models of portable radios would create an additional risk for firefighters. The transition to the digital ECOMM radio system achieves both the usability and uniformity required for fire ground operations.

The transition to the digital ECOMM digital radio system has been completed in most other fire departments including our mutual aid partners, such as the Township and City of Langley Fire Departments and the City of Abbotsford Fire Department. As of September 14th, the Pitt Meadows Fire Rescue Service will also be transitioning to ECOMM, leaving the Maple Ridge Fire Department as the only remaining fire department in Metro Vancouver utilizing UHF technology.

A transition to the ECOMM digital radio system will increase interoperability when responding to combined events with local regional partners including Ridge Meadows RCMP and the BCAS. Many of the fire department's daily calls for service, including motor vehicle incidents, fires, medical calls such as in-progress assaults or search and rescue deployment, are combined response events which are routinely attended. The ability to seamlessly have access to a mutual channel and be able to communicate and coordinate a response will enhance the effectiveness and safety of all responding agencies. It will eliminate the delay in information gathering and sharing that currently exists since each responding agency must communicate through its respective dispatcher.

Another major advantage of transitioning to the ECOMM digital radio system is expanded and more robust coverage. The ECOMM radio network is built on a series of access points (e.g., cellular towers, antennas) strategically located across Metro Vancouver. This area-wide network creates a built-in redundancy, resulting in more reliable coverage and clearer transmission.

b) Desired Outcome:

That the Maple Ridge Fire Department transition to the digital ECOMM radio network as of November 1, 2021.

This transition will provide a broad, secure, reliable and scalable radio network which will significantly improve coverage and augment the safety of first responders and the public. In addition, this network will be encrypted to ensure communications security and enhanced privacy for those involved in incidents.

While the department would move to the digital ECOMM network and equipment, Surrey Fire would remain our dispatching service provider. The ECOMM and Surrey Fire Dispatch teams have been involved in many similar transitions and have worked collaboratively to facilitate the seamless transition to the ECOMM digital radio system.

c) Strategic Alignment:

The transition to the digital ECOMM network and equipment aligns with the City of Maple Ridge Strategic Plan 2019-2022, specifically with the strategic priorities of Community Safety and Growth. It will ensure a more reliable radio communications network, both for day-to-day incidents and disaster response which benefits the citizens who require fire department resources.

d) Business Plan/Financial Implications:

The transition to ECOMM digital radio system is included in the Capital Program and Adopted Financial Plan and the costs are within budget.

The table below outlines a preplanned 3.50% annual increase in ECOMM levies per year over the next 5 years.

Year	Description		Total per Year
	Radio Infrastructure Levy	User Equipment Levy*	
2021	$280,270	$115,770	$396,040
			Prorated 20% 66,007
2022	$290,080	$119,820	$409,900
2023	$300,230	$124,010	$424,240
2024	$310,740	$128,350	$439,090
2025	$321,620	$132,840	$454,460

*The User Equipment Levy is for the use of 128 radios as follows: 98 single band portable radios, 29 mobile single band radios and 1 dual band mobile radio. The levy includes an "evergreening" program allowing for the replacement/modernization of the radios every 7.5 years.

CONCLUSION:

The current UHF technology and network has reached end of life and a transition to a more modern communications system is necessary. The transition to the widely used digital ECOMM radio network will increase both first responder and public safety by providing a more robust and reliable communications network. It will also significantly increase interoperability between emergency services and mutual aid partners for incident and disaster response.

Stephan Drolet

Prepared by: Stephan Drolet M.O.M.
Assistant Fire Chief

Approved by: Howard R Exner
Fire Chief

Approved by: Trevor Thompson
Director of Finance (CFO)

per

Concurrence: Al Horsman
Chief Administrative Officer

Attachments:
(A) ECOMM Quotes
(B) ECOMM Network in Metro Vancouver

E-Comm 9-1-1
Emergency Communications for British Columbia Incorporated

Maple Ridge Fire
2021 Preliminary Radio Levy Estimates
August 24, 2021

DRAFT

Metrics	
# Radios	128
Coverage Area	26,710
Coverage Area (Adjusted)	18,910
Population	82,256
Traffic (Erlangs)	0.17000
# Dispatches	800

Roll In: Quote - Nov 1, 2021

Radio Infrastructure

Radio and User Equipment	Amort'n Period	Total Annual		Maple Ridge Fire Annual Share
Capital Costs				
Radio Infrastructure	*Amort'n Period*			
Civil Works	*20.5 years*			25,099
Microwave Network	*15.5 years*			467
Microwave Network	*10.0 years*			8,037
Radio Components	*12.5 years*			61,718
Radio Components	*4.0 years*			-
Radio Infrastructure				**95,321**
Consoles	*10.5 years*			-
Consoles	*5.0 years*			17
Consoles	*7.0 years*			157
Consoles	*10.0 years*			104
Consoles				**278**
				-
Dispatch Building	*20.5 years*			758
Dispatch Building	*3.0 years*			2
Dispatch Building	*5.0 years*			740
Dispatch Building	*10.0 years*			89
Dispatch Building	*15.0 years*			12
Dispatch Building				**1,601**
Total Capital Costs				**97,200**
				-
Annual Maintenance Costs		**Total Annual**		
Radio Operating & Mtce Costs		12,154,628		171,195
SWAP Termination Costs (prior)		193,394		2,724
Reserve for Capital (prepaid)		650,000	*note (h)*	9,155
Total Operating & Maintenance		**12,998,022**		**183,074**
		-		-
Total Radio Infrastructure Levy				**280,270**

- 4

User Equipment

Description	Amort Period	Qty	Unit Price	Extended Cost	Motorola Radios Annual Cost*	
	(years)					
Capital Costs						
Portable Radio Single Band	7.5	98	5,485	537,510	78,260	
Portable Radio Dual Band	7.5	-	-	-	-	
Mobile Radio - Single Band	7.5	29	5,019	145,540	21,190	
Mobile Radio - Dual Band	7.5	1	6,240	6,240	910	
In Vehicle Repeater Systems (DVRS)	7.5	3	12,210	36,630	5,330	
Firehall alerting equipment	7.5	-	-	-	-	
Total User Equipment		**131**		**725,920**	**105,690**	*(g)*
Annual Operating/Mtce Levy						
Radio admin/licensing- Mob/Port		128	42		5,360	
Other O&M (includes tech allocation)	*% radios*	1.2%	403,460		4,720	
Total Annual O&M					**10,080**	
Total User Equipment Levy					**115,770**	

2021 Total Levy Estimates	**396,040**

E-Comm 9-1-1
Emergency Communications for British Columbia Incorporated

Maple Ridge Fire
2021 Preliminary Radio Levy Estimates
August 24, 2021

DRAFT

Metrics	
# Radios	128
Coverage Area	26,710
Coverage Area (Adjusted)	18,910
Population	82,256
Traffic (Erlangs)	0.17000
# Dispatches	800

Summary:	Description	Total
Rounded (00's)		
	Total Radio Infrastructure Levy	280,270
	Total User Equipment Levy	115,770
	2021 Levy Estimates	**396,040**
Estimated transition date November 1, 2021	**2021 Levy Prorated (2 months)**	**66,007**
*Actual transition date will be used		
	% increase	***3.50%***
	Total Radio Infrastructure Levy	290,080
	Total User Equipment Levy	119,820
	2022 Levy Estimates	**409,900**
	% Increase	***3.50%***
	Total Radio Infrastructure Levy	300,230
	Total User Equipment Levy	124,010
	2023 Levy Estimates	**424,240**
	% increase	***3.50%***
	Total Radio Infrastructure Levy	310,740
	Total User Equipment Levy	128,350
	2024 Levy Estimates	**439,090**
	% increase	***3.50%***
	Total Radio Infrastructure Levy	321,620
	Total User Equipment Levy	132,840
	2025 Levy Estimates	**454,460**

Notes:

a) *Based on the 2021 Budget (approved by the Board of Directors on November 26, 2020)*
2022-2025 Estimates expected to be average 3.5% increase annually but may be lower should additional agencies join E-Comm radio.
Individual agency increases may vary due to individual metrics changes.
The above are annualized levies. The levy will be pro-rated to the date of transition in the year of transition.

b) *Includes net PST paid by E-Comm where applicable*

c) *PST/GST will be billed to member agencies on the above levies in accordance with CRA requirements.*

d) *Shared annual levy includes financing @ 2.65% calculated semi-annually as per E-Comm's financing with MFA (refinanced March 24, 2018).*
User equipment capital financing rate used for quote purposes is 2.24%, but actual MFA borrowing rate will be used.
Interest is calculated semi-annually as per E-Comm's financing with MFA.

e) *Per Members' Agreement, levies are payable quarterly in advance; interest will be charged on late payments*

f) *Metrics are based on the following:*
-# of radios based on user equipment requested by the agency (portables and mobiles)
-Coverage area and population as per BC Stats
-Traffic and # of dispatches are based on 1995/96 estimates to be comparable with other police and fire agencies

g) *User equipment pricing has been provided based on average fire radio configurations for the P25 radio system.*
Pricing is based on Motorola MSO pricing including 7% net taxes (per the selection of radios and accessories in the Motorola order form) and assumes 1 discount level from Motorola (volume discount).

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Emergency Communications for British Columbia Incorporated

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DRAFT

Metrics	
# Radios	128
Coverage Area	26,710
Coverage Area (Adjusted)	18,910
Population	82,256
Traffic (Erlangs)	0.17000
# Dispatches	800

Actual user equipment pricing will be based on vendor pricing in effect at the time of equipment order and agency selection of radios and accessories.

DVRS are excluded from the above and would be an additional user equipment levy if required.

User equipment capital levies include financing @ 2.24% calculated semi-annually per E-Comm's existing financing with MFA; should actual rates vary, then the actual rate in effect at the time of borrowing will be used.

h) ***Excluded costs are as follows:***
-The cost of installation for radio user equipment, including mobiles and base stations
-The cost of vehicular installation, vehicular intercom interface and installation
-The cost of mobile antennas, base station antenna or their installation
-The cost of fireball alerting antennas or their installation
-The cost of interfacing a legacy fireball alerting system to the E-Comm radio network
-The cost of paging and/or paging systems and their installation
-The cost of interfacing to a legacy paging system
-The cost of adapting to an existing apparatus intercom system; to be priced at the time of transition.
-Any additional costs related to dispatch are the responsibility of the agency.

j) *Location and any related costs are EXCLUDED as the agency is not on E-Comm's FireCAD.*
Connectivity costs for location are EXCLUDED as this is to be determined (Ex. could be a mix of city fibre, wireless such as Rogers or TELUS 3G or something else)

If any of the above facts and assumptions are incorrect or incomplete, please advise as soon as possible as the attached estimate may change accordingly. This quote is for preliminary estimate purposes only and is not final.

Attachment "B" Metro Vancouver ECOMM Network

1600 *NOTICES OF MOTION AND MATTERS FOR FUTURE MEETINGS*

1600 *NOTICES OF MOTION AND MATTERS FOR FUTURE MEETING*

1601 Notice of Motion by Councillor J. Dueck

That Council direct staff to bring back a report regarding the options available to council to limit pharmacies and further, that applications for pharmacies be held pending the outcome of review.