

City of Maple Ridge

COUNCIL MEETING AGENDA

October 12, 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 September 28, 2021

500 PRESENTATIONS AT THE REQUEST OF COUNCIL

600 DELEGATIONS

700 ITEMS ON CONSENT

701 **Minutes**

701.1 Development Agreements Committee Meetings

- September 28, 2021

702 Reports

703 Correspondence

704 Release of Items from Closed Council Status

705 Recommendation to Receive Items on Consent

800 UNFINISHED BUSINESS

900 CORRESPONDENCE

1000 BYLAWS

Bylaws for and Adoption

- 1001 **2017-320-RZ, 12327 203 Street, RS-1 to R-1**
Staff report dated October 12, 2021 recommending adoption

Maple Ridge Zone Amending Bylaw No. 7380-2017
To rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit a future subdivision of two lots

- 1002 **Maple Ridge Business Improvement Area Establishment Bylaw No. 7767-2021**
Staff report dated October 12, 2021 recommending adoption

To re-establish the Downtown Maple Ridge Business Improvement Association

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 **2021-381-RZ, 22900 & 22904 117 Avenue, 11675 229 Street and 11678 & 11690 Burnett Street, RS-1 to RM-2**

Staff report dated October 5, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7792-2021 to rezone from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential) to permit future construction of approximately 92 dwelling units in an apartment building and nine (9) dwelling units in a townhouse form for a total of 101 dwelling units be given first reading and that the applicant provide further information as described on Schedules A, B, D and E of the Development Procedures Bylaw No. 5879-1999.

- 1102 **2019-331-RZ, 25597 130 Avenue, RS-3 to RS-2**

Staff report dated October 5, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7586-2019 to rezone from RS-3 (Single Detached Rural Residential) to RS-2 (Single Detached Suburban Residential) to permit a future subdivision of two (2) lots be given second reading and be forwarded to Public Hearing.

Engineering Services

Corporate Services

- 1151 **Union of British Columbia Municipalities (UBCM) 2022 Community Resiliency Investment (CRI) Program**

Staff report dated October 5, 2021 recommending that an application for grant funding to the Union of British Columbia Municipalities Community Resiliency Investment (CRI) Program to hire a time-duration FireSmart Coordinator to facilitate FireSmart related activities be submitted and that the overall grant management for the Coordinator be provided by the City of Maple Ridge.

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

1600 NOTICES OF MOTION AND MATTERS FOR FUTURE MEETING

1700 ADJOURNMENT

PUBLIC QUESTION PERIOD

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

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

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.

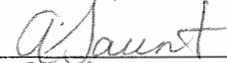
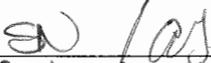
If you have a question or comment that you would normally ask as part of Public Question Period, you can email clerks@mapleridge.ca before 4:00 p.m. on the day of the meeting and your questions or comments will be shared with Council. If you miss this deadline staff will respond to you in writing as 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:	<u>Oct. 7, 2021</u>		
PREPARED BY:		CHECKED BY:	
DATE:	<u>Oct. 7, 2021</u>	DATE:	<u>Oct 7, 2021</u>

400 Adoption and Receipt of Minutes

401 Minutes of Regular and Special Council Meetings

City of Maple Ridge

COUNCIL MEETING MINUTES

September 28, 2021

The Minutes of the City Council Meeting held virtually and hosted in Council Chambers on September 28, 2021 at 7:00 p.m. at City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

PRESENT

Elected Officials

Mayor M. Morden
Councillor J. Dueck
Councillor C. Meadus
Councillor G. Robson
Councillor R. Svendsen
Councillor A. Yousef

Appointed Staff

A. Horsman, Chief Administrative Officer
C. Carter, General Manager Planning & Development Services
C. Crabtree, General Manager Corporate Services
S. Hartman, General Manager Parks, Recreation & Culture
D. Pollock, General Manager Engineering Services
P. Hlavac-Winsor, General Counsel and Executive Director,
Legislative Services
S. Nichols, Corporate Officer
T. Thompson, Director of Finance

ABSENT

Councillor K. Duncan

Other Staff as Required

C. Goddard, Director of Planning
A. Grochowich, Planner 2
D. Olivieri, Manager of Corporate Planning and Consultation
F. Smith, Director of Engineering

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 Robson and Councillor Yousef participated electronically. The Mayor chaired the meeting from Council Chambers.

100 **CALL TO ORDER**

200 **AMENDMENTS TO THE AGENDA**

300 **APPROVAL OF THE AGENDA**

R/2021-CM-315

It was moved and seconded

That the agenda of the Regular Council Meeting of September 28, 2021 be adopted as circulated.

CARRIED

400 **ADOPTION AND RECEIPT OF MINUTES**

401 Minutes of the Regular Council Meeting of September 14, 2021

R/2021-CM-316

It was moved and seconded

That the minutes of the Regular Council Meeting of September 14, 2021 be adopted as circulated.

CARRIED

402 Report of the Public Hearings of June 15, July 20 and September 21, 2021

R/2021-CM-317

It was moved and seconded

That the report of the Public Hearings of June 15, 2021, July 20, 2021 and September 21, 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 Development Agreements Committee Meetings

- September 9, 2021
- September 14, 2021
- September 21, 2021

701.2 Committees and Commissions of Council Meetings

- Economic Development Committee – June 3, 2021
- Advisory Design Panel – June 16, 2021
- Public Art Steering Committee – July 8, 2021
- Economic Development Committee – July 22, 2021

702 **Reports**

702.1 **2021 Council Expenses**

Staff report dated September 28, 2021 listing Council expenses recorded to August 31, 2021.

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

Staff report dated September 28, 2021 providing information on disbursements for the month ended August 31, 2021.

703 **Correspondence**

703.1 **City of Langley – Appointment of Directors to Regional District Board**

Letter dated September 15, 2021 from Kelly Kenney, Corporate Officer, City of Langley, outlining a resolution requesting the appointment of the Mayor or the Mayor's designate as the municipal direction to the Regional District Board passed by the Metro Vancouver Regional District Board on July 30, 2021 and forwarded to the Ministry of Municipal Affairs.

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

705 **Recommendation to Receive Items on Consent**

R/2021-CM-318

It was moved and seconded

That the items on the Consent Agenda of the September 28, 2021 Council Meeting be received into the record.

CARRIED

800 **UNFINISHED BUSINESS**

801 **Motion by Councillor J. Dueck (brought forward as a Notice of Motion at the September 14, 2021 Council Meeting)**

Councillor Dueck spoke to her notice of motion. She advised on the importance of the item in contributing to the creation of a vibrant town centre.

R/2021-CM-319

Moved and seconded

That staff bring back a report and draft bylaw to limit pharmacy use in the Town Centre; and further,

That applications for pharmacies be held in abeyance pending the adoption of a Zone Amending Bylaw.

CARRIED

802 **Council Workplan Matrix – September 28, 2021**

Staff report dated September 28, 2021 recommending that the Council Workplan Matrix be endorsed.

R/2021-CM-320

Moved and seconded

That the Council Workplan Matrix dated September 28, 2021 be endorsed.

CARRIED

900 **CORRESPONDENCE – Nil**

1000 **BYLAWS**

Note: Items 1001 to 1005 are from the September 21, 2021 Public Hearing

Bylaws for Third Reading

1001 **2019-341-RZ, 12162, 12170 and 12178 Fletcher Street
Maple Ridge Zone Amending Bylaw No. 7587-2019**

To rezone from RS-1 (Single Detached Residential) to RM-1 (Low Density Townhouse Residential) Zone. The current application is to permit the future construction of fifteen dwelling units.

R/2021-CM-321

Moved and seconded

That Zone Amending Bylaw No. 7587-2019 be given third reading.

CARRIED

1002 **2019-427-RZ, 20690 Lougheed Highway**

1002.1 **Maple Ridge Zone Amending Bylaw No. 7609-2020**

To rezone from RS-1 (One Family Urban Residential) to C-2 (Community Commercial)

R/2021-CM-322

Moved and seconded

That Zone Amending Bylaw No. 7609-2020 be given third reading.

CARRIED

Councillor Robson – OPPOSED

1002.2 **Maple Ridge Zone Amending Bylaw No. 7776-2021**

A site specific text amendment to Part 4 Section 401.3 of the Zoning Bylaw to reduce the 1,000 metre separation distance between Cannabis Retail Uses to 333.5 metres.

The current application is to permit the future construction of a two-storey commercial building with retail on the ground floor and an office use above, and to permit a non-medical cannabis retail store to be located in an existing commercial building.

R/2021-CM-232

Moved and seconded

That Zone Amending Bylaw No. 7776-2021 be given third reading.

CARRIED

1003 **2020-403-RZ, 12077 and 12079 240 Street**

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). The current application is to permit a future development of four lots for the future construction of single-family residential dwellings.

R/2021-CM-233

Moved and seconded

That Zone Amending Bylaw No. 7695-2020 be given third reading.

CARRIED

Bylaws for Third Reading and Adoption

1004 **2017-242-RZ, Home Occupation: Commercial Vehicle Amendment
Maple Ridge Zone Amending Bylaw No. 7769-2021**

Amendment to Zoning Bylaw Section 402.14 to align the number and size of commercial vehicles permitted on residential lots for home based business with the regulations outlined in Section 402.19.

R/2021-CM-234

Moved and seconded

That Zone Amending Bylaw No. 7769-2021 be given third reading and be adopted.

CARRIED

Councillor Robson – OPPOSED

1005 **2021-257-RZ, 110 – 20110 Lougheed Highway
Maple Ridge Zone Amending Bylaw No. 7775-2021**

A site specific text amendment to Part 4 Section 401.3 of the Zoning Bylaw to reduce the 1,000 metre separation distance between Cannabis Retail Uses to 394.5 metres

The current application is to permit a proposed non-medical cannabis retail store

R/2021-CM-235

Moved and seconded

That Zone Amending Bylaw No. 7775-2021 be given third reading and be adopted.

CARRIED

Councillor Robson – OPPOSED

1100 **REPORTS AND RECOMMENDATIONS**

Planning and Development Services

1101 **2021-342-AL, 21973 132 Avenue, Non-Farm Use Application**

Staff report dated September 21, 2021 recommending that Application 2021-342-AL to permit an existing full-service restaurant known as 'The Ranch Pub and Grill' to continue to operate on lands located within the Agricultural Land Reserve be authorized to proceed to the Agricultural Land Commission.

R/2021-CM-236

Moved and seconded

That the Non-Farm Use Application 2021-342-AL, respecting the property located at 21973 132 Avenue, be authorized to proceed to the Agricultural Land Commission.

CARRIED

1102 **2021-101-RZ, 21938, 21952, 21964, 21976 and 21988 Lougheed Highway, RS-1 to RM-2**

Staff report dated September 21, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7784-2021 to rezone from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential) to permit a six storey market strata residential apartment building be given first reading and that the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999.

Main motion

R/2021-CM-237

Moved and seconded

- 1. That Zone Amending Bylaw No. 7784-2021 be given first reading; and**
- 2. That the applicant provides further information as described on Schedules C, D, and E of the Development Procedures Bylaw No. 5879-1999.**

R/2021-CM-238

Moved and seconded

That Application 2021-101-RZ, be referred back to staff.

DEFEATED

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

Question on the main motion

The question was then called on the main motion.

MAIN MOTION CARRIED

Councillor Robson, Councillor Yousef - OPPOSED

1103 2021-152-RZ, 11646 and 11648-54 228 Street, RS-1 to RM-1

Staff report dated September 21, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7786-2021 to rezone from RS-1 (Single Detached Residential) to RM-1 (Low Density Townhouse Residential) to permit the future construction of eight townhouse dwelling units be given first reading and that the applicant provides further information as described on Schedules C, D, E, F and G of the Development Procedures Bylaw No. 5879-1999.

R/2021-CM-239

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;**
 - i. The Board of any Regional District that is adjacent to the area covered by the plan;**
 - ii. The Council of any municipality that is adjacent to the area covered by the plan;**
 - iii. First Nations;**
 - iv. Boards of Education, Greater Boards and Improvements District Boards; and**
 - i. 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. 7786-2021 be given first reading; and
3. That the applicant provides further information as described on Schedules C, D, E, F and G of the Development Procedures Bylaw No. 5879-1999.

CARRIED

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

Staff report dated September 21, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7788-2021 to rezone from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached [Low Density] Urban Residential) to permit a future development of a bare-land strata subdivision to create approximately ten (10) bare-land strata lots be given first reading and that the applicant provides further information as described on Schedules B, E, F, and G of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

R/2021-CM-240

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;
 - i. The Board of any Regional District that is adjacent to the area covered by the plan;
 - ii. The Council of any municipality that is adjacent to the area covered by the plan;
 - iii. First Nations;
 - iv. Boards of Education, Greater Boards and Improvements District Boards; and
 - v. 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. 7788-2021 be given first reading; and
3. That the applicant provides further information as described on Schedules B, E, F and G of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

CARRIED

Note: Item 1105 was referred back to staff at the September 21, 2021 Committee of the Whole Meeting

1105 2021-341-RZ, 22108, 22118, 22126, 22136, 22146, 22154 and 22164 Loughheed Highway, RS-1 to RM-2

1106 2016-238-RZ, 24212 112 Avenue, RS-3 to RS-1b

Staff report dated September 21, 2021 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7265-2016 to redesignate the subject property to Low/Medium Density Residential and Conservation be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7266-2016 to rezone from RS-3 (Single Detached Rural Residential) to RS-1b (Single Detached [Medium Density] Residential) to permit a future subdivision of approximately 10 lots be given second reading and be forwarded to Public Hearing.

R/2021-CM-241

Moved and seconded

- 1) That, in accordance with Section 475 of the *Local Government Act*, opportunity for early and ongoing consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7265-2016 on the municipal website, and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;
- 2) That Official Community Plan Amending Bylaw No. 7265-2016 be given first and second readings and be forwarded to Public Hearing;
- 3) That Zone Amending Bylaw No. 7266-2016 be given second reading, and be forwarded to Public Hearing;
- 4) That the following terms and conditions be met prior to final reading:
 - i) Amendment to Official Community Plan Schedule "A", Chapter 10.2 Albion Area Plan, Schedule 1: Albion Area Plan;
 - ii) Road dedication as required;

- iii) Park dedication as required, including construction of walkways, multi-purpose trails; and removal of all debris and garbage from park land;
- 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 the protection of the Environmentally Sensitive areas (wetlands) on the subject property;
- vi) Registration of a Restrictive Covenant for Stormwater Management;
- vii) Removal of existing building/structures;
- viii) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site;
- ix) That a voluntary contribution, in the amount of \$51,000 (\$5,100/lot) be provided in keeping with the Council Policy with regard to Community Amenity Contributions; and
- x) That a voluntary contribution, in the amount of \$31,000 (\$3,100/lot) be provided as Amenity Contribution Density Bonus for Albion Area as described in Section 402.8 of the Zoning Bylaw No. 7600-2019.

CARRIED

1107 2020-409-RZ, 11089 240 Street, 11101 239 Street and 11094 Buckerfield Drive, RS-3, R-1 and R-2 to R-1 and R-2

Staff report dated September 21, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7701-2021 to rezone from RS-3 (Single Detached Rural Residential), R-1 (Single Detached [Low Density] Urban Residential) and R-2 (Single Detached [Medium Density] Urban Residential) to R-1 (Single Detached [Low Density] Urban Residential) and R-2 (Single Detached [Medium Density] Urban Residential) to permit a future subdivision of approximately 19 single-family lots. be given second reading and be forwarded to Public Hearing.

R/2021-CM-242

Moved and seconded

- 1) That Zone Amending Bylaw No. 7701-2021 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) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii) Road dedication on Buckerfield Drive and Harris Drive as required;
 - iii) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;
 - iv) Registration of a Restrictive Covenant for slope protection on proposed Lots 1 and 2;
 - v) Registration of a Restrictive Covenant for Stormwater Management;
 - vi) Discharge of Restrictive Covenant for No Build Area for future subdivision and servicing on the property located at 11101 239 Street;
 - vii) Discharge of Statutory Right-of-Way for temporary turnaround over the property located at 11089 240 Street;
 - viii) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site; and
 - ix) That a voluntary contribution, in the amount of \$ \$5,100.00 per lot be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

CARRIED

Engineering Services – Nil

Corporate Services – Nil

Parks, Recreation & Culture – Nil

Administration – Nil

1200 **STAFF REPORTS**

1201 **Ministry of Transportation and Infrastructure: Request for Letter of Support for Federal Funding of Highway 1 and Highway 7 Structures**

Staff report dated September 28, 2021 recommending that a letter of support in relation to Highway 1 and Highway 7 infrastructure be submitted by the City of Maple Ridge to the Federal Government on behalf of the Ministry of Transportation and Infrastructure application for the Disaster Mitigation and Adaptation Fund.

R/2021-CM-243

Moved and seconded

That a Letter of Support on behalf of the Ministry of Transportation and Infrastructure application in relation to Highway 1 and Highway 7 infrastructure for the Disaster Mitigation and Adaptation Fund be submitted to the Federal Government.

CARRIED

1202 **Amendment to the 2021 Council Meeting Schedule**

Staff report dated September 28, 2021 recommending that the 2021 Council Meeting Calendar be amended to reflect the addition of Council Workshops on October 19, 2021 and November 2, 2021 and that staff proceed with required legislative notice.

R/2021-CM- 244

Moved and seconded

That the 2021 Council Meeting Calendar be amended to reflect the addition of Council Workshops on October 19, 2021 and November 2, 2021; and further

That staff proceed with the required legislative notice.

CARRIED

1300 **OTHER MATTERS DEEMED EXPEDIENT – Nil**

1400 **PUBLIC QUESTION PERIOD – Nil**

1500 **MAYOR AND COUNCILLORS' REPORTS**

Council members provided their reports on activities participated in during the past few weeks.

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

1700 **ADJOURNMENT – 7:58 p.m.**

Certified Correct

M. Morden, Mayor

S. Nichols, Corporate Officer

700 *ITEMS ON CONSENT*

701 *Minutes*

701.1 Development Agreements Committee

**CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE**

September 28, 2021
Mayor's Office

CIRCULATED TO:

Michael Morden, Mayor
Chair

Al Horsman, Chief Administrative Officer
Member

Catherine Schmidt, Recording Secretary

1. 5245-20-B561

LEGAL: Lot 35 District Lot 247 New Westminster District Plan 26538
PID: 002-399-369

LOCATION: 21450 River Road

OWNER: Derek Bakstad

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-B561.

CARRIED

2. 21-115644 BG

LEGAL: Lot 7 District Lot 278 Group 1 New Westminster District Plan
LMP41821
PID: 024-483-435

LOCATION: 11493 Dartford Street

OWNER: Steven and Suzanne Nicklen

REQUIRED AGREEMENTS: Release of Covenant (BN95833)

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 21-115644 BG.

CARRIED

3. 20-125975 BG

LEGAL: Lot 45 District Lot 432 Group 1 New Westminster District Plan 36965
PID: 008-390-029

LOCATION: 25386 98 Avenue

OWNER: Alfred Hansen

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 20-125975 BG.

CARRIED

4. 20-121731 BG

LEGAL: Strata Lot 1 Section 28 Township 12 New Westminster District Plan
EPS3889

PID: 030-185-556

LOCATION: #1 – 23527 Larch Avenue

OWNER: Landmark Enterprises Ltd. (Paul Hayes)

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 20-121731 BG.

CARRIED

5. 2017-319-RZ

LEGAL: Lots 1-5, all of: Section 29 Township 12 New Westminster District
Plan EPP94217
PID: n/a
LOCATION: 13584 and 13590 231B Street and 23184, 23190 and
23196 136 Avenue
OWNER: Urban Legacy Development Inc. (Makhan Rai)
REQUIRED AGREEMENTS: Form C – Rezoning Servicing Agreement

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 2017-319-RZ.

CARRIED

6. 2017-320-RZ

LEGAL: Lot 14 District Lot 263 Group 1 New Westminster District Plan
19098;
Lot 2 District Lot 263 Group 1 New Westminster District Plan
EPP76296
PID: n/a
LOCATION: 12327 203 Street
OWNER: Bella Vista Home Builders Ltd. (Joao Maria Da Costa)
REQUIRED AGREEMENTS: Subdivision Servicing Agreement (Lot 14)
Stormwater Service Easement and Covenant (Lot 2)

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2017-320-RZ.

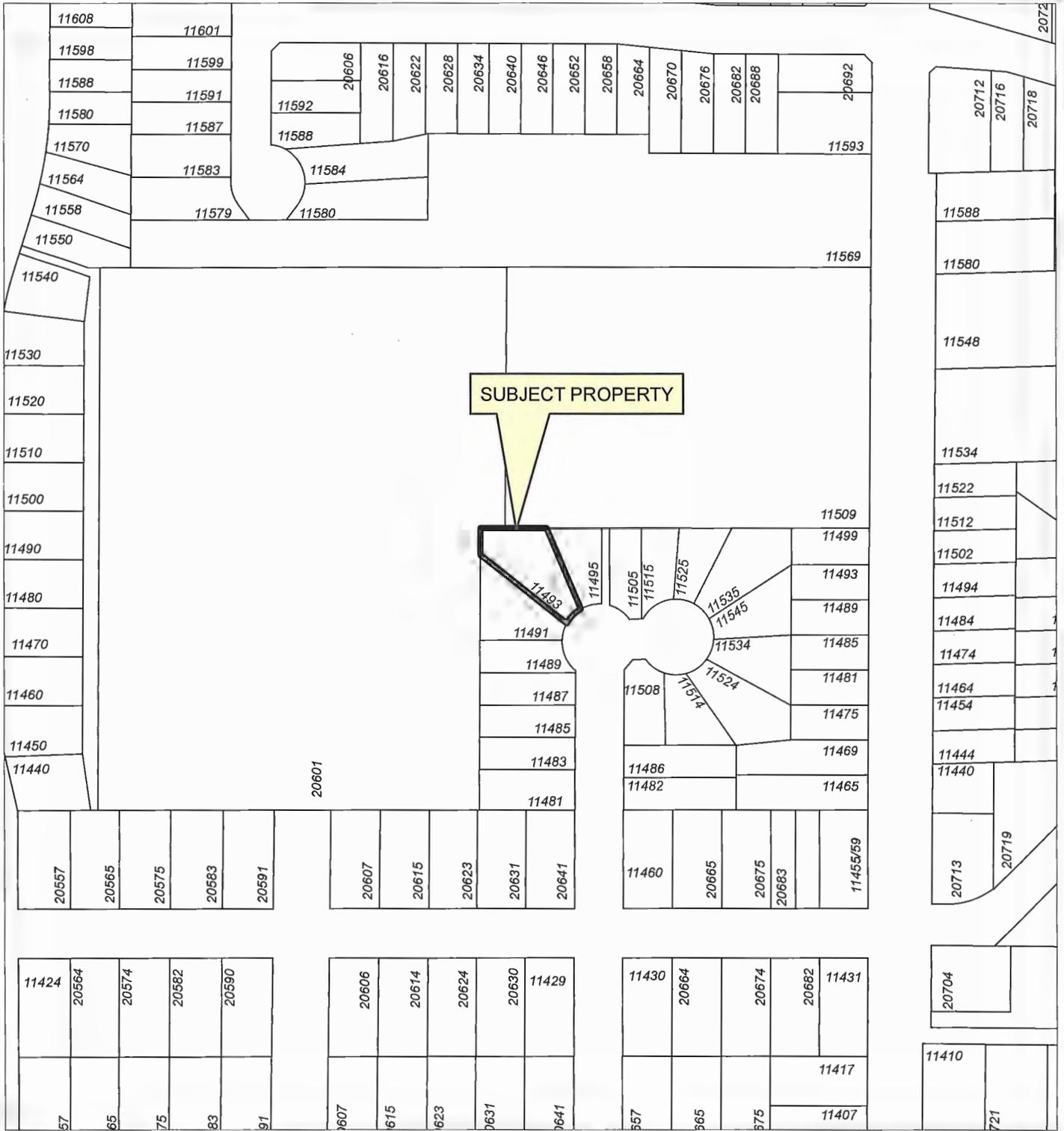
CARRIED



Michael Morden, Mayor
Chair



Al Horsman, Chief Administrative Officer
Member



SUBJECT PROPERTY



Scale: 1:2,000

11493 DARTFORD ST

BUILDING



MAPLE RIDGE

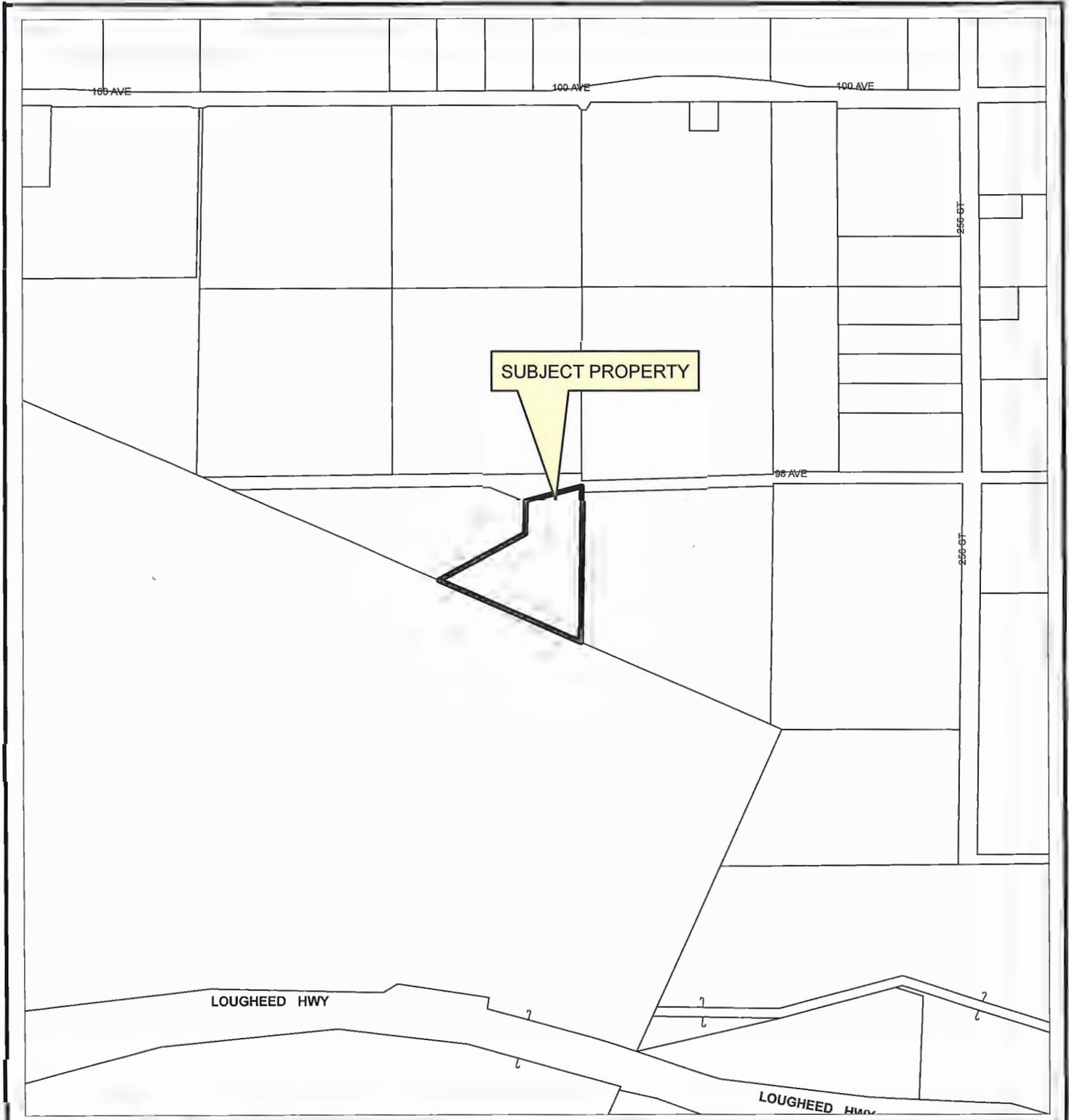
British Columbia

mapleridge.ca

FILE: Subject Map_Citrix

DATE: 23, 2021

BY: RA



SUBJECT PROPERTY



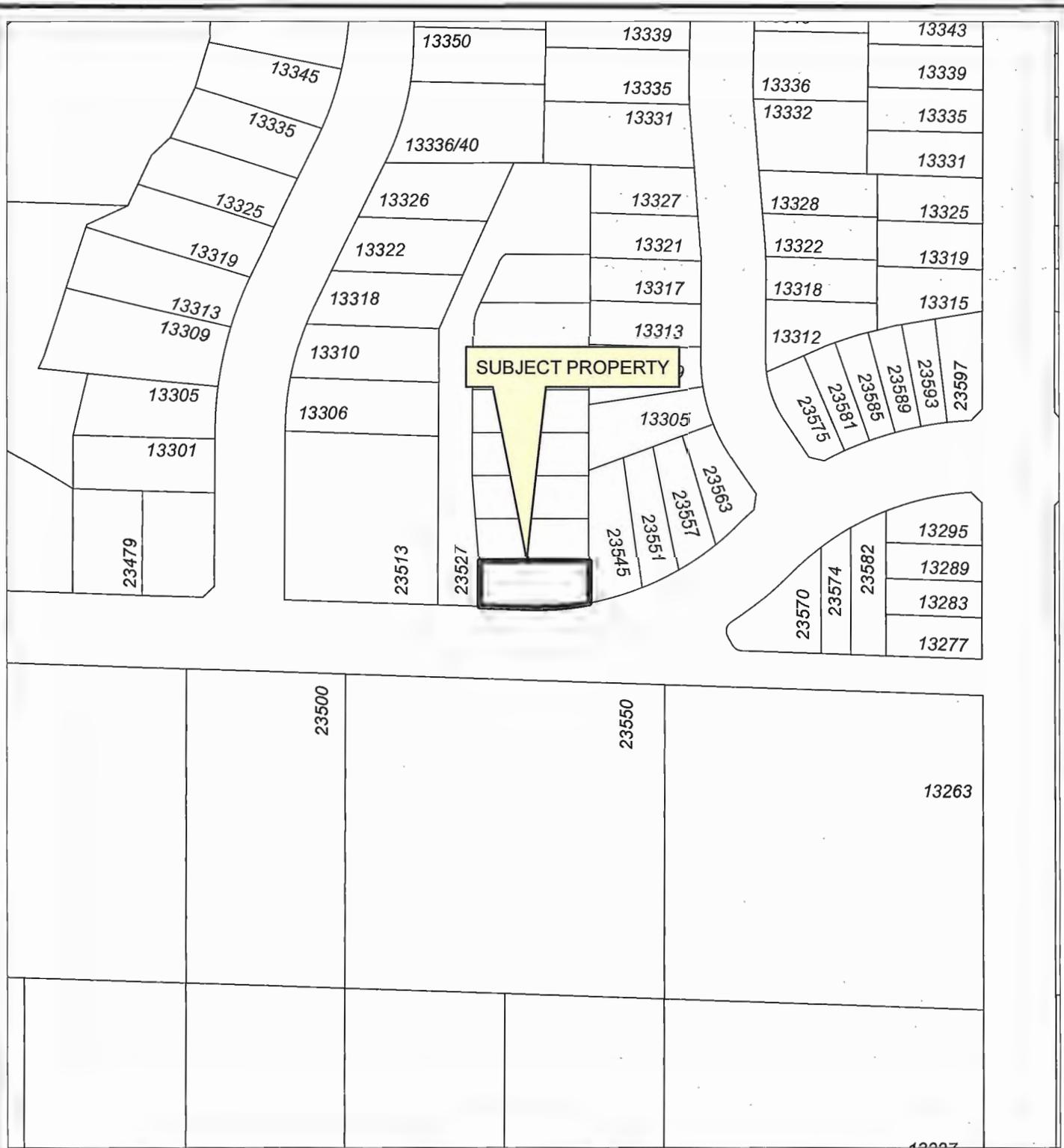
Scale: 1:5,500

25386 98 AVE



FILE: Subject Map_Citrix
DATE: 23, 2021

BY: RA



SUBJECT PROPERTY



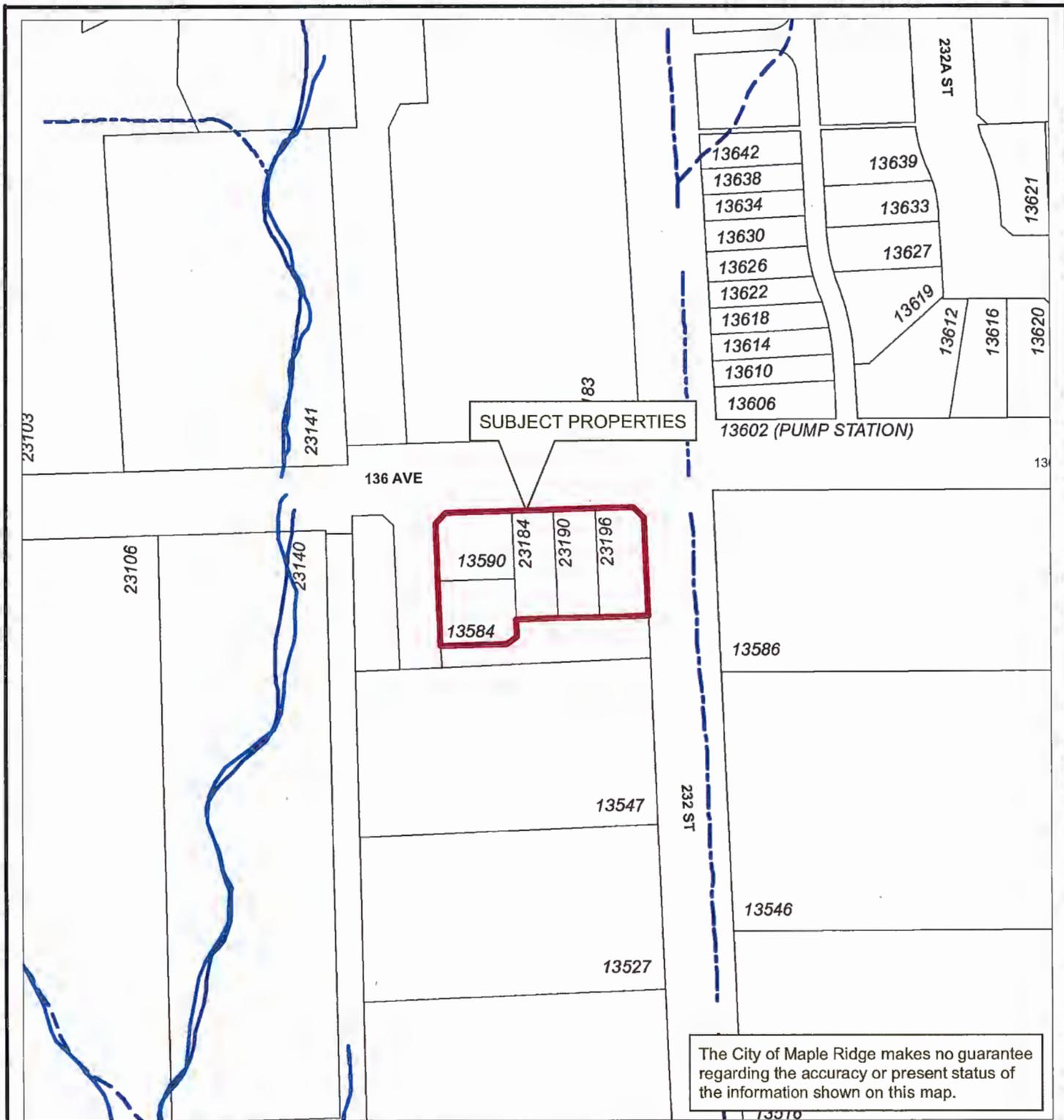
Scale: 1:1,500

1-23527 LARCH AVE



FILE: Subject Map_Citrix
DATE: 23, 2021

BY: RA



Scale: 1:1,500



13584/90 231B STREET &
23184/90/96 136 AVENUE

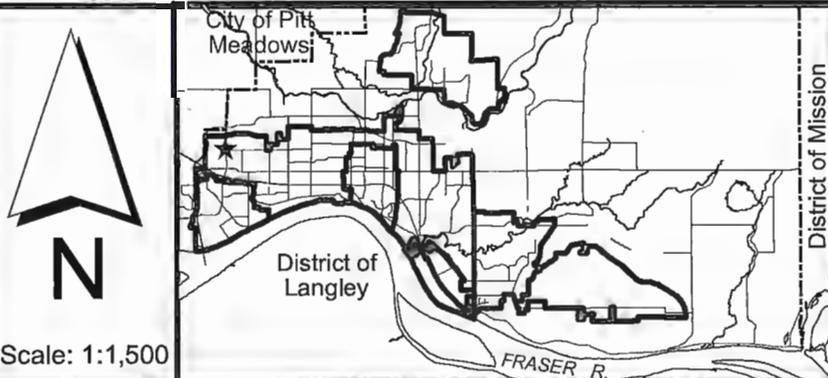
PLANNING DEPARTMENT



mapleridge.ca

FILE: 2017-319-SD
DATE: Sep 28, 2021

BY: PC



Scale: 1:1,500

12327 203 Street



2017-320-SD
 DATE: Jan 31, 2018
 BY: JV

1000 Bylaws



mapleridge.ca

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Final Reading
Zone Amending Bylaw No. 7380-2017
12327 203 Street

MEETING DATE: October 12, 2021
FILE NO: 2017-320-RZ
MEETING: COUNCIL

EXECUTIVE SUMMARY:

Zone Amending Bylaw No. 7380-2017 to rezone the subject property located at 12327 203 Street (see Appendix A) from RS-1 (One Family Urban Residential) to R-1 (Residential District), to permit a future subdivision of two lots, has been considered by Council and at Public Hearing and subsequently was granted third reading. The applicant has requested that final reading be granted.

Council granted first reading for Zone Amending Bylaw No. 7380-2017 on October 10, 2017 and second reading for on September 18, 2018 (see Appendix B). This application was presented at Public Hearing on October 9, 2018, and Council granted third reading on October 16, 2018.

RECOMMENDATION:

That Zone Amending Bylaw No. 7380-2017 be adopted.

DISCUSSION:

a) Background Context:

Council considered this rezoning application at a Public Hearing held on October 9, 2018. On October 16, 2018 Council granted third reading to Zone Amending Bylaw No. 7380-2017 with the stipulation that the following terms and conditions be addressed:

1. Approval from the Ministry of Transportation and Infrastructure.

Staff Comment: Granted on July 29, 2021.

2. Road dedication on 203 Street and 123 Avenue as required.

Staff Comment: The road dedication will be done through a Letter of Undertaking together with the two-lot subdivision.

3. Registration of a Restrictive Covenant for Stormwater Management.

Staff Comment: This legal document will be registered through a Letter of Undertaking.

4. Removal of existing building/s.

Staff Comment: The site is vacant.

1001

5. 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.

Staff Comment: The applicant's Engineer has confirmed this in writing.

6. That a voluntary contribution, in the amount of \$5,100 be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

Staff Comment: This has been received by the City.

CONCLUSION:

As the applicant has met Council's terms and conditions, it is recommended that final reading be given to Zone Amending Bylaw No. 7380-2017.

"Original signed by Adrian Kopystynski"

Prepared by: **Adrian Kopystynski, MSc, MCIP, RPP, MCAHP
Planner II**

"Original signed by Charles Goddard"

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

"Original signed by Christine Carter"

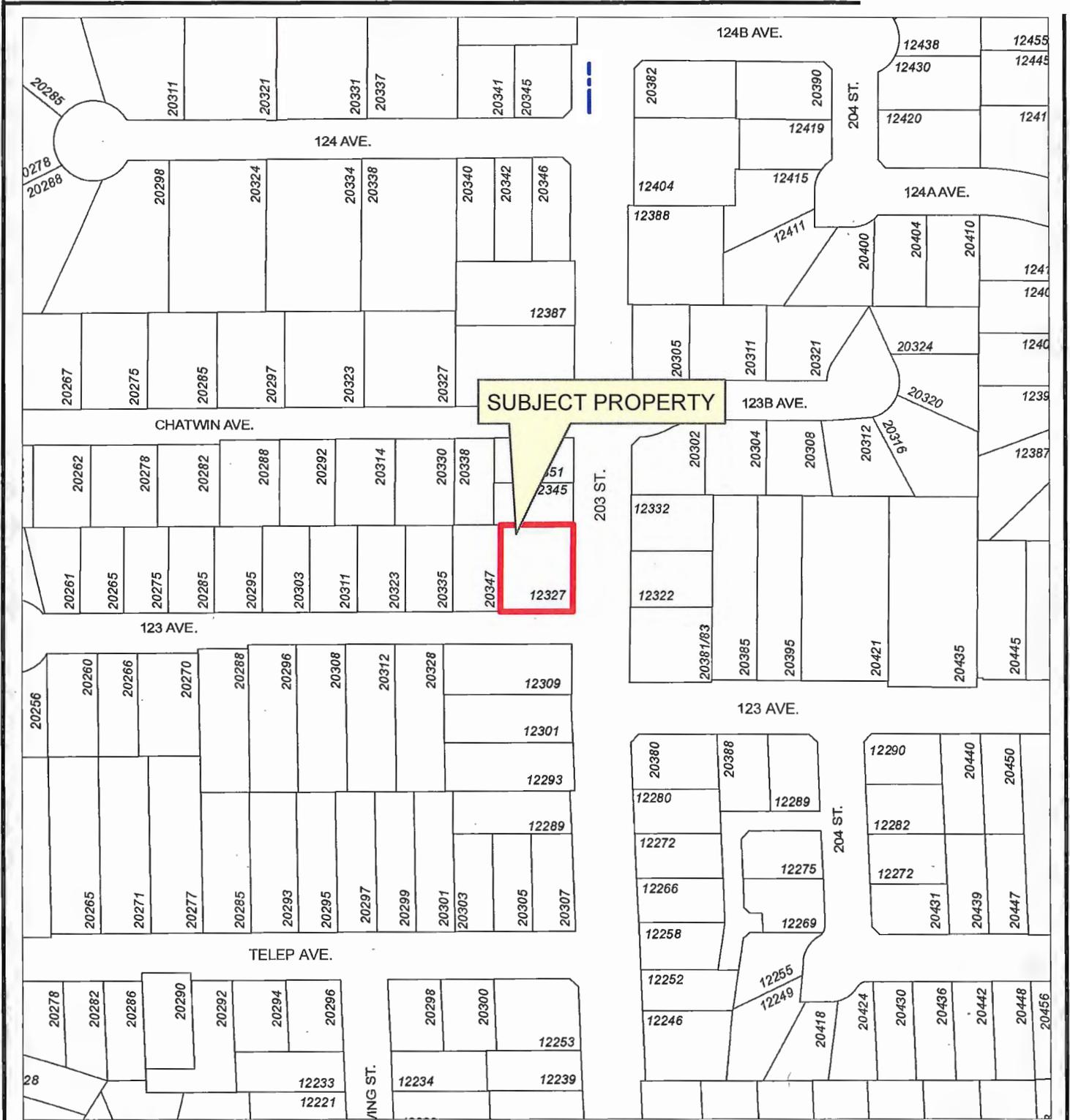
Approved by: **Christine Carter, M.PL, MCIP, RPP
GM Planning & Development Services**

"Original signed by Al Horsman"

Concurrence: **Al Horsman
Chief Administrative Officer**

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Bylaw No. 7380-2017
- Appendix C – Subdivision Plan



SUBJECT PROPERTY

12327



Scale: 1:2,000

Legend

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

12327 203 Street

PLANNING DEPARTMENT



mapleridge.ca

2017-320-RZ
DATE: Jul 25, 2017

BY: JV

CITY OF MAPLE RIDGE

BYLAW NO. 7380-2017

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7380-2017."

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

Lot 14 District Lot 263 Group 1 New Westminster District Plan 19098

and outlined in heavy black line on Map No. 1729 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to R-1 (Residential District).

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

READ a first time the 10th day of October, 2017.

READ a second time the 18th day of September, 2018.

PUBLIC HEARING held the 9th day of October, 2018.

READ a third time the 16th day of October, 2018.

APPROVED by the Ministry of Transportation and Infrastructure the 29th day of July, 2021.

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7380-2017
 Map No. 1729
 From: RS-1 (One Family Urban Residential)
 To: R-1 (Residential District)





City of Maple Ridge

TO: His Worship Mayor Mike Morden
and Members of Council

DATE: October 12, 2021

FROM: Chief Administrative Officer

FILE NO: 01-0540-30-04

ATTN: Council

SUBJECT: Downtown Maple Ridge Business Improvement Area

EXECUTIVE SUMMARY:

On July 27, 2021, Council gave three readings to Bylaw No. 7767-2021 to re-establish the Downtown Maple Ridge Business Improvement Association (DMRBIA). The legislated requirements for notice have now been met and a "sufficient petition" against the bylaw was not received prior to the conclusion of the notice period on Monday, September 20, 2021. The notification process included mailing letters to all Class 6 property owners in the DMRBIA catchment, posting ads in the local newspaper for two consecutive weeks, and posting information on the City's website.

As of the conclusion of the notification period, the City had received 16 petitions representing \$15,174,000 in property assessments from Class 6 property owners opposing the renewal of the bylaw. A "sufficient petition" against the Bylaw requires a threshold of 50% of property owners (175) representing at least 50% of the assessed value (\$325,735,950) to be valid and the petition failed to reach either threshold.

RECOMMENDATION:

That Bylaw No. 7767-2021 be adopted.

CONCLUSION:

The Downtown Maple Ridge Business Improvement Association has established a successful track record of working with local businesses, the City, and other agencies to create an active, vibrant economy in the Town Centre in alignment with the strategic goals of Council. It is, therefore, recommended that Council grant final reading to the Bylaw that will re-establish the DMRBIA.


 Prepared by: Wendy Duplex
 Director, Economic Development


 Concurrence: C.K. Lee
 Manager, Revenue & Collections


 Concurrence: Stephanie Nichols
 Corporate Officer


 Concurrence: A. Horsman
 Chief Administrative Officer

Attachments:

CITY OF MAPLE RIDGE

BYLAW NO. 7767-2021

A bylaw to establish a business improvement area service to provide a grant to the Downtown Maple Ridge Business Improvement Association for the planning and implementation of a business promotion scheme for the Maple Ridge Downtown Business Improvement Area.

WHEREAS the Council of the City of Maple Ridge may grant money to an organization that has, as one of its aims, functions, or purposes, the planning and implementation of a business promotion scheme;

AND WHEREAS all of the grant paid must be recovered by means of a local service tax;

AND WHEREAS a notice of the intention of the Council of the City of Maple Ridge to establish a Business Improvement Area Service for the purpose of funding a Business Promotion Scheme to carry out certain works and services and to market and promote business within the Business Improvement Area, has been duly given by publication of notice and service of it upon the owners of the parcels liable to be specially charged and no petition against the works proposed on Council's initiative, signed by the owners of at least 50% of the parcels that would be subject to the Business Improvement Area Service tax, that in total represent at least 50% of the assessed value of land and improvements that would be subject to the Business Improvement Area Service Tax, has been presented within 30 days after the second publication of the notice;

AND WHEREAS it is deemed expedient to proceed with the grant;

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

1. TITLE

This Bylaw shall be cited for all purposes as "Maple Ridge Business Improvement Area Establishment Bylaw No. 7767-2021".

2. DEFINITIONS

In this Bylaw:

"**Act**" means the *Community Charter*, Chapter 26 [SBC 2003];

"**Business Improvement Area**" means the area of the City of Maple Ridge designated by Schedule "A" of this Bylaw;

"**Business Promotion Scheme**" means those specific activities and expenditures set out in Section 5 of this Bylaw;

"**Council**" means the Council of the City of Maple Ridge; and

"**City**" means the City of Maple Ridge.

"**DMRBIA**" means the Downtown Maple Ridge Business Improvement Association.

3. DESIGNATION OF AREA

Those lands within the area shown shaded on the map attached to and forming part of this Bylaw as Schedule "A", are designated as a Business Improvement Area within the meaning of Section 215 of the Act and shall be known as the Downtown Business Improvement Area.

4. GRANT

a) Council is hereby empowered to grant to the DMRBIA money not exceeding the following amounts:

2022 - \$341,795
2023 - \$350,340
2024 - \$359,098
2025 - \$368,076
2026 - \$377,278

b) These monies shall be paid to the DMRBIA as follows:

January 1, 2022 - \$170,898	July 1, 2022 - \$170,898
January 1, 2023 - \$175,170	July 1, 2023 - \$175,170
January 1, 2023 - \$179,549	July 1, 2024 - \$179,549
January 1, 2025 - \$184,038	July 1, 2025 - \$184,038
January 1, 2026 - \$188,639	July 1, 2026 - \$188,639

5. EXPENDITURE

The DMRBIA will work with the City to ensure alignment with the priorities of the City relating to security, façade improvements and other elements related to the Town Centre Animation Plan and any other such plans that may be developed during the term of this bylaw. The money granted under Section 4 of this Bylaw shall be expended only by the DMRBIA, in accordance with the conditions and limitations set out in this Bylaw, and only for a Business Promotion Scheme consisting of the following activities and expenditures:

- a) marketing and promotions
- b) safety and security improvements
- c) beautification, including general clean up, graffiti removal, banners
- e) festivals and other related promotional events.

6. RECOVERY OF FUNDS

(a) All of the money granted to the DMRBIA pursuant to this Bylaw shall be recovered within the Business Improvement Area in the manner set out in this Section.

(b) For the purpose of recovering the monies granted to the DMRBIA under this Bylaw in any year in which a grant is made to the DMRBIA, there shall be levied and imposed in each year on all land and improvements within the Business Improvement Area that fall within Class 6 of the Assessments - Classes and Percentage Levels Regulations, B.C. Reg. 438/81, as that regulation stood on January 8, 1988, a rate sufficient to raise the sums

set out in Section 4 herein for that year. The levy shall be based on the assessed value of land and improvements for general municipal purposes.

7. CONDITIONS AND LIMITATIONS

Notwithstanding any other provision of this Bylaw, no grant shall be made and no grant funds shall be used or spent by the DMRBIA, in any year unless the DMRBIA:

- a) submits an annual budget and work plan for approval by the City on or before January 1st in each year beginning January 1st, 2023;
- b) submits to the City a review engagement on a fiscal year basis, and such auditor shall be a member, or a partnership whose partners are members, in good standing of the Canadian Institute of Chartered Accounts, or the Certified General Accountants Association of British Columbia, or a person certified by the board established under Section 205 of the Business Corporations Act, Chapter 57 [SBC 2002]. Such review engagement shall be prepared in accordance with generally accepted accounting principles and shall include a Balance Sheet and a Statement of Revenue and Expenditure. A review engagement for the immediately preceding fiscal year, shall be submitted to the City on or before April 1st of each year beginning April 1st, 2023; and
- c) is a Society incorporated and in good standing under the provisions of the Societies Act, Chapter 18 [SBC 2015].

8. INSURANCE

- (a) The DMRBIA shall provide and maintain Commercial General Liability Insurance acceptable to the City and subject to limits of not less than five million dollars (\$5,000,000) inclusive per occurrence for bodily injury, death and damage to property including loss of use thereof. The insurance shall cover any person employed directly or indirectly by the DMRBIA as well as any contractor or subcontractor hired by the DMRBIA.
- (b) The City shall be added as an additional insured under the Comprehensive General Liability Insurance policy, and the DMRBIA shall provide the City with a copy of the policy prior to the City providing funding under Section 4 of this bylaw.
- (c) The DMRBIA's Comprehensive General Liability Insurance policy shall contain a cross liability clause and an endorsement requiring that the City be provided with 30 days prior written notice of any change in the policy or its cancellation.

9. EXPIRATION DATE

This bylaw shall cease to have effect on the 31st day of December, 2026.

READ a first time the 27th day of July, 2021.

READ a second time the 27th day of July, 2021.

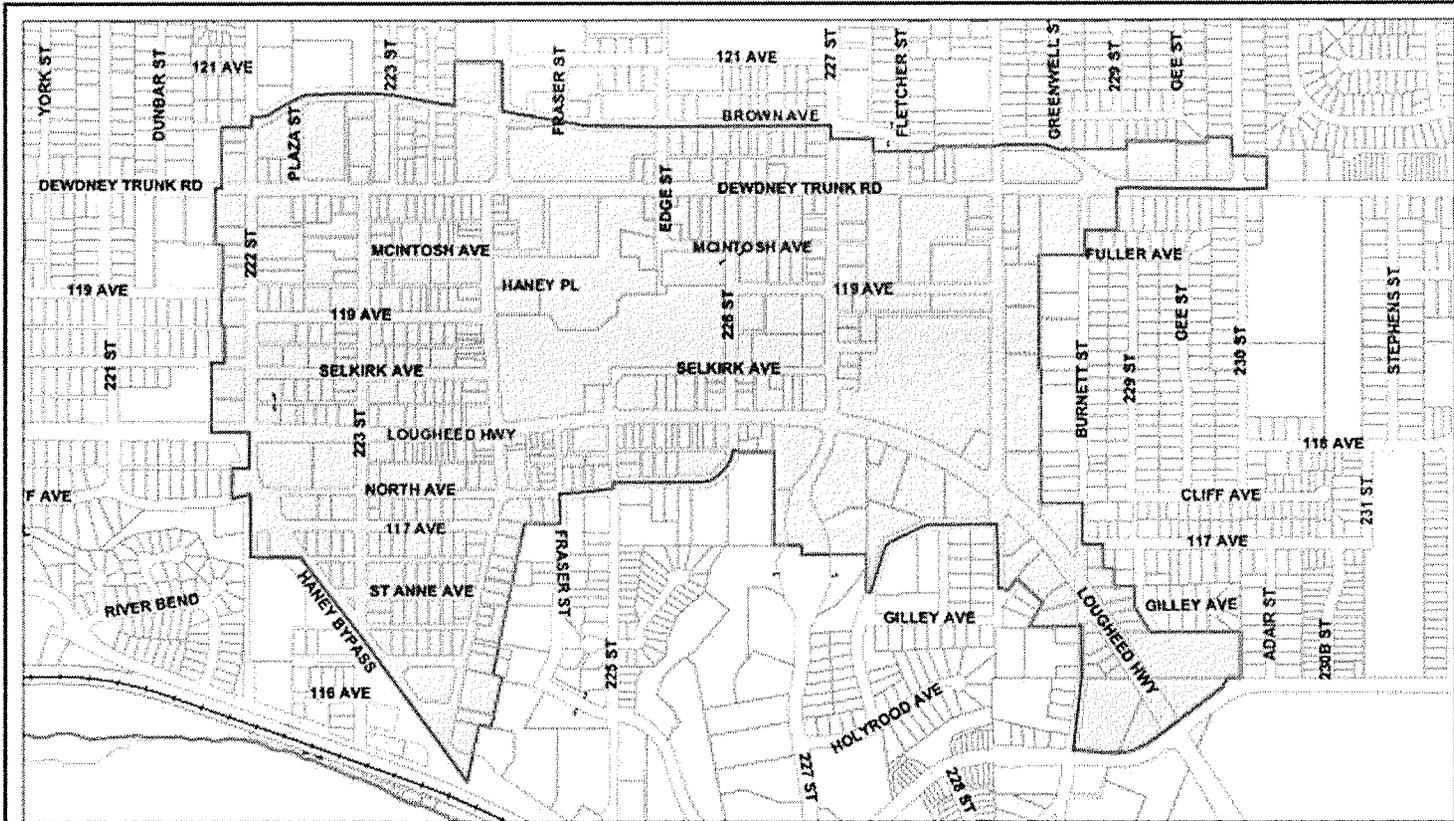
READ a third time the 27th day of July, 2021.

NOTICE OF INTENTION ADVERTISED on the 13th and 20th day of August, 2021.

ADOPTED, the day of , 2021.

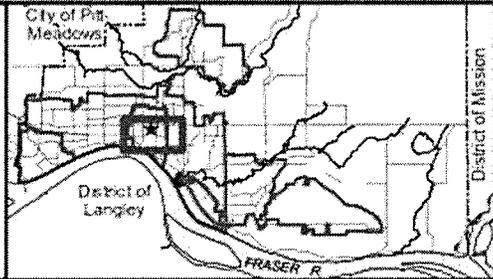
PRESIDING MEMBER

CORPORATE OFFICER



Scale: 1:9,000

 Downtown Business Improvement Area



District of Mission

Schedule A
Bylaw No. 7767-2021



FILE: Downtown Business Improvement Area.mxd
DATE: Jun 8, 2021

BY: DT

SCHEDULE "A"

**City of Maple Ridge
Notice of a Council Initiated Local Areas Services for the
Downtown Maple Ridge Business Improvement Association**

The Council of the City of Maple Ridge gives notice that it is proposing to undertake a local area service on its own initiative to grant money to the Downtown Maple Ridge Business Improvement Association that has, as one of its aims, the planning and implementation of a business promotion scheme for the Downtown Maple Ridge Business Improvement Area. The business promotion scheme includes:

- Marketing and promotions
- Safety and security improvements
- Beautification, including general clean up, graffiti removal, banners
- Festivals and other related promotional events

The Downtown Maple Ridge Business Improvement Area includes all the lands shown as shaded and within the boundary as shown on the map.

All of the grant paid to the Downtown Maple Ridge Business Improvement Association will be recovered by means of a local service tax.

The annual levy against all commercial properties within the Downtown Business Improvement Area will be as follows:

2022: \$341,795
2023: \$350,340
2024: \$359,098
2025: \$368,076
2026: \$377,278

Based on the 2021 assessments, the annual cost to be charged to benefiting property owners in 2021 is estimated to be \$0.44790 per \$1,000 of assessed value on both land and improvements in assessment class 6 (business). In 2021 and thereafter, this rate may be adjusted either up or down to raise the annual levy noted above. The program ends on December 31, 2026.

100% of the cost of the business improvement area service paid by the City of Maple Ridge to the Downtown Maple Ridge Business Improvement Association, will be borne by the benefiting property owners located within the Downtown Business Improvement Area shown on the map.

Council may proceed with establishing the local area service unless a sufficient and valid petition not to proceed with the program is received **by 4:00 p.m. Monday, September 20, 2021** (30 days after the second date of publication of this notice in The News).

In order for a petition against a local area service to be certified as sufficient and valid it must be:

- a) signed by the owners of at least 175 parcels (50% of the parcels that would be subject to the local service tax), and
- b) signed by the owners of parcels that in total represent at least \$325,735,950 (50% of the assessed value of land and improvements that would be subject to the local service tax).

If two or more persons are owners of a parcel,

- a) they must be considered as one owner only,
- b) they are not entitled to petition unless a majority of them concur, and
- c) unless a petition is signed by a majority of them, their signatures must be disregarded in determining whether the petition is sufficient.

Petitions against the local area service must be presented to the Corporate Officer at the Municipal Hall, 11995 Haney Place, Maple Ridge, B.C. V2X 6A9 on or before **4:00 p.m. Monday, September 20, 2021.**

Copies of Maple Ridge Business Improvement Area Establishment Bylaw No. 7767-2021 are available for public inspection at the Reception Desk at Municipal Hall during regular business hours. This notice and the bylaw are also available for viewing at www.mapleridge.ca

Inquiries regarding the business promotion scheme contemplated by Maple Ridge Business Improvement Area Establishment Bylaw No. 7767-2021 may be made to:

Wendy Dupley
Director, Economic Development
City of Maple Ridge
604-467-7319, or

Ineke Boekhorst
Executive Director
Downtown maple Ridge Business Improvement Association
604-467-2420

Stephanie Nichols
Corporate Officer

1100 *Reports and Recommendations*



mapleridge.ca

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: **First Reading**
Zone Amending Bylaw No. 7792-2021
22900 & 22904 117 Avenue, 11675 229 Street and 11678 & 11690 Burnett Street

MEETING DATE: October 5 , 2021
FILE NO: 2021-381-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties, located at 22900 & 22904 117 Avenue, 11675 229 Street, and 11678 & 11690 Burnett Street from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential), to permit the future construction of approximately 92 dwelling units in an apartment building and nine (9) dwelling units in a townhouse form for a total of 101 dwelling units. The development proposal encompasses five (5) single-family residential lots for a total combined area of approximately 0.452 ha (1.116 acres). This application requires a text amendment to the Official Community Plan to allow building heights of up to six (6) storeys. To proceed further with this application additional information as outlined below is required.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of \$3,100.00 per apartment dwelling unit, for an estimated amount of \$285,200.00; \$4,100.00 per townhouse dwelling unit, for an estimated amount \$36,900.00; combined for a total estimated Community Amenity Contribution of \$322,100.00.

RECOMMENDATIONS:

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

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

1101

2. That Zone Amending Bylaw No. 7792-2021 be given first reading; and
3. That the applicant provide further information as described on Schedules A, B, D, and E of the Development Procedures Bylaw No. 5879-1999.

DISCUSSION:

a) Background Context:

Applicant:	Key Plan Development Mgmt.
Legal Description:	Lot 227, Section 17, Township 12, Plan NWP57530 Lot 228, Section NE17, Township 12, Plan NWP57530 Lot 1, Section 17, Township 12, Plan NWP12588 Lot 1, Section 17, Township 12, Plan NWP12588 Lot 2, Section 17, Township 12, Plan NWP12588
OCP:	
Existing:	Urban Residential
Proposed:	Urban Residential
Within Urban Area Boundary:	Yes
Area Plan:	General Land Use Area Plan
OCP Major Corridor:	Yes
Zoning:	
Existing:	RS-1 (Single Detached Residential)
Proposed:	RM-2 (Medium Density Apartment Residential)
Surrounding Uses:	
North:	Use: Bare land (Single-Family Residential) Zone: R-1 (Single Detached (Low Density) Urban Residential) Designation: Urban Residential
South:	Use: Single-Family Residential Zone: RS-1 (Single Detached Residential) Designation: Urban Residential
East:	Use: Single-Family Residential Zone: RS-1 (Single Detached Residential) Designation: Urban Residential
West:	Use: Commercial/Multi-Family Residential Zone: CS-1 (Service Commercial)/C-3 (Town Centre Commercial) Designation: Apartment – Low Rise/Conservation/Town Centre Commercial
Existing Use of Property:	Single-Family Residential
Proposed Use of Property:	Multi-Family Residential
Site Area:	0.452 ha (1.116 acres)
Access:	117 Avenue
Servicing requirement:	Urban Standard

b) Site Characteristics:

The subject properties consist of a city block with public streets along the north, east, and west sides with a single-family residential lot adjacent to the south (see Appendices A and B). Overall, the site is flat with little to no elevation variation and there are multiple varieties of vegetation found throughout the site but is predominately located on the eastern periphery of the site. There is vegetation within the City boulevard (Burnett Street) which would need to be protected should development occur.

c) Project Description:

The current application is proposing to construct an apartment building with 92 dwelling units and a townhouse building with nine (9) units with all parking located in an underground parking garage (Appendix D). The apartment building form will be located along Lougheed Highway, Burnett Street and 117 Avenue with a central courtyard/open space above the underground parking garage. The apartment building is proposing to be six (6) storeys in height with the sixth storey being setback from 229 Street in an effort to be sensitive to adjacent land uses. The top floors will have rooftop amenity spaces in the form of terraces and patios with green elements such as planters and raised garden/flower beds. A townhouse building form will abut 229 Street with a maximum height of three (3) storeys. This building form will provide a “transition” between the proposed apartment building and adjacent single-family residential uses. This is an effort to be sensitive to the existing character of the area which is predominately low-rise single-family residential dwellings whilst also acknowledging the development and densification occurring in the *Town Centre Area Plan* and along Lougheed Highway.

At this time, it is anticipated that a height variance will be required for the proposed development. As per the RM-2 (Medium Density Apartment Residential) zone’s height regulations, any development outside of the *Town Centre Area Plan* shall not exceed four (4) storeys or 15.0 metres and be not less than 11.0 metres in height. Had this development occurred on a lot directly across Burnett Street located within the *Town Centre Area Plan*, a height variance would not be required as the RM-2 zone permits heights of up to six (6) storeys and with a maximum height of 22.0 metres and not less than 11.0 metres. Due to the proximity of the proposed development to the Town Centre Area Plan, which allows higher densities and increased height regulations and proximity to Lougheed Highway, there is justification for proposed development application and its subsequent applications to be supported.

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

d) Planning Analysis:

Official Community Plan:

The subject properties are designated *Urban Residential* within the OCP, with frontage on both Major Corridor and local roads. The development site, as a consolidation of five properties, is subject to the following *Major Corridor* infill policies of the OCP:

Policy 3 - 20 Major Corridor Residential Infill developments must be designed to be compatible with the surrounding neighbourhood and will be evaluated against the following criteria:

- a) building forms such as single detached dwellings, duplexes, triplexes, fourplexes, courtyard residential developments, townhouses, apartments, and small lot intensive residential developments subject to Policy 3-21;*
- b) a maximum height of two and one-half storeys with an emphasis on ground-oriented units for all developments except for apartments;*
- c) a maximum height of four storeys for apartments; and*
- d) adherence to Development Permit Guidelines for ground-oriented residential infill, multi-family and intensive residential developments as outlined in Chapter 8 of the Official Community Plan.*

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

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

The proposed apartment form of development is supported under Policy 3-20 of the OCP. Additionally, the new Density Bonus provisions in the Zoning Bylaw provide an opportunity for additional density in the RM-2 (Medium Density Apartment Residential) zone. In response to these new provisions, additional height to a maximum of six storeys is supportable on the subject properties. An OCP text amendment is required to reflect the additional height in conjunction with a development variance permit to allow an increase from four (4) to six (6) storeys. Given the proposed apartment form of development and the surrounding neighbourhood context, design considerations included in the project were made to create sensitive integration along 117 Avenue and 229 Street. Further design refinement is expected prior to second reading.

In 2020, CitySpaces Consulting completed a Housing Needs Report for the City of Maple Ridge. The report identified a need for residential units with two and three bedrooms, which reflects the greater supply of four and five bedroom units and one bedroom units in the community. Residential units with two and three bedroom provide housing options for families and create broader housing choice at different price points. It is anticipated that the proposed development will contain a mix of units that will contribute to housing options. However, unit types and form have not been provided at this time and should Council approve 1st reading to this application, unit details will be provided before second reading.

Zoning Bylaw:

The current application proposes to rezone the subject properties from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential) (see Appendix C) to permit a multi-family residential development in the form of an apartment building and a townhouse building (see Appendix D). At this time, the proposed development will require a Development Variance Permit application to vary the height from four (4) storeys to six (6) storeys.

Development Permits:

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

Advisory Design Panel:

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

Development Information Meeting:

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

e) Interdepartmental Implications:

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

- | | |
|----------------------------|---|
| a) Engineering Department; | e) School District; |
| b) Operations Department; | f) Utility companies; |
| c) Fire Department; | g) Ministry of Transportation and Infrastructure; and |
| d) Building Department; | 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 Application (Schedule A);
2. A complete Rezoning Application (Schedule B);
3. A Multi-Family Residential Development Permit Application (Schedule D);
4. A Development Variance Permit (Schedule E);

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

CONCLUSION:

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.

Justification has been provided to support an OCP amendment for site specific text amendment in conjunction with a variance application for the height of six storeys. It is, therefore, recommended that Council grant first reading subject to additional information being provided and assessed prior to second reading.

"Original signed by Mark McMullen"

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

"Original signed by Chuck Goddard"

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

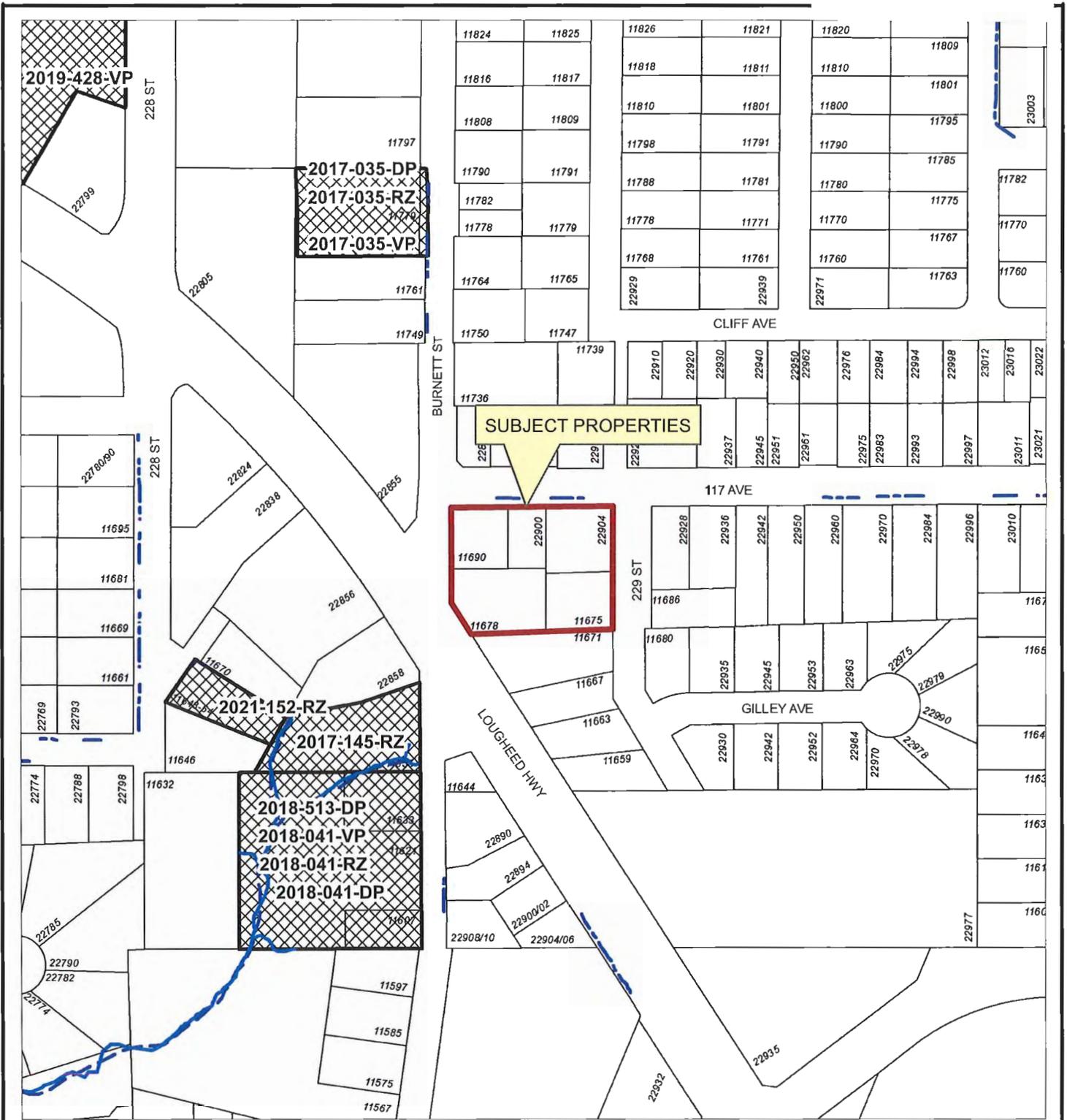
"Original signed by Christine Carter"

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

"Original signed by Al Horsman"

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. 7792-2021
Appendix D – Proposed Site Plan



Scale: 1:2,500

Legend

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

11678/90 BURNETT STREET,
22900/04 117 AVENUE &
11675 229 STREET

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2021-381-RZ
DATE: Jul 21, 2021

BY: PC



11678/90 BURNETT STREET,
22900/04 117 AVENUE &
11675 229 STREET

PLANNING DEPARTMENT



mapleridge.ca



Scale: 1:2,500

FILE: 2021-381-RZ
DATE: Jul 21, 2021

BY: PC



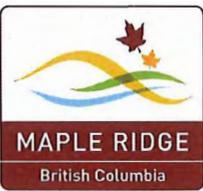
MAPLE RIDGE ZONE AMENDING

Bylaw No. 7792-2021

Map No. 1928

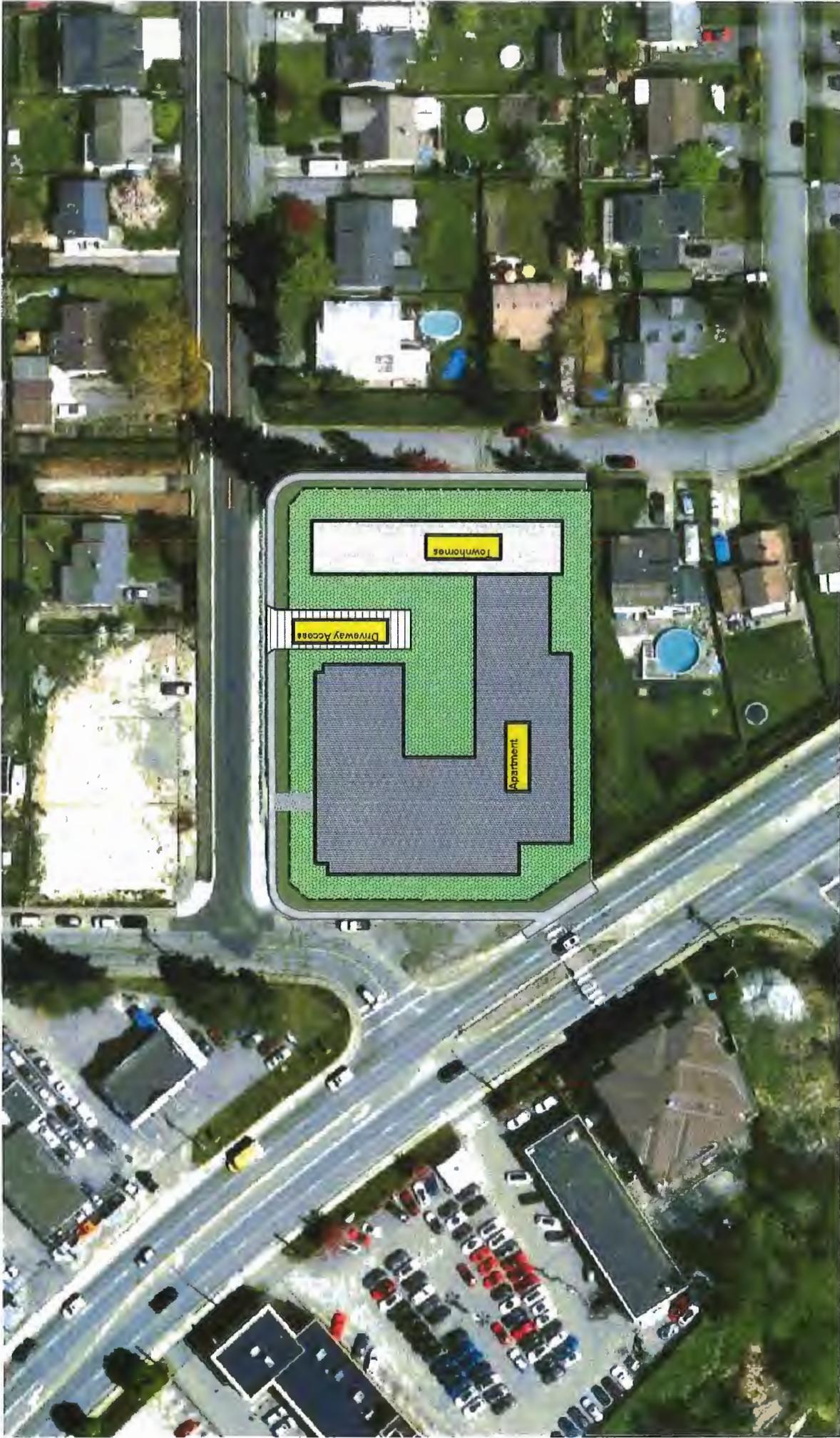
From: RS-1 (Single Detached Residential)

To: RM-2 (Medium Density Apartment Residential)

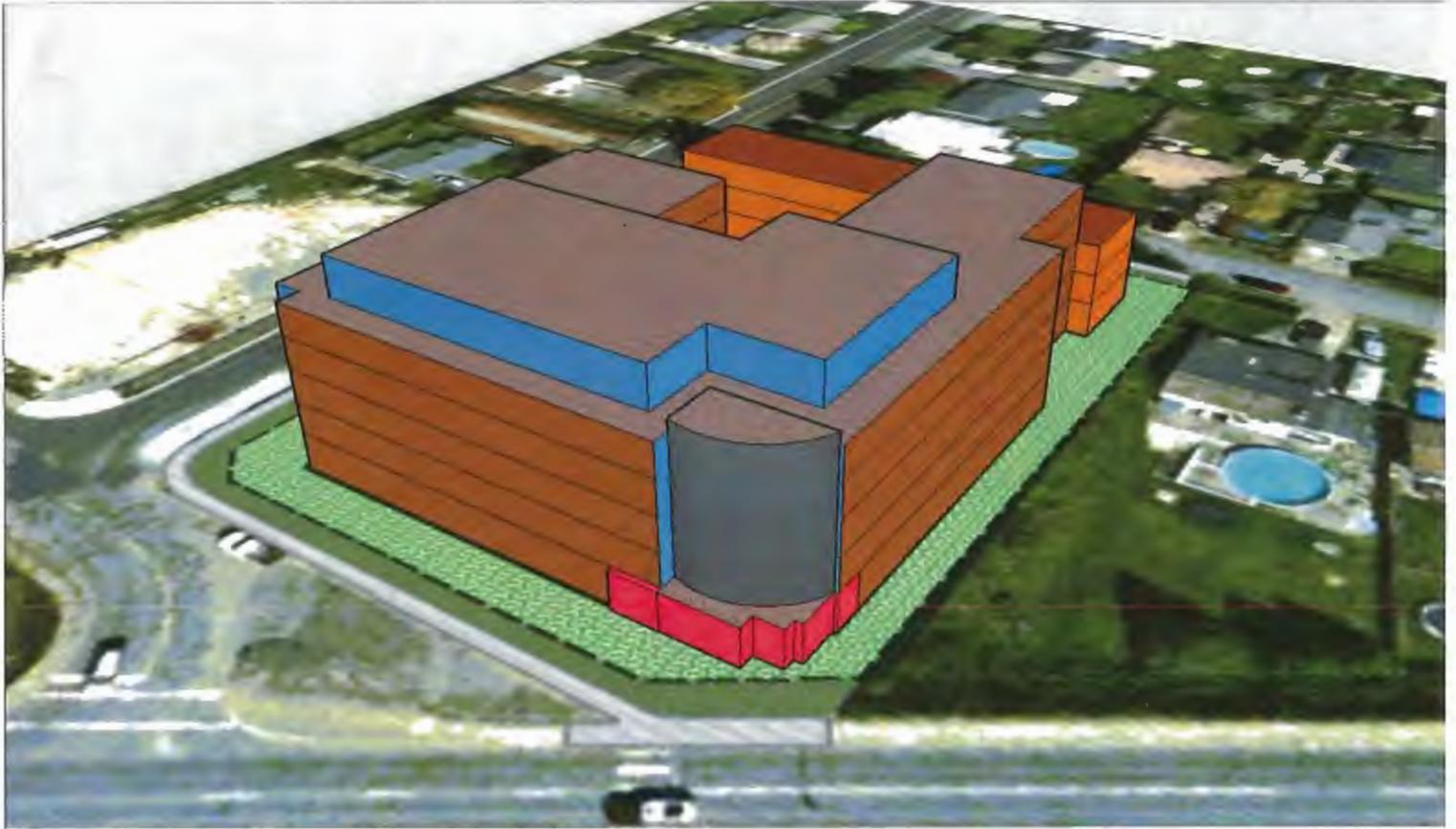


SCALE 1:2,500

DRAFT



DRAFT





mapleridge.ca

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: **Second Reading**
Zone Amending Bylaw No. 7586-2019
25597 130 Avenue

MEETING DATE: October 5, 2021
FILE NO: 2019-331-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property located at 25597 130 Avenue from RS-3 (Single Detached Rural Residential) to RS-2 (Single Detached Suburban Residential) to permit a future subdivision of two (2) lots. This application is in compliance with the *Suburban Residential* designation and the policies of the Official Community Plan (OCP). Council granted first reading to Zone Amending Bylaw No. 7586-2019 on November 26, 2019.

Pursuant to Council Policy 6.31, this application is subject to the Community Amenity Contribution Program at a rate of \$5,100.00, per single family lot, for an estimated total of \$5,100.00; as per the Policy the original lot is exempt for developments proposing the creation of less than three (3) lots.

RECOMMENDATIONS:

- 1) That Zone Amending Bylaw No. 7586-2019 as amended 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 properties for the proposed development;
 - ii) Registration of a Restrictive Covenant for the protection of the Environmentally Sensitive areas (wetlands) on the subject properties;
 - iii) Registration of a Restrictive Covenant for Stormwater Management;
 - iv) Registration of an Enhancement & Maintenance Agreement;
 - v) Registration of on-site septic fields with Fraser Health for septic disposal and registration of a Restrictive Covenant for the protection of the septic field areas;
 - 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.

1102

- vii) That a contribution, in the amount of \$5,100.00 (\$5,100.00/lot) be provided in keeping with the Council Policy 6.31 with regard to Community Amenity Contributions.

DISCUSSION:

1) Background Context:

Applicant: Silver Valley Homes Ltd.

Legal Description:

OCP:

Existing: Suburban Residential
Proposed: Suburban Residential

Within Urban Area Boundary: No
Area Plan: General Land Use Area Plan
OCP Major Corridor: Yes

Zoning:

Existing: RS-3 (Single Detached Rural Residential)
Proposed: RS-2 (Single Detached Suburban Residential)

Surrounding Uses:

North: Use: Single-Family Residential
Zone: RS-2 (Single Detached Suburban Residential)
Designation: Suburban Residential

South: Use: Single-Family Residential
Zone: RS-3 (Single Detached Rural Residential)
Designation: Agriculture

East: Use: Single-Family Residential
Zone: A-1 (Small Holding Agricultural)
Designation: Industrial Reserve

West: Use: Single-Family Residential
Zone: RS-3 (Single Detached Rural Residential)
Designation: Suburban Residential

Existing Use of Property: Single-Family Residential
Proposed Use of Property: Single-Family Residential
Site Area: 1.0 ha (2.5 acres)
Access: 256 Street
Servicing: Rural Standard
Previous OR Companion Applications: 2019-331-DP
2019-331-SD

2) Project Description:

The subject property, located at 25597 130 Avenue, is located outside of the Urban Area Boundary, on the northwest corner of the intersection of 130 Avenue and 256 Street (see Appendices A and B). There is a watercourse, Webster's Creek, located just west of the subject property, which will require a Watercourse Protection Development Permit. There are some grade changes located on-site near the watercourse; however, the remainder of the subject property is relatively flat. Trees are located along the west, south, and east property lines.

The current application proposes to rezone the subject property from RS-3 (Single Detached Rural Residential) to RS-2 (Single Detached Suburban Residential), to permit the future subdivision into two lots, not less than 0.4 ha (1.0 acre) in area. The existing house, located on the southern portion of the property, will remain. Access for the existing house will continue to be from 130 Avenue and access for the new proposed lot will be from 256 Street.

3) Planning Analysis:

i) Official Community Plan:

The subject property is designated *Suburban Residential* in the Official Community Plan, which permits a single detached housing form located outside of the Urban Area Boundary. Additionally, the designation supports the creation of new lots not less than 0.4 ha (1.0 acre) in size. The RS-2 (Single Detached Suburban Residential) zone is in compliance with this designation, and requires city water and private sewage disposal system.

ii) Zoning Bylaw:

The current application proposes to rezone the subject property from RS-3 (Single Detached Rural Residential) to RS-2 (Single Detached Suburban Residential) (see Appendix C) to permit future subdivision into two lots (see Appendix D). The minimum lot size for the current RS-3 (Single Detached Rural Residential) zone is 0.8 ha (2.0 acres), and the minimum lot size for the proposed RS-2 (Single Detached Suburban Residential) zone is 0.4 ha (1.0 acre). The new lots are proposed to be 0.5 ha in area. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

iii) Development Permits:

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

4) Environmental Implications:

The proposed development has minimal environmental implications. The on-site sewage disposal system must be installed outside of the environmental setback of 22.0 metres from top of the bank of Webster's Creek. Furthermore, a Habitat Covenant must be registered to protect all lands within the environmental setback of Webster's Creek. An Enhancement and Maintenance Agreement will be required to enhance and maintain vegetation within Webster's Creek setbacks. These will be conditions of final reading.

5) **Interdepartmental Implications:**

i) **Engineering Department:**

The property is serviced by municipal water and the existing roads meet current standards. Drainage and wastewater will be handled on site as a condition of subdivision. The applicant has submitted a Geotechnical Report to analyze the slope located on the western portion of the subject property in support of the proposed development.

CONCLUSION:

It is recommended that second reading be given to Zone Amending Bylaw No. 7586-2019, and that application number 2019-331-RZ be forwarded to Public Hearing.

“Original signed by Tyson Baker”

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

“Original signed by Chuck Goddard”

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

“Original signed by Christine Carter”

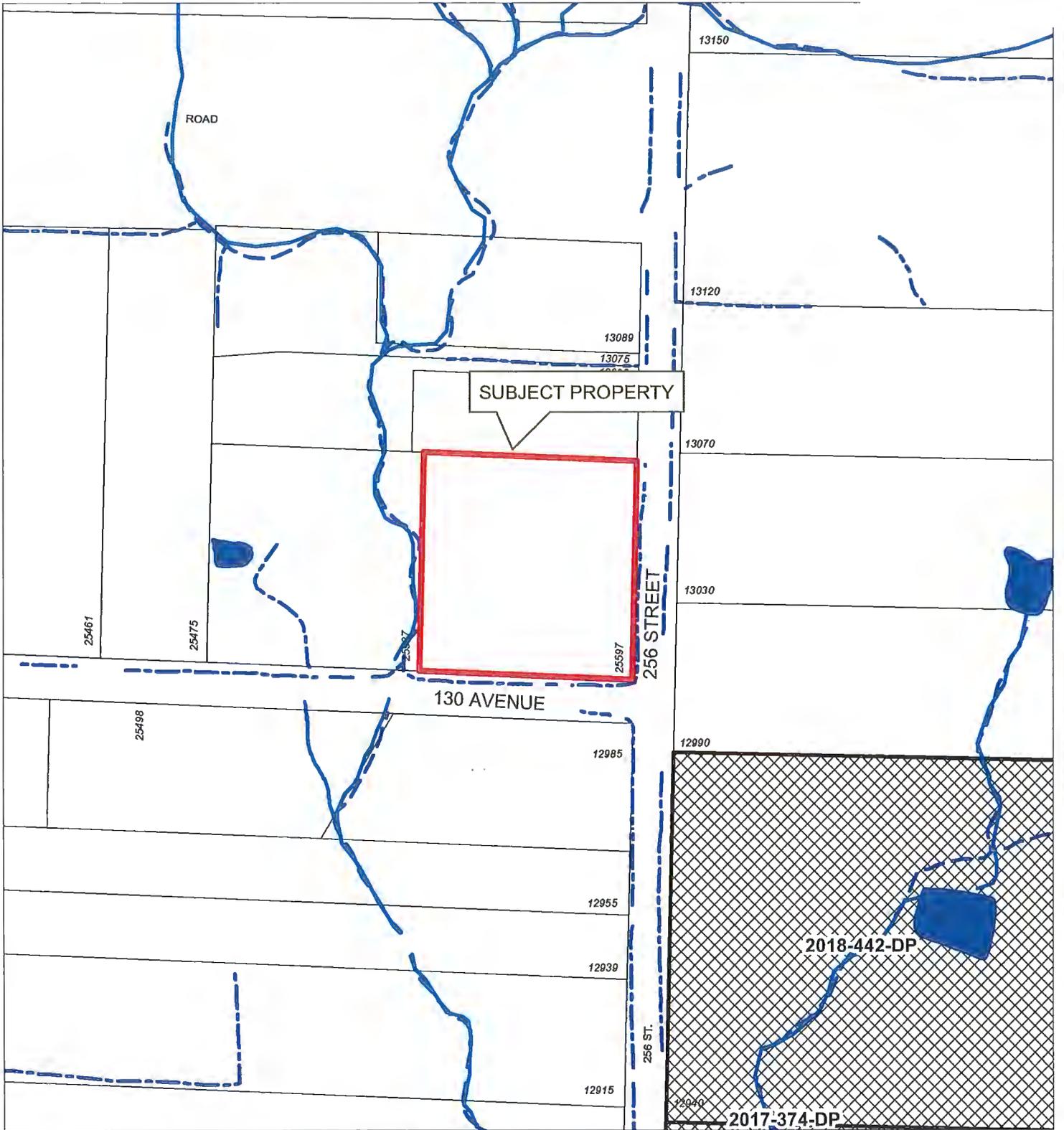
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

“Original signed by Al Horsman”

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. 7586-2019
- Appendix D – Subdivision Plan



Scale: 1:2,500

Legend

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

25597 130 AVENUE
P.I.D: 011-213-442

PLANNING DEPARTMENT



mapleridge.ca

FILE: 2019-331-RZ
DATE: Sep 20, 2019

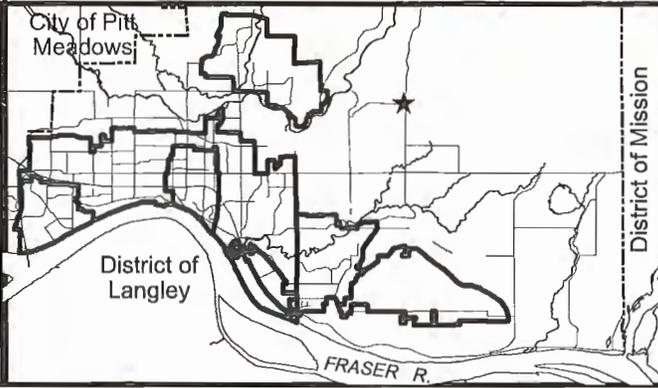
BY: AA



Aerial Imagery from the Spring of 2018



Scale: 1:2,500



25597 130 AVENUE
 P.I.D: 011-213-442

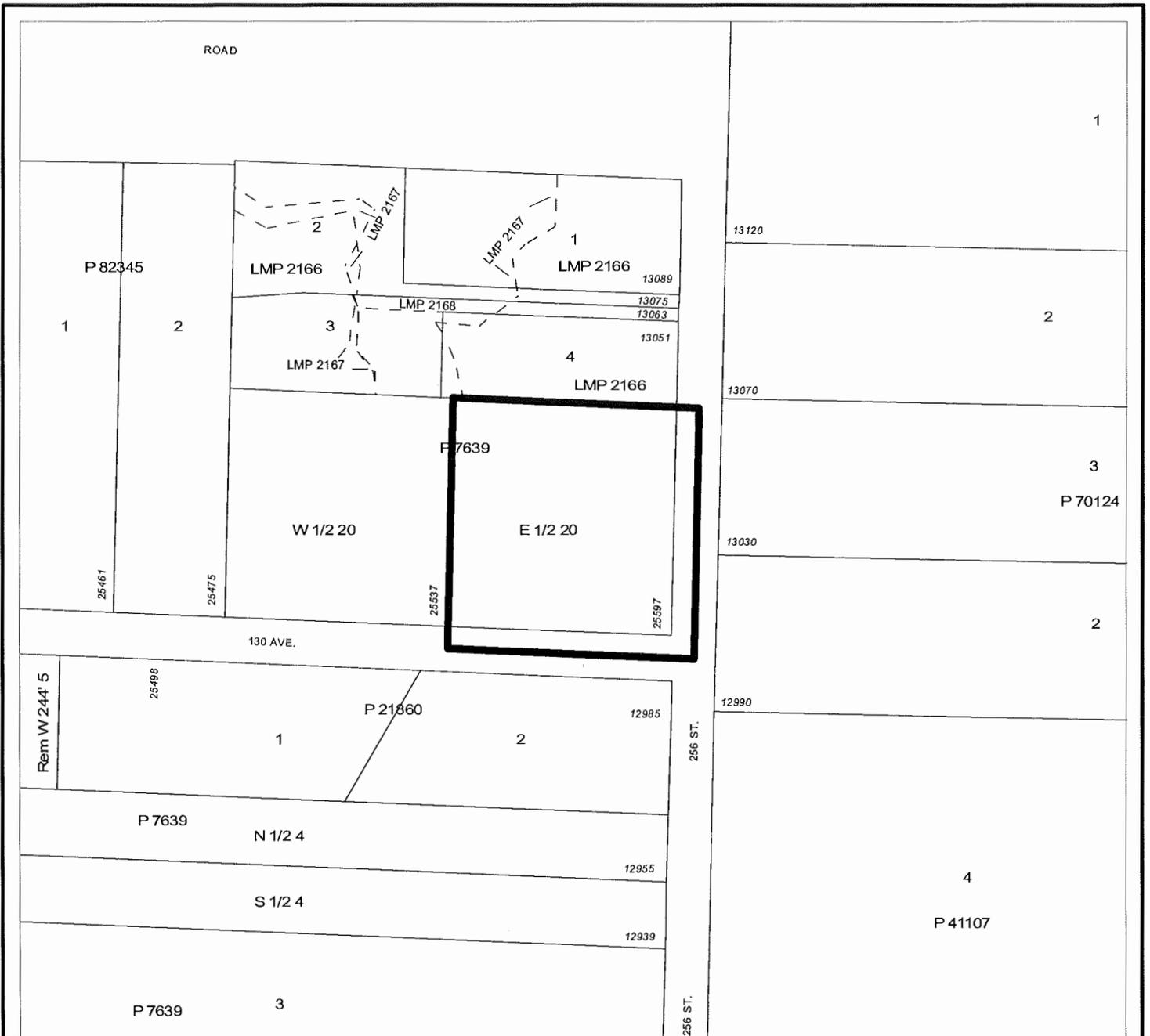
PLANNING DEPARTMENT



mapleridge.ca

FILE: 2019-331-RZ
 DATE: Sep 20, 2019

BY: AA



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7586-2019

Map No. 1813

From: RS-3 (Single Detached Rural Residential)

To: RS-2 (Single Detached Suburban Residential)

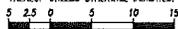


SCALE 1:2,500

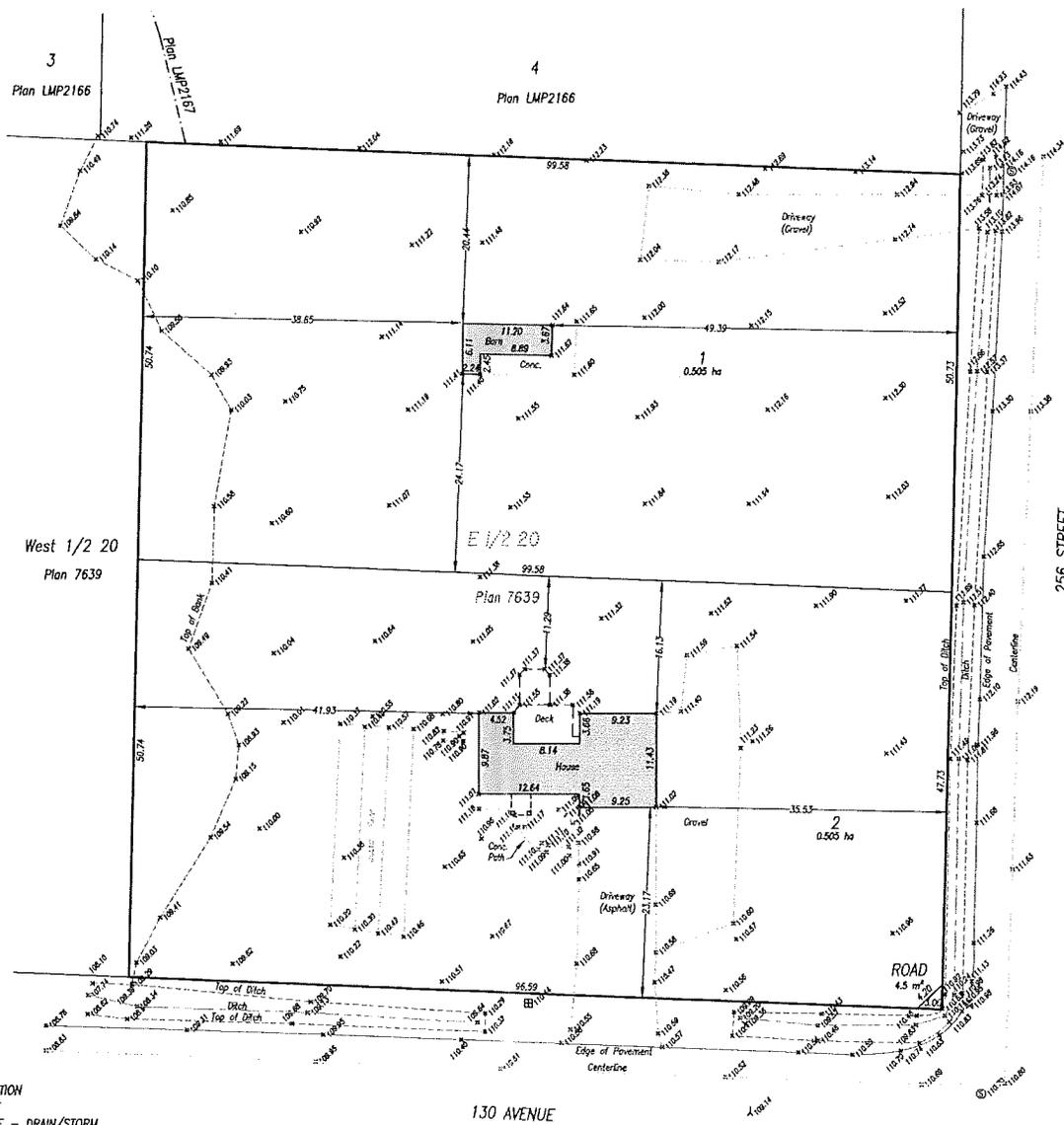
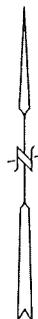
DRAFT PLAN OF PROPOSED SUBDIVISION OF
 EAST HALF LOT 20 SECTION 26 TOWNSHIP 12
 NEW WESTMINSTER DISTRICT PLAN 7639

SCALE 1 : 400

ALL DISTANCES ARE IN METRES AND DECIMALS
 THEREOF UNLESS OTHERWISE INDICATED.



CIVIC ADDRESS: 25597 130TH STREET, MAPLE RIDGE
 PARCEL IDENTIFIER: 011-213-442



LEGEND

SYMBOLS	DESCRIPTION
—	CULVERT
⊙	MANHOLE - DRAIN/STORM
⊙	MANHOLE - SANITARY
●	POWER/UTILITY POLE
⊞	WATER SERVICE/METER
⊞	GAS VALVE

LOT DIMENSIONS DERIVED FROM
 PLAN 7639 AND FIELD TIES

ELEVATIONS ARE IN METRES (GEODETIC)
 ELEVATIONS REFERENCED TO
 MONUMENT: OCMR5H0705
 ELEVATION: 111.603m
 CVG02018GVRO

WADE & ASSOCIATES LAND SURVEYING LTD.
 BC LAND SURVEYORS
 MISSION & MAPLE RIDGE
 PHONE: (604) 826-9561 OR 463-4753
 FILE: H3034-02

PREPARED FOR: PRESBER

CHARGE(S) ON TITLE WITHOUT REFERENCE TO
 SURVEY PLANS THAT MAY AFFECT IMPROVEMENTS:
 N/A

S.P. WADE, BCLS
 DATE OF SURVEY: APRIL 6, 2016
 APRIL 2, 2019



City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council

MEETING DATE: October 5, 2021
FILE NO: 01-0620-01

FROM: Chief Administrative Officer

MEETING: CoW

SUBJECT: UBCM-2022 Community Resiliency Investment (CRI) Program

EXECUTIVE SUMMARY:

As part of the Community Resiliency Investment (“CRI”) Program, the Provincial Government has implemented a support initiative intended to reduce the risk of wildfires and mitigate their impacts in BC communities.

As in previous years, the FireSmart Community Funding & Supports Program is providing funding to local governments and First Nations in BC. The funding is directed toward projects and initiatives that increase community resiliency by undertaking community-based FireSmart planning and activities intended to reduce the community’s risk from wildfires.

This report recommends that the City of Maple Ridge make an application for the hiring of a FireSmart coordinator on a time-durated basis.

RECOMMENDATION:

That staff submit an application for grant funding to the Union of British Columbia Municipalities Community Resiliency Investment (CRI) Program for the time-duration hire of a FireSmart Coordinator to facilitate, plan and organize FireSmart related activities within the Wildfire Urban Interface areas of the City of Maple Ridge; and,

That overall grant management for the Fire Smart Coordinator be provided by the City of Maple Ridge.

DISCUSSION:

a) Background Context:

In keeping with the City’s existing Community Wildfire Protection Plan and draft update pending council adoption, strategic recommendations exist to engage in public education as to the risks and recommended actions property owners can implement within the Wildland Urban Interface (WUI).

To facilitate the implementation of these strategic recommendations, the City of Maple Ridge is applying for a grant of up to \$50,000 to hire a time duration Fire Smart Coordinator who will facilitate, coordinate, plan and organize FireSmart related activities to promote wildfire safety awareness activities within the WUI in the City.

Grant application submissions are vetted by the UBCM grant administrator and a technical review committee to ensure cost effectiveness and good value. Applications must also include a Council Resolution indicating support for the proposed activities and a willingness to provide overall grant management.

b) **Desired Outcome:**

In applying for funding under the UBCM-CRI program, City staff intend on securing Provincial funds to hire a fully funded time-duration Fire Smart Coordinator who will facilitate, coordinate, plan and organize FireSmart related activities to promote wildfire safety awareness activities within the WUI in the City.

c) **Strategic Alignment:**

This request aligns with the City of Maple Ridge Strategic Plan 2019-2022, specifically with the strategic priority of Community Safety. The coordinator will plan and facilitate activities intended to foster and encourage residents' engagement with the intended goal of increasing resiliency to wildfire threats in the Wildfire Urban Interface neighbourhoods.

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

The UBCM-CRI program provides funding to a maximum of \$50,000. It is anticipated that the expense of hiring a FireSmart Coordinator, the creation of FireSmart materials and the hosting of related community events will fall entirely within this maximum limit.

CONCLUSION:

An investment in educational activities is a key step in increasing wildland fire resiliency in the City. The FireSmart Coordinator will focus their efforts on addressing the strategic recommendations specific to education and emergency preparedness. Those efforts will culminate in increased awareness and enhanced resiliency in the high-risk areas of the Wildland Urban Interface (WUI) of the City of Maple Ridge.



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



Approved by: **Michael Van Dop, MBA**
Deputy Fire Chief



Concurrence: **Al Horsman**
Chief Administrative Officer