

City of Maple Ridge

COMMITTEE OF THE WHOLE

AGENDA

October 22, 2019

1:30 p.m.

Council Chamber

Committee of the Whole is the initial venue for review of issues. No voting takes place on bylaws or resolutions. A decision is made to send an item to Council for debate and vote or to send an item back to staff for more information or clarification before proceeding to Council. The meeting is live streamed and recorded by the City of Maple Ridge.

Chair: Acting Mayor

1. **CALL TO ORDER**
2. **ADOPTION AND RECEIPT OF MINUTES**
 - 2.1 Minutes of the Committee of the Whole Meeting of October 8, 2019
3. **DELEGATIONS/STAFF PRESENTATIONS – (10 minutes each)**
4. **PUBLIC WORKS AND DEVELOPMENT SERVICES**

Note:

- *Owners and/or Agents of development applications on this agenda may be permitted to speak to their item with a time limit of 10 minutes.*
- *The following items have been numbered to correspond with the Council Agenda where further debate and voting will take place, upon Council decision to forward them to that venue.*

1101 2019-239-RZ, 12610 228 Street, RS-3 to R-1

Staff report dated October 22, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7574-2019 to rezone from RS-3 (One Family Rural Residential) to R-1 (Residential District) to permit a future subdivision of approximately 8 single family residential 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 2019-268-RZ, 22340 and 22328 St. Anne Avenue and 11654 and 11664 223 Street, C-3 and RS-1 to RM-2

Staff report dated October 22, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7584-2019 to rezone from C-3 (Town Centre Commercial) and RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to permit future construction of an apartment building with 99 residential units be given first reading and that the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999.

1103 2018-105-RZ, 24145 and 24185 110 Avenue, RS-3 to RS-1d

Staff report dated October 22, 2019 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7582-2019 to adjust the areas designated Residential Low Density to amend the Conservation boundary be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7466-2018 to rezone from RS-3 (One Family Rural Residential) to RS-1d (One Family Urban [Half Acre] Residential) to permit a future subdivision of approximately 19 residential lots be given second reading and be forwarded to Public Hearing.

1104 2016-246-RZ, 12111 and 12119 203 Street, RS-1 to RM-1

Staff report dated October 22, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7267-2016 to rezone from RS-1 (One Family Urban Residential) to RM-1 (Townhouse Residential) to permit the future construction of 10 townhouse units be given second reading and be forwarded to Public Hearing.

1105 2019-333-DVP, 23840 River Road

Staff report dated October 22, 2019 recommending that the Corporate Officer be authorized to sign and seal 2019-333-DVP to reduce the minimum interior side lot line setback.

1106 2018-508-DP, 23840 River Road

Staff report dated October 22, 2019 recommending that the Corporate Officer be authorized to sign and seal 2018-508-DP to allow a microbrewery and tasting lounge under the M-3 (Business Park) zone.

1107 2017-367-DP, 23702 132 Avenue, Wildfire Development Permit

Staff report dated October 22, 2019 recommending that the Corporate Officer be authorized to sign and seal 2017-367-DP to allow 16 single family lots for development within the Wildfire Development Permit Area.

1108 Maple Ridge Highway and Traffic Amending Bylaw No. 7566-2019

Staff report dated October 22, 2019 recommending that Maple Ridge Highway and Traffic Amending Bylaw No. 7566-2019 to ban cyclists riding on sidewalks City-wide and to ensure vehicle size and weight specifications are in alignment with the most recent version of the BC Commercial Transport Regulations be given first, second and third readings.

1109 Maple Ridge Intermunicipal Business Licence Scheme Amending Bylaw No. 7572-2019

Staff report dated October 22, 2019 recommending that Maple Ridge Intermunicipal Business Licence Scheme Amending Bylaw No. 7572-2019 to add the City of Merritt and the Village of Harrison Hot Springs to the Fraser Valley Intermunicipal Business Licence Program and to expand the definition of who can purchase an Intermunicipal Business Licence be given first, second and third readings.

1110 Proposed New Cannabis Retail Store at 22222 Lougheed Highway

Staff report dated October 22, 2019 recommending that the application for a non medical cannabis retail store at 22222 Lougheed Highway not be supported and that a copy of the resolution be forwarded to the Liquor and Cannabis Regulation Branch with the legislative requirements.

1111 11830 240 Street – Request for Sanitary Service Connection Outside Urban Containment Boundary

Staff report dated October 22, 2019 recommending the request to provide a sanitary service connection to 11830 240 Street be supported and forwarded to the Greater Vancouver Sewerage and Drainage District Board for consideration.

1112 13179 224 Street – Request for Sanitary Service Connection Outside Urban Containment Boundary

Staff report dated October 22, 2019 recommending the request to provide a sanitary service connection to 13179 224 Street be supported and forwarded to the Greater Vancouver Sewerage and Drainage District Board for consideration.

5. CORPORATE SERVICES

1131

6. *PARKS, RECREATION & CULTURE*

1151 Maple Ridge Secondary School/Merkley Park Hammer and Discus Throw Facility Construction and Operating Agreements

Staff report dated October 22, 2019 recommending that the construction and operating agreements for Maple Ridge Secondary School/Merkley Park Hammer Throw Facility be approved and that the Corporate Officer be authorized to execute the contracts.

1152 Maple Ridge Secondary School (MRSS)/Merkley Park Hammer and Discus Throw Facility Construction - Award of Contract

Staff report dated October 22 2019 recommending that Contract ITT-PL19-51: Construction of Hammer and Discus Throw Facility at Merkley Park be awarded to Cedar Crest Lands (BC) Ltd., that a contingency be authorized and that the Corporate Officer be authorized to execute the contract.

7. *ADMINISTRATION (including Fire and Police)*

1171

8. *OTHER COMMITTEE ISSUES*

1191

9. **ADJOURNMENT**

10. **COMMUNITY FORUM**

COMMUNITY FORUM

The Community Forum provides the public with an opportunity to speak with Council on items that are of concern to them, with the exception of Public Hearing bylaws that have not yet reached conclusion.

Each person will be permitted 2 minutes to speak or ask questions (a second opportunity is permitted if no one else is sitting in the chairs in front of the podium). Questions must be directed to the Chair of the meeting and not to the individual members of Council. The total time for this Forum is limited to 15 minutes.

If a question cannot be answered, the speaker will be advised when and how a response will be given.

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

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

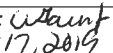
For more information on these opportunities contact:


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

Approved by: 

Date: Oct 17, 2019

Space below for Clerk's Department Use Only

Checked by: 
Date: Oct 17, 2019

Checked by: 
Date: Oct 17, 2019

City of Maple Ridge

COMMITTEE OF THE WHOLE MEETING MINUTES

October 8, 2019

The minutes of the meeting held on October 8, 2019 at 1:32 p.m. in Council Chamber of City Hall, 11995 Haney Place, Maple Ridge, BC.

PRESENT

Elected Officials:

Mayor M. Morden (1:33 p.m.)
Councillor J. Dueck
Councillor C. Meadus
Councillor G. Robson
Councillor R. Svendsen
Councillor A. Yousef

Appointed Staff

K. Swift, Acting Chief Administrative Officer
D. Boag, Acting General Manager Parks, Recreation & Culture
C. Carter, General Manager Planning & Development Services
J. Storey, Acting General Manager Engineering Services
L. Benson, Director of Corporate Administration
T. Thompson, Chief Financial Officer
S. Nichols, Deputy Corporate Officer
C. Goddard, Director of Planning

ABSENT

Councillor K. Duncan

Other Staff as Required

D. Hall, Planner, Development and Environmental Services
D. Denton, Acting Director Economic Development & Civic Property

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

1. **CALL TO ORDER**

2. **ADOPTION AND RECEIPT OF MINUTES**

2.1 Minutes of the Committee of the Whole Meeting of September 17, 2019

It was moved and seconded

That the minutes of the September 17, 2019 Committee of the Whole Meeting
be adopted.

CARRIED

3. **DELEGATIONS/STAFF PRESENTATIONS – Nil**

4. **PUBLIC WORKS AND DEVELOPMENT SERVICES**

1101 2019-071-RZ, 13084 236 Street, RS-2 to R-1

Staff report dated October 8, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7579-2019 to rezone from RS-2 (One Family Suburban Residential) to R-1 (Residential District) to permit a subdivision of approximately 7 lots be given first reading and that the applicant provide further information as described on Schedules A, B, F, G and J of the Development Procedures Bylaw No. 5879-199, along with the information required for a Subdivision application.

The Director of Planning provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated October 8, 2019 titled "First Reading, Zone Amending Bylaw No. 7579-2019, 13084 236 Street" be forwarded to the Council Meeting of October 15, 2019.

CARRIED

1102 2019-138-RZ 22238, 22242, 22246 AND 22286 Selkirk Avenue; 22245, 22251 and 22289 Lougheed Highway, PID 011-208-775, PID 011-208-848 and PID 011-280-856, C-3 and CS-1 to CD-1-19

Staff report dated October 8, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7561-2019 to rezone from C-3 (Town Centre Commercial) and CS-1 (Service Commercial) to CD-1-19 (Comprehensive Development) to permit further future construction of two apartment buildings between six and twelve storeys including ground floor commercial and apartment units above be given first reading and that the applicant provide further information as described on Schedules A, C and D of the Development Procedures Bylaw No. 5879-1999.

The Director of Planning provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated October 8, 2019 titled "First Reading Zone Amending Bylaw No. 7561-2019, 22238, 22242, 22246, and 22286 Selkirk Avenue; 22245, 22251, and 22289 Lougheed Highway; PID 011-208-775, PID 011-208-848 and PID 011-208-856" be forwarded to the Council Meeting of October 15, 2019.

CARRIED

1103 2019-295-RZ, 13144 236 Street, RS-2 to R-1

Staff report dated October 8, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7580-2019 to rezone from RS-2 (One Family Suburban Residential) to R-1 (Residential District) to permit a subdivision of approximately 3 lots be given first reading and that the applicant provide further information as described on Schedules A, B, F, G and J of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

The Director of Planning provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated October 8, 2019 titled "First Reading, Zone Amending Bylaw No. 7580-2019, 13144 236 Street" be forwarded to the Council Meeting of October 15, 2019.

CARRIED

1104 2018-408-RZ, 13160 236 Street, RS-2 to R-1

Staff report dated October 8, 2019 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7576-2019 to revise boundaries of land use designations to fit site conditions be given first and second reading and be forwarded to Public Hearing and the Maple Ridge Zone Amending Bylaw No. 7527-2019 to rezone from RS-2 (One Family Suburban Residential) to R-1 (Residential District) to permit a 5 lot subdivision be given second reading as amended and be forwarded to Public Hearing.

The Director of Planning provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated October 8, 2019 titled "First and Second Reading, Official Community Plan Amending Bylaw No. 7576-2019; Second Reading, Zone Amending Bylaw No. 7527-2019, 13160 236 Street" be forwarded to the Council Meeting of October 15, 2019.

CARRIED

1105 2018-249-RZ, 25180 108 Avenue, A-2 and RS-3 to RS-2 and A-1

Staff report dated October 8, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7517-2018 to rezone from A-2 (Upland Agricultural) and RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) and A-1 (Small Holding Agriculture) to permit a future subdivision of 3 lots be given second reading and be forwarded to Public Hearing.

D. Hall, Planner, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated October 8, 2019 titled "Second Reading, Zone Amending Bylaw No. 7517-2018, 25180 108th Avenue" be forwarded to the Council Meeting of October 15, 2019.

CARRIED

1106 2019-261-DVP, 12244 228 Street

Staff report dated October 8, 2019 recommending that Development Variance Permit 2019-261-DVP to relax the required location of a use providing access or egress driveway and to relax the required visual clearance at intersections be denied.

The Director of Planning provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated October 8, 2019 titled "Development Variance Permit, 12244 228 Street" be forwarded to the Council Meeting of October 15, 2019.

CARRIED

1107 2019-011-DP, 22780 Lougheed Highway

Staff report dated October 8, 2019 recommending that the Corporate Officer be authorized to sign and seal 2019-011-DP to allow for external renovations on an existing McDonald's restaurant to upgrade to their new corporate image.

It was moved and seconded

That the staff report dated October 8, 2019 titled "Commercial Development Permit, 22780 Lougheed Highway" be forwarded to the Council Meeting of October 15, 2019.

CARRIED

5. *CORPORATE SERVICES* – Nil

6. *PARKS, RECREATION & CULTURE* – Nil

7. *ADMINISTRATION (including Fire and Police)*

1171 Agri-tourism and Eco-tourism Strategies and Implementation

Staff report dated October 8, 2019 providing information on Maple Ridge's Agri-Tourism and Eco-Tourism strategies and the implementation of those strategies.

8. *OTHER COMMITTEE ISSUES*

9. *ADJOURNMENT* – 2:10 p.m.

Councillor R. Svendsen, Chair
Presiding Member of the Committee

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First Reading
Zone Amending Bylaw No. 7574-2019
12610 228 Street

MEETING DATE: October 22, 2019
FILE NO: 2019-239-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 12610 228 Street, from RS-3 (One Family Rural Residential) to R-1 (Residential District), to permit a future subdivision of approximately 8 single family residential 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, and will be requested to pay \$5,100.00 per single family lot created. Although the current proposed subdivision is for three lots, the rezoning would allow for the creation of potentially 8 lots in the future, therefore the Community Amenity Contribution Program applies, for an estimated amount of \$40,800.00.

RECOMMENDATIONS:

1. That Zone Amending Bylaw No. 7574-2019 be given first reading; and
2. That the applicant provide further information as described on Schedules B of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

DISCUSSION:**a) Background Context:**

| | |
|---------------------------|---|
| Applicant: | D. Bowins |
| Legal Description: | Parcel "A" (Reference Plan 22408), Lot 3, Section 20, Township 12, New Westminster District Plan 5430 |
| OCP: | |
| Existing: | Urban Residential |
| Proposed: | Urban Residential |
| Zoning: | |
| Existing: | RS-3 (One Family Rural Residential) |
| Proposed: | R-1 (Residential District) |

Surrounding Uses:

| | | |
|--------|--------------|--|
| North: | Use: | Single Family Residential |
| | Zone: | RS-1b (One Family Urban (Medium Density) Residential) |
| | Designation: | Urban Residential |
| South: | Use: | Single Family Residential and Multi-Family Residential |
| | Zone: | RS-1b (One Family Urban (Medium Density) Residential) and RM-1 (Townhouse Residential) |
| | Designation: | Urban Residential and Conservation |
| East: | Use: | Single Family Residential (Yennadon Study Area for Employment Lands) |
| | Zone: | RS-3 (One Family Rural Residential) |
| | Designation: | Agricultural |
| West: | Use: | Single Family Residential |
| | Zone: | RS-1b (One Family Urban (Medium Density) Residential) |
| | Designation: | Urban Residential |

| | |
|---------------------------|----------------------------|
| Existing Use of Property: | Single Family Residential |
| Proposed Use of Property: | Single Family Residential |
| Site Area: | 0.44 ha (1.1 acres) |
| Access: | 228 Street and 126B Avenue |
| Servicing requirement: | Urban Standard |

c) **Project Description:**

The subject property, located at 12610 228 Street, is located at the south-east corner of the intersection of 126B Avenue and 228 Street. The property is relatively flat and is currently occupied by a single family dwelling and accessory residential building (See Appendices A and B). The applicant is proposing to rezone the property from RS-3 (One Family Rural Residential) to R-1 (Residential District) (see Appendix C) to allow for a future subdivision into approximately 8 single family residential lots.

Note that the applicant is intending to phase the subdivision to retain the existing home and accessory building for the time-being, and create two lots within the first phase of the subdivision and the remaining six lots in a second phase of subdivision (see Appendix D).

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 property is located within the Urban Area Boundary and is currently designated *Urban Residential – Major Corridor*, as 228 Street is designated a Major Corridor in the Official Community Plan (OCP). The *Urban Residential – Major Corridor* designation allows 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. Infill policies speak to the compatibility of the site design, setbacks, and lot configuration with the existing pattern of development in the area. Existing development in this area for the lots located directly to the north are larger RS-1b (One Family Urban (Medium Density) Residential) lots. The proposed subdivision would create lots that have smaller lot widths than what currently exists across the street; however, the minimum area and lot widths provided are larger than the minimum required by the R-1 (Residential District) zone. Although the subject property has frontage along a Major Corridor, the lots created will face an existing neighbourhood and therefore could be considered Neighbourhood Residential. An alternative recommendation has been provided, should Council wish to respect the existing lot configuration to the north.

It should be noted that the adjacent lands to the east are the subject of the Yennadon Study Area for Employment Lands, which will be the subject of a future report to Council.

Zoning Bylaw:

The current application proposes to rezone the subject property from RS-3 (One Family Rural Residential) to R-1 (Residential District) to permit the future subdivision into approximately 8 lots. The minimum lot size for the current RS-3 (One Family Rural Residential) zone is 0.8 ha (2 acres), and the minimum lot size for the proposed R-1 (Residential District) zone is 371 m² (3,993 ft²), with a minimum lot width of 12 m (39.4 ft.).

The surrounding lots to the north are zoned RS-1b (One Family Urban (Medium Density) Residential), which have a minimum lot width of 15 m (49.2 ft.) and minimum area of 557 m² (5,996 ft²). The lot widths to the north exceed the minimum lot width and are generally closer to 18.5 m (60.7 ft.) in width, with areas of approximately 575 m² (6,189 ft²). The proposed lot widths along 126B Avenue are approximately 13.3 m (43.6 ft.), with proposed areas ranging from approximately 500 m² (5,382 ft²) to 600 m² (6,459 ft²).

Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

Development Permits:

A Development Permit is not required for this development for environmental or intensive residential purposes.

Advisory Design Panel:

As the proposed development is for single family development, a Form and Character Development Permit is not required and the Advisory Design Panel does not need to review the project.

Development Information Meeting:

A Development Information Meeting will be required for this application as there are more than five units proposed, 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 Department;
- f) School District; and
- g) Canada Post.

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

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 Michelle Baski"

Prepared by: **Michelle Baski, ASCT, MA**
Planner 2

"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 Kelly Swift"

Concurrence: **Kelly Swift, MBA**
Acting Chief Administrative Officer

The following appendices are attached hereto:

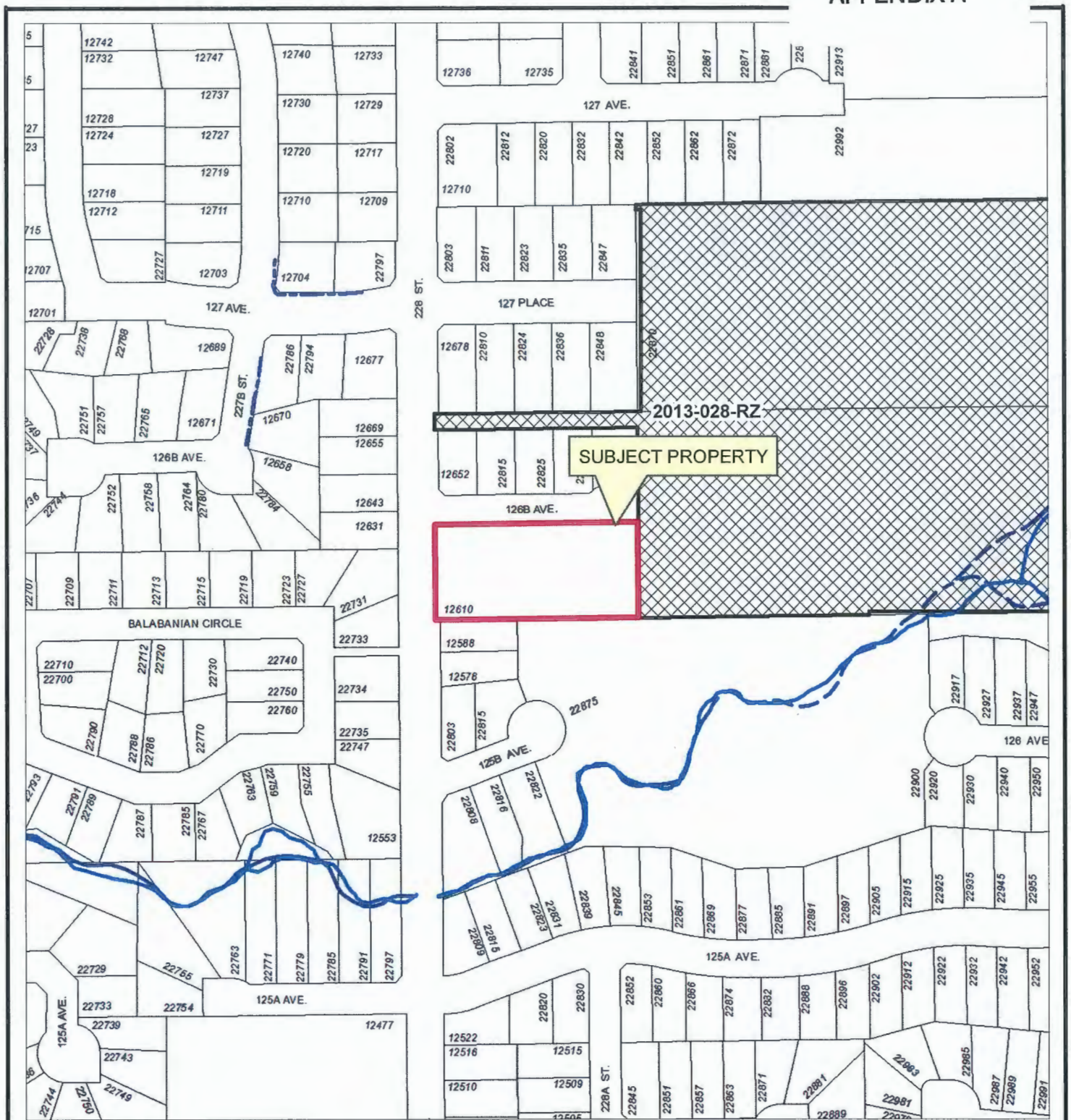
Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Zone Amending Bylaw No. 7574-2019

Appendix D – Proposed Subdivision and Phasing Plan

APPENDIX A



Scale: 1:2,500

Legend

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

12610 228 STREET
PID: 011-136-502

PLANNING DEPARTMENT



MAPLE RIDGE

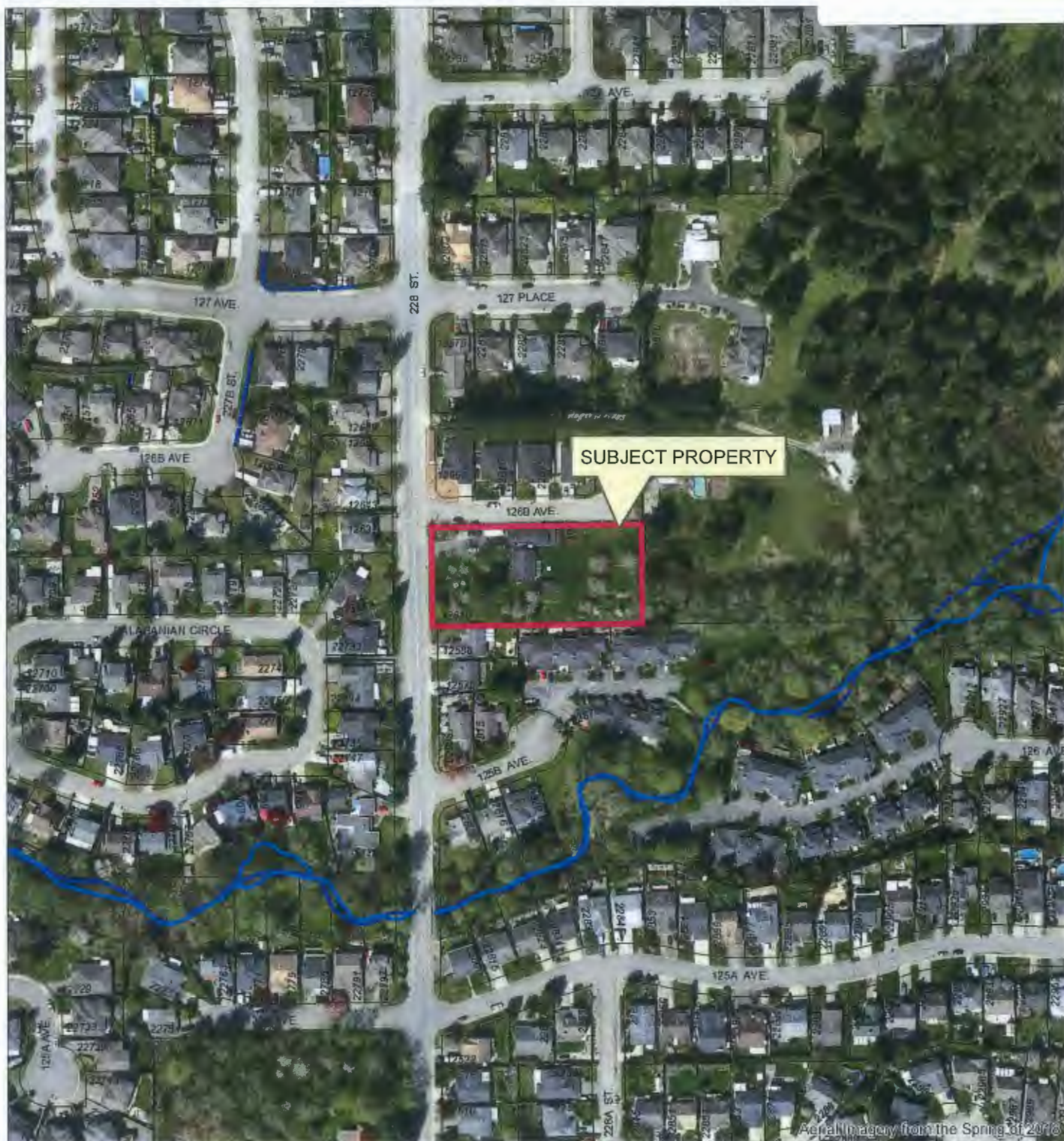
British Columbia

mapleridge.ca

FILE: 2019-239-RZ

DATE: Jun 28, 2019

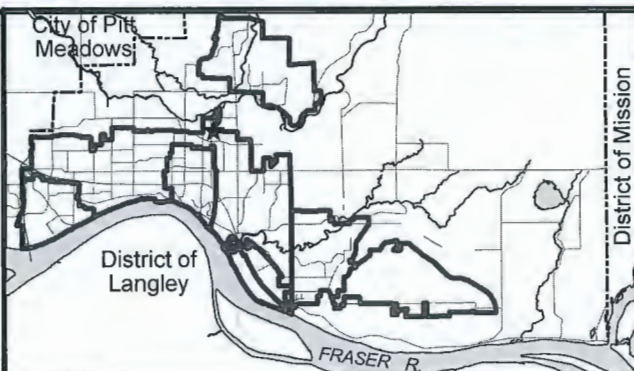
BY: PC



SUBJECT PROPERTY



Scale: 1:2,500



12610 228 STREET
PID: 011-136-502

PLANNING DEPARTMENT



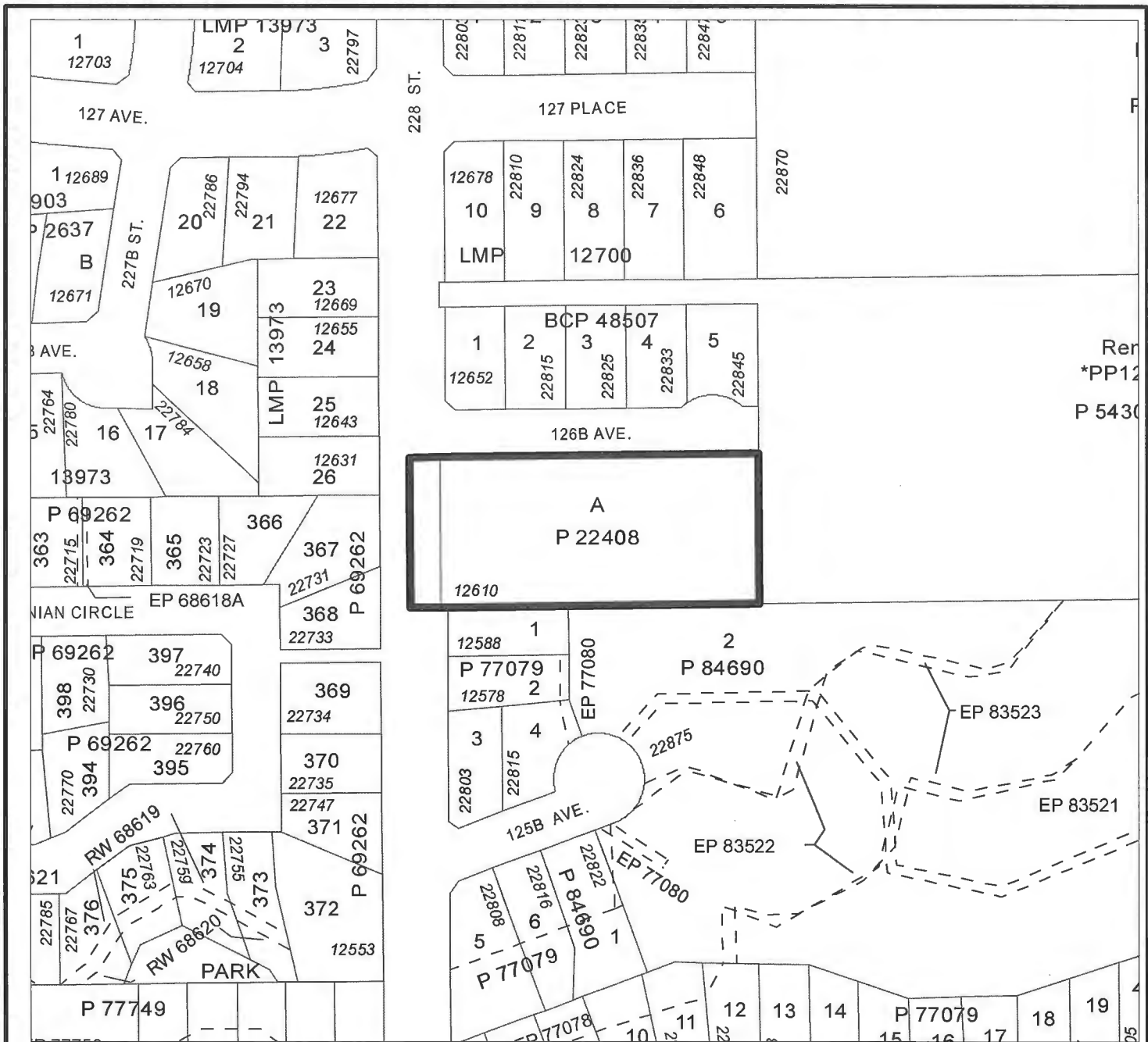
MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2019-239-RZ
DATE: Jun 28, 2019

BY: PC



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7574-2019

Map No. 1808

From: RS-3 (One Family Rural Residential)

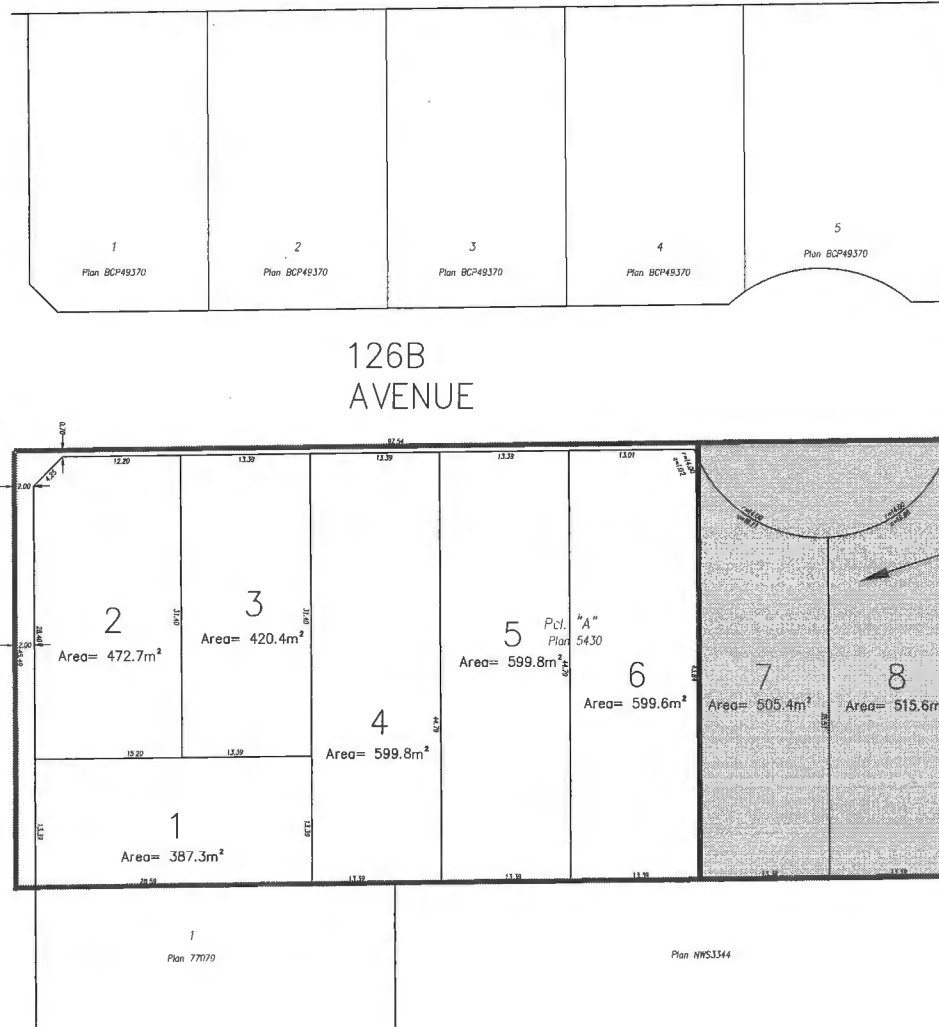
To: R-1 (Residential District)



SCALE 1:1,718

228 STREET

126B AVENUE



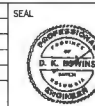
PHASE 1

APPENDIX D

D.K. BOWINS & ASSOCIATES INC.
8855 EMERY STREET, MISSION, BC
V4S 1A8 FAX: 604-826-4399
EMAIL: dbowins@shaw.ca

| | |
|--------------------|--------------------|
| EXISTING | PROPOSED |
| STORM SEWER | STORM SEWER |
| SAINTARY SEWER | SAINTARY SEWER |
| GAS | GAS |
| WATER | WATER |
| U.C. LIGHTING | U.C. LIGHTING |
| U.C. HYDRO | U.C. HYDRO |
| U.C. TELEPHONE | U.C. TELEPHONE |
| MANHOLE | MANHOLE |
| CATCH BASIN | CATCH BASIN |
| WATER OR GAS VALVE | WATER OR GAS VALVE |

| | |
|------------|----------|
| DRAWN | AJD |
| DESIGNED | DKB |
| CHECKED | |
| APPROVED | |
| FIELD BOOK | |
| SCALES | HORZ. -- |
| | VERT. -- |



CITY OF MAPLE RIDGE
ENGINEERING DEPARTMENT

Subdivision Plan
12610 228 Street

Date
SEPT 2011
SHEET
1 OF
Dwg. No. 0



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. 7584-2019;
22340 and 22328 St. Anne Avenue, and
11654 and 11664 223 Street

MEETING DATE: October 22, 2019
FILE NO: 2019-268-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties, located at 22340 and 22328 St. Anne Avenue and 11654 and 11664 223 Street, from C-3 (Town Centre Commercial) and RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential), to permit a future construction of an apartment building with 99 residential units.

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

The applicant proposes to utilize the Density Bonus regulations considered by Council on September 17, 2019. Through the cash contribution formula approved by Council, the applicant is seeking to increase the density from a Floor Space Ratio (FSR) of 1.8 to 2.28. This contribution will apply to the additional floor area of about 1,550 sq. m. based on a Cash Contribution Rate of \$161.46 per sq. m. or \$250,263.00.

This project is subject to Community Amenity Contributions Policy, that will require a voluntary contribution of \$3,100 per unit or a total of \$306,900.

RECOMMENDATIONS:

1. That Zone Amending Bylaw No. 7584-2019 be given first reading; and
2. That the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999, along with the additional requirements discussed in this report.

DISCUSSION:

a) Background Context:

Applicant: Nasir Ghuman

Legal Description: Lot 21 Block 6 District Lot 398 Group 1 NWD Plan 155;
Lot 22 Block 6 District Lot 398 Group 1 NWD Plan 155;
Lot B District Lot 398 Group 1 NWD Plan 16366;
Lot C, Except Part in Plan LMP14886, District Lot 398 Group 1
NWD Plan 16366;

1102

| | | |
|---------------------------|-----------|---|
| OCP: | Existing: | Port Haney Multi-Family, Commercial and Mixed-Use |
| | Proposed: | Port Haney Multi-Family, Commercial and Mixed-Use |
| Zoning: | Existing: | C-3 (Town Centre Commercial), RS-1 (one Family Urban Residential) |
| | Proposed: | RM-2 (Medium Density Apartment Residential) |
| Surrounding Uses: | | |
| | North: | Use: Residential (Apartment and Turnock Residence) Zone: Maple Ridge Heritage Designation and Revitalization and Tax Exemption Agreement Amending Bylaw No. 7306-2016 |
| | South: | Designation: Port Haney Multi-Family, Commercial and Mixed-Use Use: Residential Zone: C-3 (Town Centre Commercial) |
| | East: | Designation: Port Haney Multi-Family, Commercial and Mixed-Use Use: Residential Zone: RS-1 (one Family Urban Residential) |
| | West: | Designation: Port Haney Multi-Family, Commercial and Mixed-Use Use: Vacant and Haney Bypass Zone: RS-1 (one Family Urban Residential) Designation: Port Haney Multi-Family, Commercial and Mixed-Use |
| Existing Use of Property: | | Residential |
| Proposed Use of Property: | | Residential |
| Site Area: | | 3,230 sq. m. (0.8 acres) |
| Access: | | Lane (between St. Anne and Callaghan Avenues) |
| Servicing requirement: | | Urban Standard |

b) Site Characteristics:

The site consists of 4 lots each containing buildings and structures. The parcel at the southeast corner of St Anne Avenue and 223 Street, which is zoned commercial, contains a small medical building. The lands are relatively flat and sparsely landscaped; 2 or 3 mature trees are situated along 223 Street.

c) Project Description:

The development site is formed by four lots located at 22340 and 22328 St. Anne Avenue and 11654 and 11664 223 Street (See Appendices A and B). The proposal is for a 5 storey 99-unit apartment building, with one and a half levels of parking with one driveway ramp off the lane between St. Anne and Callaghan Avenues. There will be a unit breakdown as follows:

- 5 Bachelor Units (5%);
- 30 1 bedroom units (30%);
- 54 2 bedroom units (54%); and
- 10 3 bedroom units (10%).

The building will require setback variances along the north, east and west lot lines from 7.5 metres to a setback of between 5.5 and 4.7 metres. The setback along the south side (to the lane) is increased to 9.6 metres, with the central part of the building being stepped back, to create a sizable southern exposed open space.

Parking is proposed to be varied and based on 1.3 spaces per dwelling unit which is higher than the Town Centre parking requirement, but lower than the RM-2 parking requirement of 2.0 per dwelling unit. A Traffic Consultant's Study has been submitted and provides justification for the reduction, in part due to proximity of the site to the Port Haney West Coast Express Station.

The setbacks, building height, as well as the parking, will require variances. These, plus any additional variances will be the subject of a future development variance permit application reports to Council.

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 development site is located within the Port Haney and Fraser River Waterfront Area of the Town Centre Area Plan. The site is designated Port Haney Multi-Family, Commercial and Mixed-Use and the proposed use and density is complying with this designation.

The proposal generally applies with Policy 3-38 of the Port Haney Multi-family, commercial use and mixed-use area. Although the Policy states the height should be in the range of 3 to 4 storey, the 5 storey structure, the design and the health range of unit types justifies the additional height. All the parking is underground thus achieving the requirement that at least 90% of the parking be underground.

Zoning Bylaw:

The current application proposes to rezone the properties located at 22340 and 22328 St. Anne Avenue and 11654 and 11664 223 Street from C-3 (Town Centre Commercial), RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) (see Appendix C) to a 5 storey 99-unit apartment building, with one and a half levels of parking (see Appendix D). Height, setback and parking variances are proposed and the developer is prepared to utilize the Density Bonus regulations and contribute the voluntary fees to boost the density from an FSR of 1.8 to 2.28.

Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

Development Permits:

Pursuant to Section 8.11 of the OCP, a Town Centre Development Permit (Port Haney) application is required for all multifamily residential, flexible mixed use and commercial development located in the Town Centre.

Advisory Design Panel:

A Town Centre Development Permit (Port Haney) Development Permit is required and must be reviewed by the Advisory Design Panel prior to Second Reading.

Development Information Meeting:

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

e) Interdepartmental Implications:

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

- a) Engineering Department;
- b) Operations Department;
- c) Fire Department;
- d) Building Department;
- e) Parks Department;
- f) School District;
- g) Utility companies;
- h) Ministry of Transportation and Infrastructure;
- i) Agricultural Land Commission;
- j) Fisheries & Oceans Canada;
- k) Ministry of Environment; and
- l) 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 C);
2. A Town Centre Development Permit Application (Schedule D);
3. A Development Variance Permit (Schedule E).

In addition, the applicant will need to submit supporting documentation such as a geotechnical report and stormwater management plan (both of which must address Fraser River Escarpment Requirement), consider the provision of public art and some adaptive dwelling units; given retaining walls along street front, detailed cross sections are required; and consider green roof, energy efficiency and sustainability elements to further enhance this project.

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

CONCLUSION:

The development proposal is in compliance with the OCP, therefore, it is recommended that Council grant first reading subject to additional information being provided and assessed prior to second reading.

"Original signed by Chuck Goddard" for

Prepared by: **Adrian Kopystynski, MBCAHP, MCIP, RPP
Planner 2**

"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 Kelly Swift"

Concurrence: **Kelly Swift, MBA
Acting Chief Administrative Officer**

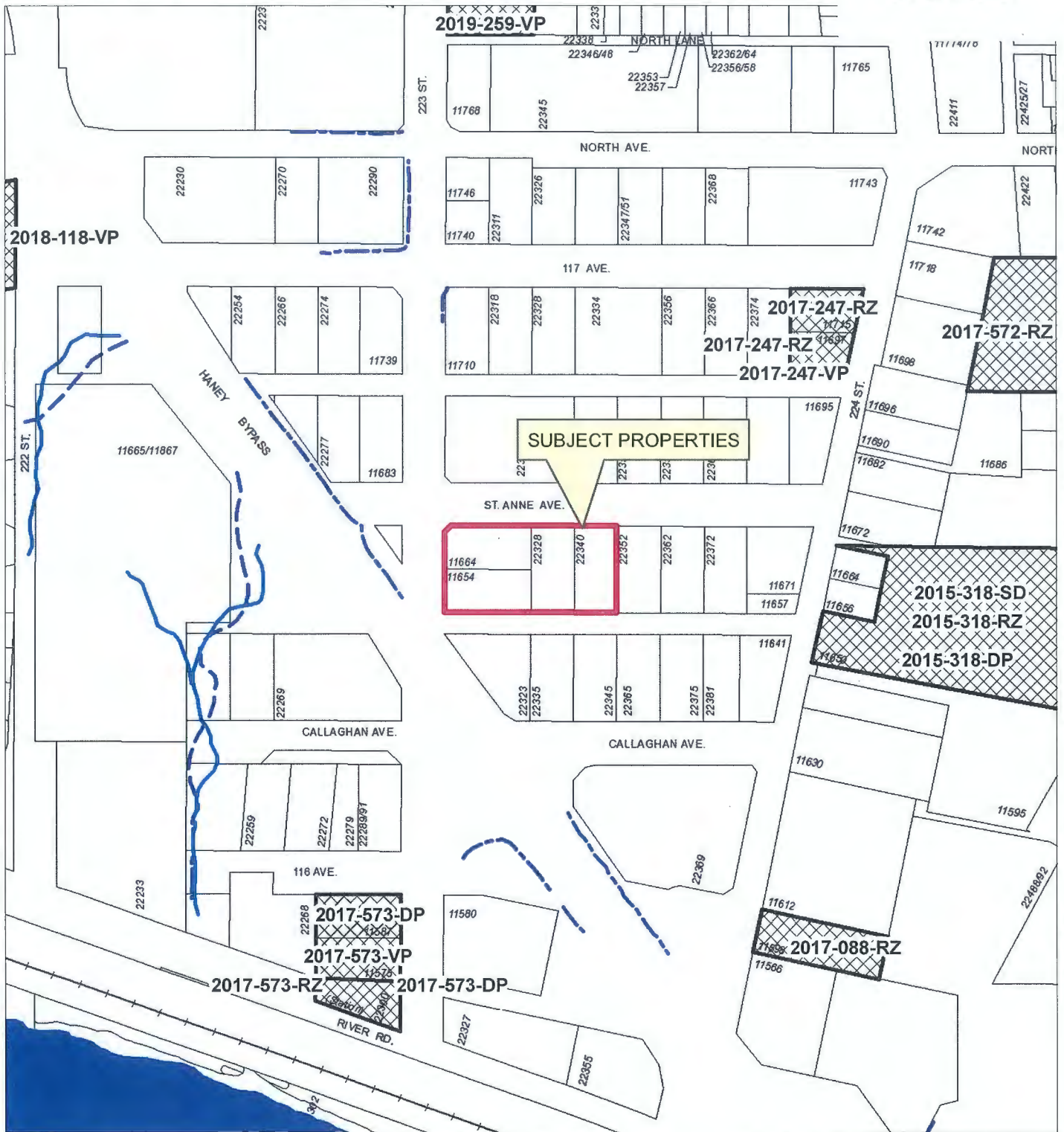
The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Zone Amending Bylaw No. 7584-2019

Appendix D – Proposed Site Plan



Scale: 1:2,500

Legend

- Stream
- - - Ditch Centreline
- Edge of River
- - - Indefinite Creek
- River
- Major Rivers & Lakes
- Active Applications (RZ/SD/DP/VP)

11654/64 223 STREET
PID'S: 010-166-203, 005-765-030
22328/40 ST. ANNE AVENUE
PID'S: 011-539-739, 011-539-712

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

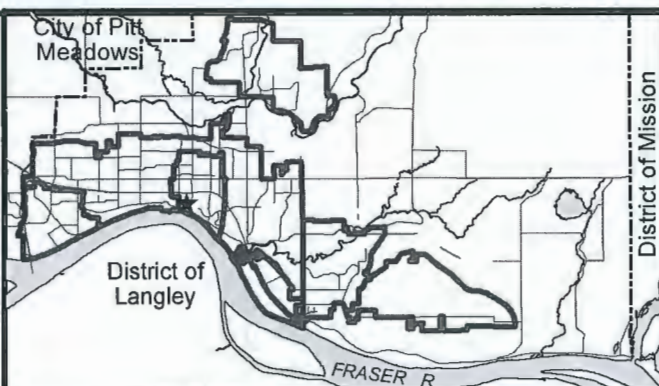
mapleridge.ca

FILE: 2019-268-RZ
DATE: Jul 30, 2019

BY: PC



Scale: 1:2,500



11654/64 223 STREET
PID'S: 010-166-203, 005-765-030
22328/40 ST. ANNE AVENUE
PID'S: 011-539-739, 011-539-712

PLANNING DEPARTMENT



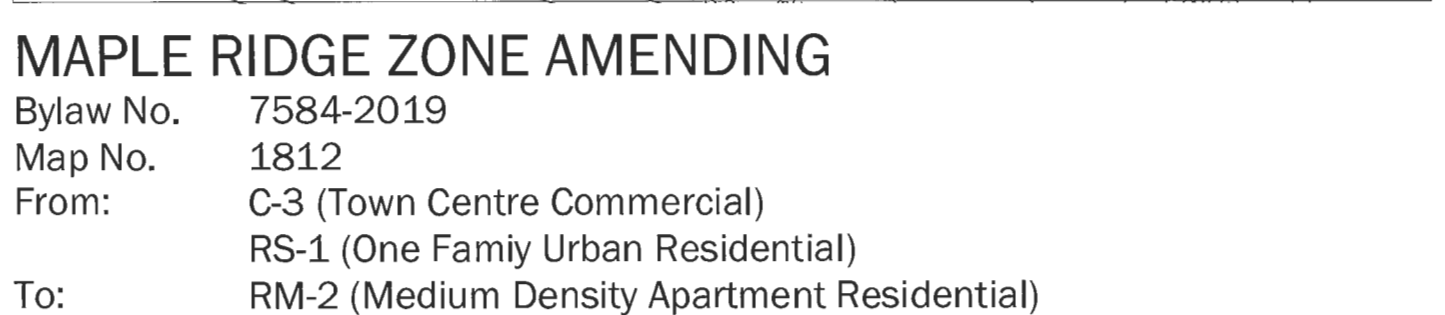
MAPLE RIDGE
British Columbia

mapleridge.ca

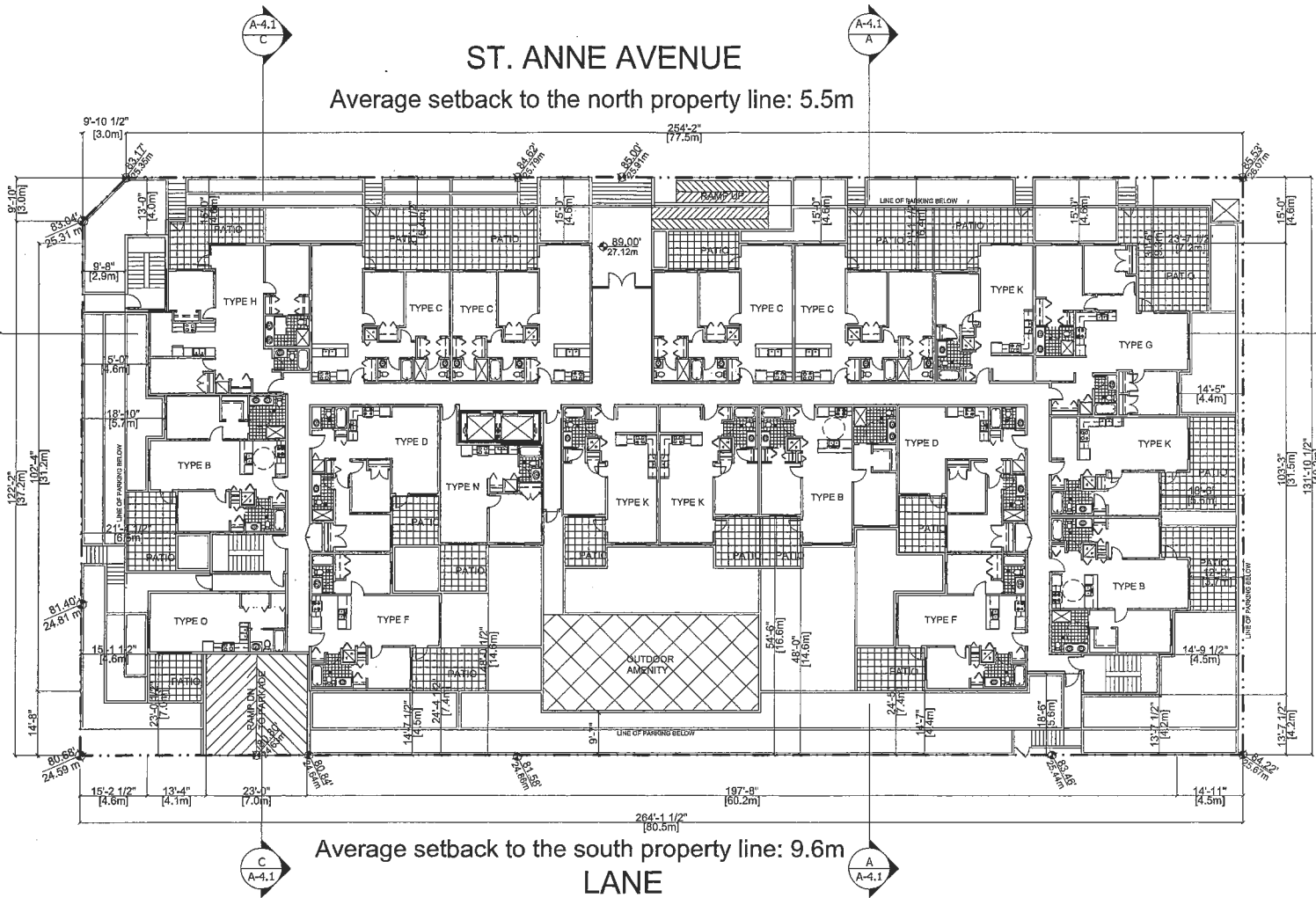
FILE: 2019-268-RZ
DATE: Jul 30, 2019

BY: PC

CORPORATE OFFICER



223 STREET
Average setback to the west property line: 4.7m



**F. ADAB
ARCHITECTS
INC.**

#120-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 2H4
TEL: (604) 997-3023 FAX: (604) 997-3023
E-MAIL: info@fadarb.com

This drawing, as instrument of service, is the property of F. Adab Architects Inc. and may not be reproduced without the permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations or any kind made by the design professional to any party with whom the design professional has not entered into a contract.

| NO. | DATE | REVISION / ISSUED |
|-----|---------|-----------------------------------|
| 1 | JULY-19 | REVISED FOR REDLINING APPLICATION |
| 2 | MAY-19 | ISSUED FOR PRELIMINARY REVIEW |

PROJECT TITLE:
11654, 11664 223RD ST &
22328, 22340 ST ANN AVE
MAPLE RIDGE

FOR:
**PACIFIC VISION
DEVELOPMENT INC**
8221 157TH STREET
SURREY B.C.
V4N 0S2

DRAWING TITLE:
METRIC SCALED SITE PLAN

| | | |
|---------|--------|-----------|
| DATE: | May-19 | SHEET NO: |
| SCALE: | NIS | |
| DESIGN: | FA | A-1.5 |

APPENDIX D

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First and Second Reading
Official Community Plan Amending Bylaw No. 7582-2019;
Second Reading
Zone Amending Bylaw No. 7466-2018;
24145 and 24185 110 Avenue

MEETING DATE: October 22, 2019
FILE NO: 2018-105-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties located at 24145 and 24185 110 Avenue from RS-3 (One Family Rural Residential) to RS-1d (One Family Urban (Half Acre) Residential, with a density bonus, to permit a future subdivision of approximately 19 residential lots. Council granted first reading to Zone Amending Bylaw No. 7466-2018 and considered the early consultation requirements for the Official Community Plan (OCP) amendment on June 12, 2018.

The proposed RS-1d (One Family Urban (Half Acre) Residential zone utilizing the Density Bonus will allow the development of RS-1b One Family Urban (Medium Density) sized single family lots of 557m². The proposed zone and Density Bonus complies with the policies of the Official Community Plan (OCP). However, an amendment to the OCP is required to adjust the areas designated Residential Low Density to amend the Conservation boundary.

In order to achieve the Density Bonus provision and have RS-1b One Family Urban (Medium Density) Residential zone sized lots a Density Bonus contribution of approximately \$58,900.00 will be required.

Pursuant to Council Policy, this application is subject to the Community Amenity Contribution Program at a rate of \$5,100.00 per single family lot, for an estimated amount of \$91,800.00.

RECOMMENDATIONS:

- 1) That, in accordance with Section 475 of the *Local Government Act*, opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7582-2019 on the municipal website and requiring that the applicant host a Development Information Meeting (DIM), and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;
- 2) That Official Community Plan Amending Bylaw No. 7582-2019 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
- 3) That it be confirmed that Official Community Plan Amending Bylaw No. 7582-2019 is consistent with the Capital Expenditure Plan and Waste Management Plan;

- 4) That Official Community Plan Amending Bylaw No. 7582-2019 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7466-2018 be given second reading, and be forwarded to Public Hearing;
- 6) That the following terms and conditions be met prior to final reading:
 - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii) Amendment to Official Community Plan Schedule "A", Chapter 10.2 Albion Area Plan, Schedule 1: Albion Area Plan, Figure 1: Northeast Albion and Schedule "C";
 - iii) Road dedication on 110 Avenue as required;
 - iv) Park dedication as required, including construction of walkways; and removal of all debris and garbage from park land;
 - v) Consolidation of the subject properties;
 - vi) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;
 - vii) Registration of a Restrictive Covenant for the protection of the Environmentally Sensitive areas (wetlands) on the subject properties;
 - viii) Registration of a Statutory Right-of-Way plan and agreement for infrastructure;
 - ix) Registration of a Restrictive Covenant for Tree Protection; Stormwater Management Habitation and Restoration Plan and additional items that may be identified through the final processing of the rezoning;
 - x) Removal of existing buildings;
 - xi) 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;
 - xii) That a voluntary contribution, in the amount of \$91,800.00 (\$5,100 per lot X 18 lots) be provided in keeping with the Council Policy with regard to Community Amenity Contributions; and
 - xiii) Payment of the Density Bonus provision of the Rs-1b (One Family Urban (Medium Density) Residential) zone and RS-1d (One Family Urban (Half Acre) Residential, in the amount \$58,900.00 (\$3,100 per lot X 19 lots)

DISCUSSION:

1) Background Context:

Applicant: Morningstar Homes Ltd.

Legal Description: Lot 28 Section 10 Township 12 New Westminster District
Plan 43223;
Lot 29 Section 10 Township 12 New Westminster District
Plan 43223;

OCP:
Existing: Low Density Residential
Zoning:
Existing: RS-3 (One Family Rural Residential)
Proposed: RS-1d (One Family Urban (Half Acre) Residential) with a Density
Bonus through the Albion Community Amenity Program to
achieve RS-1b(One Family Urban(Medium Density) Residential).

Surrounding Uses:

| | | |
|--------|--------------|--|
| North: | Use: | Single Family |
| | Zone: | RS-1b (One Family Urban (Medium Density) Residential), with a Density Bonus through the Albion Community Amenity Program to R-1 (Residential District) zone. |
| South: | Designation: | Low/Medium Density Residential |
| | Use: | Vacant Land |
| | Zone: | RS-3 (One Family Rural Residential) |
| East: | Designation: | Low Density Residential and Conservation |
| | Use: | Rural Residential Use |
| | Zone: | RS-3 (One Family Rural Residential) |
| West: | Designation: | Low Density Residential and Conservation |
| | Use: | Rural Residential Use |
| | Zone: | RS-3 (One Family Rural Residential) |
| | Designation: | Low Density Residential and Conservation |

Existing Use of Property: Rural Residential
Proposed Use of Property: Single Family Residential
Site Area: 1.62 Hectares (3.99 acres)
Access: 110th Avenue
Servicing requirement: Urban Standard

2) Project Description:

The applicant has request to rezone the subject properties from RS-3 (One Family Rural Residential) to RS-1d (One Family Urban (Half Acre) Residential, with a Density Bonus.

The RS-1d (One Family Urban (Half Acre) Residential) zone, the base density is a minimum net lot area of 2,000m², minimum lot width of 30m, and a minimum lot depth of 40m. A Density Bonus is an option in the RS-1b zone and shall be applied as follows:

- a. An Amenity Contribution of \$3,100 per lot will be required in any subdivision containing one or more lots with an area of less than 2,000m².
- b. The maximum density permitted through the Density Bonus option is:
 - i. minimum net lot area of 557m²;
 - ii. minimum lot width of 14.0m;
 - iii. minimum lot depth of 27m.
- c. Zoning requirements consistent with the RS-1b One Family Urban (Medium Density) Residential zone will apply and supersede the zoning requirements for the RS-1d zone.

The proposal consists of 19 lots amounting to a Density Bonus Contribution of approximately \$58,900.00. As per Council direction, this application will also be subject to the City-wide Community Amenity Contribution Program which will require a contribution of \$5,100.00 per lot.

3) Planning Analysis:

i) Official Community Plan:

The subject property is located within the Albion Area Plan and is currently designated Low Density Residential and Conservation.

The Low Density Residential designation corresponds with single detached residential development at a lot density urban standard with lot sizes at 2000m² (half acre). Higher densities may be supportable in compliance with the Density Bonus Program regulations prescribed in the Zoning Bylaw and Albion Area Plan.

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.

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 *OCP Amending Bylaw No. 6995-2013*, that establishes the Density Bonus Program, and in compliance with the proposed *Zone Amending Bylaw No. 6996-2013*, that permits a Density Bonus option in the *Low Density Residential* designation in the Albion

Area Plan. The applicant intends to apply the Density Bonus option to this project, as discussed above in the Project Description.

For the proposed development, an OCP amendment will be required to adjust the Conservation area boundary for protection of the natural features.

ii) **Zoning Bylaw:**

The current application proposes to rezone the properties located at 24145 110 Avenue and 24185 110 Avenue from RS-3 (One Family Residential) to RS-1d (One Family Urban (Half Acre) Residential with a Density Bonus, to permit future subdivision of 19 RS-1b One Family Urban (Medium Density) sized single family lots. The application of the Density Bonus, which is specific to the Albion Area Plan, will permit the application to reduce the single-family lot size from RS-1d (One Family Urban (Half Acre) base density of 2,000m² to 557m². A Density Bonus Contribution of \$3,100 per lot for each lot that is less than 2,000m² is required for a total of \$58,900.00. As per Council direction, this application will also be subject to the City-wide Community Amenity Contribution Program and will result in a contribution of \$91,800.00.

iii) **Proposed Variances:**

A Development Variance Permit application has been received for this project to reduce the minimum lot width for proposed lots 1, 2, 9 and 10.

The requested variances to RS-1d (One Family Urban (Half Acre) Residential zone will be the subject of a future Council report. With the density provision of the to RS-1d (One Family Urban (Half Acre) Residential zone the RS-1b One Family Urban (Medium Density) zone siting requirements apply.

iv) **Development Permits:**

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 percent;
- All floodplain areas and forest lands identified on Schedule "C"

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

v) **Development Information Meeting:**

A Development Information Meeting was held at St. George's Church, 23500 Dewdney Trunk Road on August 15, 2019, 6 people attended the meeting. A summary of the main comments and discussions with the attendees was provided by the applicant and include the following main points:

- Positive comments on the trail network connections;
- Appreciative comments for the retention of bordering trees to the site.
- One person in attendance commented on the lack of housing availability in Maple Ridge;

- One question was posed regarding how services along 110th Avenue will be provided, which the applicant provided information on the pump station location;
- Traffic was also included in the conversation; residents were pleased to see the cul-de-sac provide a quiet street for the neighbourhood;
- Residents were happy to see the accessibility ramp included in the walkway design along 110th Avenue;
- Some residents were concerned with the increase in traffic along 240th Street, but these comments were mostly contributed to higher density developments around the neighbourhood.

vi) Parkland Requirement:

As there are more than two additional lots proposed to be created, the developer will be required to comply with the park dedication requirements of Section 510 of the *Local Government Act* prior to subdivision approval.

For this project, there is sufficient land that is proposed to be dedicated as park on the subject properties and this land will be required to be dedicated as a condition of Final Reading.

4) Environmental Implications:

The subject property is influenced by slopes; trees; and a water course. The applicant's Professional Environmental Professional has submitted the following documents in support of the application:

- Environmental Impact Assessment;
- Geotechnical Report;
- Arborist Report; and
- Watercourse Assessment report.

The Environmental Section is satisfied that the reports submitted are satisfied that they meet Maple Ridge's environmental Development Permit objectives and requirements.

5) Interdepartmental Implications:

i) Engineering Department:

In order for the proposed development to be serviced by sanitary sewer a pump station is required at the sole cost of the applicant. The location of the required pump station has not been agreed upon by the applicant and the City. The location of the pump station needs to be approved and accepted by the City before adoption of Zone Amending Bylaw 7466-2018.

6) School District No. 42 Comments:

Pursuant to Section 476 of the *Local Government Act*, consultation with School District No. 42 is required at the time of preparing or amending the OCP. A referral was sent to School District No. 42 on May 15, 2018.

7) **Intergovernmental Issues:**

i) **Local Government Act:**

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

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

CONCLUSION:

It is recommended that first and second reading be given to OCP Amending Bylaw No. 7582-2019, that second reading be given to Zone Amending Bylaw No. 7466-2018, and that application 2018-105-RZ be forwarded to Public Hearing.

"Original signed by Wendy Cooper"

Prepared by: **Wendy Cooper, MCIP,RPP
Planner 1**

"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**

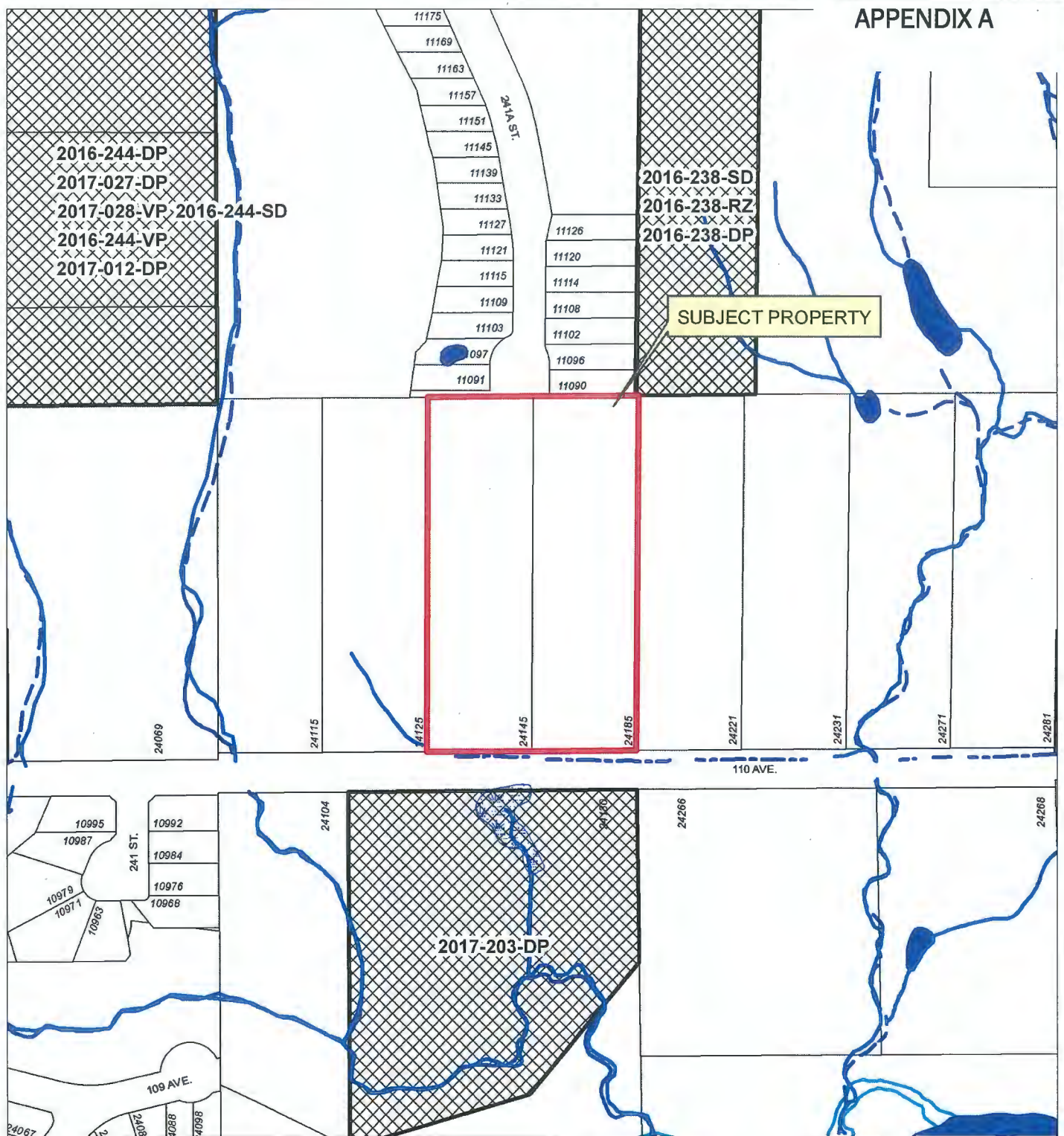
"Original signed by Kelly Swift"

Concurrence: **Kelly Swift, MBA
Acting Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – OCP Amending Bylaw No. 7582-2019
Appendix D – Zone Amending Bylaw No. 7466-2018
Appendix E – Site Plan

APPENDIX A



Scale: 1:2,500

Legend

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

24145 & 24185 110 AVENUE

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

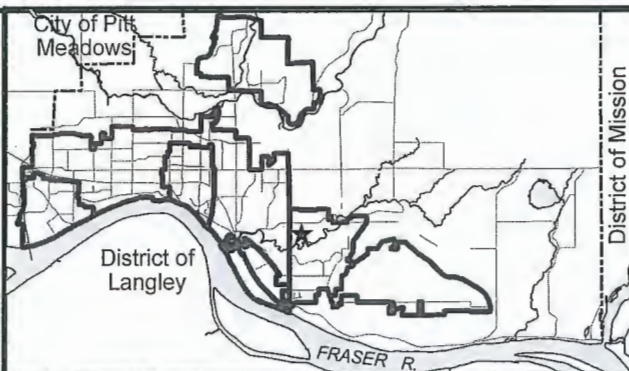
FILE: 2018-105-VP
DATE: Aug 2, 2018

BY: LP

APPENDIX B



Scale: 1:2,500



24145/85 110 AVENUE

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2018-105-RZ
DATE: Mar 27, 2018

BY: PC

**CITY OF MAPLE RIDGE
BYLAW NO. 7582-2019**

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

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

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

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7582-2019."
2. Schedule "A", Chapter 10.2 Albion Area Plan, Schedule 1: Albion Area Plan and "Figure 1: Northeast Albion" are hereby amended for that parcel or tract of land and premises known and described as:

Lot 28 Section 10 Township 12 New Westminster District Plan 43223
Lot 29 Section 10 Township 12 New Westminster District Plan 43223

and outlined in heavy black line on Map No. 1009, a copy of which is attached hereto and forms part of this bylaw, are hereby designated as shown.

3. Schedule "C" is hereby amended for that parcel or tract of land and premises known and described as:

Lot 28 Section 10 Township 12 New Westminster District Plan 43223
Lot 29 Section 10 Township 12 New Westminster District Plan 43223

and outlined in heavy black line on Map No. 1010, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended by adding Conservation.

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

READ a first time the day of , 20 .

READ a second time the day of , 20 .

PUBLIC HEARING held the day of , 20 .

READ a third time the day of , 20 .

ADOPTED the day of , 20 .

PRESIDING MEMBER

CORPORATE OFFICER






MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7582-2019

Map No. 1009

Purpose: To Amend Albion Area Plan Schedule 1

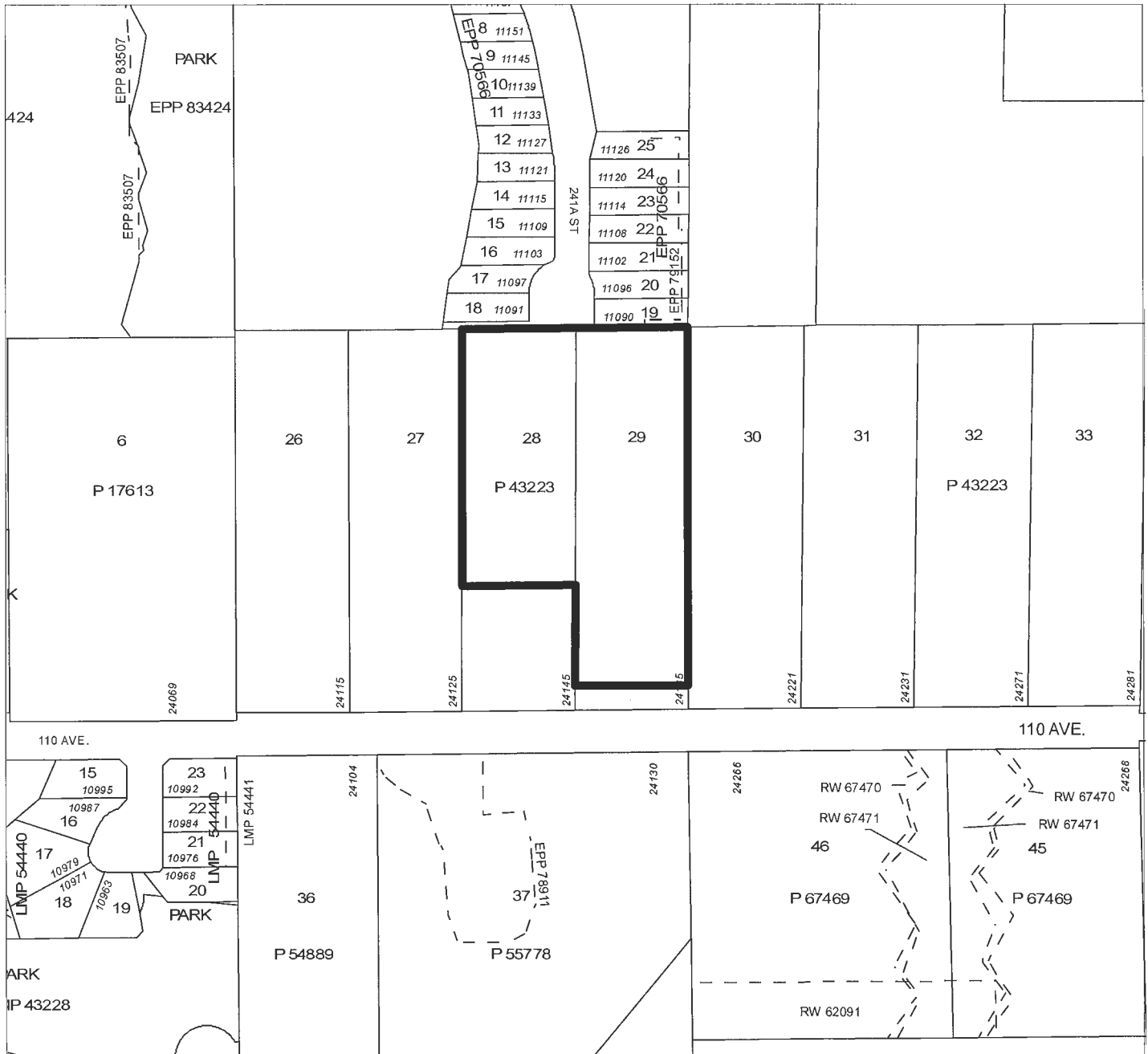
From: Low Density Residential

To:  Low/Medium Density Residential
 Conservation  Park



SCALE 1:2,500

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7466-2018

Map No. 1764

From: RS-3 (One Family Rural Residential)

To: RS-1d (One Family Urban (Half Acre) Residential)



SCALE 1:2,500

SCALE 1:500



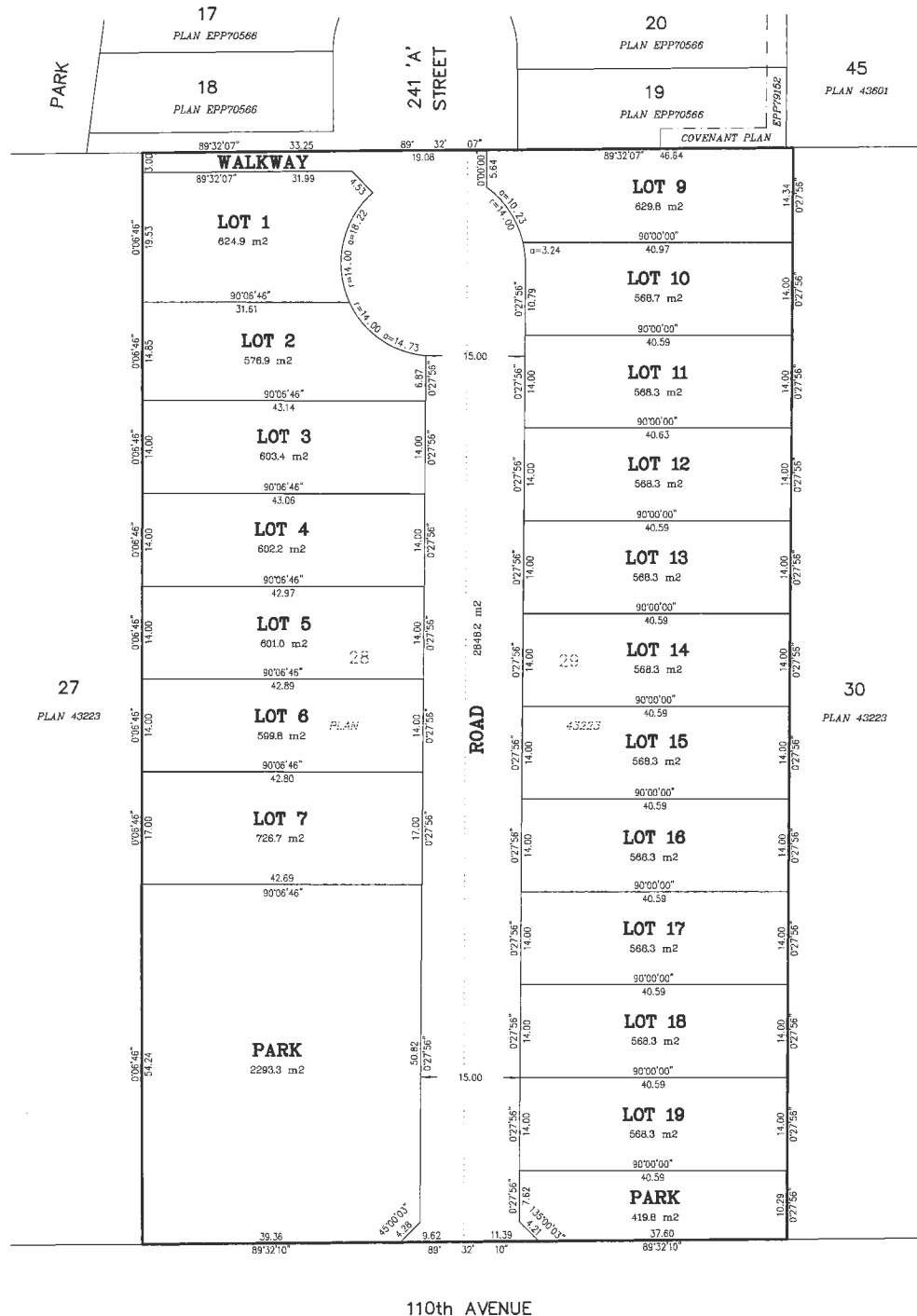
All Distances are in Metres.

The intended plot size of this plan is 432mm in width by 560mm in height (C size) when plotted at a scale of 1:500

CIVIC ADDRESSES:

LOT 28
24145 110 AVENUE
MAPLE RIDGE, B.C.
P.I.D.: 006-718-426

LOT 29
24185 110 AVENUE
MAPLE RIDGE, B.C.
P.I.D.: 006-718-434





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. 7267-2016
12111 and 12119 203 Street

MEETING DATE: October 22, 2019
FILE NO: 2016-246-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties located at 12111 and 12119 203 Street from RS-1 (One Family Urban Residential) to RM-1 (Townhouse Residential), to permit the future construction of 10 townhouse units. Council granted first reading to Zone Amending Bylaw No. 7267-2016 on September 20, 2016. The application was delayed due to the application of Building Code and Fire Code requirements that required Fire Department vehicles to have direct access to at least one face of every building by means of a street. Due to this requirement, the orientation of the buildings needed to be revised to meet the Code requirements.

This application is in compliance with the Official Community Plan.

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 \$41,000.00.

RECOMMENDATIONS:

- 1) That Zone Amending Bylaw No. 7267-2016 be given second reading, and be forwarded to Public Hearing;
- 2) That the following terms and conditions be met prior to final reading:
 - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii) Approval from the Ministry of Transportation and Infrastructure;
 - iii) Road dedication on 203 Street, East/West lane, and the North/South new lane, as required;
 - iv) Consolidation of the subject properties;
 - v) Registration of a Restrictive Covenant for protecting the Visitor Parking;
 - vi) Registration of a Restrictive Covenant for Stormwater Management;
 - vii) Removal of existing buildings;

1104

- viii) Approval from Fortis BC for the proposed land alterations on the Fortis Right-of-way;
- ix) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site; and
- x) That a voluntary contribution, in the amount of \$41,000.00 (\$4,100.00/unit) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

DISCUSSION:

1) Background Context:

| | |
|---------------------------|--|
| Applicant: | Matthew Cheng, Matthew Cheng Architect Inc. |
| Legal Descriptions: | Lots G and H, District Lot 263, Group 1, New Westminster District Plan 18612 |
| OCP: | |
| Existing: | Urban Residential |
| Proposed: | Urban Residential |
| Zoning: | |
| Existing: | RS-1 (One Family Urban Residential) |
| Proposed: | RM-1 (Townhouse Residential) |
| Surrounding Uses: | |
| North: | Use: Single Family Residential |
| | Zone: RS-1b (One Family Urban (Medium Density) Residential) |
| | Designation: Urban Residential |
| South: | Use: Single Family Residential |
| | Zone: RS-1 (One Family Urban Residential) |
| | Designation: Urban Residential |
| East: | Use: Single Family Residential |
| | Zone: RS-1 (One Family Urban Residential) and R-2 (Urban Residential District) |
| | Designation: Urban Residential |
| West: | Use: Church |
| | Zone: P-4a (Place of Worship Institutional/Educational) |
| | Designation: Institutional |
| Existing Use of Property: | Single Family Residential |
| Proposed Use of Property: | Multi-Family Residential |
| Site Area: | 0.31 ha (0.7 acre) |
| Access: | Lane off of 203 Street |
| Servicing requirement: | Urban Standard |
| Companion Applications: | 2016-246-DP/DVP |

2) Project Description:

The subject properties are located north of Dewdney Trunk Road, on the west side of 203 Street. The properties are relatively flat and are currently occupied by single family dwellings. There are single family residential properties to the north, east, and south, and a church to the east (see Appendices A and B).

An application has been received to rezone the subject properties, located at 12111 and 12119 203 Street, from RS-1 (One Family Urban Residential) to RM-1 (Townhouse Residential), for future development of approximately 10 townhouse units. Originally, the application proposed the townhouses to be oriented north-south. Building Code and Fire Code require that Fire Department vehicles must have direct access to at least one face of every building by means of a street. By definition, a street needed to be dedicated and at least 9m (29.5 ft.) or more in width. Due to this requirement, the orientation of the buildings was revised to be oriented east-west to meet the Code requirements.

3) Planning Analysis:

i. Official Community Plan:

The subject properties are designated *Urban Residential – Major Corridor* in the Official Community Plan (OCP). This designation allows for ground-oriented housing forms such as single detached dwellings, garden suites, duplexes, triplexes, fourplexes, townhouses, apartments, or small lot intensive residential, subject to compliance with Major Corridor Residential Infill policies. The proposed development for townhouses is consistent with the OCP designation.

ii. Zoning Bylaw:

The applicant is proposing to rezone the subject properties from RS-1 (One Family Urban Residential) to RM-1 (Townhouse Residential) (see Appendix C) to permit the development of 10 townhouse units (see Appendices D and E). The proposed zone is supported by the land use designation.

iii. Off-Street Parking and Loading Bylaw:

The *Off-Street Parking and Loading Bylaw No. 4350 – 1990* requires that the RM-1 (Townhouse Residential) zone provide two off-street parking spaces per dwelling unit, plus 0.2 spaces per dwelling unit designated for visitors. As there are 10 dwelling units proposed, 20 resident parking spaces are required and 2 visitor parking spaces are required. Double-car garages are provided for all the units and two visitor parking stalls are provided.

iv. Proposed Variances:

A Development Variance Permit application has been received for this project and involves the following relaxations (see Appendix D):

- *Maple Ridge Zoning Bylaw No. 3510 -1985, to reduce the front and rear setback from 7.5m (24.6 ft.) down to 4.5m (14.8 ft.).*
- *Maple Ridge Zoning Bylaw No. 3510 -1985, to reduce the minimum Useable Open Space dimension from 6m (19.7 ft.) down to 5.2m (17 ft.).*

The requested variances to the RM-1 (Townhouse Residential) zone will be the subject of a future Council report.

v. Development Permits:

Pursuant to Section 8.7 of the OCP, a Multi-Family Development Permit application is required to ensure the current proposal enhances existing neighbourhoods with compatible housing styles that meet diverse needs, and minimize potential conflicts with neighbouring land uses. Accordingly, prior to final zoning approval, the Development Permit must be reviewed and approved. An application for the Development Permit has been received. Adherence of this project to the guidelines will be the subject of a future report to Council and a security will be taken as a condition of the issuance of the Development Permit to ensure that the Development Permit Area guidelines are met.

vi. Advisory Design Panel:

The Advisory Design Panel (ADP) reviewed the form and character of the proposed development and the landscaping plans at a meeting held on April 17, 2019.

The ADP concerns have been addressed and are reflected in the current plans. A summary of the resolutions and how the developer addressed the resolutions has been provided (see Appendix F). A detailed description of how these items were incorporated into the final design will be included in a future development permit report to Council.

vii. Development Information Meeting:

A Development Information Meeting was held at the Maple Ridge Community Church on September 30, 2019. Approximately five people attended the meeting. A summary of the main comments and discussions with the attendees was provided by the applicant and is summarized as follows:

There was an inquiry with respect to the entry into the development and whether or not the internal driveway will become an additional entry onto 203 Street. The architect explained that the internal driveways will be blocked with removable bollards, as it is intended for emergency access only. Entry into the development will be from the lane.

4) Environmental Implications:

A Tree Permit is required to remove the existing trees onsite. More than the minimum number of trees required for the area will be replanted with the proposed landscaping plan.

5) Traffic Impact:

As the subject properties are located within 800 metres of the Lougheed Highway, a referral has been sent to the Ministry of Transportation and Infrastructure.

Ministry approval of the Zone Amending Bylaw will be required as a condition of final reading. At this time, the Ministry has granted preliminary approval of the development application.

6) Interdepartmental Implications:

i. Engineering Department:

The Engineering Department has identified that all the services required in support of this development do not yet exist. It will be necessary for the owner to enter into a Rezoning Servicing Agreement and provide the securities to do the required work in that Agreement. Comments received from the Engineering Department regarding site servicing are as follows:

- Two existing driveway letdowns will need to be removed and replaced with sidewalk and barrier curb and gutter.
- The emergency access will need to have a reduced curb height to allow for emergency vehicles to access the site.
- A lane must be constructed along the North and West property lines for access to the townhomes. This will require approximately 3.75m (12.3 ft.) of dedication along the North property line and 7.5m (24.6 ft.) along the west property line. Three metres (9.8 ft.) of road dedication is also required along 203 Street.
- A new sanitary sewer, storm, and water service connection will be required and will be sized accordingly by the applicant's engineer.
- A 6m (19.7 ft.) driveway letdown will need to be constructed for access to the lane.
- Street trees are required along the property frontage.
- All third party utilities are to be serviced underground; conduits for Hydro/Tel/Shaw/City communications are to be installed across the frontage of the development.

ii. Fire Department:

The Fire Department has identified that all onsite carriageways must be a minimum width of 6m (19.7 ft.) and rated to their specifications, which were provided to the developer. Signage indicating that the lanes are fire lanes and that no parking is permitted within the lanes is required. A unit directional addressing sign, which is visible day and night, is to be permanently mounted at the main entrance. A private fire hydrant will be required near the main entrance to the development.

iii. Building Department:

The Building Department has reviewed the development application and has provided comments related to Building Code requirements which have been provided to the developer. These comments will be reviewed again at the Building Permit stage.

7) School District No. 42 Comments:

A referral was sent to School District No. 42 and the following comments were received:

"This rezoning application would affect the student population for the catchment areas currently served by Fairview Elementary and Westview Secondary School.

Fairview Elementary has an operating capacity of 433 students. For the 2016-17 school year, the student enrolment at Fairview Elementary is 279 students (67% utilization), including 93 students from out of catchment.

Westview Secondary School has an operating capacity of 1200 students. For the 2016-17 school year, the student enrolment at Westview Secondary School is 649 students (54% utilization) including 139 students from out of catchment."

CONCLUSION:

It is recommended that second reading be given to Zone Amending Bylaw No. 7267-2016, and that application 2016-246-RZ be forwarded to Public Hearing.

"Original signed by Michelle Baski"

Prepared by: **Michelle Baski, ASCT, MA**
Planner 2

"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 Kelly Swift"

Concurrence: **Kelly Swift, MBA**
Acting Chief Administrative Officer

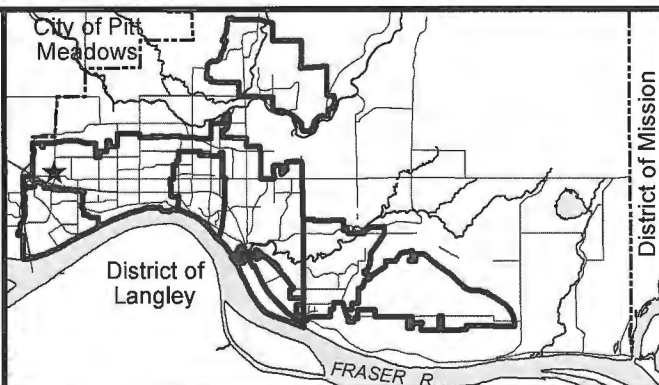
The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7267-2016
- Appendix D – Site Plan and Building Elevations
- Appendix E – Landscape Plan
- Appendix F – Advisory Design Panel Summary

APPENDIX A



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12111 & 12119 203 STREET

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

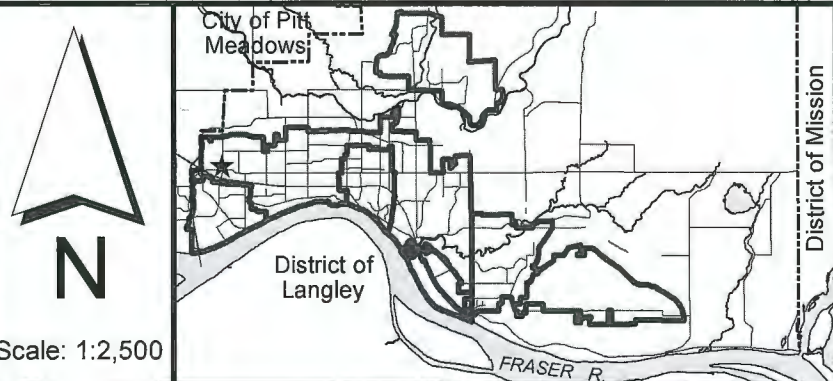
mapleridge.ca

FILE: 2016-246-RZ

DATE: Jun 30, 2016

BY: PC

APPENDIX B



12111 & 12119 203 STREET

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2016-246-RZ

DATE: Jun 30, 2016

BY: PC

CITY OF MAPLE RIDGE

BYLAW NO. 7267-2016

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7267-2016."
2. Those parcel (s) or tract (s) of land and premises known and described as:

Lot G District Lot 263 Group 1 New Westminster District Plan 18612
Lot H District Lot 263 Group 1 New Westminster District Plan 18612

and outlined in heavy black line on Map No. 1688 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to RM-1 (Townhouse Residential).

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

READ a first time the 20th day of September, 2016.

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

PUBLIC HEARING held the day of , 20

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

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

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



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Revisions:

Consultants

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12111-12119
203RD STREET,
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Print Date:
2018/02/28

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APPENDIX D



**MATTHEW CHENG
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01 REVISION: AS SUPPLEMENT
02 REVISION: FOR 203RD STREET
03 REVISION: FOR 203RD STREET
04 REVISION: FOR 203RD STREET
05 REVISION: FOR 203RD STREET

Consults:

Project Title:

**12111-12119
203RD STREET,
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Sheet Title:

**BUILDING A
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Project:

15MTH01

Revision:

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04 REVISION: AS NOTED

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12111-12119
203RD STREET,
MAPLE RIDGE
B.C.

Sheet Title

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Revision: Dep.

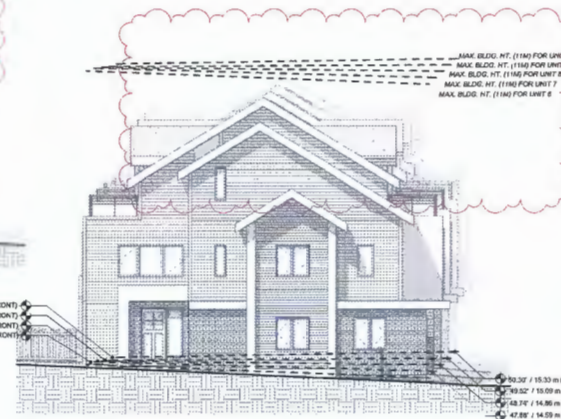
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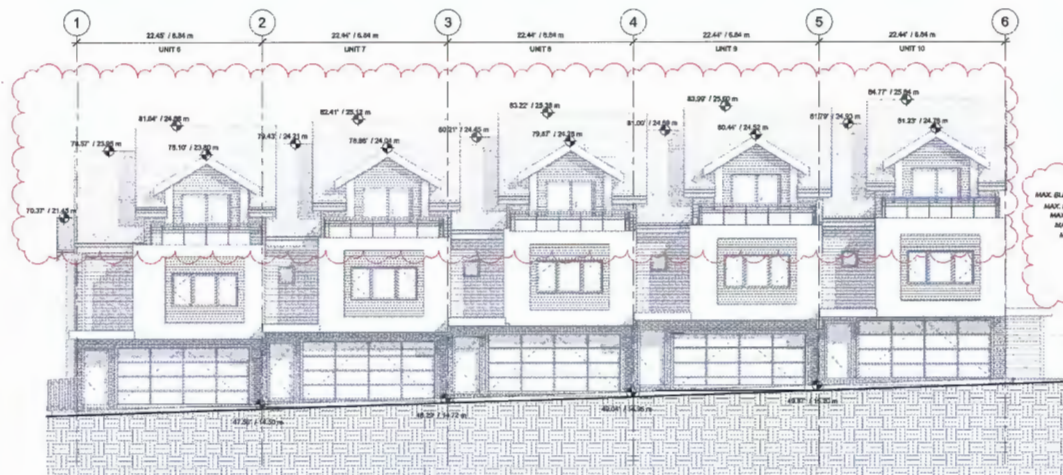
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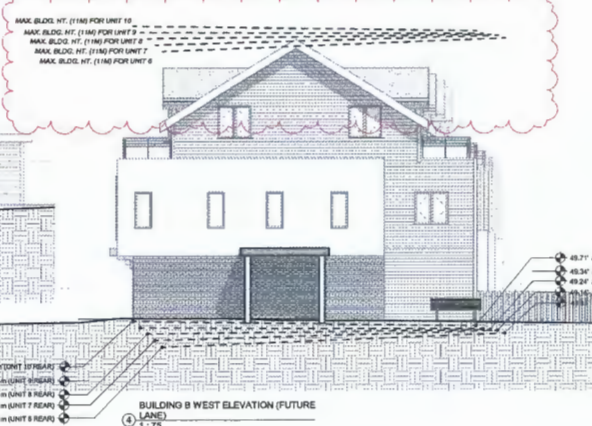
1 BLDG B SOUTH ELEVATION
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3 BLDG B EAST ELEVATION (203 ST)
1:75



2 BLDG B NORTH ELEVATION HT
1:75



4 BLDG B WEST ELEVATION (FUTURE LANE)
1:75



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Revised:
20161214 BA APPLICATION
20160221 DP RESUBMISSION
20160228 DP RESUBMISSION
20160417 ADP SUBMISSION
20160429 ADP RESOLUTION

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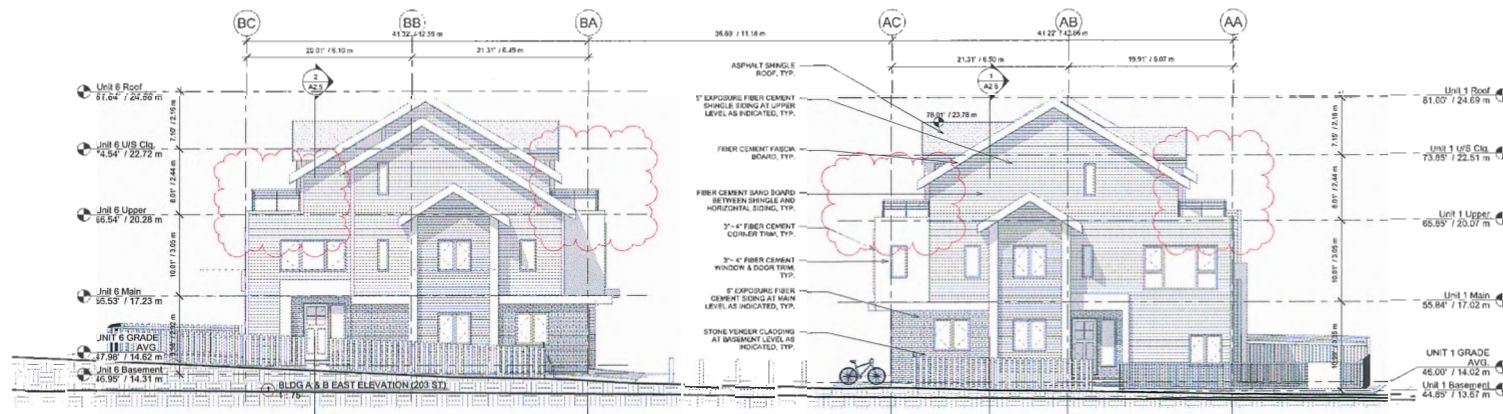
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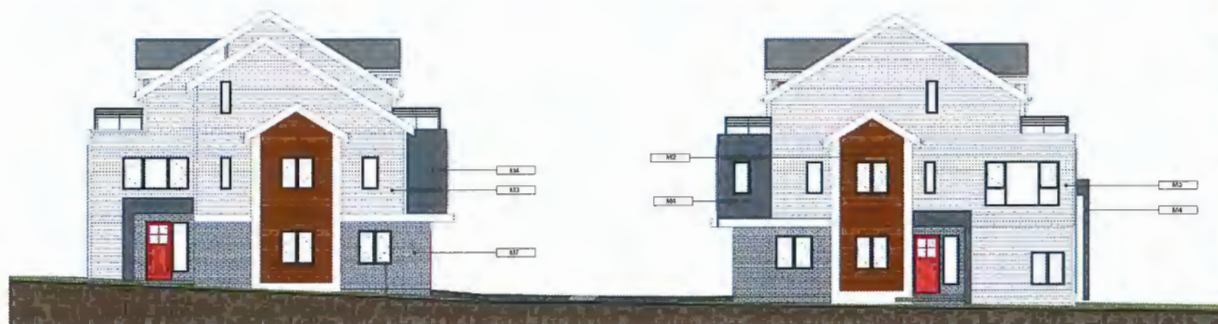




① BUILDING 1 NORTH COLOR ELEVATION
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② BUILDING 1 WEST COLOR ELEVATION
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③ BUILDING 1 EAST COLOR ELEVATION
1:75

M1
DARK GREY ASPHALT SHINGLE

- ALL GABLE ROOF
- ALL SHED ROOF

M2
PVC SIDING SAGIWALL BY
SAGIPER CARAMEL CEDAR
REF-8

- FEATURE EXTERIOR WALL

M3
JAMES HARDIE PLANK SIDING
PAINT FINISH ARCTIC WHITE
BY BENJAMINE MOORE

- FC SIDING
- FC FASCIA BOARD
- FC WINDOW & DOOR TRIM
- FC CORNER TRIM
- FC BAND
- FC SOFFITS
- PTD. REAR ENTRANCE DOOR
- PTD. COLUMN
- PTD. GARAGE DOOR

M4
JAMES HARDIE PANEL WITH
FRY REGLETS PAINT FINISH
WITCHING HOUR 2120-30 BY
BENJAMINE MOORE

- FC SIDINGS

M5
BENJAMIN MOORE PAINT
SANGRIA 2006 - 10

- PTD MAIN ENTRANCE DOOR PANEL

M6
BENJAMIN MOORE PAINT
LEAD GRAY 2131-30 OR TO
MATCH

- HANDRAIL & GUARDRAIL
- GUTTER

M7
LIGHT GRAY SPECK THIN
BRICK WALL BY IXL

- PORTIONS OF BASEMENT FLOOR
EXTERIOR WALLS



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01/24/2014 - FC APPLICATION
02/10/2014 - FC APPLICATION
03/10/2014 - FC APPLICATION
04/10/2014 - FC APPLICATION
05/10/2014 - FC APPLICATION

Consultants:

Project Title
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203RD STREET,
MAPLE RIDGE
B.C.**

Sheet Title
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COLOUR
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Project: 15MTH01

Revision: _____

Print Date: 20/06/2018

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| Age | Percentage |
|-------|------------|
| 18-24 | 15% |
| 25-34 | 25% |
| 35-44 | 30% |
| 45-54 | 20% |
| 55-64 | 10% |
| 65-74 | 5% |
| 75+ | 5% |

| NO. | DATE | REVISION DESCRIPTION | DR |
|-----|--------------|--------------------------------|----|
| 9 | 18 SEP 04 | REVISION AS PER CITY COMMENTS | DD |
| 8 | 18 AUGUST 04 | REVISIONS FOR CITY REQUEST | DD |
| 7 | 18 JAN 04 | NEW SITE PLAN/CTY COMMENTS | DD |
| 6 | 18 JUNE 04 | GETTY TREES ADDED | DD |
| 5 | 18 MARCH 04 | REVISION AS PER POSTED REQUEST | DD |
| 4 | 18 APRIL 00 | SHADE PINE R.O.W. | DD |
| 3 | 18 MARCH 00 | NEW SITE PLAN | DD |
| 2 | 17 OCT 01 | NEW SITE PLAN/CTY COMMENTS | DD |
| 1 | 18 JAN 02 | NEW SITE PLAN | DD |

| NO. | DATE | REV. |
|-------------------|------|------|
| CLIENT: FAYE QUAN | | |

PROJECT:
**10-UNIT TOWNHOUSE
DEVELOPMENT**

12111 AND 12119 203RD STREET
MAPLE RIDGE

WITH: MATTHEW CHENG ARCHITECT INC.
DRAWING TITLE:

LANDSCAPE
PLAN

DATE: June 21, 2016 DRAWING NUMBER:

DRAWN: 00

CHICO: RCM

PMG PROJECT NUMBER: 16-056



Note:
Contact FortisBC at 250-380-5797 in min 3 business days notice prior to the start of any construction or excavation work in gas pipe R.O.W. corridor. FortisBC will dispatch a representative. Do not proceed without a FortisBC representative [Inspector on-site]

L1

OF 4

Appendix F

Summary of Advisory Design Panel Resolutions

Following presentations by the project Architect and Landscape Architect, the Advisory Design Panel made the following resolution that:

That File No. 2016-246-DP be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up (responses provided by the Architect and Landscape Architect are provided in italics):

Landscape Comments:

1. Consider replacing community garden boxes with additional seating;
Garden boxes have been replaced with benches.
2. Consider incorporating a unit paver detail to the North side concrete walkway for consistency along the path;
This has been incorporated in the landscaping plans.
3. Consider detailing landscape perimeter fencing to relate to architectural detailing and character;
Fencing details have been updated.
4. Consider detailing the removable bollards at the 203 Street driveway to be high visibility but still aesthetically pleasing;
A more decorative bollard design has been provided.
5. Consider alternative materials such as grass rings or grass paving material to make emergency service vehicle entry off 203 Street more pedestrian oriented.
This was considered, but not implemented as the grass paving material is difficult to maintain.

Architectural Comments:

1. Consider reviewing the architectural detailing for style;
The style remains reflective and in context with its immediate surrounding and neighboring newly built houses across 203 Street. However, the proposed buildings will have a more modern and contemporary take of the craftsman style, fused with some elements reminiscent of west coast style, colour scheme and materials.
2. Provide additional details to support architectural character;
Accent walls of wood grain vinyl sidings provide warmth and colour to otherwise, light grayish façade. Main doors and back doors remain red to provide accent and color to the building. The juxtaposed rectilinear gray painted Hardie Sidings create a contemporary façade, yet the high-pitch gable roofs and the horizontal white Hardie plank wall sidings reminds that of the craftsman style. The wider window style with black coloured frames are primary contemporary, making the unit a bit more airy and open.
3. Consider adding variation to dormer roof lines;
The design of the dormers has been revised and changed from original design. It is now wider and the immediate roof deck in front of it has more open space with glass baluster and aluminum railings, making it more usable as an extended space for users.

4. Provide accent colours and/or materiality at a human scale;
The colours are more earthly and warmer now with Sagirev wood grain Vinyl sidings as the primary wall accents. Red doors are kept to give life to otherwise neutral colours of white, gray, and brown.
5. Emphasize the 203 Street façade through materials, articulation, etc.
The imposing wood grain accent wall with two vertical walls and a gable roof on top provide a more imposing or prominent feature of the building façade. The red doors with rectilinear gray wall and canopy directs people to the main entrance to each unit.

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer

MEETING DATE: October 22, 2019
FILE NO: 2019-333-DVP
MEETING: C o W

SUBJECT: Development Variance Permit
23840 River Road

EXECUTIVE SUMMARY:

Development Variance Permit application 2019-333-DVP has been received in conjunction with a Development Permit application to construct a microbrewery and tasting lounge. The requested variance is to:

- Reduce the minimum interior side lot line setback from 1.5 m (5 ft.) to 0.5 m (1.6 ft.).

It is recommended that Development Variance Permit 2019-333-DVP be approved.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2019-333-DVP respecting property located at 23840 River Road.

DISCUSSION:

a) Background Context

| | |
|--------------------|--|
| Applicant: | Gordon Hume |
| Legal Description: | Lot 4 Except: Part Dedicated Road on Plan BCP30195 District Lot 405 Group 1 New Westminster District Plan 7324 |
| OCP: | |
| Existing: | Industrial |
| Proposed: | Industrial |
| Zoning: | |
| Existing: | M-3 (Business Park) |
| Proposed: | M-3 (Business Park) |
| Surrounding Uses | |
| North: | Use: CP Rail Right-of-Way Zone: RS-3 (One Family Rural Residential), RS-1 (One Family Urban Residential), M-2 (General Industrial) Designation: Industrial |
| South: | Use: Fraser River Zone: n/a Designation: n/a |

East: Use: Car Storage
 Zone: M-2 (General Industrial)
 Designation: Industrial

West: Use: Vacant (will be used as Parking for subject property)
 Zone: M-2 (General Industrial)
 Designation: Industrial

Existing Use of Property: Restaurant
Proposed Use of Property: Microbrewery and Tasting Lounge (and existing restaurant)
Site Area: 0.36 ha (0.89 acres)
Access: River Road
Servicing: Urban Standard

b) Project Description:

The applicant is proposing a microbrewery with an associated tasting lounge in a new building, to be located adjacent to the existing restaurant (Kingfishers Waterfront Bar and Grill), on the same property (see Appendices A and B). The proposed development does not require rezoning and will utilize the existing M-3 (Business Park) zone. The proposed building is an L-shaped structure that creates a courtyard space adjacent to the existing restaurant entrance. The total floor space of the proposed building will be approximately 287 m² (3,092 ft²), with the ground floor consisting of 229 m² (2,466 ft²) and a mezzanine at 58 m² (626 ft²).

c) 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 variance and rationale for support are described below (see Appendix C):

1. *Maple Ridge Zoning Bylaw No. 3510 -1985, Part 8, INDUSTRIAL ZONES, Section 803, BUSINESS PARK ZONE, 6) SITING c):* To reduce the minimum interior side lot line from 1.5 m (5 ft.) to 0.5 m (1.6 ft.).

The requested interior side lot line reduction, from 1.5 m to 0.5 m, will provide the proposed building with increased floor space. Space on the subject property is limited due to an existing building already located on the subject property (Kingfishers Waterfront Bar and Grill), as well as accommodating parking for the two uses.

d) Citizen/Customer Implications:

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

CONCLUSION:

The proposed variance is supported because it will allow for an increase in floor space. The subject property has an existing building, which limits the size and scale of the proposed microbrewery and tasting lounge.

It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2019-333-DVP.

"Original signed by Adam Rieu"

Prepared by: **Adam Rieu**
Senior 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 Kelly Swift"

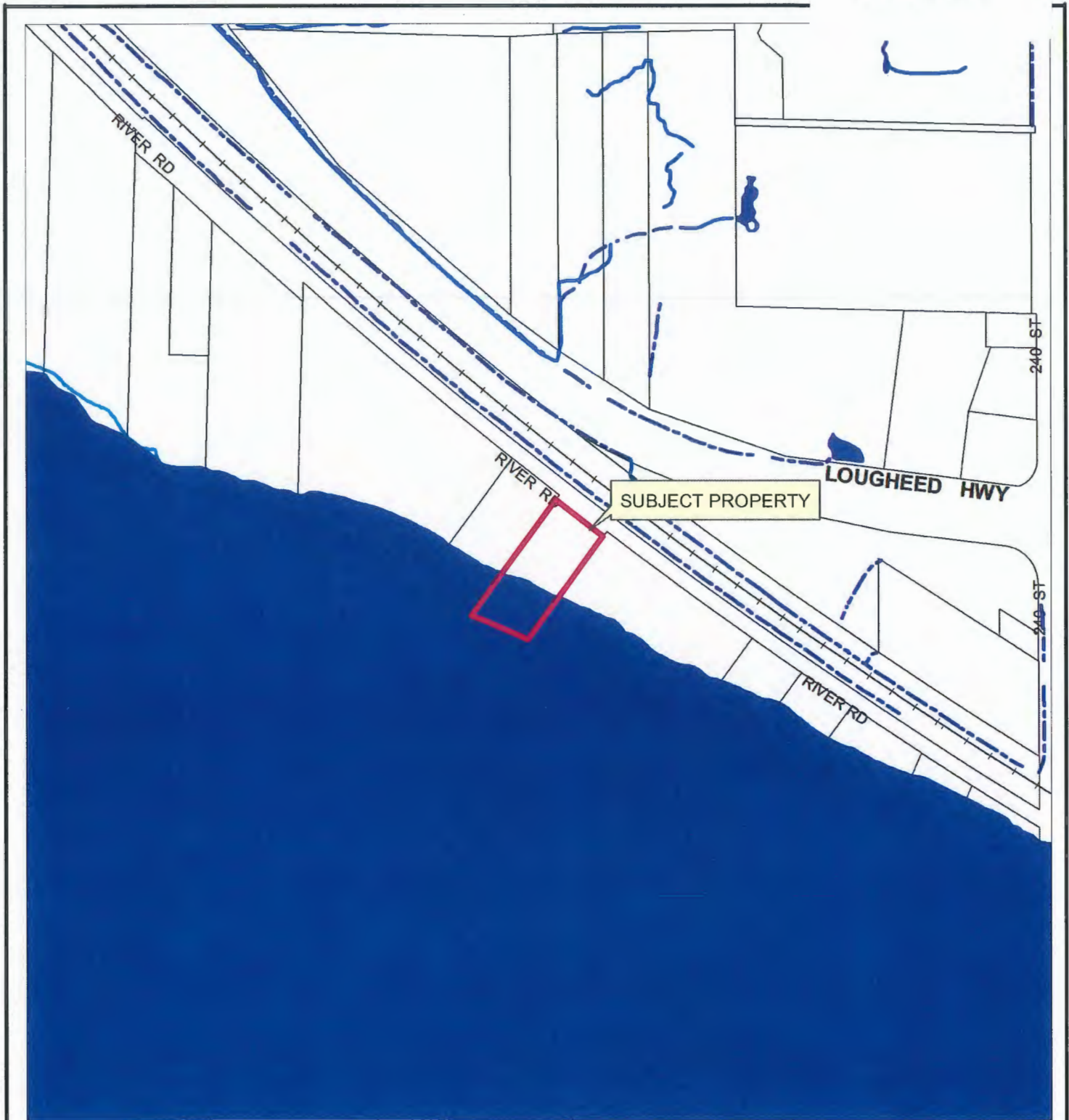
Concurrence: **Kelly Swift, MBA**
Acting Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Site Plan (highlighting proposed interior side lot line variance to 0.5 m)



Scale: 1:3,500

Legend

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

23840 RIVER ROAD
P.I.D: 011-122-617

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2019-333-VP

DATE: Sep 20, 2019

BY: AA



23840 RIVER ROAD
P.I.D: 011-122-617

PLANNING DEPARTMENT



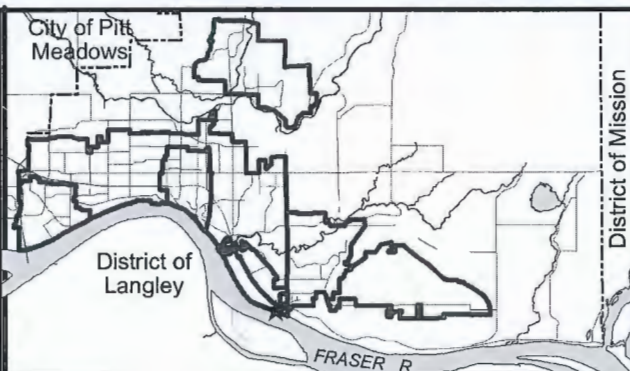
mapleridge.ca

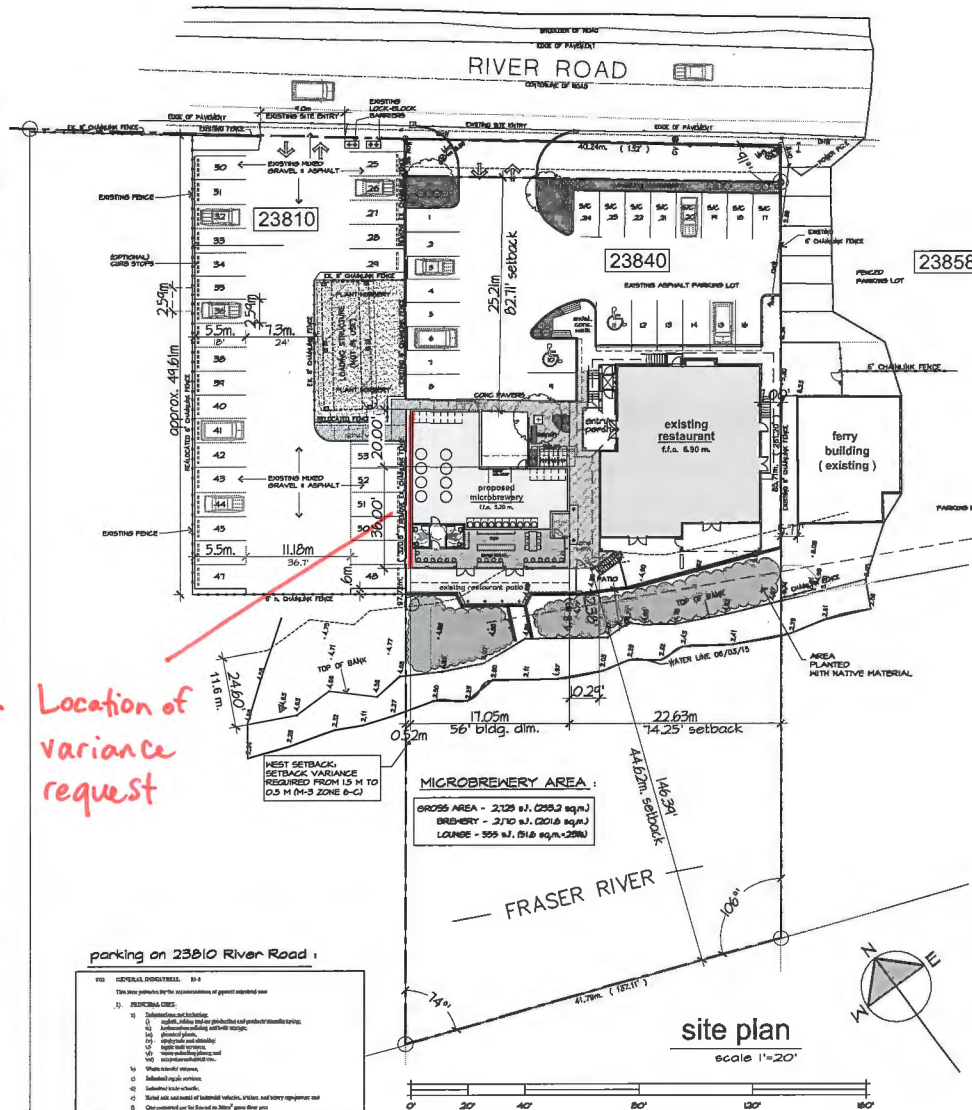
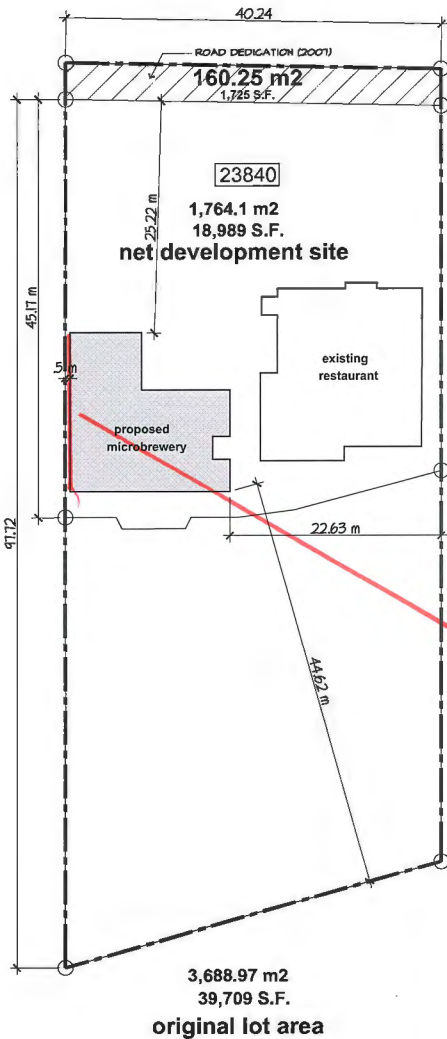
FILE: 2019-333-VP
DATE: Sep 20, 2019

BY: AA



Scale: 1:2,500





Location of
variance
request

parking on 23810 River Road:

| NO. | GENERAL PROVISIONS | NO. |
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| 1 | GENERAL PROVISIONS | 10 |
| 2 | GENERAL PROVISIONS | 11 |
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bylaw amendment adopted by Council Jan. 30 2018

development data:

ADDRESS: 23840 River Road, City of Maple Ridge
(Abson Industrial Area)

ZONING: M-3 BUSINESS PARK ZONE
subject to DP30 bylaw, Council approval

EXISTING & PROPOSED USES:

PROPOSED MICROBREWERY (Industrial)
- accessory loading room & parking
EXISTING RESTAURANT/PUB (Commercial)
- accessory office, storage and parking

DEVELOPMENT SITE AREA:

LOT AREA: 34,100 S.F. (3,064 m²)
LESS: 1,125 S.F. (103.9 m²) - ROAD DEDICATION
LESS: 30,975 S.F. (2,860.1 m²) - UNDEVELOPABLE
NET AREA: 1,000 S.F. (92.9 m²) - DEVELOPABLE

LOT DIMENSIONS:

40.24m x 41.72m (132' x 137')

DENSITY (LOT COVERAGE):

EXISTING RESTAURANT: 4,300 S.F.
PROPOSED MICROBREWERY: 2,320 S.F.
TOTAL: 6,620 S.F. (605.6 m²)

6,620 / 1,000 = 6.62
(BASED ON DEVELOPABLE LOT AREA)

GROSS FLOOR AREA:

MICROBREWERY:

GROUND FLOOR: 2,466 S.F. (227.1 m²)
MEZZANINES: 836 S.F. (77.2 m²)
TOTAL: 3,302 S.F. (304.3 m²)

EXISTING RESTAURANT:

GROUND FLOOR: 5,501 S.F. (507.2 m²)
SECOND FLOOR: 1,368 S.F. (126.1 m²)
TOTAL: 6,869 S.F. (633.3 m²)

3,302 + 6,869 = 10,171 S.F. 937.4 m² P.A.R. = 42
(BASED ON DEVELOPABLE LOT AREA)

SETBACKS TO MICROBREWERY:

NORTH: 82.1' (25.0m)
EAST: 14.25' (4.34m)
SOUTH: 146.8' (44.83m)
WEST: 164' (50.0m) * variance required

BUILDING HEIGHT:

25.35' = 7.73m

PARKING PROVISION:

REQUIRED SPACES:

RESTAURANT/PUB SEATING:
EXISTING INDOOR SEATING: 100
EXISTING DECK SEATING: 34
TOTAL: 134 (544 + 50.3 + 128480 = 1.1)
OFFICE: 120 S.F.
TOTAL REQUIRED: 40.3

PROPOSED MICROBREWERY:

MICROBREWERY (INDUSTRIAL): 3.2
2710000 = 2.11
LICENSED LOUNGE 3044 = 1.01
TOTAL REQUIRED: 11.3

TOTAL REQUIRED SPACES: 40.3 + 11.2 = 51.5 = 52 SPACES

PARKING PROVIDED: 53 SPACES

(INCL. 3 SPACES FOR DISABLED PERSONS)

TYPICAL PARKING SPACE: 2.8m x 5.3m

(bylaw minimum) 2.3m x 5.3m

DRIVE AISLE: 1.3m

* RESTAURANT & LICENSE PAR 1000 SEATS

proposed microbrewery
23840 River Road Maple Ridge

APPENDIX C

REVI

A-2
26 2019

proposed microbrewery addition
23840 River Road
Maple Ridge

| Rev. | Date | Description |
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| 01 | 06-26-19 | REVISED FOR JDP |
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mapleridge.ca

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer

MEETING DATE: October 22, 2019
FILE NO: 2018-508-DP
MEETING: C o W

SUBJECT: Development Permit
23840 River Road

EXECUTIVE SUMMARY:

An Industrial Development Permit application has been received for the subject property, located at 23840 River Road. The development proposal is for a microbrewery and tasting lounge under the M-3 (Business Park) zone. This application is subject to the Industrial Development Permit Guidelines, as outlined in the Official Community Plan.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2018-508-DP respecting property located at 23840 River Road.

DISCUSSION:

a) Background Context:

Applicant: Gordon Hume

Legal Description: Lot 4 Except: Part Dedicated Road on Plan BCP30195 District
Lot 405 Group 1 New Westminster District Plan 7324

OCP:

Existing: Industrial

Zoning:

Existing: M-3 (Business Park)

Proposed: M-3 (Business Park)

Surrounding Uses

North:

Use: CP Rail Right-of-Way

Zone: RS-3 (One Family Rural Residential), RS-1 (One Family Urban Residential), M-2 (General Industrial)

Designation: Industrial

South:

Use: Fraser River

Zone: n/a

Designation: n/a

East:

Use: Car Storage

Zone: M-2 (General Industrial)

Designation: Industrial

1106

| | | |
|---------------------------|---|---|
| West: | Use: | Vacant (will be used as Parking for subject property) |
| | Zone: | M-2 (General Industrial) |
| | Designation: | Industrial |
| Existing Use of Property: | Commercial | |
| Proposed Use of Property: | Microbrewery and Tasting Lounge (and existing restaurant) | |
| Site Area: | 0.36 ha (0.89 acres) | |
| Access: | River Road | |
| Servicing: | Urban Standard | |

b) Project Description:

The subject property is relatively flat and is located on the south side of River Road. The subject property is surrounded by industrial development to the west; River Road, CP Rail and Lougheed Highway to the north; the Fraser River to the south; and the old Albion ferry grounds to the east (currently car storage). The proposed use and new building will complement the existing restaurant, as well as provide an ideal location for views along the Fraser River. The new use will also provide diversity to the existing industrial uses located along River Road.

The applicant is proposing a microbrewery with an associated tasting lounge in a new building, to be located adjacent to the existing restaurant (Kingfishers Waterfront Bar and Grill), on the same property (see Appendices A and B). The proposed development does not require rezoning and will utilize the existing M-3 (Business Park) zone. The proposed building is an L-shaped structure that creates a courtyard space adjacent to the existing restaurant entrance. The total floor space of the proposed building will be approximately 287 m² (3,092 ft²), with the ground floor consisting of 229 m² (2,466 ft²) and a mezzanine consisting of 58 m² (626 ft²) (see Appendix C).

The proposed building has been designed to facilitate and optimize the brewing process. The intent of the mezzanine design is to provide both storage space, as well as the ability to access the larger equipment from above (allowing for grains and other materials to be added from above). The high ceilings in the manufacturing space will accommodate taller fermenters and conditioning tanks, which will allow for higher production on a smaller footprint. The proponent is exploring ways to make the manufacturing space visible from both outside the building and from inside the tasting area.

The form and character of the proposed building is intended to complement the adjacent Kingfisher restaurant. Architectural details include siding, cornices, fascia board and stone veneers in matching quality, colour and proportion (see Appendix D).

Landscaping will be implemented within the courtyard space with the intention of providing a gathering place for cyclists. A bench, bike rack, and some basic plantings make up the small landscaped area (see Appendix E).

c) Planning Analysis:

Official Community Plan

The development proposal is subject to section 8.6 of the Official Community Plan (OCP) for Industrial Development Permit Area Guidelines. The purpose of the Industrial Development Permit Area Guidelines is to promote development that meets the needs of industry, through attractive design that is compatible with adjacent development. The key concepts are described below, followed by the architect's response as to how they are being addressed.

1. Provide a street presence with entrances and architectural interest in building designs fronting public streets.
"The existing restaurant entrance is readily apparent from River Road; the microbrewery entrance is a few steps beyond."
2. Loading facilities should be located away from public streets and into the rear or the interior of a site.
"The single glass loading door has been treated as a feature of the building and provides a view of the brewing operation."
3. Outdoor storage and less attractive structures such as accessory buildings should be screened with fencing or landscape.
"There are no accessory buildings or outdoor storage."
4. The transportation needs of diverse users should be accommodated through amenities such as bicycle facilities, and accessible design for the mobility impaired.
"The brewery and tasting lounge will be accessible for the mobility impaired. A bicycle rack is provided for visitors."
5. The form and treatment of new buildings should reflect the desired character and pattern of development in the area by incorporating appropriate architectural styles, features, materials, proportions and building articulation.
"The new building is intended to complement the adjacent building currently on site. Architectural details include siding, cornices, fascia board and stone veneers in matching quality, colour and proportion throughout the elevations."

Zoning Bylaw:

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

- To reduce the minimum interior side lot line from 1.5 m (5 ft.) to 0.5 m (1.6 ft.).

The requested variances to the M-3 (Business Park) zone are discussed in a separate report to Council (2019-333-DVP).

Off-Street Parking:

The *Maple Ridge Off-Street Parking and Loading Bylaw No. 4350 – 1990* requires that the M-3 (Business Park) zone provide 1 parking space per 93 m² of gross floor area for industrial use, and 1 parking space per 4 seats for a licensed premise. The total gross floor area of the industrial space is proposed to be 229 m² (2,466 ft²) requiring 2.5 parking spaces. The number of seats for the tasting lounge is proposed to be 36 seats, requiring 9 parking spaces, for a total of 11.5 required parking spaces (industrial use and lounge). The existing restaurant and office space requires 40.5 spaces. The applicant is proposing 52 parking spaces total between the existing restaurant and proposed microbrewery, which meets the minimum parking standards. Two of the spaces are identified as accessible parking, as well, a bike rack is provided. It should be noted that the applicant is utilizing the adjacent vacant lot to the west, which they also own, to accommodate parking for both uses on the subject property (restaurant and proposed microbrewery). The vacant lot has an approved site specific text amendment to allow for off-street parking as a permitted principal use (2017-396-RZ). The applicant does not intend to provide any upgrades to the adjacent vacant lot in terms of access, re-surfacing (combination of cracked asphalt and gravel), or landscaping.

d) Advisory Design Panel:

The application was reviewed by the Advisory Design Panel (ADP) on September 18, 2019. The Panel did require the project return for further review, via electronic submission, and requested that the following resolution be addressed through Planning Staff and ADP members:

1. Provide landscape lighting and materials to enhance the corridor between the two buildings and be more pedestrian friendly;
"landscape lightings (low pole lights) and wall mounting lightings are added on the patio and between two buildings."
2. Demarcate pathways through paving materials or patterns to eliminate pedestrian and vehicular conflict – consider reflective material or alternatives for nighttime safety;
"Paving material, same quality and finish as the courtyard pavers are added to the pathway, extended to the corridor and side entrances of the proposed building. The entrance to the proposed building is enlarged and enhanced with quality lightings and improved visibility from the adjoining building and patio area."
3. Based on the importance of the site, it is recommended that a professional Landscape Architect be retained as part of the design.
"A landscape architect will be engaged for the project."
4. Provide enhanced form and character considering the adjacent building;
"The overall form and character has been improved to complement the adjacent Kingfisher Waterfront Bar and Grill. Architectural details: Sidings, cornices, fascia board and stone veneers in matching quality, colours and proportion are introduced throughout the elevations."
5. Consider revising building massing to address form and character and Crime Prevention through Environmental Design (CPTED) pedestrian access issues;
"Building massing are softened, and scaled down with added trellis and canopies, and feature veneers at strategic locations."
6. Provide enhanced pedestrian entrances, visibility and exits for safe circulation;
"Directional signs, enhanced landscape and wall mount lightings, more visible entrance is provided to address the CPTED access issues."
7. Consider shifting building mass to the North to reduce shadows cast on existing patios;
"The building massing and its shadow impact were considered, that is why the sampling room is only one storey high. Taking into consideration that the existing east patio is already 1.5 m higher as shown on the south elevation, we consider the impact of the shadow on existing east patio is minimal."
8. Consider access to roof for potential future entertaining use and provisions for exits.
"Access to roof for potential future entertaining use is considered as a possibility but will only be implemented when the added occupants, washroom requirement, accessibility, and parking requirement issued can be addressed in the future."

e) Environmental Implications:

All environmental items were completed and approved at an earlier development stage for the original Kingfisher Waterfront Bar and Grill (RZ/112/06, DP/112/06, VP/112/06).

f) Financial Implications:

In accordance with Council's Landscape Security Policy, a refundable security equivalent to 100% of the estimated landscape cost will be provided to ensure satisfactory provision of landscaping in accordance with the terms and conditions of the Development Permit. Based on an estimated landscape cost of \$10,867.50, the security will be \$10,867.50.

CONCLUSION:

Staff have reviewed the proposal's compliance with the Industrial Development Permit Guidelines of the OCP for form and character, and it is recommended that the Corporate Officer be authorized to sign and seal 2018-508-DP respecting property located at 23840 River Road.

"Original signed by Adam Rieu"

Prepared by: **Adam Rieu**
Senior Planning Technician

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

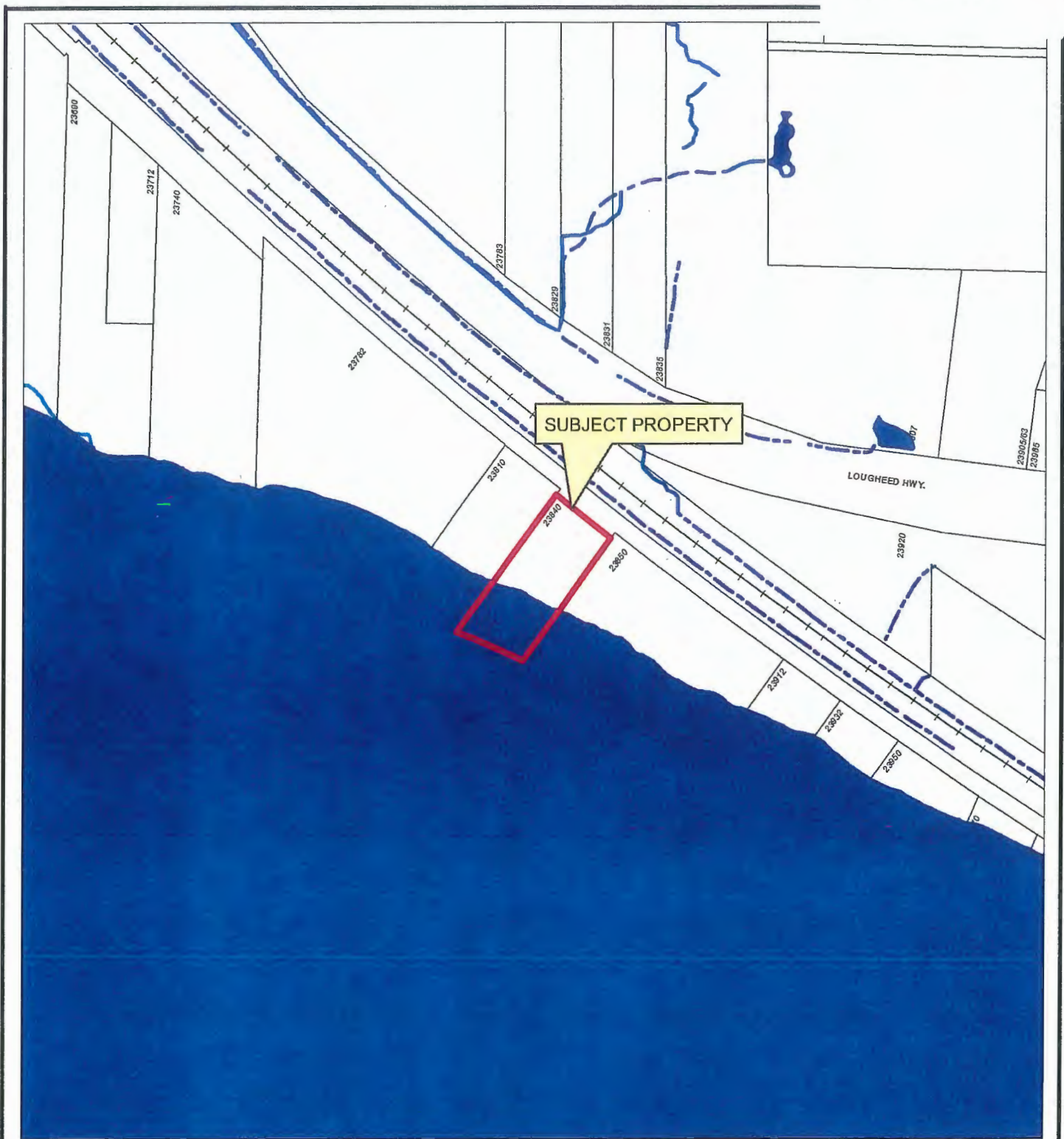
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

"Original signed by Kelly Swift"

Concurrence: **Kelly Swift, MBA**
Acting Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Site Plan
Appendix D – Architectural Plans
Appendix E – Landscape Plans



Scale: 1:3,000

Legend

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

23840 RIVER RD.

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2018-508-VP
DATE: Dec 14, 2018

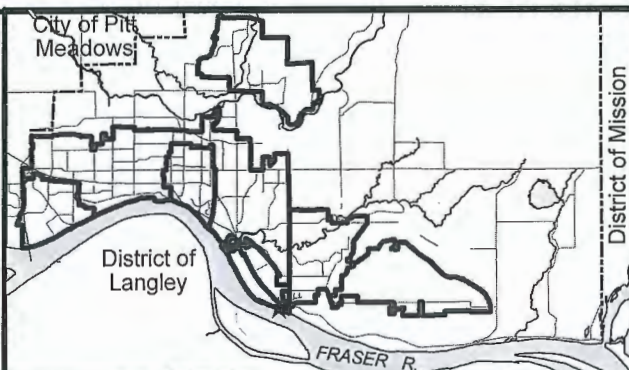
BY: RA



Aerial Imagery from the Spring of 2016



Scale: 1:3,000



23840 RIVER RD.

PLANNING DEPARTMENT



MAPLE RIDGE

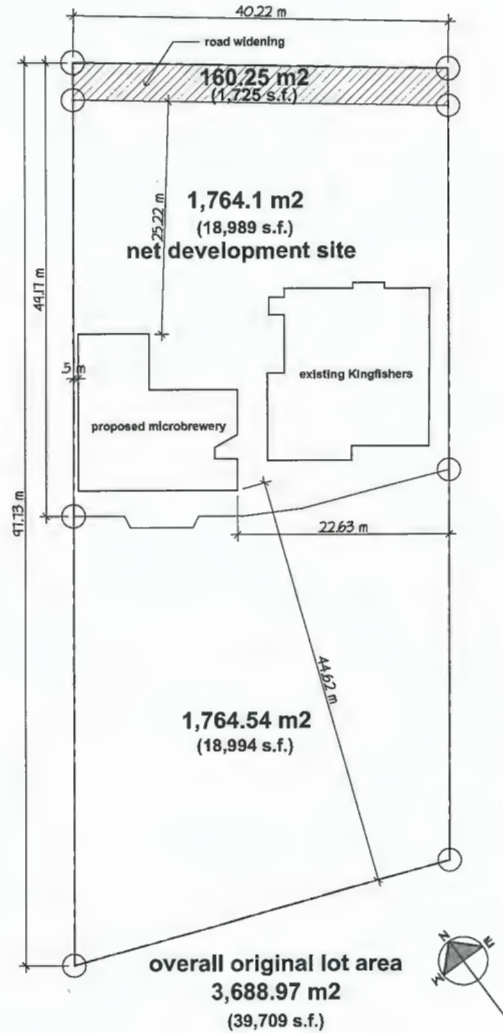
British Columbia

mapleridge.ca

FILE: 2018-508-VP

DATE: Dec 14, 2018

BY: RA



drawing list :

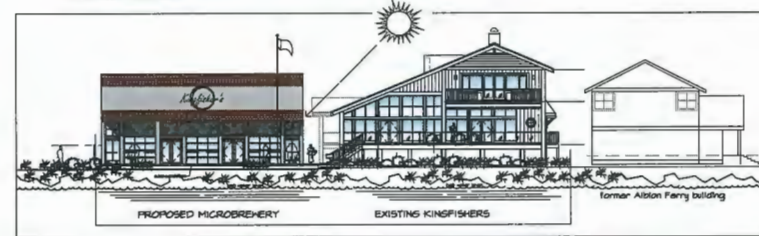
- A-1 SITE CONTEXT
- A-2 SITE PLAN & PROJECT DATA
- A-3 ORIGINAL SITE PLAN - (REFERENCE)
- A-4 FLOOR PLANS
- A-5 BUILDINGS/SITE SECTIONS
- A-6 BLDG. ELEVATIONS - NORTH & SOUTH
- A-7 BLDG. ELEVATIONS - EAST & WEST
- A-8 RIVER ROAD STREETScape



EXISTING INDUSTRIAL ARTIFACT /
VIEW FROM RIVER ROAD

proposed microbrewery :

ADDRESS : 23840 River Road, Maple Ridge
ZONING : M-3 BUSINESS PARK ZONE
subject to DP30 bylaw, Council approval
- refer to Maple Ridge Zone Amending Bylaw No. 1403-2017
permitting parking use on adjacent property to host



ELEVATION FACING FRASER RIVER



site context

proposed microbrewery
23840 River Road Maple Ridge

A-1
REV. TO AUGUST 22, 2019

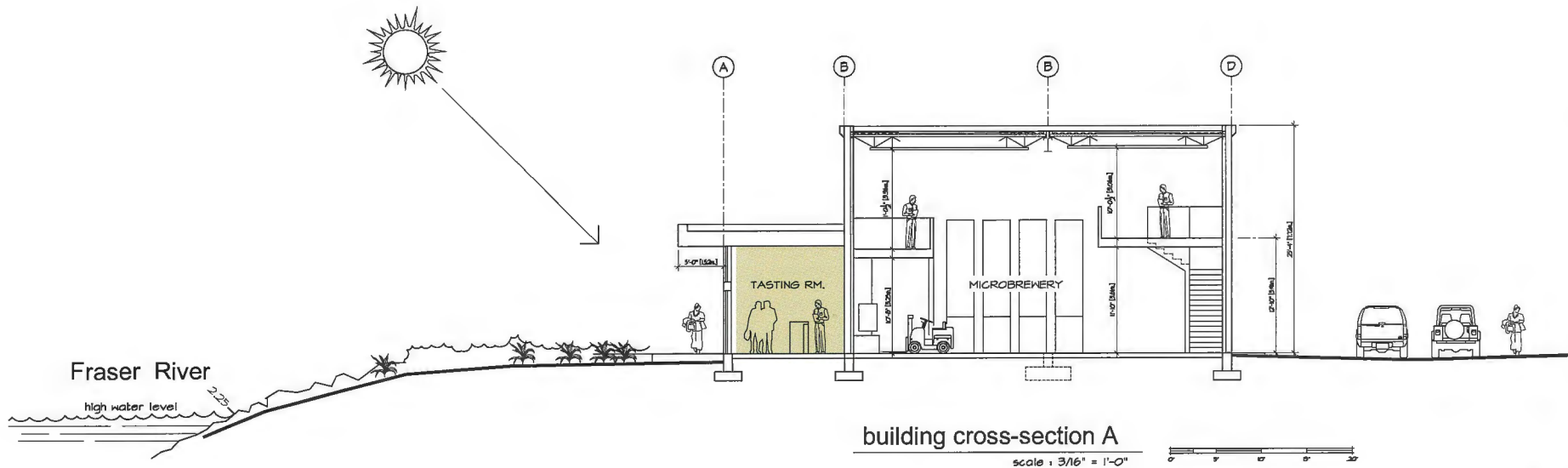
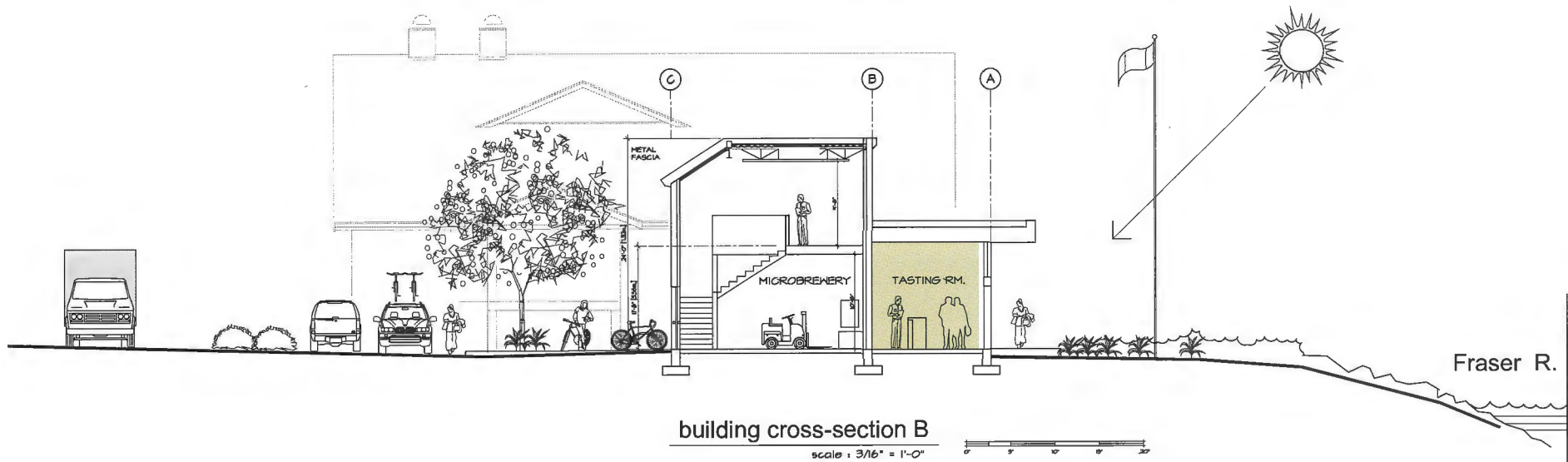
proposed microbrewery addition
23840 River Road Maple Ridge

| Revis | Date | Description |
|-------|----------|-------------------|
| 01 | 12-21-19 | ISSUED FOR IAP |
| 02 | 1-17-20 | ISSUED FOR IAP |
| 03 | 12-04-19 | ISSUED FOR REVIEW |

Ionic Architecture Inc.
architect-memorial c.l.b.c.
900-880-8888
www.ionic-architect.com
architectural registration no. 1000000000

COVER SHEET
PROPOSED MICROBREWERY
23840 River Road
Maple Ridge B.C.

APPENDIX C



Fraser R.

Fraser River

high water level

2.25

proposed microbrewery addition
23840 River Road
Maple Ridge

| Rev | Date | Description |
|-----|----------|-------------------|
| 01 | 12-04-18 | ISSUED FOR REVIEW |
| 02 | 1-17-18 | ISSUED FOR DP |
| 03 | 2-05-18 | ISSUED FOR DP |
| 04 | 10-26-19 | REVISED FOR RFP |
| 05 | 10-26-19 | REVISED FOR RFP |

| Rev | Date | Description |
|-----|----------|-------------------|
| 01 | 12-04-18 | ISSUED FOR REVIEW |
| 02 | 1-17-18 | ISSUED FOR DP |
| 03 | 2-05-18 | ISSUED FOR DP |
| 04 | 10-26-19 | REVISED FOR RFP |
| 05 | 10-26-19 | REVISED FOR RFP |

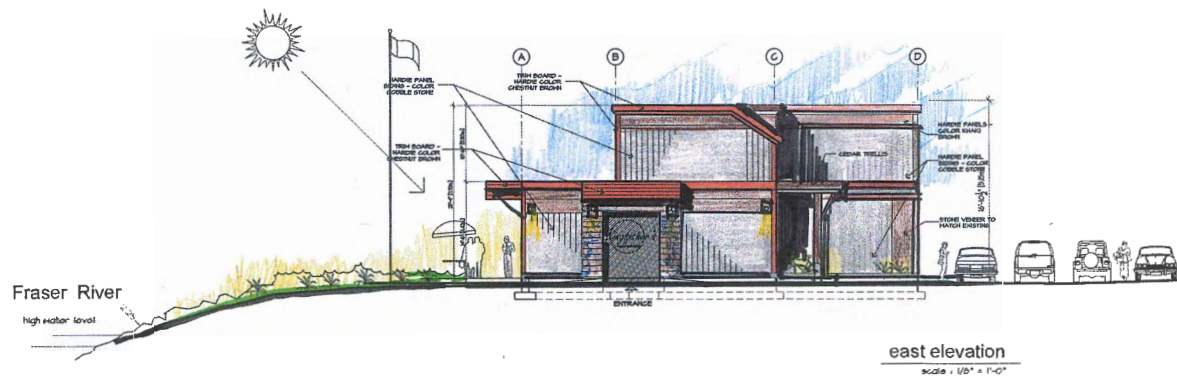
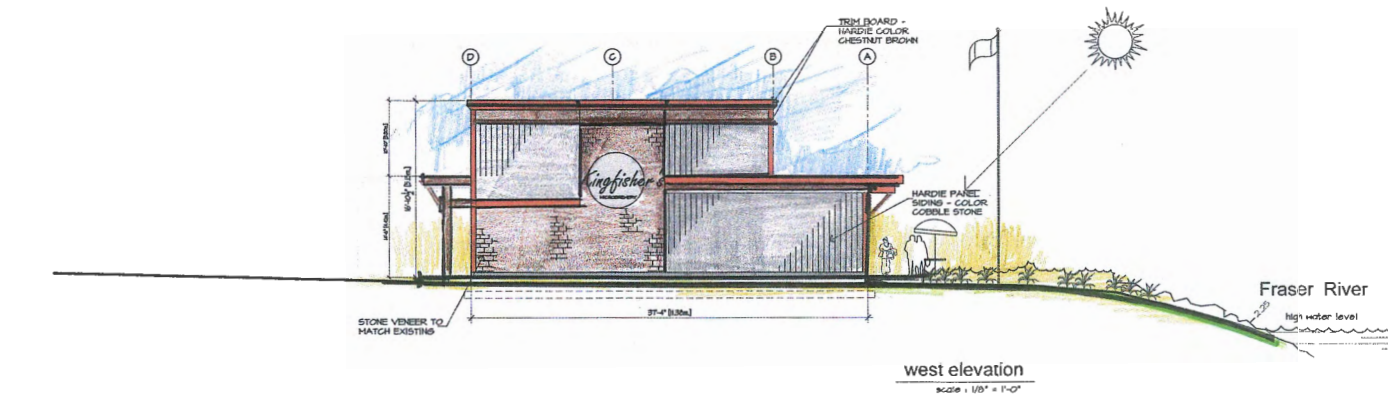
Ionic Architecture Inc.
architect-member o.l.b.c.
201 - 1105 West 10th Ave.
Vancouver, B.C. V6H 1M8
Tel: 778 271-0388
E-mail: ionic@ionic-architecture.com

BUILDING/SITE SECTIONS
PROJECT
PROPOSED MICROBREWERY
23840 River Road
Maple Ridge B.C.

| Sheet | of |
|-------|---------|
| A-5 | 18-1839 |

A-5

REV. TO SEPT. 26 2019



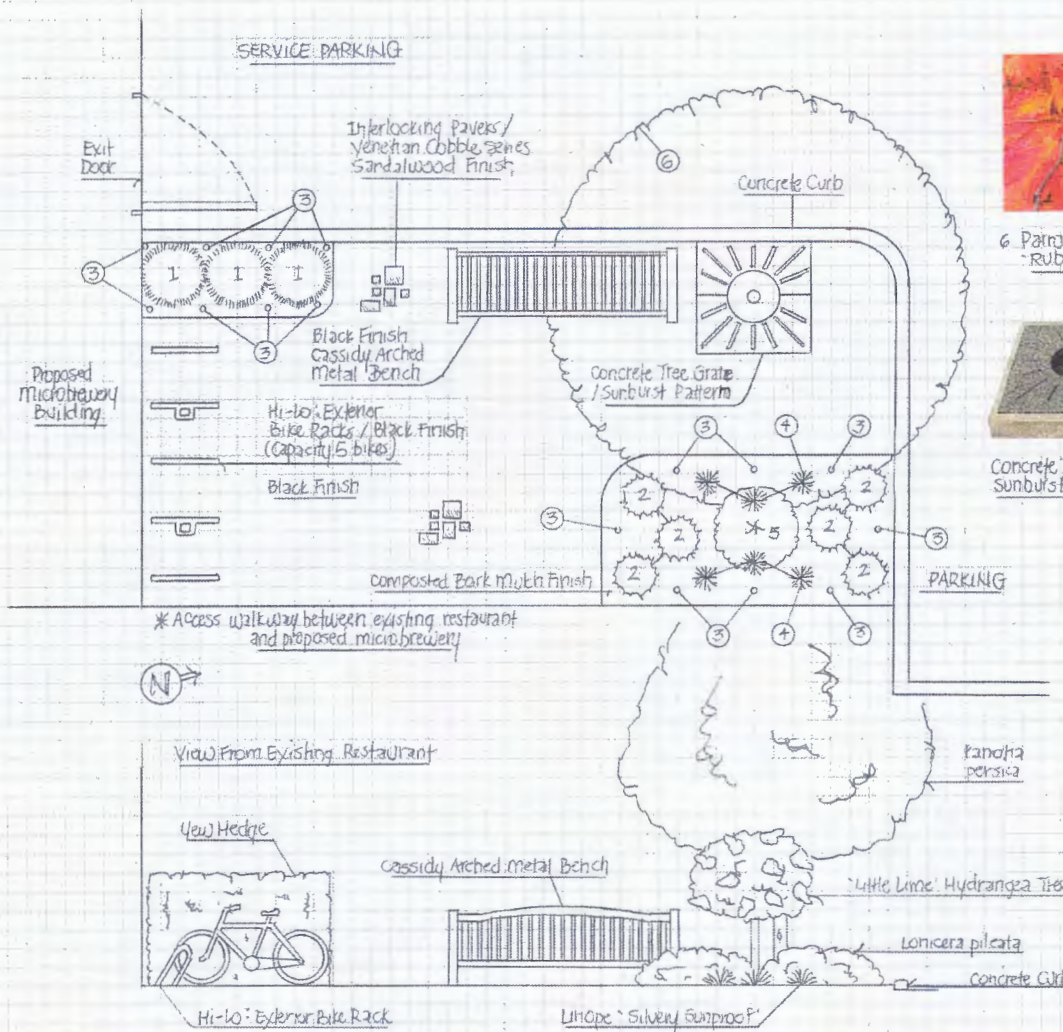
A-7
REV. TO SEPT. 26 2019

proposed microbrewery addition
23840 River Road Maple Ridge

| Rev. | Date | Description |
|------|----------|-------------------|
| 01 | 12-01-18 | ISSUED FOR REVIEW |
| 02 | 1-17-19 | ISSUED FOR I.P. |
| 03 | 8-2-19 | ISSUED FOR I.P. |
| 04 | 8-26-19 | REVISED FOR I.P. |
| 05 | 10-26-19 | REVISED FOR I.P. |

Iconic Architecture Inc.
architect-member a.i.b.c.
301 - 4600 steele street W. #770 871-0888
Surrey B.C. V3R 5A8
Email: iconic@iconicarchitecture.com

| Sheet | of | Project Title |
|-------|---------|---|
| A-7 | 18-1839 | PROPOSED MICROBREWERY 23840 River Road Maple Ridge B.C. |



PLANT LIST

1. *Taxus x media* 'H.M. Eddie'
(male clone - no berries) / Low
Hedge trimmed to 4' tall
2. *Lonicera pileata*
Box-leaved Honeysuckle
Contour pruned to small mass
planting
3. Blue Star Creeper / *Isotoma*
Low groundcover that blooms
all summer
4. *Liriope muscari* 'Silvery Sunproof'
Variegated evergreen, ornamental
grass / lilac blooms in summer
5. Standard *Hydrangea paniculata*
'Little Lime' / PG Hydrangea Tree
lime green, blooms all summer
6. *Parmelia persica* 'Ruby Vase'
Persian Ironwood w/ upright form
Disease resistant / Autumn foliage

PLANT QUANTITIES & SIZES

1. 1m. B&B or #3/15 x 5
2. #1 x 6
3. 9cm x 16
4. #1 x 6
5. #10 x 1
6. 5-6cm. Cal. x 1



6. *Parmelia persica*
'Ruby Vase'



Concrete Tree Grate
Sunburst Pattern



3. Blue Star Creeper



1. *Taxus* 'H.M. Eddie'



5. *Hydrangea* 'Little Lime' Tree



Cassidy Metal Bench / Black



Hi-lo Bike Rack / Black



2. *Lonicera pilcata*



4. *Liriope* 'Silvery Sunproof'

* Garden design
occupies same
footprint as shown
in microbrewery
proposal plan



Landscape Plan For:
Proposed
2800 River Road MR Microbrewery

Design By
M.K. Lapelle

Scale
1" = 1' approx.

Date
Feb. 26, 2014

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Wildfire Development Permit
23702 132 Avenue

MEETING DATE: October 22, 2019
FILE NO: 2017-367-DP
MEETING: COW

EXECUTIVE SUMMARY:

A Wildfire Development Permit application has been received in conjunction with a rezoning and subdivision application for the creation of 16 single family lots. A Wildfire Development Permit is required as the subject property, located at 23702 132 Avenue is located within the Wildfire Development Permit area. Council granted final reading for rezoning application 2015-155-RZ on July 9, 2019.

This application has been reviewed in relation to the revised Key Guideline Concepts (Section 8.12.1) and Guidelines (Section 8.12.2), and in consideration of the *Home Owners FireSmart Manual* (BC Forest Service Protection Program).

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2017-367-DP respecting property located at 23702 132 Avenue.

DISCUSSION:

a) Background Context:

Applicant: Don Bowins
Legal Description: Lot: 4, Section: 28, Township: 12, Plan: NWP2637

OCP:

Existing: Conservation, Low Density Residential, Med/High Density Residential,
Open Space
Proposed: Conservation and Low Density Residential

Zoning:

Existing: RS-2 (One Family Suburban Residential)
Proposed: RS-1b (One Family Urban (Medium Density) Residential)

Surrounding Uses:

North: Use: 2 properties, urban and rural residential
Zone: RS-1 (One Family Urban Residential) and RS-3 One Family Rural
Residential
Designation: Combination of Low Density Urban, Medium/High Density
Residential, Conservation

1107

| | | |
|---------------------------|--------------|--|
| South: | Use: | 2 properties, suburban residential |
| | Zone: | RS-2 (One Family Suburban Residential) |
| | Designation: | Combination of Conservation, Eco Clusters, Medium/High Density Residential |
| East: | Use: | Vacant |
| | Zone: | RS-2 (One Family Suburban Residential) |
| | Designation: | Conservation |
| West: | Use: | 2 properties, 1 vacant, 1 suburban residential |
| | Zone: | RS-2 (One Family Suburban Residential) |
| | Designation: | Conservation, Medium/High Density Residential, Eco Clusters |
| Existing Use of Property: | | Suburban Residential |
| Proposed Use of Property: | | Urban Residential |
| Access: | | 132 Avenue |
| Servicing requirement: | | Urban Standard |

b) Project Description:

The subject property is located within the Silver Valley Area Plan, and is sited outside of the periphery of River Village and Horse Hamlet. The applicant proposes to develop the property to an urban residential standard for RS-1b One Family (Medium Density) Residential with a minimum lot size of 557m² and minimum lot widths of 15 metres. In order to improve the subdivision layout, the applicant proposes to relocate a short portion of the watercourse. The applicant would be required to provide riparian enhancement work along the entire length of the watercourse on the site in order to compensate for relocating the stream. Such compensation will consist of restoration and enhancement works to improve the long term health of the stream. Planning Staff support the restoration and enhancement proposal, which will provide a 0.83 hectare (2.0 acre) conservation area. A total of 16 fee simple lots are proposed with this development.

A Wildfire Hazard Assessment has been received from Diamond Head Consulting Ltd. and was prepared by a Registered Professional Forester qualified by training or experience in fire protection engineering, with at least two years of experience in fire protection engineering and with assessment and mitigation of wildfire hazards in British Columbia.

c) Planning Analysis

The Wildfire Development Permit Area Guidelines are intended for the protection of life and property in designated areas that could be at risk for wildland fire and where this risk, in some cases, may be reasonably abated through implementation of appropriate precautionary measures.

A Wildfire Development Permit is required for all development and subdivision activity or building permits for areas within the Wildfire Development Permit area, as identified in the Official Community Plan (OCP). The Wildfire Development Permit (WFDP) Guidelines are to work in concert with all other regulations, guidelines and bylaws in effect.

This development respects the key guidelines as outlined in this section with comments provided by the Registered Professional Forester:

1. *Locate development on individual sites so that, when integrated with the use of mitigating construction techniques and landscape management practices, the risk of wildfire hazards is reduced;*

A 10 metre separation is specified between any building face and the forest interface. Low density fire resistant plants only are recommended for landscaping within this 10 metre buffer.

2. *Mitigate wildfire impacts while respecting environmental conservation objectives and other hazards in the area;*

A range of construction materials and specifications are included in the recommendations to minimize the risk of combustion.

3. *Ensure identified hazard areas are recognized and addressed within each stage of the land development process;*

Specifications for the period of construction include requiring fully functional fire hydrants, appropriate skill set of contractors, and appropriate tools on site to reduce risk.

4. *Manage the interface forest fuel components, including vegetation and structures, thereby increasing the probability of successful fire suppression, containment and minimize adverse impacts.*

Specifications include non-combustible or ignition resistant fencing materials, appropriate fuels management, fire resistant landscaping.

d) Environmental Implications:

An application for a Watercourse and Natural Features Protection Development Permit has been received and is being reviewed concurrently with this application. The Project Coordinator for the professional consultants for this development has reviewed all the consultant reports and ensured that there are no incompatibilities with regard to recommendations, standards, policies, or guidelines resulting from the work/reports of the professional consultants.

e) Financial Implications:

A security in the amount of **\$197,655.00** will be taken as a condition of the WFDP to ensure that the initially proposed clearing and trimming occurs. Ongoing maintenance will be required in future years, as the vegetation grows back. The cost for doing this maintenance work will need to be incorporated into the Parks, Recreation and Culture Department's budget for publicly-owned lands.

CONCLUSION:

On January 17, 2017, Bylaw No. 7187-2015 was adopted which amended Sections 8.4 Development Permit Area Exemptions and 8.12 Wildfire Development Permit Guidelines of the OCP. This application is consistent with the revised Key Guideline Concepts, Section 8.12.1, and Guidelines, Section 8.12.2, and in consideration of the *Home Owners FireSmart Manual (BC Forest Service Protection Program)*. Therefore, it is recommended that this Wildfire Development Permit 2017-367-DP be approved.

"Original signed by Diana Hall"

**Prepared by: Diana Hall, M.PL, MCIP, RPP
Planner 2**

"Original signed by Doug Armour"

**Reviewed by: Doug Armour
Assistant Chief, Fire Prevention & Operations**

"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 Kelly Swift"

**Concurrence: Kelly Swift, MBA
Acting Chief Administrative Officer**

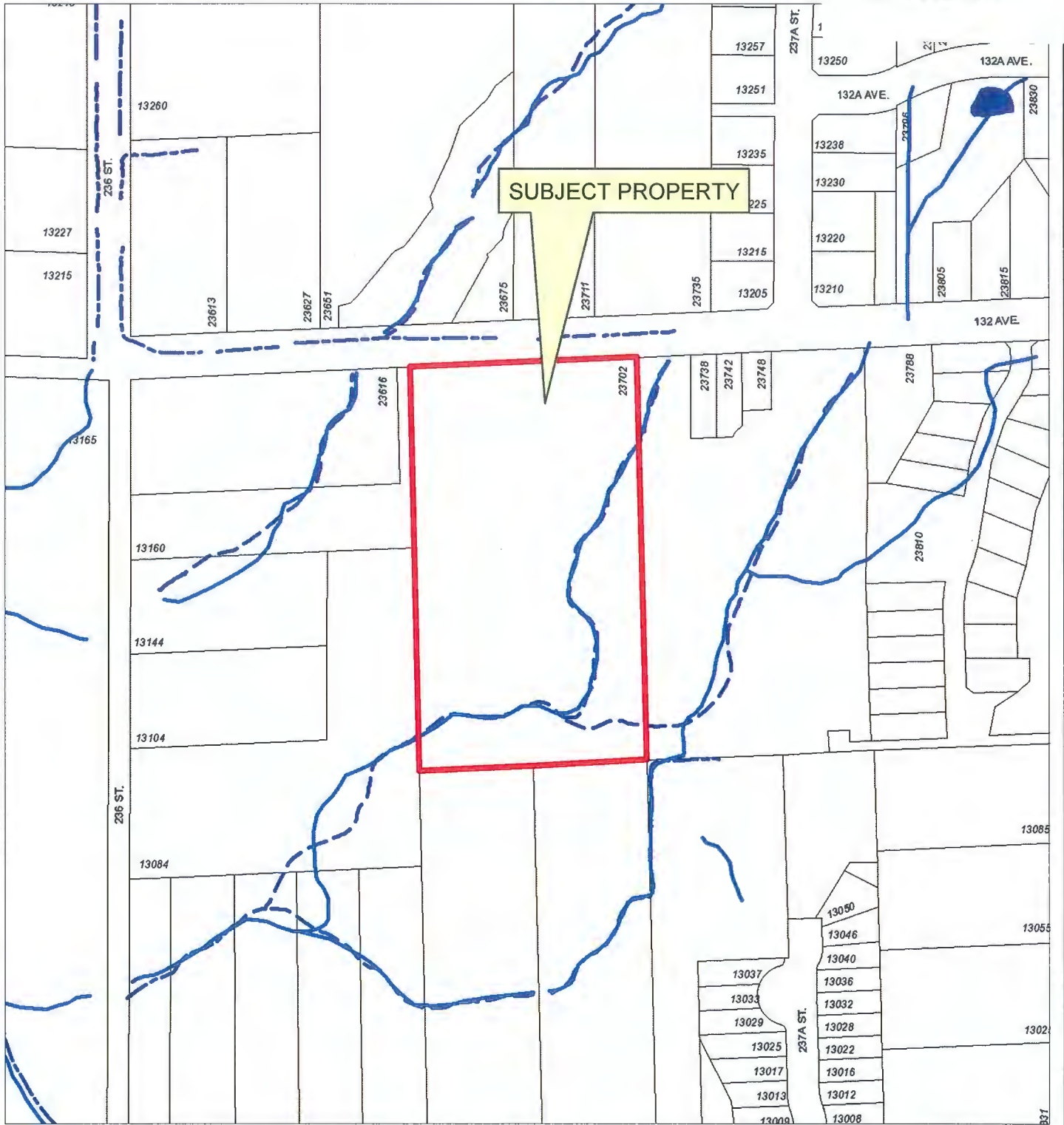
The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Site Plan

APPENDIX A



Scale: 1:2,500

Legend

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

23702 - 132 Avenue

PLANNING DEPARTMENT



MAPLE RIDGE

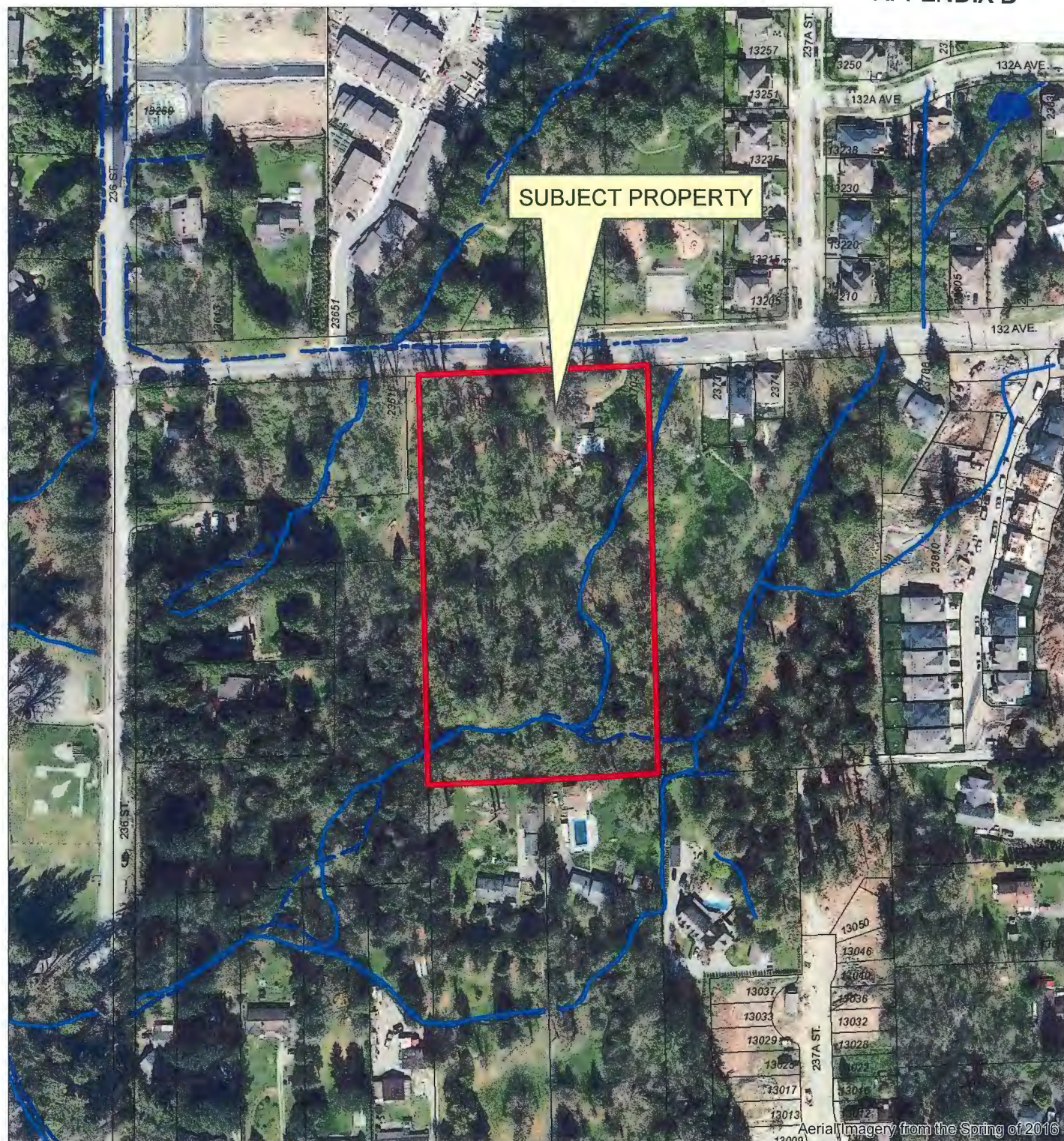
British Columbia

mapleridge.ca

2017-367-DP

DATE: Aug 21, 2017

BY: JV



Scale: 1:2,500

Legend

-  Stream
 Indefinite Creek
 River
 Major Rivers & Lakes

23702 -132 Avenue



2017-367-DP
DATE: Aug 21, 2017

BY: JV

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Maple Ridge Highway and Traffic Amending Bylaw No. 7566-2019

MEETING DATE: October 22, 2019
FILE NO: 09-3900-20
MEETING: COW

EXECUTIVE SUMMARY:

The City's Highway and Traffic Bylaw was amended in 2009 to permit bicycles, roller skates, skateboards and other means of transportation to utilize sidewalks, footpaths and walkways. In 2017, Council asked the Active Transportation Advisory Committee (ATAC) to review the practice of permitting bicycles on sidewalks in Town Centre streets and consider a reduction in the posted speed limit in the Town Centre.

The British Columbia Motor Vehicle Act states that cycling on sidewalks is not allowed unless the municipality has a bylaw that permits cycling on sidewalks, which is the case in Maple Ridge. ATAC recommended banning bicycles riding on sidewalks to reduce the chances of pedestrian and bicyclist collisions along four specific corridors, namely Dewdney Trunk Road from 222 Street to 227 Street; Lougheed Highway from 222 Street to 227 Street; 224 Street from North Avenue to 122 Avenue; and Edge Street from McIntosh Avenue to Dewdney Trunk Road.

On the issue of speed reduction in the Town Centre, ATAC's recommendation to Council was to implement 50km/h to 30km/h on 224 Street between Lougheed Highway and Dewdney Trunk Road. The observed 85th percentile vehicle speed was 34.6 km/h during business hours on this section of 224 Street. The reduction in the speed would be supportive of the banning bicycles on sidewalks in the Town Centre.

At the October 1, 2019 Council Workshop, Council passed a motion to not permit cyclists to ride on sidewalks. In addition, the speed limit on 224 Street between Lougheed Highway and Dewdney Trunk Road would remain unchanged.

Another minor amendment required to the Highway and Traffic Bylaw is to accommodate a request from TransLink that individual municipalities ensure each bylaw is consistent with the most recent version of the BC Commercial Transport Regulations (CTR) regarding vehicle size and weight. It was determined that Provincial vehicle weight and dimension requirements in the CTR would be a suitable benchmark for harmonization in the Region. Incorporation of the provincial regulations into the bylaw will ensure that municipal bylaws continue to align between the Region and the remainder of the Province as standards and requirements evolve over time.

The intent of this report is to propose amendments to the Highway and Traffic bylaw to ban cyclists riding on sidewalks City-wide and ensure vehicle size and weight specifications are in alignment with the most recent version of the BC Commercial Transport Regulations.

RECOMMENDATION:

That the Maple Ridge Highway and Traffic Amending Bylaw No. 7566-2019 be given first, second and third reading.

DISCUSSION:

a) Background Context:

In the time since the current Highway and Traffic Bylaw No. 6704-2009 was adopted to allow bicycles to ride on sidewalks, the City of Maple Ridge has seen rapid growth and densification of the Town Centre making a review of this bylaw timely. Pedestrians using the Town Centre sidewalks include the elderly with mobility constraints and customers exiting from businesses that are vulnerable to conflicts with bicyclists.

At the October 1, 2019 Council Workshop meeting, staff presented Council with four options to consider. Council made the decision to implement a City-wide ban to prohibit cycling on all sidewalks, in accordance with the Provincial Motor Vehicle Act.

Another minor amendment required to our Highway and Traffic Bylaw is to address TransLink's request that individual municipalities review their respective bylaws to determine whether they are consistent with the most recent version of the BC Commercial Transport Regulations (CTR) regarding vehicle size and weight.

On January 18, 2018, TransLink's Regional Transportation Advisory Committee (RTAC) endorsed harmonizing municipal vehicle weights and dimensions regulations across the Region by recommending that individual municipalities adopt the BC Commercial Transport Regulations (CTR) as amended from time to time. The intent of this recommendation is to ensure uniformity in the Region and that municipal bylaws are updated as the standards evolve.

b) Desired Outcome:

It is the City's goal to improve safety for all modes of transportation.

c) Citizen/Customer Implications:

Improving the safety of all road users including vulnerable pedestrians with mobility constraints in the Town Centre.

d) Interdepartmental/Outside Organization Implications:

The Engineering Department will work with the RCMP, Bylaws and Communications Department to implement the amended bylaw.

e) Business Plan/Financial Implications:

The cost to implement the ban on cycling on sidewalks is relatively small and may be accommodated in existing budgets.

f) Policy Implications:

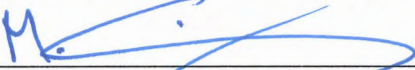
Maple Ridge Highway and Traffic Bylaw No. 6704-2009 will be amended as attached.

CONCLUSIONS:

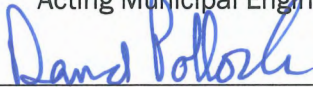
Council has elected to implement a City-wide ban on bicycles on sidewalks throughout the City. Various City departments and the RCMP will work together to communicate the bylaw changes to the public and situations where the amended bylaw would be implemented. In addition, amending the Highway and Traffic Bylaw to ensure vehicle size and weight specifications remain current with the most recent version of the BC Commercial Transport Regulations will help maintain the City's commitment to ensure the safe movement of goods and people in the Region.



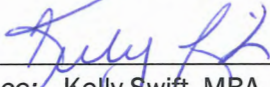
Prepared by: Purvez Irani, P.Eng., PTOE
Manager of Transportation



Reviewed by: Michael Canning, P.Eng.
Acting Municipal Engineer



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



Concurrence: Kelly Swift, MBA
Acting Chief Administrative Officer

Attachments:

(A) Maple Ridge Highway and Traffic Amending Bylaw No. 7566-2019

City of Maple Ridge

Maple Ridge Highway and Traffic Amending Bylaw No. 7566-2019

A bylaw to amend Maple Ridge Highway and Traffic Bylaw No. 6704-2009

WHEREAS the Council of the City of Maple Ridge deems it expedient to amend Maple Ridge Highway and Traffic Bylaw No. 6704-2009;

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

1. This Bylaw may be cited as Maple Ridge Highway and Traffic Amending Bylaw No. 7566-2019.
2. Maple Ridge Highway and Traffic Bylaw No. 6704-2009 is amended under Section 11.0 "Cycles, roller skates, skateboards and other conveyances", by removing 11.1 and replacing with the following:
 - 11.1 A person must not cycle, roller skate, skateboard, or any other means of transportation, on a sidewalk.
3. Maple Ridge Highway and Traffic Bylaw No. 6704-2009 is amended under Section 45.0 Vehicle Size and weight, by amending the first line of Section 45.1 to read
 - 45.1 The following are adopted as regulations under this bylaw as amended from time to time.

READ A FIRST TIME this ____ day of _____, 2019.

READ A SECOND TIME this ____ day of _____, 2019.

READ A THIRD TIME this ____ day of _____, 2019.

ADOPTED this ____ day of _____, 2019.

PRESIDING MEMBER

CORPORATE OFFICER

TO: His Worship Mayor Michael Morden **MEETING DATE:** October 22, 2019
and Members of Council

FROM: Chief Administrative Officer **MEETING:** COW

SUBJECT: Intermunicipal Business Licence Scheme Amending Bylaw No. 7572-2019

EXECUTIVE SUMMARY:

Created in partnership with local governments, UBCM, and the Province of British Columbia, the Intermunicipal Business Licence program has simplified and streamlined the licencing process, making it easier to do business in participating communities as one licence can be purchased in the home community which is good for all municipalities that belong to the Fraser Valley Intermunicipal Business Licence Program. The City of Maple Ridge belongs to the Fraser Valley Intermunicipal Business Licence program and meets regularly with the Province and other member municipalities.

These meetings are designed to review and improve current practises. As a result of these meetings there are some changes that need to be made to the current bylaw. Two new municipalities will be joining the Fraser Valley group. These are the City of Merritt and the Village of Harrison Hot Springs. The other change involves expanding the definition of who can purchase an Intermunicipal Business Licence. This expansion will allow for a business which does not have a premise in one of the participating municipalities to purchase a licence for \$300.

RECOMMENDATION(S):

That Maple Ridge Intermunicipal Business Licence Scheme Amending Bylaw No. 7572-2019 be given first, second and third readings.

DISCUSSION:

a) Background Context:

On January 1, 2013, nine Fraser Valley municipalities implemented a one year Intermunicipal Business Licence (IMBL) Pilot Project. The participating municipalities included the Township of Langley, City of Langley, City of Abbotsford, City of Surrey, City of Maple Ridge, City of Pitt Meadows, District of Mission, City of Chilliwack and the District of Hope. Maple Ridge took a leadership role in implementing the IMBL project.

Prior to the implementation of the Intermunicipal Business Licence Pilot Program, non-resident (mobile) trade contractor businesses were required to obtain a business licence from their home municipality in which they were based, as well as purchase a

non-resident business licence from each municipality in which they operated. Under the Intermunicipal Business Licence Program, the participating municipalities have agreed to allow non-resident (mobile) trade contractor businesses from within the participating municipalities to operate in their municipality on the basis of one Intermunicipal Business Licence purchased from their home municipality. The cost of the IMBL is \$250 annually, and each mobile trade business is still required to purchase a resident business licence from their home municipality. The revenue generated from sales of Intermunicipal Business Licences is shared among the participating municipalities

During the two year pilot program, the IMBL Committee worked closely with the Province's Small Business and Red Tape Reduction Branch to ensure the successful development of an Intermunicipal Business Licence Program taking into consideration the addition of other municipalities to the program, developing a more sustainable revenue sharing formula, and expanding the eligible business types. The success of this pilot program led to it being adopted as a permanent entity in 2016.

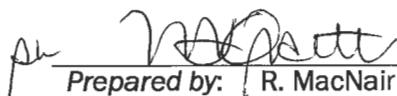
With the continuation of the program on a permanent basis, both the City of Delta and the District of Kent joined the Fraser Valley IMBL program and more recently the City of Merrit and the Village of Harrison became members bringing the total number of participating municipalities to thirteen. The committee also agreed on a method of revenue sharing which provides for each participating municipality to retain 90% of the IMBL revenues and redistribute the remainder evenly to the other participating municipalities. The new formula is a more economical system that will allow for the inclusion of additional municipalities who may wish to join the program in future. Furthermore, the committee reviewed the definition of current eligible business types and modified the existing definition to include other mobile businesses who may not be directly related to the construction industry however provide similar types of services.

b) Financial Analysis:

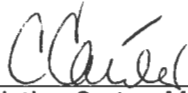
The cost of an IMBL is \$250 annually, and businesses are still required to purchase a resident business licence from their home municipality. The revenue generated from the IMBL sales is distributed among the participating municipalities using a revenue sharing formula. Currently, the City of Maple Ridge has a total of 286 intermunicipal business licences with a revenue of \$71,500 before the profit share distribution.

CONCLUSIONS:

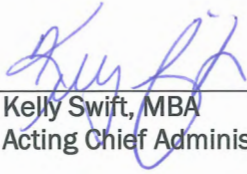
The IMBL Committee will continue working closely with the Province's Small Business Branch to ensure the ongoing delivery of a successful Intermunicipal Business Licence Program. Consideration will also be given to the addition of other municipalities into the program and possibly expanding the eligible business types.


Prepared by: R. MacNair

Senior Advisor, Bylaw & Licensing Services



Approved by: Christine Carter, MCIP, M.Pl.
General Manager: Planning and Development Services



Concurrence: Kelly Swift, MBA
Acting Chief Administrative Officer

Attachments:

Appendix I – Maple Ridge Intermunicipal Business Licence Scheme Amending Bylaw No. 7572-2019

APPENDIX I

City of Maple Ridge

Maple Ridge Intermunicipal Business Licence Scheme Amending Bylaw No. 7572-2019

A bylaw to amend Maple Ridge Intermunicipal Business Licence Scheme Bylaw No. 6957-2012

WHEREAS the Council of The City of Maple Ridge deems it expedient to amend Maple Ridge Intermunicipal Business Licence Scheme Bylaw No. 6957-2012;

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

1. This bylaw may be cited as Maple Ridge Intermunicipal Business Licence Scheme Amending Bylaw No. 7572 -2019
2. Maple Ridge Intermunicipal Business Licence Scheme Bylaw. No. 6957-2012 is amended under Part 4 definitions, "**Participating Municipality**" by adding the words "City of Merritt" before the words "District of Mission" and adding the words "Village of Harrison Hot Springs" after the words "City of Surrey" and changing the words "District of Maple Ridge" to "City of Maple Ridge".

READ A FIRST TIME this ____ day of _____, 2019.

READ A SECOND TIME this ____ day of _____, 2019.

READ A THIRD TIME this ____ day of _____, 2019.

ADOPTED this ____ day of _____, 2019.

PRESIDING MEMBER

CORPORATE OFFICER

City of Maple Ridge

TO: His Worship Mayor Michael Morden **MEETING DATE:** October 22, 2019
and Members of Council
FROM: Chief Administrative Officer **MEETING:** COW
SUBJECT: Proposed New Cannabis Retail Store at 22222 Lougheed Highway

EXECUTIVE SUMMARY:

On November 27, 2018, Council adopted Council Policy 6.33 Cannabis Retail Store Processing and Evaluation Criteria. This policy determines how approvals for non medical cannabis retail are to be processed at the municipal level. Preference was given to Provincial stores followed by any private store that had been approved by the Liquor and Cannabis Regulation Branch (LCRB) within the ninety day waiting period.

After the LCRB completed their integrity checks and security screenings they forwarded an application to the City on September 9, 2019 for a non medical retail cannabis store known as Green Star Cannabis to be located at 22222 Lougheed Highway.

One of the considerations utilized by the LCRB in reviewing an application is a resolution from the local government. A number of regulatory criteria must be addressed in the Council resolution as well as comments pertaining to the views expressed by area residents. Based on this review, the application is not in compliance with the 1000 meter separation requirement in the Zoning Bylaw. In addition the RCMP have raised concerns with the location of this proposed store which is located inside the Haney Hotel which also includes a pub.

Council may choose to support the application, not support the application or indicate they do not wish to comment.

RECOMMENDATION(S):

That the application for a non medical cannabis retail store by 1171712 BC Ltd., located at 22222 Lougheed Highway, Maple Ridge not be supported based on the information contained in the Council report dated October 22, 2019; and

That a copy of the resolution be forwarded to the Liquor and Cannabis Regulation Branch in accordance with the legislative requirements.

DISCUSSION:

a) Background Context:

On November 27, 2018, Council adopted Council policy 6.33 Cannabis Retail Store Processing and Evaluation Criteria. This policy determines how approvals for non medical cannabis retail are to be processed at the municipal level. Preference was given to Provincial stores followed by any private store that had been approved by the Liquor and Cannabis Regulation Branch (LCRB) within a ninety day waiting period.

1110

After the LCRB completed their financial integrity checks and security screenings for 1171712 BC Ltd., they forwarded the application for a non medical retail cannabis store, known as Green Star Cannabis, to be located at 22222 Lougheed Highway to the City. The owner of 1171712 BC Ltd. also contacted city staff to provide a copy of their business plan as well as information on their community relations (Appendix I).

Staff reviewed this application to ensure that it met all requirements contained in the Application Review Criteria (Section 10 of Council Policy 6.33) and all the criteria have not been fully satisfied.

A map of the surrounding area has been included in this report as Appendix II. The location of this application is within the one kilometer restriction of the proposed government store. This location is also within one kilometer of a licensed private non medical cannabis retail store.

The Zoning Bylaw states the following uses shall be prohibited in all zones.

The retail sale of cannabis products if located within the following distance, measured in a straight line from the property lines, to one of the following uses:

- i. 200 metres from an elementary or secondary school,
- ii. 1000 metres from a cannabis retail use.

The LCRB guidelines request a specific Council resolution commenting on the application in terms of community impacts which may occur as a result of the proposed non medical retail cannabis store at this particular location. Part of the process requires Council to gather views of the residents who may be affected by the establishment of a non medical cannabis retail store in their neighbourhood.

In following the public input requirement, the City mailed 386 letters to owners and occupants of property within 200 metres of the subject site. Nine pieces of correspondence were returned by the Post Office as moved or return to sender. Out of the 386 letters sent, ten responses were received by the deadline, one in favour of the application and nine opposed.

The Maple Ridge RCMP Detachment was asked for their input on this matter and they have responded that the main concern they have is that the proposed store will be in the Haney Hotel which includes a pub.

b) Intergovernmental Issues:

Both local government and the provincial government have an interest in ensuring that cannabis regulations are followed and that licensed establishments listen to the needs of the community.

Attached to this report as appendix III is Liquor and Cannabis Regulation Branch Policy Directive No. 19-11 dated September 16, 2019. This new policy prohibits the promotion of cannabis on any liquor-licensed premises and events held under a special event permit.

c) Citizen/Customer Implications:

The review of this application has taken into consideration the potential for concerns from surrounding properties in terms of parking, traffic and noise generation as well as the proximity of schools and similar establishments.

d) Interdepartmental Implications:

The Licences & Bylaws Department has coordinated the review process and solicited input from the public, other municipal departments as well as the RCMP.

e) Alternatives:

Should Council wish to support this application then Council could direct the applicant to submit a zoning bylaw text amendment to amend the 1000 meter separation requirement. It is noted that this rezoning process would be considered on its own merits and Council would have the authority to approve or deny the application. The following motion would support this alternative:


1. That the non medical cannabis retail application for 22222 Lougheed Highway be deferred and;
2. That the applicant be directed to apply for a zoning bylaw text amendment.

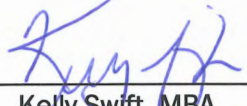
CONCLUSIONS:

This application was reviewed based on the cannabis retail provisions in the Zoning Bylaw and Council Policy 6.33 Cannabis Retail Store Processing and Evaluation Criteria. The application is not in compliance with the 1000 meter separation requirement between cannabis retail uses. In addition the RCMP have raised concerns with the location of the proposed store which is located in the Haney Hotel which also includes a pub. For this reason staff recommend the application be denied however an alternative has been provided.


Prepared by: **R. MacNair**
Senior Advisor, Bylaw & Licensing Services


Co-Prepared by: **Michelle Orsetti**
Manager, Bylaw & Licensing Services


Approved by: **Christine Carter, M.Pl., MCIP, RPP**
General Manager: Planning and Development Services


Concurrence: **Kelly Swift, MBA**
Acting Chief Administrative Officer

RM/jd

Attachments:

Appendix I: 1171712 BC Ltd. business plan & community relations information

Appendix II: Map of surrounding area

Appendix III: LCRB Policy Directive No. 19-11

APPENDIX I

Business Plan Overview

GREEN STAR CANNABIS

September 2019

Summary

The purpose of the Business Plan Overview is to establish systems and procedures to ensure public safety and compliance is managed along with all store assets including The Green Star Cannabis team. The business intends to operate in full compliance of all local, provincial and federally regulated laws and policies and furthermore, Green Star Cannabis wishes to set a high standard for both compliance and retail management.

The processes and procedures outlined have been based upon the prior experience with respect to on-premise licensed business and liquor retailing experience within the City of Maple Ridge, Surrey, Pitt Meadows, Mission and Vancouver.

Business History

The Green Star Cannabis Store is proposed to be owned and operated by Mr. Yvan Charette and Mr. Mike Jahnke.

The Green Star Cannabis concept was developed by the owners of the Haney Hotel, who own the land, buildings and businesses at the above noted premises. The owners of this establishment own additional licensed business in Pitt Meadows, Surrey, Mission and Vancouver. They employ 200 team members with a corporate head office of 5 team members. Green Star cannabis is a natural addition to ownership's portfolio because of their extensive experience within retailing and operating business that sell controlled substances. Both the municipal and provincial requirements for such a business are critical when operating. Ownership must not only understand all the rules and regulations to ensure compliance, but balance customer service and expectations along with the community expectations. Mr. Charrette and Mr. Jahnke have been extremely successful for over two decades now operating business that sell a control substance.

Green Star Cannabis will position itself to provide a convenience shopping experience to guests within a boutique retail environment. Product and accessories will be curated based upon consumer demand within the community, with a focus on elevated consumer education and shopping. Green Star consumers are those living in and around the proposed site. They are a working population, looking to better understand and participate in this emerging market. They will demand quality products and accessories priced competitively. The Green Star retail space will be constructed in such a way that guests will be in a position to engage with team members and discuss products in front of them. The store set up includes a long display counter that will assist in showcasing various products for the purposes of learning within this new environment.

Community Benefit & Partnership

The Haney is committed to continuing its long-standing history as a contributing member of the community. Mr. Charrette resides locally with his family and is invested within the City of Maple Ridge. The Haney regularly works with charities such as:

- Maple Ridge Hospice Society
- Ridge Meadows Christmas Hamper, where they are #1 cash contributor
- Maple Ridge Food Bank
- Local minor hockey association
- Local school support including sports teams
- Support of local families when they are in need
- Children's Variety, annual contribution

The Haney often holds community fundraisers such as its Burger and Beverage Nights that support local kids, parents, organizations and teams. The food is sold at a discounted rate with proceeds going to local causes. Ownership is excited to continue its longstanding community support with the addition of Green Star.

Hours of Operation

The applicant is proposing hours of operation from 9am – 11pm Monday thru Sunday. These hours have been regulated by the Province of British Columbia and are in keeping with the liquor store hours of operation.

Employees

The applicant intends to have approximately 8-10 employees dedicated and certified to work within the store. Employees will be on a management created schedule and will be placed depending upon daily sales volumes. The Green Star Cannabis Store believes its employees are the stores first line of defense to deter theft and mitigate possible risk. It will be the Green Star Cannabis's goal to hire those who are passionate about the industry and truly engaged to educate and provide knowledge to consumers. In this new and emerging industry, it will be critical to ensure consumers are aware of safety and learn about safe use and product information.

Staff will be trained to greet every customer who enters the store. This will be the first line of defense to detecting any possible minor access. Additionally, it will be staff's responsibility to engage in a dialogue to assist the customer and to further educate and provide an enhanced experience. It is the applicants experience that when consumers are engaged at initial point of entry, risk with respect to safety and theft becomes greatly reduced within the store.

Daily Operating Procedures

All employees of the Green Star Cannabis will hold the mandatory provincial accreditations known as the "Work Qualification" the province does a background check on all employees who are hired. The Province of British Columbia mandates its security verification program via the LCRB Terms and Conditions Handbook.¹ No employee is permitted to work without the accreditation.

Additionally, Green Star will have ongoing training for its team to follow both provincial and municipal policies and regulations. This will further enhance in store security within the business.

Each morning at approximately 8:30am an authorized employee will prepare the retail space in accordance with the Green Star Cannabis Opening Procedure Guidelines. The intrusion alarm system will be disarmed to allow the employee to prepare the store and generate the float for the day.

A secondary employee will arrive at 8:45am to assist with the opening procedures. Depending upon the store sales and volume, there may be additional staff on rotation via the predetermined schedule to ensure the high standards of the organization with respect to guest services are met.

Store hours are proposed to be 9am – 11pm Monday thru Sunday. Based upon the LCRB maximum hour provision.

At 9am precisely the store will open to the general public for business. An employee will unlock the front door and commence business operation. It should be noted that the cannabis storage room, will remain locked unless a delivery is being received. All deliveries will arrive via the front door and will be deposited immediately into the secure cannabis storage room as per the attached floor plan

Guests of the store will enter the main retail space to shop. They would be greeted by an employee and assisted directly. At no time will the customer have access to cannabis products. Cannabis will remain in a locked display case until it is selected by a consumer and then removed by the employee to finalize the sale.

At precisely 11pm each night the store must be closed and no sales are to take place after these hours. Any customers within the store at 10:45pm, will be given notice that the store will be closing in 15 minutes. They will be advised to select their items and depart with their purchase prior to 11pm.

¹ As mandated by the Province of British Columbia, all employees of a non-medical cannabis store must hold a valid security verification from the province AND have completed the mandatory social responsibility course.

Line-ups

Green Star does not anticipate line ups within its store. General customers access the retail store and visit the main services counter. They will engage with team members to ask questions and learn. Orders can be placed at the POS terminal and paid for. A team member will package the purchase where the customer will then immediately leave the retail store.

Inventory

All inventory will arrive via the government of British Columbia run cannabis distribution branch. Orders will be placed, based upon direction from the LDB and based upon store sales volume. It will be the applicant's intent to limit the amount of product within the store to maintain security. There will not be large storage reservoirs of product. Inventory will be in a first in, first out model to ensure freshness and security.

Cannabis Accessories

The store will also carry a mixture of various cannabis accessories as outlined within the LCRB Terms and Conditions manual. These accessories change from time to time depending upon consumer purchasing habits and demand.

Point Of Sale

Most consumers today spend their money via debit and credit terminals. It is not expected a large amount of cash will be utilized for purchases. There will be two Point of Sale systems on site to ring through customers. Each system will have a float on hand of \$250 to make change. When the POS is not in use, i.e. after hours, the cash will be stored within the secure safe located within the secure storage area.

Odour Mitigation

While it was not a requirement of the City of Maple Ridge's application, Green Star wishes to outline additional steps being taken to ensure that there are zero odour emissions from the store. Smell jars will be offered, as these are key to consumer education and product awareness for freshness. Smell jars hold a nominal amount of product and are contained within a fully sealed receptacle that has a few small holes at the top. Consumers must pick up the smell jar and be in very close proximity to receive the odour. As per LCRB policy outlined within the Terms and Conditions manual smell jars are connected by way of security tie to the counter, so they cannot be removed from the facility.

All other product is delivered by way of pre sealed containers direct from the Liquor Distribution Branch. There is not a case where product would be "bulk released" within the store. It should be noted that Green Star will outfit the store with standard HVAC equipment to add climate control. All air is carried out and circulated appropriately within the business.

Disposal of Product

Should the need arise for disposal and /or destruction of product, such as a customer return or disposal of product inside of smell jars on display, the applicant intends to implement secure composting. Once product expires within the jar, it needs to be destroyed and deemed "unfit for human or animal consumption"². Product will be placed into a safe and firmly secure storage composting bin. It will be mixed with food waste compost along with kitty litter to ensure no odour would be released. Here it will naturally be broken down. The large, heavy receptacle will be housed where there are other exterior garbage bins and refuse from the pub and liquor store are kept; however, it will be inside of a secured, locked refuse area that can only be opened by designated store personnel of the licensee.

All product that is destroyed is logged as destroyed" for the cannabis inspector and adjusted out of inventory once it is disposed of.

² <https://www2.gov.bc.ca/assets/gov/employment-business-and-economic-development/business-management/liquor-regulation-licensing/guides-and-manuals/cannabis-retail-store-licence-handbook.pdf>

Signage

The applicant plans to install exterior signage with the company branding / logo. Signage will be back light and showcase a professional retail business and will comply with all municipal sign bylaws. A rendering has been attached for the City's review.

Further, eyelevel signage will appear at the exterior door. Exterior signage will read:

- "No Minors Permitted At Any time"
- "Location Under Video Surveillance"
- "No Loitering / No consumption on premises"

Minors

The onsite retail and on-premise businesses already have best practice policies implemented pertaining to minor access. Specifically, the applicant has signs posted where all individuals who appear under the age of 40 are asked for 2 pieces of ID. If two pieces are not able to be produced, the guest is mandated to leave the premises. These same policies will carry over to the proposed non-medical cannabis retail store. There is a zero-tolerance policy for serving a minor, employee termination occurs, if such an act is discovered. In addition to this, the Province imposes extremely strict and dire consequences for owners who sell to minors. When a contravention occurs, ownership could receive a \$7,500 monetary penalty or closure of their business. The Haney Group is proud of its multiple decade track record with local enforcement.

The Haney ownership group also contracts out Sting Investigations on a monthly basis to test every one of their locations around the province. Each location is "secret shopped" to ensure compliance for ID checking of minors and non-service to intoxicated patrons along with other ongoing compliance checks. Sting generates monthly reports and issues them to ownership so no minors gain access at anytime.

Parking & Access

Consumers tend to travel via vehicle and will park within the designated stalls at the back and along the side of the property in the allotted stalls. While it should be noted, there would be a walk-up consumer to the store, it is not expected that the majority of consumers would be walk up. It is the applicant's strategy to have consumers make a purchase, go back to their vehicles and depart the premises, for at home consumption. Noise caused by the retail store is not expected to impact the surrounding area.

Nuisance Behaviours

To further address and mitigate any noise concerns to surrounding residents and/or businesses, Green Star Cannabis will have a policy that no queuing and/or loitering may occur outside the cannabis retail store at any time. As noted above, the Signage will also be in place to clarify this for passersby. Staff on schedule and management will monitor the exterior of the building by way of surveillance systems and perimeter walking.

Green Star Cannabis will also create an inviting exterior that will be warm and welcoming to retail consumers. At night, large format exterior lighting from the signage will be on display. Based upon province regulations, the glass to the store must be non-transparent; however the applicant will make provisions to ensure the store is open, well lit and secure to promote a positive safe environment.

Within the store, all cannabis products for resale are kept under lock and key. All items are packaged in the original packaging provided by Liquor Cannabis Distribution Branch.

Green Star Cannabis has a zero-tolerance policy for consumption on premises. Customers will be made aware of the policy both by communication from staff and via signage. All City of Maple Ridge's bylaws will be strictly adhered to. This policy is already in place at the on-premise establishment and retail store.

Security Proposal

Green Star Cannabis is proposing to remodel the location to make room for the proposed cannabis store. Should the City of Maple Ridge support the proposed application, additional security measures will be implemented such as an audible intruder system, fire system and interior / exterior video surveillance to stay in keeping with the LCRB rules and regulations.

While security and safety are the utmost of importance, guests will not be made to feel as though they are being monitored. The environment will be relaxing, welcoming and well lit. Glass cases will be locked and will require employee only access. Guests will be able to shop within a comfortable space where they are engaged by staff to answer questions and educate the consumer.

Green Star takes public safety and security seriously. Mr. Charette is the General Manager of the Haney and initiated the startup of City's Bar Watch program, which was an industry standard within the community among business owners when Mr. Charette was chair. The program implementation was instrumental in ensuring business regularly work with local RCMP, Liquor Inspectors, local fire departments, City staff and Drive Safe alternative companies, to ensure a high-level of business standards. Maple Ridge businesses continue to be an industry leader when compared to other communities. It is their goal to put guest safety first. It is expected that this standard will carry through to the cannabis retail store.

In summary, Green Star Cannabis is seeking the City of Maple Ridge's support and approval of a non-medical cannabis retail store to be located at 22222 Lougheed Highway.

The Liquor Cannabis and Regulation Branch (LCRB) communicated direct to the City of Maple Ridge via their email dated December 10, 2018, requesting local government consideration which has been enclosed within this submission for record. The City of Maple Ridge requested the suitability check on December 10, 2018 from the LCRB of which was provided on September 9, 2019. The suitability check has been included within this submission as well.

GREEN STAR CANNABIS STORE

22222 Lougheed Hwy., Maple Ridge, BC V2X 2T2



ARCHITECT • GATEWAY ARCHITECTURE INC.

220 - 601 6TH STREET,
NEW WESTMINSTER, BC, V3L 3C1

CONTACT:
MICHAEL COX, ARCHITECT AIBC
mike@designvancouver.com
604 608 1868

GREENSTAR
★CANNABIS COMPANY★

BUILDING STATISTICS

SITE INFORMATION

CIVIC ADDRESS : 22222 Lougheed Hwy.,
Maple Ridge, BC V2X 2T2

LEGAL ADDRESS : GROUP 1,
NEW WESTMINSTER DISTRICT, PLAN 9388
HIGHWAY STATUTORY RIGHT OF WAY
PLAN 63822, DISTRICT LOT 398

AREA CALCULATIONS

TOTAL AREA : 624 SQ. FT. (58.0 m²)

DRAWING LIST

- A - 0.0 COVER / BUILDING STATISTICS
DRAWING LIST
CONTEXT SITE PLAN
- A - 1.0 MAIN FLOOR PLAN
- A - 2.0 FRONT ELEVATION

GATEWAY
ARCHITECTURE
INCORPORATED
Michael Cox, Architect AIBC

220 - 601 6th Street
New Westminster, BC V3L 3C1
Tel: (604) 608-1868

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of the most current applicable codes and bylaws.

Architect's seal:



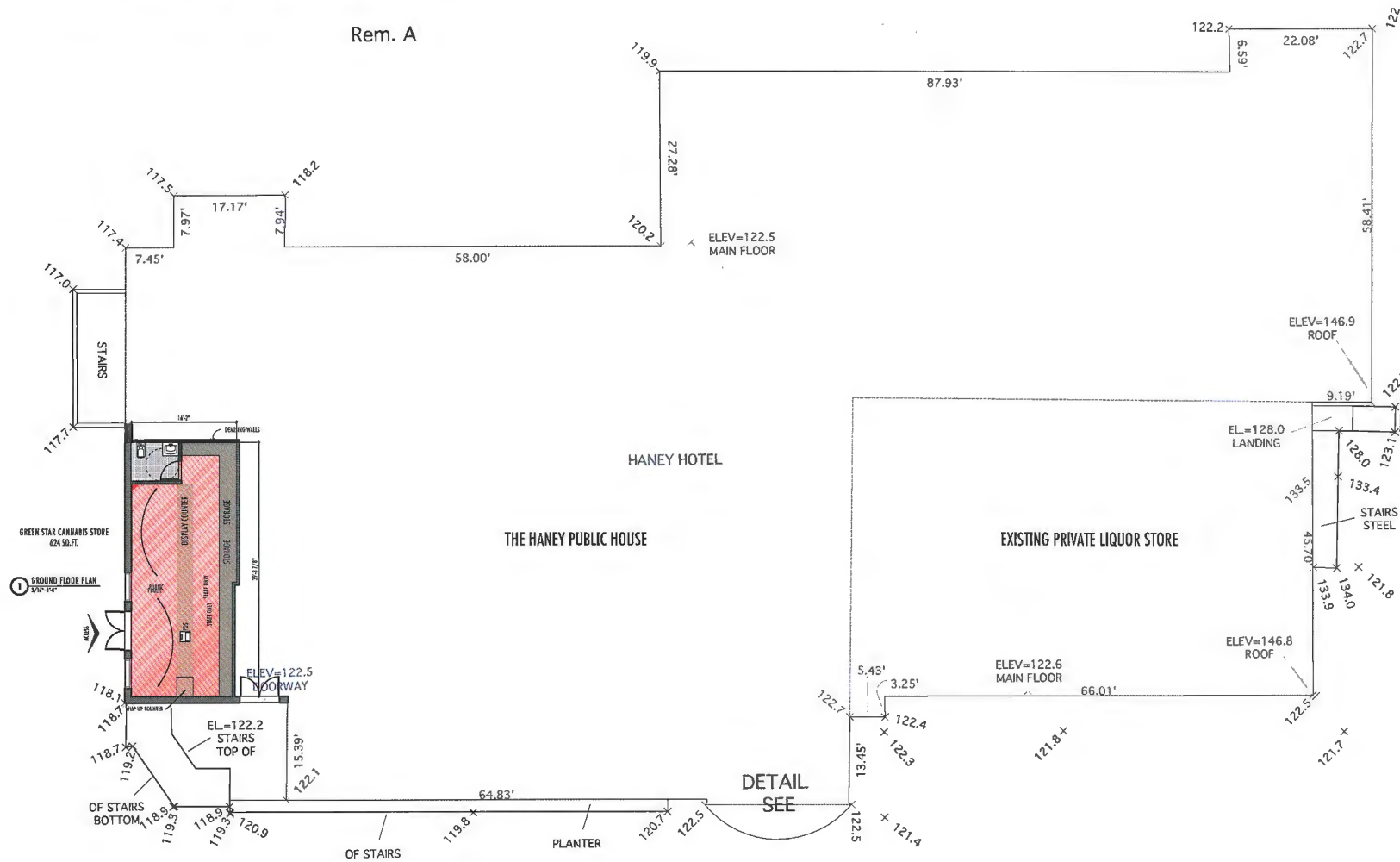
GREEN
STAR
CANNABIS
STORE

22222 Lougheed Hwy.
Maple Ridge, BC
V2X 2T2

| | | | |
|--|------------|---|----------|
| Project Title: | | Drawing Title: | |
| Green Star Cannabis Store | | BUILDING STATISTICS CONTEXT SITE PLAN | |
| 22222 Lougheed Hwy. Maple Ridge, BC V2X 2T2 | | | |
| Project No: | 2018.07.16 | Project Number: | 185 |
| Scale: | AS SHOWN | Scale: | AS SHOWN |
| <div style="border: 1px solid black; padding: 5px; text-align: center;"> <h2>A - 0.1</h2> </div> | | | |

GREEN STAR CANNABIS STORE

22222 Lougheed Hwy., Maple Ridge, BC V2X 2T2



Michael Cox, Architect AIBC

220 - 601 6th Street
New Westminster, BC V3L 3C1
Tel: (604) 688-1888

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Contractors are responsible to ensure that all work is completed in accordance with the requirements of the applicable codes and regulations.

Architect's seal:



GREEN STAR CANNABIS STORE

22222 Lougheed Hwy.
Maple Ridge, BC
V2X 2T2

| | |
|-----------------|---------------------------|
| Project Title: | Green Star Cannabis Store |
| Drawing Title: | MAIN FLOOR PLAN |
| Drawn By: | Michael Cox |
| Check By: | Michael Cox |
| Date: | 2018.07.16 |
| Project Number: | 015 |
| Scale: | AS SHOWN |

A - 1.0

GREEN STAR CANNABIS STORE

22222 Lougheed Hwy., Maple Ridge, BC V2X 2T2



1 GREEN STAR CANNABIS STORE - FRONT ELEVATION
1/4"=1'-0"



GATEWAY
ARCHITECTURE
INCORPORATED

Michael Cox, Architect AIBC

220 - 601 6th Street
New Westminster, BC V3L 3C1
Tel: (604) 688-1888

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The customer is responsible for verifying all dimensions and elevations. Any discrepancies are to be reported to the architect before the start of construction.

Customers are responsible to ensure that all work is completed in accordance with the requirements of the applicable building codes and bylaws.

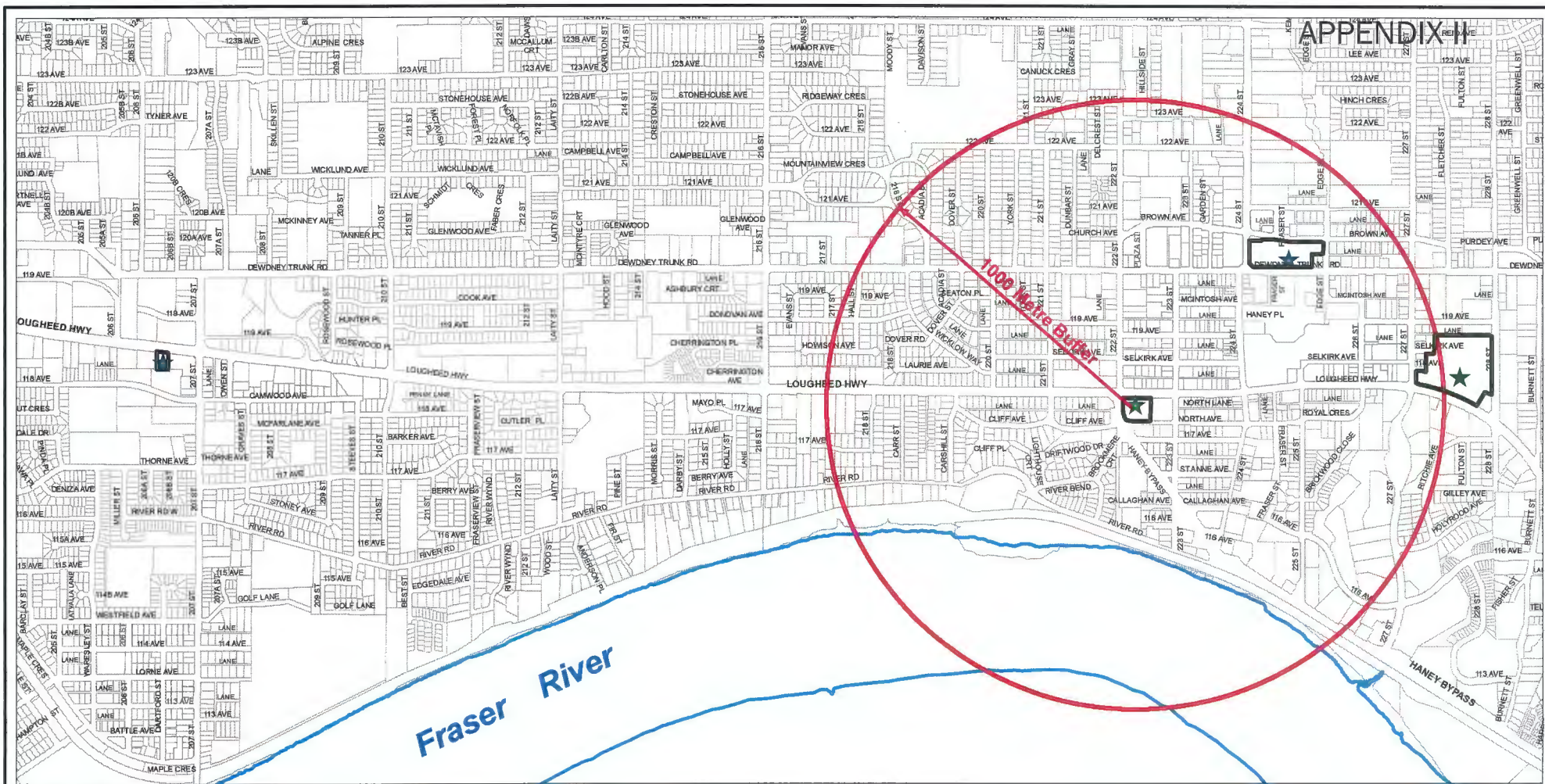
Architect's seal:



GREEN STAR CANNABIS STORE

22222 Lougheed Hwy.
Maple Ridge, BC
V2X 2T2

| | | |
|---|---------------------|---------------------|
| Green Star Cannabis Store 22222 Lougheed Hwy. Maple Ridge, BC V2X 2T2 | Project Title: | Drawing Title: |
| | FRONT ELEVATION | |
| Sheet No.: 001 | Date: 2018 07 13 | Project Number: 001 |
| Scale: 1/4" = 1'-0" | Scale: 1/4" = 1'-0" | Scale: 1/4" = 1'-0" |
| Drawing Number: | | |
| A - 2.0 | | |



Legend

- ★ Private Retail
- ★ Government Retail

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

1000m Buffer of
22222 Lougheed Hwy



FILE: CannabisLocations2.mxd
DATE: Sep 25, 2019

BY: DT



Liquor and Cannabis Regulation Branch
POLICY DIRECTIVE
No: 19 - 11

Date: September 16, 2019

To: All LCRB staff
All Licensees
All Industry Associations
All Local Government, First Nations, and police agencies

Re: Cannabis promotion in liquor-licensed establishments and at events held under a special event permit

1. Prohibition on cannabis promotion in liquor-licensed establishments and at events held under a special event permit

New Policy

Cannabis promotion of any kind on a licensed premises or at an event held under a special event permit is prohibited.

Explanation

In keeping with the Province's public health messaging about the dangers of cannabis and alcohol co-use, this new policy prohibits the promotion of cannabis on any liquor-licensed premises and at events held under a special event permit.

In accordance with section 15(1)(b) of the *Liquor Control and Licensing Act*, this prohibition is now in the terms and conditions of the special event permit, as well as the following licence types:

- Catering
- Food Primary
- Liquor Primary
- Manufacturer
- Licensed Retail Store
- U-Brew and U-Vin
- Wine Store and Special Wine Store

Further Information

Further information regarding liquor and cannabis control and licensing in British Columbia is available on the Liquor and Cannabis Regulation Branch website at <http://www.gov.bc.ca/liquorregulationandlicensing>

If you have any questions regarding these changes, please contact the Liquor and Cannabis Regulation Branch toll free in Canada at 1-866-209-2111 or 250 952-5787 if calling from the Victoria area.

Original signed by

Mary Sue Maloughney,
Assistant Deputy Minister and General Manager

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: October 22, 2019
FILE NO: 11-5340-01
MEETING: COW
SUBJECT: 11830 240 Street – Request for Sanitary Service Connection Outside Urban Containment Boundary

EXECUTIVE SUMMARY:

The owners at 11830 240 Street are in the preliminary stages of a building permit application to build a new single family dwelling. The subject property is partially inside the Urban Containment Boundary (UCB). There is an existing decommissioned home that was serviced by an onsite septic system.

Under current Metro Vancouver regulations, any extension or amendment of sanitary servicing (including on-site changes in use or capacity) to properties outside of the UCB requires approval of the Greater Vancouver Sewerage and Drainage District (GVS&DD) Board. Applications require a municipal Council resolution prior to consideration by the Board, as identified in the Metro Vancouver Implementation Guideline #7.

The Property is located within the Agricultural Land Reserve (ALR), designated agricultural under the Metro Vancouver Regional Growth Strategy (RGS) and currently zoned RS-3 (One Family Rural Residential). The additional connection to the sanitary system does not represent a significant change in the sanitary capacity requirement and does not increase the pressure to provide sanitary services for development properties outside of the UCB, as such the application can be supported under Section 2.3.2 of Implementation Guideline #7.

It is recommended that Council support the request to seek approval from Metro Vancouver to provide a sanitary service connection to the property.

RECOMMENDATION:

That the request to provide a sanitary service connection to 11830 240 Street be supported and forwarded to the Greater Vancouver Sewerage and Drainage District Board for consideration.

DISCUSSION:

a) Background Context:

The owners at 11830 240 Street are in the preliminary stages of a building permit application to build a single family dwelling on the property as permitted by the current zoning. The property is partially within the Urban Containment Boundary (UCB) and the existing decommissioned home was serviced with an onsite septic system.

The subject property has an existing sanitary connection service installed that is capped at the property line. This was constructed during a capital project in 2000 along 240 Street. Service connections were installed and capped at the property line pending the connection fee payment. This construction predates the adoption of the Metro Vancouver Implementation Guideline #7.

Under the current Metro Vancouver regulations any extension or amendment of sanitary servicing (including on-site changes in use or capacity) to properties outside of the UCB requires approval of the Metro Vancouver GVS&DD Board. Applications require a municipal Council resolution prior to consideration by the Board, as identified in the Metro Vancouver Implementation Guideline #7.

The addition of this single family home to the sewer system does not represent a significant change in the sanitary capacity requirement and does not increase the pressure to provide sanitary services for development properties outside of the UCB and as such the application can be supported under Section 2.3.2 of Implementation Guideline #7.

b) Desired Outcome:

That Metro Vancouver approve the property owner's request for a sanitary service connection to the regional collection system. The service connection shall be sized to accommodate a capacity no greater than necessary to service the proposed building.

c) Alternatives:

Not supporting the request would prevent the applicant from connecting to the regional collection system and require an upgrade of the existing on-site septic system, and would result in losing potential farming land.

CONCLUSIONS:

The application to seek Metro Vancouver approval to connect to the regional sewer system is consistent with Section 2.3.2 of Metro Vancouver's Implementation Guideline #7, represents a minimal increase to the sanitary flows and does not result in any decrease in the service levels of the existing sanitary sewer system. As such it is recommended that Council support the request and that the application be forwarded to Metro Vancouver for consideration and approval.

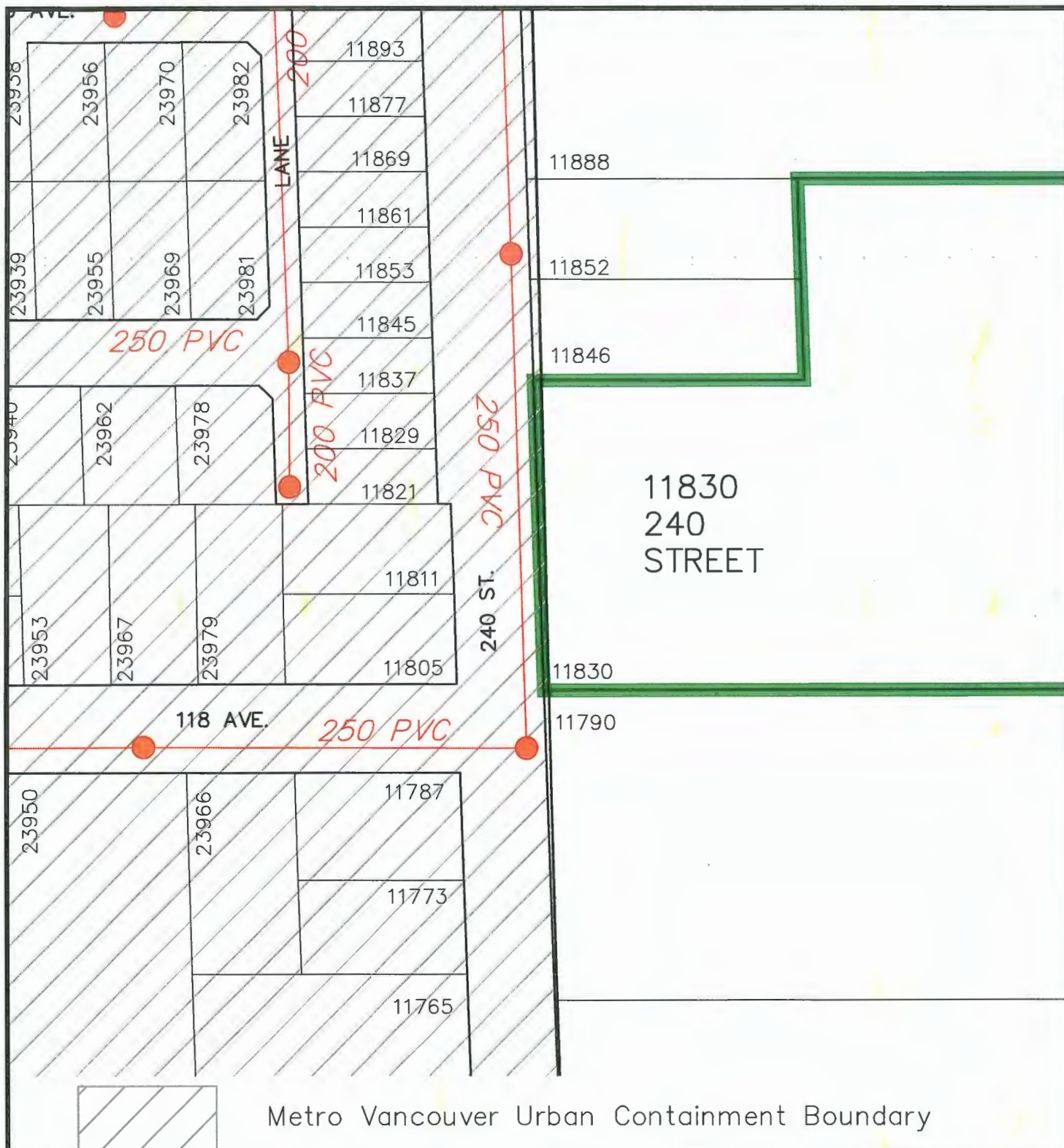
Submitted by: Lisa Parslow, CTech.
Engineering Development Technician

Reviewed by: Mike Canning, PEng.
Acting Municipal Engineer

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

Concurrence: Kelly Swift, MBA
Acting Chief Administrative Officer

Attachments:
(A) Map



SCALE:
N. T. S.



**CITY OF MAPLE RIDGE
ENGINEERING
DEPARTMENT**

**11830 240 STREET
URBAN CONTAINMENT BOUNDARY**

DATE: OCT 2019

FILE/DWG No SK0429

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: 13179 224 Street – Request for Sanitary Service Connection Outside Urban Containment Boundary

MEETING DATE: October 22, 2019
FILE NO: 11-5340-01
MEETING: COW

EXECUTIVE SUMMARY:

The owners at 13179 224 Street are in the preliminary stages of a building permit application to expand the existing restaurant on the property as permitted by the current zoning. The subject property is located outside the Urban Containment Boundary (UCB) and the existing structure is serviced via an onsite septic system.

Under current Metro Vancouver regulations, any extension or amendment of sanitary servicing (including on-site changes in use or capacity) to properties outside of the UCB requires approval of the Greater Vancouver Sewerage and Drainage District (GVS&DD) Board. Applications require a municipal Council resolution prior to consideration by the Board, as identified in the Metro Vancouver Implementation Guideline #7.

The additional connection to the sanitary system does not represent a significant change in the sanitary capacity requirement and does not increase the pressure to provide sanitary services for development properties outside of the UCB, as such the application can be supported under Section 2.3.2 of Implementation Guideline #7.

It is recommended that Council support the request to seek approval from Metro Vancouver to provide a sanitary service connection to the property.

RECOMMENDATION:

That the request to provide a sanitary service connection to 13179 224 Street be supported and forwarded to the Greater Vancouver Sewerage and Drainage District Board for consideration.

DISCUSSION:

a) Background Context:

The owners at 13179 224 Street are in the preliminary stages of a building permit application to expand the existing restaurant on the property as permitted by the current zoning. The proposed sanitary service connection would provide service for the entire site, not just the restaurant. Other uses on the site include an auto repair shop, a dog grooming business, and a corner store. The property is outside the Urban Containment Boundary (UCB) and the existing structures are serviced with an onsite septic system.

Under the current Metro Vancouver regulations any extension or amendment of sanitary servicing (including on-site changes in use or capacity) to properties outside of the UCB requires approval of the Metro Vancouver GVS&DD Board. Applications require a municipal Council resolution prior to consideration by the Board, as identified in the Metro Vancouver Implementation Guideline #7.

The addition of these structures to the sewer system does not represent a significant change in the sanitary capacity requirement and does not increase the pressure to provide sanitary services for development properties outside of the UCB and as such the application can be supported under Section 2.3.2 of Implementation Guideline #7.

The sanitary sewer in 224 Street fronting this property is a pressurized sanitary forcemain that provides sanitary service for the Blaney Hamlet area of Silver Valley. This forcemain conveys sanitary wastewater from the 136 Avenue / Foreman Drive Pump Station along 224 Street to the North Slope Sanitary Interceptor Trunk Main at 127 Avenue. Service connections to pressurized forcemains are much more complex than a typical gravity service connection and require multiple shut off valves and backflow check valves to reduce the chance of a failure of the service connection. Additionally the consequences of a failure of a pressurized connection are much higher than for a typical gravity connection as the pressurized wastewater would discharge on the site.

As this proposed service connection would utilize a pressurized sanitary forcemain a restrictive covenant will be registered on title indemnifying the City from liability as a result of the service connection operation.

b) Desired Outcome:

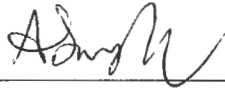
That Metro Vancouver approve the property owner's request for a sanitary service connection to the regional collection system. The service connection shall be sized to accommodate a capacity no greater than necessary to service the proposed building.

c) Alternatives:

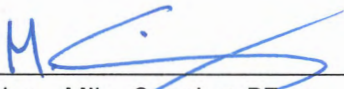
Not supporting the request would prevent the applicant from connecting to the regional collection system and require an upgrade of the existing on-site septic system. There are logistical issues of upgrading the existing septic system as this would require a larger septic tank and septic field and land space is already limited. Also, the area is susceptible to flooding and having a large septic field nearby the restaurant poses a potential health risk.

CONCLUSION:

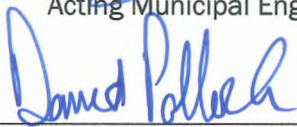
The application to seek Metro Vancouver approval to connect to the regional sewer system is consistent with Section 2.3.2 of Metro Vancouver's Implementation Guideline #7, represents a minimal increase to the sanitary flows and does not result in any decrease in the service levels of the existing sanitary sewer system. As such it is recommended that Council support the request and that the application be forwarded to Metro Vancouver for consideration and approval.



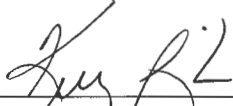
Submitted by: Amrit Kang, EIT
Engineering Technologist



Reviewed by: Mike Canning, PEng.
Acting Municipal Engineer

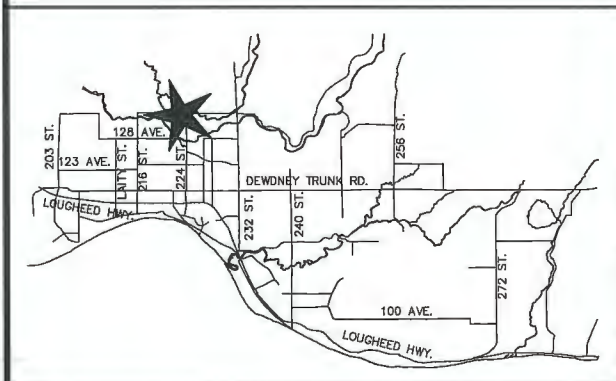


Approved by: David Pollock, PEng.
General Manager Engineering Services



Concurrence: Kelly Swift, MBA
Acting Chief Administrative Officer

Attachments:
(A) Map



SCALE:
N.T.S.



CITY OF MAPLE RIDGE
ENGINEERING
DEPARTMENT

13179 224 STREET
URBAN CONTAINMENT BOUNDARY

DATE: JUNE 2019

FILE/DWG No SK0420

TO: His Worship Mayor Michael Morden
and Members of Council
MEETING DATE: October 22, 2019
FILE NO:
FROM: Chief Administrative Officer
MEETING: CoW
SUBJECT: Maple Ridge Secondary School/Merkley Park Hammer and Discus Throw Facility
Construction and Operating Agreements

EXECUTIVE SUMMARY:

The Maple Ridge Secondary School (MRSS)/Merkley Park Track Facility Upgrades project is one of the Parks, Recreation & Culture infrastructure priorities approved to proceed as part of the Alternate Approval Process. One component of the Track Upgrades is a competition-level hammer and discus throwing facility proposed to be constructed straddling two parcels of land, one owned by School District 42 (SD42) and the other owned by the City. The new field throw facility, which replaces the former hammer throw that did not meet competition regulations, will enable Track & Field events to be hosted in our community and will prove ideal for use during the 2020 BC Summer Games.

The construction and operating agreements for the throw facility were drafted by SD42, reviewed by the City's legal counsel, and are attached to this report. Council approval to execute the necessary agreements with SD42 is required for the work to proceed.

RECOMMENDATION:

That the construction and operating agreements for Maple Ridge Secondary School/Merkley Park Hammer Throw Facility be approved; and,

That the Corporate Officer be authorized to execute the agreements.

DISCUSSION:

a) Background Context:

The MRSS Track Facility Upgrades project has four components: the hammer and discus throws facility, lighting for the track, upgraded spectator seating, and a washroom/change room facility. The previous hammer throw at MRSS/Merkley Park, which did not meet competition regulations, was removed in 2017 with the construction of the Karina LeBlanc field. Since that time, discussions have taken place with SD42, stakeholder groups and BC Athletics to determine a feasible location for a replacement competition-level facility. The location determined through these consultations spans an area involving two property parcels one of which is owned by the City and the other being owned by School District 42. Detailed design for the hammer and discus throw facility was completed with input from stakeholders and the adjacent neighbours, and the project was tendered.

b) Desired Outcome:

The desired outcome is for Council to approve the attached construction and operating agreements to enable the work to proceed.

c) Strategic Alignment:

The construction of the throwing facility is a component within the MRSS Track Facility Upgrades project, which is one of a number of Parks, Recreation & Culture current infrastructure priorities.

d) Citizen/Customer Implications:

There will be a significant benefit to the existing throwing sports groups that used the former facility at MRSS/Merkley Park. Competitions held at the new throw facility will be enhanced as any future records set will be able to be officially recognized which was not the case in the past. Athletes will be able to use the new throw facility during the 2020 BC Summer Games.

CONCLUSION:

The proposed field throw facility straddles land owned by both the School District and the City, therefore construction and operating agreements are needed to support the work. Staff recommends that the agreements be approved in order to proceed with this project.


Prepared by: **Chad Neufeld, MBCSLA**
Acting Manager of Parks Planning & Development


Reviewed by: **Valoree Richmond, MBCSLA**
Acting Director of Parks & Facilities


Approved by: **David Boag**
Acting General Manager Parks, Recreation & Culture


Concurrence: **Kelly Swift, MBA**
Acting Chief Administrative Officer

Attachment A: MRSS/Merkley Park Field Throw Facility Construction Agreement

Attachment B: MRSS/Merkley Park Field Throw Facility Operating Agreement and License

**MAPLE RIDGE SECONDARY SCHOOL / MERKLEY PARK HAMMER THROW FACILITY
OPERATING AGREEMENT AND LICENSE**

(this "**Agreement**") dated for reference _____, 2019 (the "**Reference Date**") is

BETWEEN:

**THE BOARD OF EDUCATION OF SCHOOL DISTRICT NO. 42
(MAPLE RIDGE – PITT MEADOWS)**, a school board incorporated under the
British Columbia *School Act* [R.S.B.C. 1996] c. 412 and having its office at 22255
Brown Avenue, Maple Ridge, BC V2X 8N6

(the "**School District**")

AND:

CITY OF MAPLE RIDGE, a municipality incorporated under
the *Community Charter* [SBC 2003] c. 26 and having its office at
11995 Haney Place, Maple Ridge, BC V2X 6A9

(the "**City**")

WHEREAS:

- A. The City and the School District (collectively the "**Parties**" and individually a "Party") entered into the Master Agreement on Cooperation for the Joint Use of Facilities and Coordination of Services on January 11, 2017 (the "**Master Agreement**");
- B. The School District owns lands on which it operates the Maple Ridge Secondary School at 21911 - 122nd Avenue, Maple Ridge, B.C., V2X 3X2, legally described as:
Parcel Identifier: 005-308-127
LOT 255, EXCEPT PORTIONS IN PLANS LMP26995 AND LMP41963,
DISTRICT LOTS 245 AND 396,
GROUP 1 NEW WESTMINSTER DISTRICT PLAN 54719
(the "**SD42 Lands**");
- C. The City owns lands on which it operates Merkley Park at 21970 – 124th Avenue, Maple Ridge, B.C., V2X 4J2, legally described as:
Parcel Identifier: 005-429-480
LOT 269
DISTRICT LOT 396
GROUP 1 NEW WESTMINSTER DISTRICT PLAN 55987
(the "**City Lands**");
- D. The Parties have entered into the Maple Ridge Secondary School / Merkley Park Hammer Throw Facility Construction Agreement (the "**Construction Agreement**") having the same reference date as this Agreement, providing for the construction on portions of the SD42 Lands and the City Lands of a Hammer Throw Facility as defined and described in the Construction Agreement (the "**Hammer Throw Facility**"); and

- E. Pursuant to the Master Agreement, the Parties have agreed that the Hammer Throw Facility will be available to the School District for school recreation purposes during school hours and to citizens of the City for community recreation purposes outside of school hours, and that the City shall operate, maintain, repair, and replace the Hammer Throw Facility.

NOW THEREFORE in consideration of the premises herein contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by each of the School District and the City (collectively, the "**Parties**" and individually, a "**Party**"), the Parties hereby agree as follows:

1. **Term** - The School District hereby grants the City an exclusive license (the "**License**") to enter and occupy the portions of the SD42 Lands on which the Hammer Throw Facility for community purposes during the Access Times (as defined below) in accordance with the terms of this Agreement.
 - (a) The Term of the License will be for five (5) years commencing on the Reference Date and terminating on the fifth anniversary of the Reference Date, subject to termination or extension in accordance with the provisions of this Agreement (the "**Term**").
 - (b) Provided that the City has complied with its obligations under this Agreement, the Term of the License shall be automatically renewed for five additional five year terms, each upon the same terms and conditions, except that upon each renewal the City's right of renewal shall be reduced so that the maximum term of this Agreement including all renewals shall be thirty years.
 - (c) The License fee for the Term including all renewal terms will be \$1.00.
 - (d) During the Term, the School District covenants and agrees not to make, place, erect, maintain or permit, any building, structure, foundation or obstruction on the SD42 Lands which may interfere with the Hammer Throw Facility.
2. **Access to Hammer Throw Facility** – The School District shall control access to the Hammer Throw Facility by ensuring that the Hammer Throw Facility is only used by itself and its servants, employees, agents, contractors, successors, assigns, and invitees outside of the Access Times defined in Section 4 below. The School District shall allow the City, its servants, employees, agents, contractors, successors, assigns, invitees and members of the public to access the Hammer Throw Facility during the Access Times.
3. **User Fees** – The City may charge user fees and repair, cleaning and maintenance costs to all users of the Hammer Throw Facility other than the School District. The City shall set, collect and apply all such user fees and recoverable costs and any other revenue generated from use of the Hammer Throw Facility to its parks programs, including the maintenance, repair and general upkeep of sport fields in the City of Maple Ridge including the Hammer Throw Facility.
4. **Access Times** – The City, its servants, employees, agents, contractors, successors, assigns, invitees and members of the public (collectively, "**City Users**") shall have access to the Hammer Throw Facility as follows:
 - (a) during the months of September through June:

- i. from 5:00 p.m. to 11:00 p.m. on all weekdays; and
 - ii. from 7:00 a.m. to 11:00 p.m. on Saturdays and Sundays; and
- (b) during the months of July and August and statutory holidays at any time of the year:
- i. from 7:00 a.m. to 11:00 p.m. every day;

(collectively, the **"Access Times"**). The School District and its servants, employees, agents, contractors, successors, assigns, and invitees (collectively the **"School District Users"**) shall have the exclusive use of the Hammer Throw Facility outside of Access Times. In addition, the School District may have access to and use of the Hammer Throw Facility during weekends for specific school events to be held during the Access Times on at least four months' prior written notice to the City up to a maximum of four times during each calendar year, for which the City may not unreasonably withhold its permission.

5. **Operation of Field Area –**

- (a) The City, through its Parks and Facilities Department, shall be responsible for the safe and lawful management of the Hammer Throw Facility during the Access Times.
- (b) The City shall be responsible for all administration, operation, custodial services, maintenance, and repair of the Hammer Throw Facility (the **"Facility Services"**), as part of the delivery of programs, services and activities for the Hammer Throw Facility, including, without limiting the foregoing:
 - i. repair of the Hammer Throw Facility;
 - ii. control of access to the Hammer Throw Facility during the Access Times;
 - iii. payment for all utilities used by the Hammer Throw Facility; and
 - iv. payment of all other costs in respect of the Hammer Throw Facility including, without limitation, maintenance, cleaning and costs of supplying and emptying garbage cans, removal of any litter or garbage in or around the Hammer Throw Facility during the Term;

but not including any repair, maintenance, cleaning or other costs resulting from School District Users' negligent use of the Hammer Throw Facility.

- (c) In making repairs or doing maintenance of the Hammer Throw Facility, the City may bring and leave upon the portion of the SD42 Lands located approximately as shown in Schedule A attached hereto within the boundaries of the dark lines marked "limit of work" (the **"Work Area"**) the necessary materials, tools and equipment, provided that the City safely secures such materials, tools and equipment and uses reasonable efforts to schedule such maintenance and repairs so as to minimize any inconvenience, annoyance, or other injury to the School District or any invitee or neighbour of the School District.
- (d) The City may post regulations from time to time to be observed by all users of the Hammer Throw Facility, including School District Users, including reasonable restrictions:
 - i. prohibiting or restricting use of the Hammer Throw Facility during certain weather conditions;
 - ii. prohibiting or restricting food or drink being brought on to the Hammer Throw Facility; or

- iii. prohibiting or restricting structures or other objects being placed on the Hammer Throw Facility.

The School District shall ensure that all School District Users comply with any such restrictions.

- 6. **Facility Services** - The City shall provide the Facility Services to the same standard that it sets for other similar facilities that the City maintains. The School District shall not in any circumstances be required to pay for any Facility Services or for any access to or use of the Hammer Throw Facility.

7. **School District not responsible for any Hammer Throw Facility costs –**

- (a) For clarity, except as may be expressly agreed by the School District in this Agreement or in another written agreement signed by the School District, the School District is not responsible for any costs relating to the purchase, delivery, installation, repair, cleaning, maintenance, replacement or removal of the Hammer Throw Facility during or after the Term.
- (b) The City shall pay all costs associated with the replacement the Hammer Throw Facility at the expiry of its useful life from time to time during the Term. However, the City may terminate this Agreement during the last year of the then current Term upon six months' written notice to the School District if the City reasonably believes that the useful life of the Hammer Throw Facility has expired or will expire during or soon after the end of that Term, and the City does not wish to replace the Hammer Throw Facility.
- (c) Upon termination or expiry of the License, the City shall remove the Hammer Throw Facility and restore the Work Area as near as reasonably possible to its condition prior to the construction of the Hammer Throw Facility.

8. **Insurance –**

- (a) The City will provide and maintain insurance in respect of the use of the Hammer Throw Facility by the City Users in such amounts and on such terms and conditions as would a prudent operator of similar sports and parking facilities.
- (b) The School District will provide and maintain insurance in respect of the use of the Hammer Throw Facility by the School District Users in such amounts and on such terms and conditions as would a prudent operator of similar sports and parking facilities.

9. **Indemnity –**

- (a) The City hereby releases, saves harmless and shall indemnify and hold harmless the School District and the School District's trustees, officers, employees, agents, and contractors from and against all liabilities, claims, losses, damages, costs and expenses, actions and other proceedings, made, sustained, brought, prosecuted, threatened to be brought or prosecuted in any manner based upon, occasioned by or attributable to any personal injury or death of a person, or damage to or loss of property, or any other loss or damage of any kind whatsoever arising out of any default of the City under this Agreement, the use or occupation of any of the Hammer Throw Facility by any of the City Users, or the operation and maintenance of the Hammer Throw Facility, except to the extent that such loss arises from the independent negligence of the School District or the breach of this Agreement by the School District.

(b) The School District hereby releases, saves harmless and shall indemnify and hold harmless the City and the City's elected officials, officers, employees, agents, and contractors from and against all liabilities, claims, losses, damages, costs and expenses, actions and other proceedings, made, sustained, brought, prosecuted, threatened to be brought or prosecuted in any manner based upon, occasioned by or attributable to any personal injury or death of a person, or damage to or loss of property, or any other loss or damage of any kind whatsoever arising out of any default of the School District under this Agreement or the use or occupation of any of the Hammer Throw Facility by any of the School District Users, except to the extent that such loss arises from the independent negligence of the City or the breach of this Agreement by the City.

10. **Notices** – Except in the case of an emergency, when notice may be given by telephone with later confirmation in writing, any notice which is to be given under this Agreement shall be in writing and either delivered by hand or sent by facsimile transmission, addressed as follows:

To the City:

Attention: Director, Parks and Facilities
11995 Haney Place
Maple Ridge, BC V2X 6A9

Fax: (604) 467-7329

To the School District:

Attention: Secretary Treasurer
22225 Brown Ave.
Maple Ridge, BC V2X 8N6

Fax: (604) 463-4181

or to such other address or facsimile number of which notice has been given as provided in this section. Any notice which is delivered by hand is to be considered to have been given on the day it is delivered. Any notice which is sent by fax is to be considered to have been given on the first business day after it has been sent and an electronic confirmation of delivery has been received. If a Party changes its address or fax number, or both, it shall promptly give notice of its new address or fax number, or both, to the other Party as provided in this section.

11. **Termination of Agreement** – The Parties may terminate this Agreement by written agreement at any time. If not so terminated, and if the City has complied with its obligations hereunder, then this Agreement shall terminate automatically upon the thirtieth (30) anniversary of the Reference Date unless the Parties agree otherwise in writing.
12. **Severance** – If any portion of this Agreement is held invalid by a court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder of this Agreement.
13. **Law of British Columbia** - This Agreement shall be construed according to the laws of the Province of British Columbia and the laws of Canada applicable in British Columbia.

14. **Waiver** – Waiver by a Party of any default by the other Party must be in writing and shall not be deemed to be a waiver of any subsequent or other default.
15. **Reference** – Every reference to a Party is deemed to include the heirs, executors, administrators, successors, permitted assigns, servants, employees, agents, contractors, officers, licensees and invitees of such Party wherever the context so requires or allows.
16. **Not Partners** - The Parties are not partners or joint venturers and the legal relationship between them is contractual only and not a partnership, joint venture, trust or agency.
17. **Time of the Essence** – Time is of the essence in this Agreement.
18. **Succession** – This Agreement and the License it contains are personal to the City and may not be assigned by the City, including by succession or by operation of law, except with the prior written consent of the School District, which may be reasonably withheld. The City may sublicense the License Areas for the use or uses authorized in writing by the School District, provided that the School District is notified, the sublicensee agrees in writing to comply with the terms of the License, any sublicense shall not relieve the City of any of its obligations hereunder, and any acts and omissions of a sublicensee shall be considered the acts and omissions of the City. This Agreement shall enure to the benefit of and be binding upon the School District and its successors and assigns, notwithstanding any rule of law or equity to the contrary.
19. **No Interest in Land** – The rights of the City pursuant to this Agreement are contractual only and this Agreement does not grant the City an interest in land.
20. **Fixtures** – The Parties acknowledge and agree that the Hammer Throw Facility will be fixtures forming part of the lands on which they are constructed, and accordingly the portion constructed on the SD42 Lands will be legally owned by the School District, notwithstanding any other provision of this Agreement or the Construction Agreement, and notwithstanding any payment of costs by the City.
21. **Not Affecting City's Rights** – Nothing contained or implied herein shall prejudice or affect the City's rights and powers in the exercise of its functions pursuant to the *Community Charter* [SBC 2003] c. 26, the *Local Government Act* [RSBC 2015] c. 1, or its rights and powers under all of its public and private statutes, bylaws, orders and regulations, all of which may be fully and effectively exercised in relation to the Lands as if this Agreement had not been executed and delivered by the School District.

As evidence of their agreement to be bound by the terms and conditions of this Agreement, the Parties have executed this Agreement below on the dates written below.

**THE BOARD OF EDUCATION OF
SCHOOL DISTRICT NO. 42 (MAPLE
RIDGE – PITT MEADOWS)**
by its authorized signatories:

Flavia Coughlan, Secretary Treasurer

Date: _____

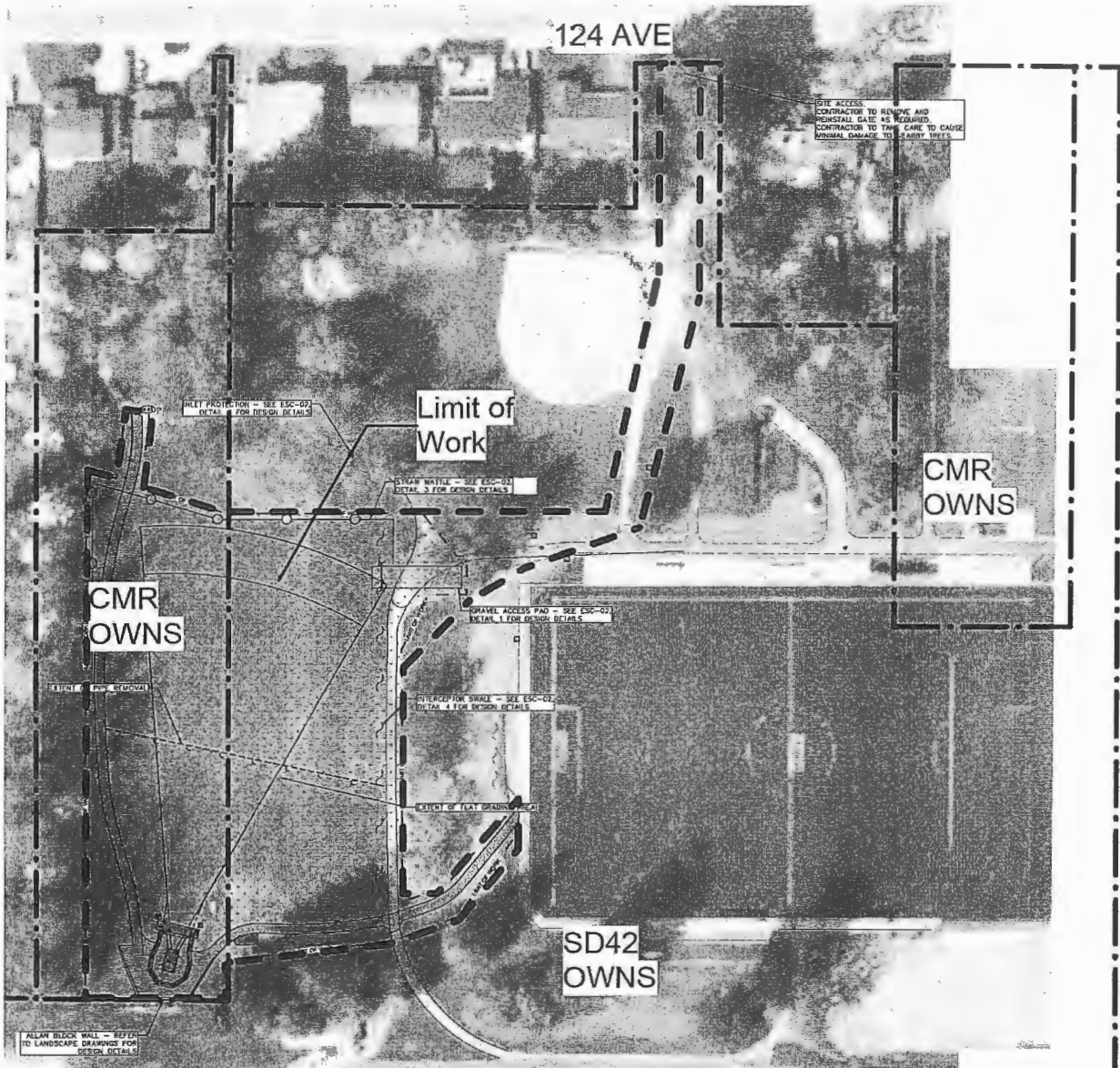
CITY OF MAPLE RIDGE
by its authorized signatories:

Laura Benson, Corporate Officer

Date: _____

SCHEDULE A
MAPLE RIDGE SECONDARY SCHOOL / MERKLEY PARK HAMMER THROW FACILITY

SITE PLAN and LIMIT OF WORK



**MAPLE RIDGE SECONDARY SCHOOL / MERKLEY PARK HAMMER THROW FACILITY
CONSTRUCTION AGREEMENT**

(this "**Agreement**") dated for reference _____, 2019 (the "**Reference Date**") is

BETWEEN:

THE BOARD OF EDUCATION OF SCHOOL DISTRICT NO. 42 (MAPLE RIDGE – PITT MEADOWS), a school board incorporated under the British Columbia *School Act* [R.S.B.C. 1996] c. 412 and having its office at 22255 Brown Avenue, Maple Ridge, B.C., V2X 8N6

(the "**School District**")

AND:

CITY OF MAPLE RIDGE, a municipality under the *Community Charter*, [SBC 2003] c. 26 and having its office at 11995 Haney Place, Maple Ridge, B.C., V2X 6A9

(the "**City**")

WHEREAS:

A. The City and the School District (collectively, the "**Parties**" and individually, a "**Party**") entered into the Master Agreement on Cooperation for the Joint Use of Facilities and Coordination of Services on January 11, 2017 (the "**Master Agreement**");

B. The School District owns lands on which it operates the Maple Ridge Secondary School at 21911 - 122nd Avenue, Maple Ridge, B.C., V2X 3X2, legally described as:

Parcel Identifier: 005-308-127
LOT 255, EXCEPT PORTIONS IN PLANS LMP26995 AND LMP41963,
DISTRICT LOTS 245 AND 396,
GROUP 1 NEW WESTMINSTER DISTRICT PLAN 54719

(the "**SD42 Lands**");

C. The City owns lands on which it operates Merkley Park at 21970 – 124th Avenue, Maple Ridge, B.C., V2X 4J2, legally described as:

Parcel Identifier: 005-429-480
LOT 269
DISTRICT LOT 396
GROUP 1 NEW WESTMINSTER DISTRICT PLAN 55987

(the "**City Lands**");

D. The City proposes to construct on portions of the SD 42 Lands and the City Lands a hammer throw and discus facility, located approximately as shown in Schedule A attached hereto within the boundaries of the dark lines marked "limit of work" (the "**Work**

Area”), and having the specifications listed in Schedule B attached hereto, as may be amended by agreement between the Parties (the “**Hammer Throw Facility**”);

- E. Pursuant to the Master Agreement, the School District has agreed to grant the City a license to construct the Hammer Throw Facility as provided herein, subject to the terms and conditions of this Agreement; and
- F. The Parties have entered into or intend to enter into an Operating Agreement dated for reference as of the Reference Date of this Agreement (the “**Operating Agreement**”) to govern the Parties’ use of the Hammer Throw Facility after construction in accordance with the terms of this Agreement and the Master Agreement.

NOW THEREFORE in consideration of the premises herein contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by each of the Parties, the Parties hereby agree as follows:

1. **License to Construct** – The School District hereby grants the City a license (the “**License**”) and permission to enter and occupy the portion of the SD42 Lands within the Work Area to construct the Hammer Throw Facility in accordance with the Specifications, subject to the terms and conditions of this Agreement.
2. **Site Preparation and Utility Connections** - The City shall be responsible at its own risk and expense for all the site preparation and utility connections required for the Hammer Throw Facility and, except as expressly provided in this Agreement or the Operating Agreement, the City will be responsible for all other design, supply and construction costs associated with the Hammer Throw Facility.
3. **Construction of the Hammer Throw Facility** - The City covenants and agrees to fund and engage a qualified contractor (the “**Contractor**”) to supply, deliver, install and complete the construction of the Hammer Throw Facility as described in this Agreement, entirely at the risk and expense of the City.
4. **Materials** - All products and materials provided in respect of the Hammer Throw Facility shall be new and in accordance with the Specifications. Any products that are not specified shall be of a quality well suited to the purpose required, and shall match school colours when installed.
5. **Standard of Work** - The City shall ensure that all work performed on the Hammer Throw Facility is performed in a good and workmanlike manner, in accordance with the Specifications and all applicable laws, regulations and directions of authorities having jurisdiction, and will make any changes or corrections to the work necessary to meet those Specifications at the City’s sole expense. The City shall purchase, deliver and install all the materials and equipment that comprise the Hammer Throw Facility, and the City shall be responsible for obtaining or issuing the required permits for this project in accordance with the lawful requirements of all governmental authorities having jurisdiction with respect to the construction of the Hammer Throw Facility.

6. **Changes to Specifications** - The City shall not make any material change to the Hammer Throw Facility or the Specifications without the prior written approval of the School District. If the modification substantially meets the requirements of the Specifications, this Agreement and the Operating Agreement, then the School District shall not unreasonably withhold its approval.
7. **Warranty** – The City shall obtain warranties for the Hammer Throw Facility from the supplier as described in the Specifications, or if no warranties are specified then as would be reasonably expected for similar facilities in British Columbia.
8. **Inspection by School District** - The School District may inspect the Hammer Throw Facility at any stage of construction and require the City to make changes or corrections necessary to meet the Specifications.
9. **Term** - The City shall make all reasonable efforts to ensure that the Hammer Throw Facility are completed for use no later than one year after the Reference Date, but in no event do the Parties intend for this Agreement to extend past the day that is three years from the date this Agreement is signed.
10. **Construction Period** - The Parties anticipate that construction of the Hammer Throw Facility will not take more than six (6) months in total. To the extent reasonably possible, the City shall ensure that construction activities do not disrupt or interfere with the normal activities and operation of the Maple Ridge Secondary School.
11. **Costs** - Except as the School District may in its discretion expressly agree otherwise, the City covenants and agrees to pay all actual costs associated with the procurement, delivery and installation of the Hammer Throw Facility, the replacement of the Hammer Throw Facility upon expiry of its useful life, and the removal of the Hammer Throw Facility and restoration of the SD42 Lands on termination or expiry of the Operating Agreement including, without limitation all products, services, labour, materials, tools, equipment, plant, machinery, water, heat, light, power, transportation, permits, application, inspection and license fees, development cost charges, community amenity contributions, any required site and offsite improvements, and all other required facilities, things and services.
12. **Payment Schedule** – The City shall promptly pay when due all accounts and invoices for anything supplied in respect of the Hammer Throw Facility. Without limiting the foregoing, the City shall make progress payments to the Contractor within thirty days after completion of each stage or part of the work, in the amounts certified by the City staff member who is managing the construction.
13. **Default** - If the City is in material default in the performance of its obligations under this Agreement in respect of the construction and funding of the Hammer Throw Facility, and does not remedy any such default within 30 days of being notified in writing to do so, the School District may terminate this Agreement and require the City to remove any improvements, including without limitation the Hammer Throw Facility and associated equipment, tools and materials that have been placed on the SD42 Lands, and restore the SD42 Lands as near as reasonably possible to its prior condition, at the City's expense.

14. **Force Majeure** – The obligations of the City and the School District under this Agreement shall be suspended during any period when a Party is prevented from fulfilling its obligations for reasons beyond its reasonable control, including, without limitation, strikes, lockouts, riots or other civil disorders, fires, floods, and other natural disasters or acts of God.
15. **Corporate Proceedings** – Each Party warrants that it has taken all corporate proceedings required to enter into and perform its obligations pursuant to this Agreement.
16. **No Interest in Land** – The rights of the City pursuant to this Agreement are contractual only and this Agreement does not grant the City any interest in land.
17. **Fixtures** – The Parties acknowledge and agree that the Hammer Throw Facility will be fixtures, some of which will form part of the SD42 Lands as they are constructed, and those portions on SD42 Lands will be legally owned by the School District, notwithstanding any other provision of this Agreement and notwithstanding any payment of costs by the City.
18. **Succession** – This Agreement and the License it contains are personal to the City and may not be assigned by the City, including by succession or by operation of law, except with the prior written consent of the School District, which may be reasonably withheld. The City may sublicense its rights pursuant to the License only for the purposes identified in this Agreement or for such other use or uses authorized in writing by the School District, provided that the School District is notified, the sublicensee agrees in writing to comply with the terms of the License, any sublicense shall not relieve the City of any of its obligations hereunder, and any acts and omissions of a sublicensee shall be considered the acts and omissions of the City. For certainty, the School District hereby authorizes the City to engage contractors and subcontractors for the purposes of constructing the Facilities and for those purposes those contractors and subcontractors are deemed to be approved sublicensees. This Agreement shall enure to the benefit of and be binding upon the School District and its successors and assigns, notwithstanding any rule of law or equity to the contrary.

Notice and other General Provisions

19. Except in the case of an emergency, when notice may be given by telephone with later confirmation in writing, any notice which to be given under this Agreement shall be in writing and either delivered by hand or sent by facsimile transmission, addressed as follows:

To the City:

Attention: Director, Parks and Facilities
11995 Haney Place
Maple Ridge, B.C.,
V2X 6A9

Fax: (604) 467-7329

To the School District:

Attention: Secretary Treasurer
22225 Brown Ave.
Maple Ridge, B. C.
V2X 8N6

Fax: (604) 463-4181

or to such other address or facsimile number of which notice has been given as provided in this section. Any notice which is delivered by hand is to be considered to have been given on the day it is delivered. Any notice which is sent by fax is to be considered to have been given on the first business day after it has been sent and an electronic confirmation of delivery has been received. If a Party changes its address or fax number, or both, it shall promptly give notice of its new address or fax number, or both, to the other Party as provided in this section.

20. An alleged waiver of any breach of this Agreement is effective only if it is an express waiver in writing of that breach. A waiver of a breach of this Agreement does not operate as a waiver of any other breach of this Agreement.
21. If any provision of this Agreement is held to be unenforceable by a court, that provision is to be severed from this Agreement and the rest of this Agreement remains in force unaffected by the severance of that provision.
22. This Agreement and the Operating Agreement constitute the entire agreement between the Parties regarding the subject-matter of this Agreement and supersede all other negotiations and communications between the Parties regarding the construction of the Hammer Throw Facility.
23. This Agreement may not be modified except by an agreement in writing signed by both Parties.
24. The duties and obligations imposed by this Agreement and the rights and remedies available under this Agreement shall be in addition to and not a limitation of any duties, obligations, rights and remedies otherwise imposed or available by law and remedies may be exercised in any order or concurrently.
25. Each Party acknowledges that the other Party is a public body subject to the *Freedom of Information and Protection of Privacy Act* and as such, may be required to disclose documents exchanged between the Parties and documents created in this Agreement.
26. The Parties agree to do everything reasonably necessary to give effect to the intent of this Agreement, including execution of further instruments.
27. Time is of the essence of this Agreement.

28. No partnership nor joint venture nor trust nor any agency is created by or under this Agreement and the City does not have the authority to commit the School District to the payment of any money.
29. Nothing contained or implied herein shall prejudice or affect the City's rights and powers in the exercise of its functions pursuant to the *Community Charter* [SBC 2003] c. 26, the *Local Government Act* [RSBC 2015] c. 1, or its rights and powers under all of its public and private statutes, bylaws, orders and regulations, all of which may be fully and effectively exercised in relation to the Lands as if this Agreement had not been executed and delivered by the School District.

In witness whereof, the Parties have caused this Agreement to be executed and delivered by their authorized signatories as of the dates set out below:

DATED the ____ day of _____, 2019

The Corporate Seal of)
THE BOARD OF EDUCATION OF)
SCHOOL DISTRICT NO. 42)
(MAPLE RIDGE – PITT MEADOWS))
was hereunto affixed in the presence of:)
)
)
)
)
_____)
Secretary Treasurer: Flavia Coughlan)

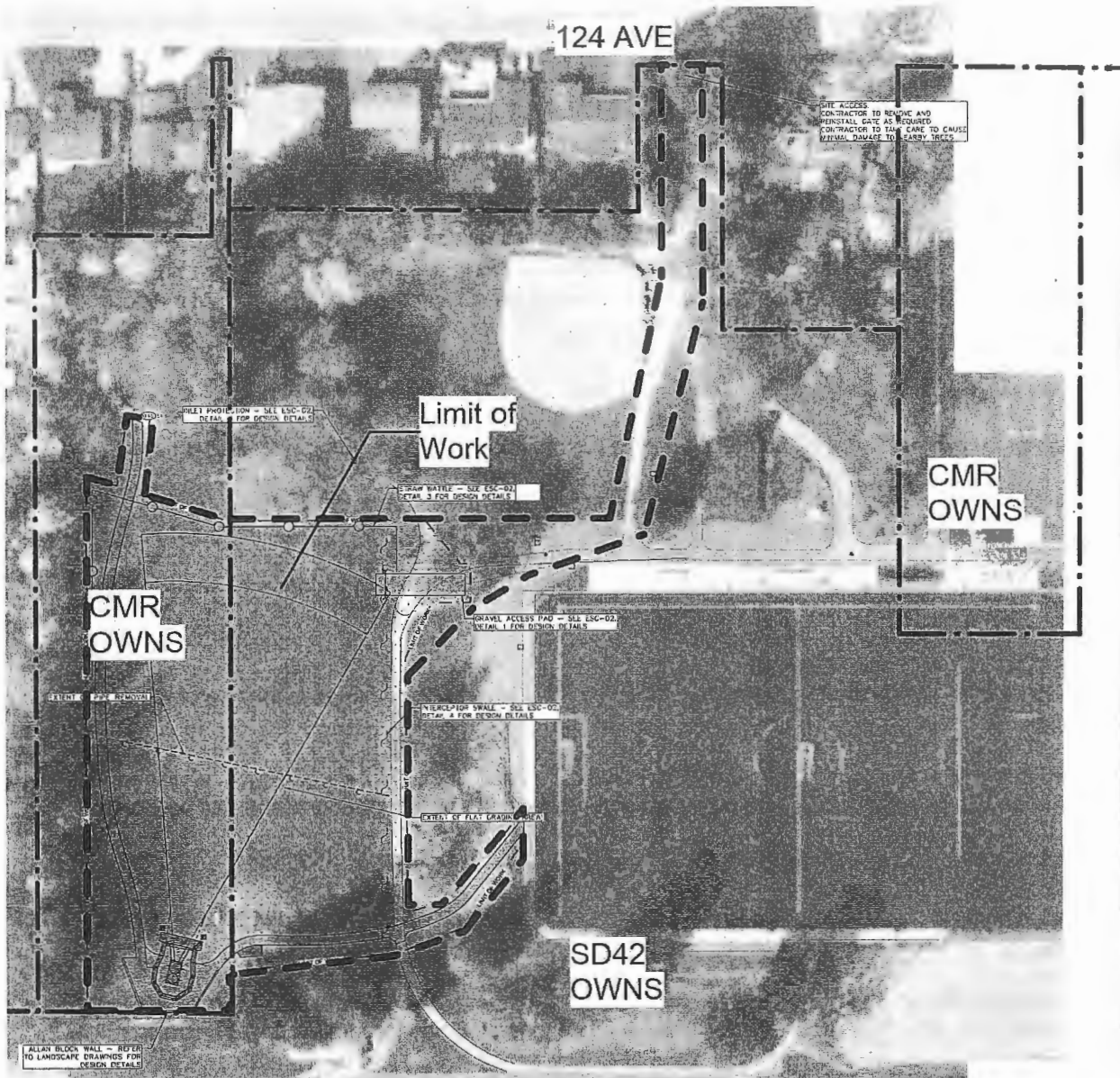
C/S

DATED the ____ day of _____, 2019

The Corporate Seal of)
CITY OF MAPLE RIDGE)
was hereunto affixed in the presence of:)
)
)
)
)
_____)
Laura Benson, Corporate Officer)

C/S

SITE PLAN and LIMIT OF WORK



SCHEDULE B

Hammer Throw and Discus – Merkley Park HAMMER THROW FACILITY SPECIFICATIONS

1. CONCRETE REINFORCING STEEL SPECIFICATIONS

1.1 GENERAL

A. Description: Supply all products, labour, equipment, and services necessary to install reinforcing steel as indicated in the contract documents.

B. Except as stated otherwise, all work relating to installing reinforcing steel shall conform to the following reference standards:

- B.C. Building Code (newest edition);
- CAN/CSA-A23.2 Methods of Tests for Concrete;
- CAN/CSA-A23.3 Code for the Design of Concrete Structures for Buildings;
- CAN/CSA- A23.1 Concrete Materials and Methods of Concrete Construction;
- CAN/CSA G30.5–M Welded Steel Wire Fabric for Concrete Reinforcement;
- CAN/CSA G30.12-M Billet-Steel Bars for Concrete Reinforcement;
- CAN/CSA W186–M Welding of Reinforcement Bars in Reinforced Concrete Construction;
- ACI manual of Standard Practice for Detailing

(the “**Standard**”).

C. All steel for this section shall be placed before pouring of concrete has begun for inspections.

D. Testing and approvals shall meet the requirements under MMCD Section 03110 - Concrete/Reinforcement Testing.

E. Shall submit mill certificates which properly correlate to the materials in accordance with CAN/CSA G30.18.

1.2 PRODUCTS AND MATERIALS

A. Products shall satisfy the requirements of the Standard unless otherwise specified herein or on the drawings.

B. Reinforcing bars shall conform to CAN/CSA G30.18, Grade 400 R, unless otherwise specified herein or on the drawings. Reinforcing bars not in accordance with the above standard shall not be used.

C. Reinforcing bars to be welded shall conform to CAN/CSA G30.18, Grade 400 W.

D. Welded wire fabric shall conform to CAN/CSA G.30.5, size and gauges as shown on the drawings. Welded wire fabric for slabs shall be delivered in flat sheets only.

E. Accessories: tie wire, hangers, bolsters, bar supports and spacers adequate for strength and support of reinforcing construction conditions shall use non-staining supports for architectural concrete.

1.3 EXECUTION

A. All phases of concrete reinforcement work shall be completed be in accordance with the Standard unless otherwise specified herein or on the drawings. Only workers who are skilled and experienced in their trade shall do the work described in this section.

B. The Contractor shall notify the Owner's Representative at least 48 hours before any concrete is placed in order that an inspection may be made.

C. Shall ship bundles of bar reinforcement, clearly identified in accordance with the bar list.

D. All Fabrication shall be completed in accordance with the following requirements:

- Fabricate reinforcing to CSA-A23.1.
- Reinforcing bars shall be cold bent. Bars shall not be straightened or re-bent.
- Splices in reinforcing bars at locations not shown on the Drawings shall be submitted for review by the Owner's Representative. Such splices shall conform to the standards.

E. All placing shall be completed in accordance with the following requirements:

- Reinforcing of size and shapes shown on the Drawings shall be accurately placed in accordance with the Drawings and the requirements of the Standard.
- Reinforcement shall be adequately supported by chairs, spacers, support bars, hangers, or other accessories, and secured against displacement within the tolerances permitted in the standard. Support devices contacting surfaces exposed to the exterior shall be non-corroding.
- Reinforcing bars that are not part of the structural design or drawing, and whose only function is supporting other reinforcing in lieu of other support accessories, shall be considered as accessories.
- Shall clean reinforcement before concrete is placed.
- Contractor shall coordinate a site meeting for the Owner's Representative to review reinforcing steel and placing before concrete is placed. A minimum of 48 hours' notice is required for this review meeting.

F. All welding shall be completed in accordance with the following specifications:

- Any welding of reinforcing steel shall be completed in accordance with CAN/CSA W186.
- Copies of the Canadian Welding Bureau approved welding procedure and certificate of current operator qualification shall be submitted to the Owner's Representative prior to commencement of welding.

2. CAST IN PLACE CONCRETE AND CONCRETE FINISHING

2.1 GENERAL

A. The work of this section shall also include but is not limited to the following:

- the supply and installation of expansion joints and control joints where shown and as detailed;
- the supply of all testing services; and
- the supply and installation of all concrete.

B. Samples

- Shall construct on-site samples of all proposed finishes, joint types and edge details, each sample being at least 600mm x 600mm at least fourteen (14) days before beginning work. Shall construct additional samples as necessary until a sample is approved by the Inspector.
- Samples shall be reviewed and approved by the Inspector prior to commencing concrete work. Any concrete placed prior to sample approvals may be rejected.
- The sample area shall not be part of the finished paving installation unless prior written approval has been obtained from the Project Manager.
- Shall protect approved samples until acceptance of all concrete paving. Approved samples shall be the basis for evaluation of finish and installation quality.

C. Shall Protect the work described in this section from inclement weather, sun or other injury which would impair the finish durability or strength specified.

D. The following reference standards shall be used:

- Concrete shall be ready-mixed and conforming to CSA A23.3 and most recent NBC for mixing, transporting and placing.
- No admixtures are permitted without the Inspector's approval.

- All reinforcing shall be fabricated, placed and supported in accordance with CSA A23.3 and NBC.
- Shall not place concrete until reinforcing has been inspected by the Inspector. Shall inform the Inspector a minimum of 24 hours prior to placing.
- The minimum compressive strengths at 28 days shall meet the following specifications:
 - For footings, grade beams and walls 18 MPa; Maximum slump = 90mm.
 - For slabs 23 MPa; Maximum slump = 70mm.
- Concrete reinforcing shall conform to CSA G30.12M, grade 300 or better.
- Footing and wall reinforcing shall be continuous in straight runs and at corners and intersections. Bar lap - 150mm.

E. Concrete shall be delivered from a plant approved by the Project Manager.

F. All items shall be as specified or pre-approved equals.

G. The acceptance of finishes shall be determined by the following:

- All finishes shall be compared to the approved samples on-site for compliance.
- Rejected horizontal concrete surfaces (i.e. all slab paving) shall be removed to the nearest control and/or expansion joint in all directions and the rejected panel shall be replaced. Patching of horizontal concrete surfaces shall not be accepted.
- All work required to replace rejected finishes shall be at the Contractors expense and no claim for delay or extra costs will be accepted.

H. A qualified testing agency paid by the Contractor and approved by VDZ+A Consulting Inc. shall be appointed to prepare mix designs, perform field quality tests, and test and report on concrete strength. Field tests for concrete quality shall be in accordance with CAN3 A23.1 and CAN3 A23.2

2.2 PRODUCTS

A. Where applicable, materials shall meet the following specifications:

- Concrete Material: CAN3 A23.1
- Aggregate for Exposed Aggregate Concrete: as required to produce approved finish with 75% of exposed aggregate pieces 10mm to 12mm size.
- Expansion and Isolation Joints: Bituminous impregnated fibre board to ASTM D1751-83 (1991) (AASHTOM213-74).
- Control joints to be saw cut as detailed. Tooled joints to be as detailed.
- All above grade concrete including but not limited to stairs, planter walls etc. shall be 32 MPa.
- Concrete Forms: Douglas Fir (SIS) plywood.
- Form Ties: Noncorrosive snap type.
- Reinforcing Steel: As per Landscape Architect's/Civil Designer's Drawings.

B. Mix Design shall meet the following specifications

- Contractor to submit mix design to Consultant for approval 2 weeks prior to first pour.
- Flat work and Vertical Elements (Reinforced)
- Class of Exposure C-1 (table II CSA A23.1-00)
- Minimum compressive strength at 28 days of 32MPa.
- Slump 80 +/- 20 max.
- Maximum water cement ratio 0.40 (Table CSA A23.1-00)
- Air content 5% to 8%
- Maximum size of coarse aggregate 19mm.
- Use water reducing agents throughout.

C. Acceptable materials formulated for bonding new concrete to cured concrete ("**Bonding Agents**") include but are not limited to:

- Daraweld C, Grace Construction Materials

- Polymer Bonding Agent, Target
- Concrese Liquid LPL, Master Builders

D. Acceptable materials for non-shrink grout for patching may include, but are not limited to, the following

- Embeco Mortar, Master Builder's,
- Fast- Set Patching Concrete, Target

E. Iron oxide pigment suitable for sandblasted concrete that will produce a uniform, consistent colour ("**Integral Liquid Colour Additive**"), shall meet the following specifications

- Colour pigment shall be permanent, inert, stable in atmospheric conditions, sun fast, weather resistant, alkali resistant, lime proof and non-bleeding.
- Particle size shall be 95to 99% minus 325 mesh.
- Acceptable products include; SGS Color-Flo Liquid Colours, by Solomon Colors, Springfield, Illinois, sgs@solomoncolor.com or pre-approved equal.
- Colour as indicated on Contract drawings.

F. All walls exceeding a height of 0.60M shall be protected with an Anti-Graffiti Coating. Acceptable suppliers and proprietary products include;

- CBR 501-AG Anti Graffiti Coating by Broda Stains and Coatings, as supplied by CB Products, 102-876 Cordova, Vancouver BC. (604) 254.3325.
- Pre approved equal

2.3 EXECUTION

A. Formwork shall meet the following specification:

- Form lumber shall be free from defects.
- The strength and rigidity of forms shall be such that they will not deflect or leak.
- Removal of form ties shall be done carefully to avoid marking concrete and to allow for patching.
- All Exposed corners and edges shall be as detailed.

B. Concrete cover on reinforcing steel shall meet the following specifications:

- Concrete cast against earth 3"
- Concrete exposed to earth or weather 1-1/2"
- Other locations 3/4"

C. Placings shall meet the following specification

- Shall obtain the Project Manager's approval prior to placing concrete.
- At the time of placing, all formwork shall have been thoroughly washed and shall be clean and free from all dirt and debris. Formwork shall be wetted down to eliminate suction as far as practical and wash water shall be drained away.
- Concrete shall be deposited as near as practical to its final position to avoid segregation and flowing. It shall be well tamped into position, into corners and around embedded items without displacing the reinforced steel.
- Handling, transporting and placing of concrete must be done in a manner to maintain uniformity of concrete and avoid segregation.
- Chuting must be done to Inspector's approval.
- Concrete shall not be allowed to drop freely more than 1.5 M.
- Concrete shall be compacted with appropriately sized vibrators and finishing machines to allow movement between all reinforcing steel.
- A spare vibrator in good working order shall be on site at all times.
- Vibrators shall not be allowed to come in contact with formwork for exposed concrete.
- The method, sequence and interruption where necessary of pours shall be approved by the Inspector. The position and method of bulkheading to allow for interruption shall have the Inspector's prior approval.

- The surface of concrete at all joints shall be thoroughly cleaned and laitance shall be removed.
- When applicable, the cold weather requirements of CAN3 A23.1 shall be followed.
- Slabs shall be screeded in two passes with a high frequency mechanically vibrating screed which is chamfered to eliminate concaving of the finished slab.

D. Finishes shall be:

- Light Sandblast - All elements with wood formed surfaces, except where shown otherwise, including, but not limited to walls and stairs.
- Form Finish - All surfaces shown on details as form finish shall be masked to protect them when sandblasting nearby surfaces.
- Smooth Steel Trowel Finish - All tops of walls above form finish surfaces.
- Light Broom Finish - All paved areas except those shown as exposed aggregate concrete, including all splash pads.
- Exposed Aggregate Concrete - Paved areas where specifically shown.

E. Sand Blasting Shall,

- Vibrate and float the concrete sufficiently so mortar is brought to the surface to fill all voids. Over trowel to remove mortar and float lines. Finish surface will be smooth without imperfections which will ghost through finish sandblasting.
- Light sandblast to a uniform finish without excessive exposure of aggregate.
- Notify the City Staff Inspector at least 48 hours in advance of sandblasting to be carried out with the City Staff Inspector present to establish a standard finish for subsequent work

F. Smooth Steel Trowel Finish

- Trowel tops of walls to smooth, true, dense, surface, flat and level or sloped as shown. Uniformity shall be equal to or better than existing tops of walls on site.

G. Bull Float and Burlap

- Bull float to a surface true to grades and free from depressions. Texture surface by pulling lightly-weighted burlap across the surface in directions shown or as instructed by City Staff Inspector.

F. Light Broom Finish

- Finish surface of concrete to smooth surface with magnesium or wood float trowel and brush or broom to provide uniform "light broom finish" non-skid surface to match approved sample.
- Broom or brush at right angles to edges or as otherwise required to match adjacent finish or as directed by the Inspector.
- Install expansion joints and make saw cut control joints as shown on the Contract Drawings or as directed by the Inspector.
- VDZ+A Consulting Inc. will not accept any concrete which has been overworked by trowelling, dusted with dry cement or finished with a mortar coat.
- Sawcut joints a maximum of 24 hours after concrete finishing. Sawcut as close to columns and walls as practical. Sawcut depth to be 1/4 of slab thickness unless otherwise noted or detailed. All sawcuts to CAN3-A23.1-M77.

G. Exposed Aggregate Concrete

- After the surface of the concrete has been levelled to within specified tolerance and surface water has disappeared, wash the concrete surface to expose aggregate uniformly. Exposure of the aggregate shall start after the matrix has hardened sufficiently to prevent dislodgement of the aggregate. Water, in copious quantities but without force, shall be allowed to flow over the surface of the concrete while the matrix encasing the selected aggregate is removed by brushing with a fine bristle brush. This operation shall continue until the selected aggregate is uniformly exposed but not dislodged.

- An approved chemical retardant sprayed onto the freshly floated surface may be used to extend the working time for exposure of aggregate. Confirm retardant with Inspector prior to use.
- Colour and texture shall be uniform throughout and free from blemishes, discoloration and patches. Proper procedures shall be set up to ensure this uniformity, including but not limited to concrete mix, placing, consolidation, curing and finishing. If any surface treatment is executed prior to the slabs reaching final design strength, such surface treatment shall be done at a uniform curing stage for all pours.

H. Patching

- All repairable defective areas shall be patched immediately after form removal.
- No patching of defective horizontal surfaces shall be permitted. See item 1.8.
- All honeycombed and other defective concrete shall be removed down to sound concrete. The area to be patched and an area of at least 150mm wide surrounding it shall be dampened to prevent absorption of water from the patching mortar. A bonding grout shall be prepared using a mix of approximately 1 part cement to 1 part fine sand passing a no. 30 mesh metric size sieve, and shall be mixed to the consistency of thick cream and shall then be well brushed into the surface.
- Fins and other projections in exposed areas shall be removed by grinding.
- Do not fill or patch snap tie holes and touch up exposed ends of form ties with galvicon zinc rich paint.

I. Inserts And Openings

- Install all embedded steel connections, anchorages, inserts, anchor bolts, angles, sleeves, expansion joint covers, reglets and other embedded items shown or called for on the drawings, specified, or required for other sections.

J. Curing

- Concrete shall be cured in accordance with requirements of CAN3 A23.1.
- Cure trowelled surfaces with burlap kept constantly wet. Do not use burlap which has been used for sugar bags. Use old burlap from which sizing has been completely removed. Begin curing immediately after trowelling
- Paving shall be cured for a period of not less than ten (10) days by an approved method. During this curing period no part of the concrete shall be permitted to become dry even for a short while. The curing medium shall be applied so as to prevent cracking of the surface of the concrete immediately after placing, and it shall be maintained so as to prevent loss of water from the concrete for the duration of the entire curing period.
- .4 Fresh concrete shall be protected from heavy rains, flowing water, mechanical injury and injurious action of the sun.
- .5 Other finishes may be cured by any of the methods specified in CAN3 A23.1 - M77, if required.

K. Adjust and Clean

- Surplus material shall be cleared away and removed from the work site.

L. Application of Anti-Graffiti Coating

- Unless otherwise indicated in the specifications or on the contract drawings anti-graffiti coating to be applied to all exposed vertical concrete surfaces.
- Surface preparation and application in strict accordance with the manufacturers technical data and application instruction sheet.

3. CHAIN LINK FENCES AND GATES

3.1 General

A. Description

- The work involves the supply and installation of chain link fencing, including but not limited to concrete, posts, rails, fabric, person gates, vehicle gates, and backstops, as per the drawings and

specifications provided herein. All mesh and posts to be galvanized. All other items must be powder coated black.

- The supply and install of fencing accessories including signage incorporated into the fencing and backstops, rain shelters at baseball backstops, and hollow tube steel pickets within the fencing in the plaza area.
- Accurate surveying and layout of the specified work program as per the specifications and drawings herein. Verify field dimensions on site prior to shipping materials.
- The provision of all Samples and Submittals as described in Section 1.5 herein
- All work to conform to the drawings and specifications of this contract
- The supply to the Owner, for post-installation maintenance use, four (4) packages of 50 tie wires.
- Complete site clean-up is required upon completion of the Work.

B. Qualifications

- The prime contractor shall have a minimum of five (5) years proven record of satisfactory performance of similar size projects in the welding trade and shall show proof before commencement of work that he will maintain a crew of competent and trades qualified welders. Minimum "C" level welding ticket. When requested contractor shall provide a list of three comparable jobs, including name and location, specifying authority/Project Manager, start and completion dates and cost amount of the welding work.
- Contractor (applications) bidding work shall be approved by fencing materials manufacturer or his designate.
- Only competent and trade qualified welders who have a provincial or interprovincial welding certificate of qualification and who are thoroughly experienced with the material and methods specified may perform welding work. Registered apprentices may be employed provided they work under the direct supervision of a skilled trades qualified welder in accordance with trade regulations.
- General labour type activities may be performed by labourers and trades helpers who are thoroughly experienced with preparation procedures provided they work under the direction of a skilled trades qualified welder.
- Individual trade certification and apprentice registration number must be presented to the Welding Inspector or his designated inspector upon request. A skilled trades qualified welder shall be present at all times during the execution of the work.
- The contractor shall employ and keep on the job a qualified Charge Hand or Foreman who is fully experienced in all aspects of chain link fence installation to industry standards. He shall also have a provincial or interprovincial welding certificate of qualification. He shall be responsible for all work and receive instructions from the Board's representative during the absence of the contractor. This Foreman or Charge Hand shall not be changed whilst work is in progress without the written permission of the Board or unless said Foreman leaves the employ of the contractor.

C. Samples and Submittals

- Fourteen (14) days prior to the start of the work, submit a 300mm long powder-coated pipe sample that will be representative of the quality of the powder-coating for all powder-coated fencing materials installed as part of the Work

D. Testing

- The surface of the posts and rails will be scratch tested to ensure the finish does not flake. Finishes that flake when scratched will be rejected.

E. References

- CAN/CGSB-138.1-M80, Fence, Chain Link, Fabric.
- CAN/CGSB-138.2-M80, Fence, Chain Link, Framework, Zinc-Coated, Steel.
- CAN/CGSB-138.3-M80, Fence, Chain Link-Installation.

- CAN/CGSB-138.4-M82, Fence, Chain Link, Gates.
- CSA G164-M1981, Hot Dip Galvanizing of Irregularly Shaped Articles.
- ASTM A90-81, Test Method for Weight of Coating on Zinc-Coated (Galvanized) Iron or Steel Articles.
- ASTM A53-88a, Specification for Pipe, Steel, Black and Hot-Dipped, Zinc-Coated Welded and Seamless.
- CGSB 1-GP-181M-77, Coating, Zinc-Rich, Organic, Ready Mixed

3.2 MATERIALS

A. Deliver and store the products in the original manufacturer's packaging with labels intact and store the products where they will be protected from damage. Determine a suitable, Owner approved, on-site location for products.

B. All framework shall be galvanized schedule 40 structural steel pipe that meets the requirements of ASTM-A53 galvanized coating not less than 1.80 oz/s.f. (550 g/m²).

C. The welding rods for shielded metal arc welding (SMAW), shall use low alloy, all position type electrodes in fence construction that meets CAN.CSAW/483 – M 1982 specifications

D. The chain link fabric shall meet the following specifications:

- Standard duty chain link fence fabric shall be minimum 9 ga. (.148") (3.76 mm) galvanized wire woven to a 2" (50 mm) diamond pattern.
- Heavy duty chain link fence fabric shall be minimum 6 ga. (.192") (4.90 mm) galvanized wire woven to a 2" (50 mm) diamond pattern.
- Non-climbable chain link fabric shall be minimum 9 ga (.148") (3.76 mm) galvanized wire woven to a 1" (26 mm) diamond pattern
- Minimum galvanized coating on standard, heavy and non-climbable fences shall be not less than 490 g/m² (1.60 oz/ft²)
- All chain link fabric to have a knuckle selvage at both ends. Knuckle to be closed or nearly closed to a measurement of less than the diameter of wire. Barb finish NOT accepted even if chain link is hung with barb finish down.
- All chain link fabric to be free of production oils, free of dents and bends.
- Diamond count for standard, heavy and non-climbable fence

| | |
|---------------------------------------|--------------|
| ○ 4' 0" (1220 mm) standard fence | 13½ diamonds |
| ○ 6' 0" (1830 mm) standard fence | 20½ diamonds |
| ○ 8' 0" (2435 mm) standard fence | 27½ diamonds |
| ○ 4' 0" (1220 mm) heavy fence | 13½ diamonds |
| ○ 6' 0" (1830 mm) heavy fence | 20½ diamonds |
| ○ 8' 0" (2435 mm) heavy fence | 27½ diamonds |
| ○ 4' 0" (1220 mm) non climbable fence | 27 diamonds |
| ○ 6' 0" (1830 mm) non climbable fence | 39 diamonds |
| ○ 8' 0" (2435 mm) non climbable fence | 53 diamonds |

E. Tire wire: All chain link fabric ties shall be new steel wire ties to match mesh gauge and finish.

F. All tension bands shall be industry standard hot dipped galvanized steel of a inside dimension to the post on to which they are clamped. Minimum 13 gauge in thickness and minimum ¾ in. (20 mm) width.

G. Tension bar shall be continuous (unwelded) through the fabric height, hot dipped galvanized minimum 1.2 Oz/ft² (366 g/m²) of zinc coated surface area 3/16" (5 mm) x ¾" (20 mm) x chain link fabric height. ¼" (6 mm) galvanized round bar for non-climbable fences.

H. All post/rail caps shall be galvanized pressed steel, of identical style and with an inside diameter appropriate to the pipe O.D. which they are capping. Die cast, sand cast aluminium NOT acceptable.

I. All standard, heavy and non-climbable chain link fences shall have a top and bottom rail. All rails shall be hot dipped galvanized schedule 40, 1 7/8 (48 mm) O.D. with a minimum zinc coating of not less than 1.8 oz/ft² (550 g/m²). All rails to be welded continuous over top of line posts.

J. Line Posts: All standard, heavy and non climbable chain link fences shall have hot dipped galvanized schedule 40 pipe 2 3/8" (60 mm) O.D. with a minimum zinc coating not less than 1.8 oz/ft² (550 g/m²) posts set at maximum 10' 0" (3M) centres. All line post tops to be coped to accept top rail.

K. Terminal Posts: All standard heavy and non climbable chain link fence terminal (end, corner and gate) posts shall be hot dipped galvanized schedule 40 pipe, 2 7/8" (73 mm) O.D. with a minimum zinc coating of not less than 1.8 oz/ft² (550 g/m²)

- Gates up to and including 5' 0" (1525 mm) wide panels to have 2 7/8" O.D. (73 mm) gate posts.
- Gates up to and including 10' 0" (3050 mm) wide panels to have 3 1/2" O.D. (89 mm) gate posts.
- Gates up to and including 15' 0" (4572 mm) wide panels to have 4 1/2" O.D. (114 mm) gate posts.

L. Carriage Bolts And Hex Nuts for tension bands to be galvanized steel 5/16" (8 mm) x 1 1/4" (32 mm).

M. Tension wire shall NOT be used.

N. Finishes: All fencing to be hot dipped galvanized. For fencing repair and welds contractor to provide sample finish for approval by landscape architect.

O. Chain Link Vehicle Gates

- The vehicle gates are not to use a centre post. The closure device is to operate by securing the gates together when in the closed position. The closure device is to operate independent of the locking pins. Closure device must accept a standard padlock
- The vehicle gate is to have locking pins with locking pin aluminium sleeves recessed 25mm into the concrete walkway to secure the gates in the open and closed positions. The top of the sleeve is to be flush with the surrounding concrete surface. The locking pin rod is to be spring-loaded so that the pin is always in the raised position unless pushed and turn locked into place, as per the drawings herein.
- The vehicle gate is to be to the full height of the fence and is not to be bridged with a top rail over it as to eliminate any restrictions on the height of objects passing through the gate.
- The vehicle gate is to operate on wheels which fully support the weight of the gate. The wheels must be suitable for use on concrete surfaces and must not mark the concrete surface.
- Vehicle gates are not to have signage inserts.

P. CHAIN LINK PERSON GATES

- The person gates are to use a closure device to operate by securing the gate to the gate post when in the closed position. The closure devices are to operate independent of the locking pins. Closure device must accept a standard padlock.
- The person gates are to have locking pins with locking pin aluminium sleeves recessed 25mm into the concrete walkway to secure the gates in the open and closed positions. The top of the sleeve is to be flush with the surrounding concrete surface. The locking pin rod is to be spring-loaded so that the pin is always in the raised position unless pushed and turn locked into place, as per the drawings herein.
- For the field entry gates, the gates are not to have locking pins for the open positions. Field entry gates are to be able to swing 180 degrees wide and lock open by attaching to main fence line.
- The person gates are to be to the full height of the fence and are not to be bridged with a top rail over them as to eliminate any restrictions on the height of objects passing through the gate.

3.3 EXECUTION

A. Concrete Footings

- All excavation shall be undertaken in accordance with the VDZ+A Consulting Inc.'s Policy and Standard Operating Procedure- Soil and Excavation Water Contamination Management.
- All terminal and line posts for standard, heavy and non-climbable fences shall be set in a soil formed concrete footing. Footing size is as specified on the drawings.

B. JOINTS AND WELDING

- No fittings, other than tension bands, tension bars and dome tops shall be permitted. All joints shall be coped to a radius appropriate to the post or other member to which they are to be welded. Crimping of pipe shall NOT be permitted. All steel dome tops to be tack welded in place.
- All welded joints shall be full round with the joint attaining proper penetration and professional appearance. All splashes shall be filled, chipped or rounded off. All slag shall be removed. All welded joints shall be thoroughly cleaned with Zinga solvent or equivalent and coated with two (2) coats of an approved zinc rich primer (e.g. Zinga Cold Galvanization coating to a dry film thickness of 2 mils per coat).
- All welds to be approved by the owner's inspector prior to the installation of the chainlink fabric.

C. Draping

- All chain link fabric to be continuous vertically wherever possible. For the cage, the maximum lift is to be 3.75m.
- Fabric shall be taut, level and plumb.
- Face side of fabric to be determined by owner prior to installation to suit individual site requirements and conditions.

D. Stretching

- Every straight run of fabric shall be held in tension, by tension bar at each runs start and end. At no time shall it be permitted to stretch the fabric over a post at a change of angle in fence direction.
- Stretching of the fabric during installation shall be done using a tension bar properly threaded through the chain link such that the chain link is not damaged. The fence fabric shall be taut after stretching to industry standards.
- Tension bars to be fastened to terminal posts with tension bands spaced evenly at maximum 12" (305 mm) centres.

E. Tying

- Standard, heavy and non-climbable chain link fabric shall be tied as per details.
- All ties shall be double looped at both ends where anchored to the fabric and ends shall not constitute a safety hazard. All ties shall be made with one piece of wire. Any tie that fatigue breaks shall be removed and replaced.
- Fabric shall be secured to each line post as per details.

F. Touch Ups

- Clean damaged surfaces with wire brush removing loose and cracked coatings. Apply two coats of black high gloss organic zinc-rich paint to damaged areas, allowing the manufacturer's recommended drying time between coats. Pre-treat damaged surfaces per manufacturers' instructions for zinc-rich paint.
- Wire brush, clean, and paint all welds with two coats of high gloss zinc rich paint, allowing the manufacturer's recommended drying time between coats. Use paint colour that matches surrounding powder-coated surfaces.

G. Cleaning

- .1 Upon completion of work, the site shall be left clean and free of the cut-offs, staples, excess wire, pipe or other construction debris. Any ruts caused by equipment shall be filled and levelled to specified surface tolerances to the owner's satisfaction.

4. HYDRAULIC SEEDING

4.1 GENERAL

A. General requirements

- Section 32 92 19 refers to those portions of the Works that are unique to the supply and application of grass seed by hydraulic methods. This section must be referenced to and interpreted simultaneously with all other sections pertinent to the Works described herein.
- This section is based on the "British Columbia Landscape Standards and the B.C. Nursery Trades Association. This standard is intended to set a level of quality which is equaled or bettered in the construction documents.

B. Description

- Supply all products, labour, equipment, and services necessary to install seeded lawn as indicated in the contract documents.
- The work of this section shall include, but shall not necessarily be limited to the supply, installation and maintenance of the following:
 - Finish grade growing medium
 - Hydraulic seeding
 - Maintenance of seeded areas until Total Performance

C. Reference Standards

- Master Municipal Construction Documents (MMCD) Volume II 2009 Platinum Edition
- British Columbia Landscape Standards (current edition)
- Canadian System of Soil Classification (current edition)

D. Quality Assurance

- Contractor to provide seed analysis that will include but is not limited to;
 - Name and address of supplier
 - Analysis of seed mixture
 - Percentage of pure seed
 - Year of production
 - Date and location of bagging
 - Net weight (mass)
- The sample accepted by the review will form the standard by which the project will be supplied.
- Should the Contractor require the source of seed supply to change during the construction a written request must be provided to the City Representative/Consultant 48 hours in advance. The request is to be followed up by submission of proposed seed supplier and substitution seed analyses for City Representative/Consultants review prior to the start of supply to the site.
- All seed shall be delivered and stored in original containers in enclosed storage facility protected from the damage, weather, insects and rodents.
- Installer Qualifications: A qualified landscape Installer whose work has resulted in successful turf establishment.
 - Installer's Field Supervision: Require Installer to maintain an experienced full time supervisor on Project site when work is in progress.

E. Scheduling

- Schedule all operations to ensure optimum environmental protection, grading, growing medium placement, planting, seeding or sodding operations as outlined in the contract specifications.

- Schedule seeding to coincide with preparation of soil surface and as designated by the City Representative/Consultant.
- Organize scheduling to ensure a minimum of on-site storage of seed and fertilizer material, minimum movement and compaction of growing medium, and prompt watering operations. Coordinate work schedule with scheduling of other trades on site.
- Plan, schedule and execute the work to ensure a supply of water for landscape purposes in adequate amounts and at adequate pressures for satisfactory irrigation of all seeded areas.

F. Delivery Storage And Protection

- Store all grass seed and nurse crop seed, hydraulic mulch, tackifier, fertilizers and related materials in a dry, weatherproof storage place and protect them from damage by heat, moisture, rodents, theft, vandalism, or other harm until the time of seeding.
- Protect existing Work Site features against damage or contamination due to Work of this Section. Make good all damage or contamination which occurs to the satisfaction of the City Representative/Consultant.
- Deliver seeds, mulch, fertilizers, tackifier and other products to the Work Site in manufacturer's original containers, clearly identified. Do not remove or deface labels or other identification.

G. Samples: The City Representative/Consultant may test for purity and germination.

H. Drainage Control: Provide for proper water management and drainage of site during work of this section. Water management shall include silt traps, erosion control measures, temporary water collection ditches, as well as their adequate maintenance to ensure that storm water which may become laden with soil, growing medium or hydraulic seed is detained and cleaned prior to discharge from site.

I. Site Examination: Examine site prior to the commencement of work to verify surface preparation is complete and has been accepted by the City Representative/Consultant.

J. Guarantee

- The Contractor hereby guarantees that the seeded area will remain free of weeds and defects for a period of one (1) year from the date of Substantial Performance. The contractor shall make all corrections, adjustments and replacements required as a result of failure of all products in this section.
- The Owner reserves the right to extend the Contractor's guarantee period and responsibilities for one (1) additional year if, at end of the initial guarantee period if the development and growth of the seeded areas is not sufficient to ensure future survival.

K. Inspection and Testing: Refer to MMCD General Conditions, Clause 4.12, Tests and Inspections

L. Measure and Payment

- Payment for hydraulic seeding includes the necessary equipment to supply and the application of hydraulic mulch, grass seed and maintenance to meet conditions of Total Performance.
- Measurement for payment will only be made for surfaces actually seeded. Areas of blending into existing grass or sod and areas of overseeding onto existing grass or sod will not be measured for payment.
- Measurement and payment for this item shall be by the square meter of hydraulic seed supplied, placed and maintained, as determined by field measurements by the City Representative/Consultant. Tender unit price to include full compensation for all labour, materials and equipment required to complete the work as specified.
- Payment for all Work performed in this section will include supply, application of grass seed and maintenance to meet conditions of Total Performance as specified in Section 32 92 19 – 3.7 and 3.8.

4.2 PRODUCTS

A. Grass seed: Certified Canada No. 1 Grade to Government of Canada, Seeds Regulations and having minimum germination of 75% and minimum purity of 95%. See drawings for seed mix specification.

B. Water: potable, free of impurities that would inhibit sod growth. Contractor to ensure adequate water is available to maintain seeded areas during germination and in a vigorously growing, healthy state until Final Acceptance of work of this section.

C. Hydraulic Seed Mulch:

- Provide hydraulic seeding solution containing a mulch of wood cellulose fibre specifically designed for hydraulic seeding containing no growth or germination inhibiting factors, and dyed green for visual metering during application.
- Hydraulic mulch to be capable of dispersing rapidly in water to form a homogeneous slurry and remaining in such a state when agitated or mixed with other specified materials. When applied, hydraulic mulch is to be capable of forming absorptive mat, which will allow moisture to percolate into the underlying soil and to contain no growth or germination inhibiting factors.
- Mulch is to be dry and free of weeds, weed seeds and other foreign material, and to be supplied in packages bearing manufacturer's label clearly indicating the weight and product name.
- Mulch shall contain a colloidal polythacuride (or equivalent) tackifier which is to be adhered to mulch to prevent separation during shipment and to avoid chemical agglomeration during mixing in hydraulic mulching equipment. It shall be 'M-Binder' or approved alternative.

D. Dolomite Lime: Provide finely ground dolomite lime, containing not less than 90% calcium carbonate.

E. Wood Posts: 38mm (1 1/2") x 38mm (1 1/2") x 1.5m (5') No. 1 Grade or better Hem/Fir, untreated wood.

F. Binder Twine: Hemp based multiple strand string.

G. Flagging Tape: 30mm wide (1.18"), biodegradable ribbon tape made of non-woven cellulosic material, colour; red, as distributed by Freedom Supply Company www.dag-ny.com, 1.800.263.0635 or approved equal.

4.3 EXECUTION

A. FINISH GRADE PREPARATION

- Do not perform work under adverse field conditions such as frozen soils, excessively wet or dry soils or soils covered with snow, ice or standing water.
- Loosen existing sub grade by means of thorough scarification, discing or harrowing to minimum 150mm (6") depth over entire area to receive growing medium and seed.
- Fine grade scarified sub grade. Fine grading process shall ensure area to receive growing medium and seed provides slopes (2% minimum - 33% maximum) for positive drainage, is free of humps and hollows, deleterious material, sticks and stones over 50 mm (2") in size (dimensions relates to length, width and height).
- Place growing medium to a depth of 300mm (12") when compacted to 80%MPD. Compaction of growing medium to 80% MPD will not leave deep foot impressions when walked on.
- Fine grade growing medium to lines and levels indicated on construction documents. Ensure that all low spots, humps and irregularities are eliminated prior to review by City Representative/Consultant.
- Finish grade growing medium smooth to extent required for class of seeding to be carried out, firm against footprints, loose textured and free of all stones, roots, branches, etc. larger than 25mm (1") or required for removal for class of seeding to be carried out.
- Prior to the broadcast of seed City Representative/Consultant to review and direct minor adjustments and refinements of finish grades prior to the Contractor proceeding. Review includes

grades, growing medium depth and condition of finished surface. Subsequent to the City Representative/Consultant review and at no cost to the Owner the Contractor shall re-grade, add growing medium and make adjustments as directed by City Representative/Consultant.

- Remove and dispose of weeds, soils contaminated by oil, gasoline and any other deleterious materials to an approved off-site disposal area.

B. HYDRAULIC SEEDING

- Thoroughly mix seed, fertilizer and hydraulic mulch in water slurry and distribute uniformly over surface with an approved hydraulic mulcher.
- All seeding is to be done during calm weather and on soil that is free of frost, snow, and standing water. Do not perform the work when wind exceeds 10 km/hr or when the soil is excessively dry.
- Measure quantities of each material to be charged into hydraulic seeder/mulcher tank accurately either in mass or by commonly accepted system of mass-calibrated volume measurements. Add materials to tank while it is being filled with water and in following sequence:
 - Seed
 - Fertilizer
 - Mulch
 - Tackifier
- Thoroughly mix materials into a homogeneous water based slurry and distribute uniformly over the area and, all disturbed areas, to be hydraulically seeded.
- Seeding Rate:
 - Apply as recommended by supplier and approved by the City Representative/Consultant.
 - Fertilizer at the following rate: Evergrow 28-3-8 @ 6lbs/1000ft²
 - Fibre Mulch at the following rate: 1500kg/100m²
 - Tackifier at the following rate: 45 kg/ha
- Carry out hydraulic seeding with care to ensure homogeneous slurry does not come in contact with foliage of trees, shrubs or other susceptible vegetation.
- Do not spray homogeneous slurry on objects not expected to grow grass.
- Promptly rectify any overspray or damage that occurs during hydraulic seeding.
- Do not leave seed, fertilize, mulch and water slurry in tank for more than 4 hours. Slurry left in tank over maximum allowed time shall not be used for seeding and shall be disposed offsite.
- Hydraulic Seeding Equipment: Hydraulic seeder/mulcher to be capable of sufficient agitation to mix materials into homogeneous slurry and to maintain slurry in a homogeneous state until application. Discharge pumps and gun nozzles to be capable of applying materials uniformly over the designated areas.

C. Germination

- Follow up seeding with all maintenance procedures required to maintain the approved grades and obtain uniform germination. The Contractor is to carry out at no cost to the Owner, reseed operations at two (2) week intervals where germination has failed or wash outs have occurred.

D. Erosion Control Blanket

- Apply blanket over areas designated by the City Representative/Consultant in accordance with the manufactures' specifications.
- Anchor blanket in accordance with the manufactures' specifications which are to be used as a minimum standard to ensure that the blanket is held down to maintain firm contact with the soil.

E. Protection

- Protect all seeded areas against trespassing and from damage at all times clearly marked, staked, string and flagging tape.
- Perimeter Protection: All seeded areas shall be surrounded by a 900 mm high barrier made up of the following components:
 - Wood posts placed at 1.8 metres (6'-0") on centre.

- Wood Posts to be driven to a depth of 300mm (12").
- String two (2) strands of hemp based binder twine (or equal product) between posts. Insure one full wrap of twine around each post.
- Tie 300 mm (12") strands of 'red' flagging tape at 450 mm (18") intervals along the entire length of both strands of twine.
- Maintain perimeter protection until Total Performance of seeded area by City Representative/Consultant. Upon acceptance remove perimeter fence and dispose of off site.
- Hydraulic seeded areas that have been damaged by construction operation, construction/ site personnel or construction traffic shall be replaced at no cost to the Owners. Replacement shall include removal of growing medium, regarding of sub grade, replacing growing medium and reseeding as required.
- Protect existing site equipment, roadways, landscaping, reference points, monuments, markers and structures from damage.

F. Clean-Up

- Remove from the Work Site all surplus material and other debris resulting from seeding operations.
- Flush all walks and paved areas clean to the satisfaction of the City Representative/Consultant.

G. Maintenance

- Maintenance of hydraulic seeded areas shall begin immediately after hydraulic seeding operation and shall continue until all deficiencies noted in the Substantial Performance review have been rectified to the satisfaction of the City Representative/Consultant and conditions for Total Performance been achieved. The Contractor is to notify the City Representative/Consultant in writing forty eight hours (48) prior to stopping maintenance operations.
- Grass Cutting: After the 'first' cut of hydraulic seeded areas grass cutting operations shall be carried out on a weekly (seven day) basis until Total Performance by City Representative/Consultant:
 - First cut of seeded areas shall occur when a uniform grass height of 75mm (3") has been attained. First cut shall be to a height of 64 mm (2.5").
 - Continue regular weekly cutting at a height of 50mm (2") until Total Performance.
 - Cutting operations shall be such that each cut is at right angles to the previous cut.
 - Contractor to remove grass clippings after each cut and dispose of off site.
 - Roll when required to remove any minor depressions or irregularities.
 - Immediately repair seeded areas that show deterioration or bare spots. Top-dress all areas showing shrinkage due to lack of watering and seed with seed mix that matches the original seed mix.
- Fertilizer analysis shall conform to recommendations provided with growing medium analysis. Application of fertilizer shall follow manufacturers' recommendations noting that after October 1 lawn areas shall not be fertilized until April 15th of the following spring.
- Hydraulic seeded lawn areas to be kept free of invasive and/or noxious broadleaf weeds, grasses including but not limited to poa annua, disease, fungi, detrimental nematodes and detrimental insects.

H. Conditions Of Total Performance

- Conditions for Total Performance of Hydraulic Seeded areas:
 - Hydraulic seeded areas are vigorously growing, well established with a thick, dense and healthy green appearance.
 - Hydraulic seeded areas shall not have any eroded or wash out areas, bare or dead spots and are free of invasive and/or noxious broadleaf weeds and grasses.
 - No surface growing medium is visible when established hydraulic seeded areas have been cut to height of 38mm (1.5")

- Hydraulic seeded areas have been cut at least two (2) times, to a height of 38mm a minimum of (7) days apart.
- Grass is free of grass varieties other than those specified.
- Grass is sufficiently established that its roots are growing into underlying growing medium.
- Specified maintenance procedures have been carried out.
- Areas hydraulic seeded after September 30 will be not be reviewed for Total Performance until April 30th the next year.

I. GUARANTEE/MAINTENANCE

- One(1) year guarantee period will apply as standard for hydraulic seeded work. Contractor to guarantee all materials and workmanship for a period of one full year from the date of Total Performance, unless specified otherwise in contract documents.
- One(1) year guarantee period includes replacing all hydraulic seeded areas determined by City Representative/Consultant to be dead or failing at the end of the guarantee period. Replacements to be made at next appropriate season and, conditions of guarantee will apply to all replacement seeding for one full growing season.
- Contractor is responsible for materials and workmanship until Total Performance. After Total performance Owner is responsible for work and maintenance.

5. SOD LAWN

5.1 GENERAL

A. Reference Standards: Conform to the requirements of the latest editions of the following standards and legislation:

- BCSLA/BCLNA British Columbia Landscape Standard
- British Columbia Standard for Turfgrass Sod
- British Columbia Weed Control Act
- Canada Seed and Fertilizer Act
- Canada Pest Control Products Act

B. Submittals: Guaranteed analysis of the grass mixture and purity of sod. Submit sample of sod prior to installation. Submit soil analysis of sod growing medium with sod sample.

C. Testing and Approvals

- Notify Owner's Representative at least forty-eight (48) hours before installing sod for review of finished grades and sod.
- Obtain approval in writing from the Owner's Representative for application of any chemical vegetation controls. Comply with applicable federal, provincial and municipal legislation and regulations.

D. Acceptance:

- The conditions for acceptance of sodded areas and for turning over the sodded areas to the Maple Ridge Parks Department for subsequent maintenance are:
 - Total Performance of the Work (per CCDC2, Supplementary Conditions) for the entire project has been declared.
 - Sod shall be mown as specified no more than two days before inspection for Acceptance.
 - Sod shall be uniformly healthy, dense, in a vigorous growing condition, rooted into the underlying soil and shall show no signs of yellowing. There shall be no gaps showing between adjacent rolls of sod.
 - Sod shall have no evidence of noxious weeds.
- Inspection and Acceptance by the Department: Notify the Owner's Representative at least 48 hours in advance to schedule inspection of the entire landscape ready for Acceptance.

E. Protection

- Protect all sodded areas against trespassing and from damage at all times until Acceptance. If any sodded areas are damaged, they shall be repaired as required by the Contractor.
- Comply with City of Maple Ridge pesticide/herbicide control regulations regarding application of herbicides to control noxious weeds. Ensure all manufacturer's recommendations regarding application are strictly adhered to.

F. Guarantee

- All workmanship and materials covered under Work of this Section shall be guaranteed for a period of ONE (1) full year from the date of Substantial Performance.

5.2 PRODUCTS

A. General

- Product Handling
- During shipping, storage and installation, protect sod against drying, to the requirements of the B.C. Standard for Turfgrass Sod.

B. Fertilizer shall be as recommended for season of application (as per industry standards)

C. Dolomite Lime: Shall be finely and uniformly ground containing not less than 90% calcium carbonate.

D. Sod:

- Sod:
 - Suitability: All Turfgrass sod shall be suited to the locality, site conditions and intended function of each project or area.
 - Sod shall be nursery grown Turfgrass sod, true to type, conforming to the B.C. Standard for Turfgrass Sod. "Non-Netted" Sod, only will be accepted by the Owner.
 - The quality grade of sod (based on B.C. Standard for Turfgrass Sod) shall be No. 1 Premium Grade grown on a screened alluvial sand base, cultivated on a sterilized soil base to ensure a weed free product. The maximum fines (silt and clay) in the alluvial sand base to be no more than 1% by weight.
 - Approved Turf products include:
 - Anderson Sod Farms "Pro Sport"
 - Western Turf Farms "Sports Turf"
 - Submit sieve analysis for turf farm sand if requested by Owner's Representative.
- The grass mixture in sod shall be suited to the location and intended use and shall be as described in the B.C. Standard for Turfgrass Sod unless otherwise specified. Standard grass mixture requirements for general purpose areas shall be in the following approximate proportions:
 - Kentucky Bluegrass 50%
 - Perennial Turf Type Ryegrass 50%
- Weed Control: Manual weed control is the preferred method in COC and may be the only permitted methodology. Confirm with Owner's Representative. If chemical vegetation control is permitted, use herbicides of type and at an application rate as required to achieve the desired control. Use only standard commercial herbicide products registered for sale and use in Canada under the Pest Control Products Act.

E. Approved Equals: All items as specified or pre-approved equals.

5.3 EXECUTION

A. Apply fertilizer at manufacturers' recommended rates. Ensure equal distribution. Mix into top 50 mm. (2") of growing medium by discing, raking or harrowing. Application of fertilizer shall be within 48 hours of laying sod.

B. Add limestone as required to ensure pH 6.0 to 6.5. Mix into full depth of growing medium. Coordinate with soils analysis.

C. Subgrade Preparation and Finishing

- Obtain approval of Owner's Representative of subgrade and growing medium prior to laying any sod. Ensure that growing medium is placed to required depths and tolerances as specified and detailed in the Contract Documents and spread evenly over the approved subgrade. Ensure the growing medium is firm against footprints, loose in texture and free of all stones, roots branches, etc. as required under Section 02920 Growing Medium Preparation and Placement.
- Ensure smooth finish on all surfaces and finished grades as shown on the drawings and as specified herein.
- Grades:
 - Areas to be sodded shall be at grades as shown at the time of sodding, less an allowance for the thickness of the sod.
 - Restore all areas to be sodded which are misshapen or eroded to original specified condition, grade and slope as directed just prior to sodding. Minor adjustment and refinement of finish grade to be made as directed by the Owner's Representative.
 - Crown or slope for surface drainage and eliminate all low spots or depressions.
 - Obtain approval of finish grading from the Owner's Representative prior to proceeding.
 - The Owner does not allow sod laying on any slopes steeper than 4:1.
- If the surface of the growing medium is dry, lightly moisten the growing medium immediately prior to laying sod.

D. Sod Laying

- Use full rolls where possible. No bits or sod remnants are allowed.
- Lay sod in rows with ends staggered. Butt all sections closely. Do not overlap or allow gaps wider than 2mm between sections. Top of sod to be flush with adjacent walking surfaces.
- Protect new sod from heavy foot traffic during laying. Place planks or plywood if necessary to prevent damage. Lay within 24 hours after delivery to prevent deterioration. Any sod laid after the 24-hour period will be rejected.
- Lay sections on slopes at right angles to the direction of the slope. Stake sod into place with wood stakes driven flush with the surface in any locations having slopes steeper than 3:1. Interval spacing on stakes shall not exceed 500mm. Prior to pedestrian traffic being allowed onto the sod, and only after the sod is well rooted into the growing medium, pegs or stakes shall be removed or driven to an elevation 50mm below the finished surface.
- Cut sod where necessary only with sharp tools.
- Water thoroughly to penetrate the full depth of the growing medium as specified.
- When sod has dried sufficiently, roll with 113kg. (250lb.) roller to obtain smooth uniform surface and ensure a good bond between soil and sod.
- Erosion control netting shall be installed in sodded areas where required, erosion control mesh or netting shall be placed and secured with stakes or staples set firmly into the ground to a minimum depth of 150mm. Spacing of stakes or staples shall be adequate to ensure complete anchorage of the sod to the ground.

E. Maintenance

- Begin maintenance immediately after installation and continue until Acceptance of sodded areas. Maintenance shall consist of all measures necessary to keep grass healthy, in a vigorous growing condition and well rooted into the underlying soil. Maintenance shall include, but shall not be limited to the following:
- Mowing shall be carried out at regular intervals as required to maintain grass at a maximum height of 60mm. (2-1/2"). Not more than 1/3 of the blade shall be cut at any one mowing. Edges

of sodded areas shall be neatly trimmed. Heavy clippings shall be removed immediately after mowing and trimming.

- Watering shall be carried out when required and with sufficient quantities to prevent grass and underlying growing medium from drying out.
- Rolling shall be carried out when required to remove any minor depressions or irregularities.
- Weed control shall be carried out when the density of weeds reaches 10 broadleaf weeds or 50 annual weedy grasses per 37 sq. M. (400 square feet).
- Weed control, whether manual or chemical, shall reduce the density of weeds to zero. If chemical apply in strict accordance with the manufacturer's recommendations and to the standards specified herein.
- Any sodded areas showing deterioration or bare spots shall be repaired immediately. All areas showing shrinkage due to lack of watering shall be top dressed and seeded with a seed mix matching the original seed mix.
- All sodded areas shall be adequately protected with warning signs and fencing as directed by Owner's Representative. Fencing shall be maintained in good condition to provide a continuous barrier until Acceptance. Except as otherwise required by the work of this Contract, the fencing shall be removed from the site upon Acceptance.

F. Supplementary Fertilizer Application: Prior to Acceptance, at a time approved by the Owner's Representative, apply fertilizer formulation as recommended for the season at manufacturer's recommended rates evenly to all sodded areas. Water thoroughly.

G. Cleaning: All excess materials and other debris resulting from sodding operations shall be removed from the job site. Sweep and flush all walks and paved areas clean to the satisfaction of the Owner's Representative.

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Maple Ridge Secondary School (MRSS)/Merkley Park Hammer and Discus Throw Facility Construction - Award of Contract

MEETING DATE: October 22, 2019
FILE NO: 2318510
MEETING: CoW

EXECUTIVE SUMMARY:

The Maple Ridge Secondary School (MRSS)/Merkley Park Track Facility Upgrades project is one of the Parks, Recreation & Culture infrastructure priorities approved to proceed as part of the Alternate Approval Process after significant community consultation. The proposed track facility upgrades include four components: lighting for the track, upgraded spectator seating, change rooms/washrooms, and a competition-level field throw facility.

The hammer and discus throw component was tendered separately from the other three components as the work involves field grading and fencing, with site access provided off of 124 Avenue. Staff recommend that the contract for the construction of a competition-level hammer and discus throw facility be awarded to the lowest compliant bid which was received from Cedar Crest Lands (BC) Ltd. Council approval to award the contract is required for the work to proceed.

RECOMMENDATION:

That Contract ITT-PL19-51: Construction of Hammer and Discus Throw Facility at Merkley Park be awarded to Cedar Crest Lands (BC) Ltd. in the amount of \$350,541.00 excluding taxes, and that a contingency of \$40,000 be authorized; and,

That the Corporate Officer be authorized to execute the contract.

DISCUSSION:

a) Background Context:

The previous field throw area, which did not meet regulations for competition, was removed when the Karina LeBlanc Synthetic field was constructed in 2017. Since that time, discussions have taken place with SD42, stakeholder groups and BC Athletics to determine a feasible location for a replacement competition-level facility and a new location was identified on the grass field west of the Karina LeBlanc field. Approval in principle was received from the Board of Education early in 2019, and detailed design for the hammer and discus throw facility was completed this summer, and includes input from the stakeholders, SD42, and the surrounding neighbourhood. A Class A cost estimate was completed and this portion of the project was tendered. The proposed work includes a grassed, level landing area, perimeter fencing, drainage modifications, a new walking pathway, and an erosion control and sedimentation plan predicted on a fall/winter construction period. Construction is scheduled for completion in advance of the 2020 BC Summer Games to be hosted in our community and the new facility will be used as part of the Track & Field event venue.

Council awarded the design contract for the remaining three proposed track facility upgrades in May 2019, with detailed design now nearing completion. These will be tendered in the next few weeks following cost reductions to fit within the funding envelope. These remaining components will be brought to council for approval if required by purchasing policy once project tendering is complete. Construction of these components is fully anticipated to be complete in advance of the BC Summer 2020 Games.

Tender Evaluation

The Invitation to Tender (ITT-PL19-51) for the civil construction works was issued through BC Bid on July 23, 2019 and closed on August 20, 2019. Three (3) tenders were received and the bid results are listed below from lowest to highest:

| | |
|--|--------------|
| | Base price: |
| • Cedar Crest Lands (BC) Ltd. | \$250,700.00 |
| • TGK Irrigation Ltd. | \$303,125.00 |
| • Canadian Landscape and Civil Services Ltd. | \$495,739.97 |

Cedar Crest Lands (BC) Ltd.'s tendered price in the amount of \$250,730.00 plus selected optional works for a contract total of \$350,541.00 remains the lowest bid submitted. The Optional works for the Hammer Cage Fencing is not awarded in this contract. The hammer cage fencing will be redesigned for value and function and re-tendered separately at a later date.

Cedar Crest Lands is experienced in track and field facility construction with recent projects in North Vancouver, Burnaby and Langley.

b) Desired Outcome:

The desired outcome is to construct a competition-level hammer and discus throwing facility for the 2020 BC Summer Games at the MRSS/Merkley Park track and field venues well as to provide a community amenity that will attract future competition events.

c) Strategic Alignment:

The construction of the throwing facility is a component within the MRSS Track Facility Upgrades project, which is one of a number of Parks, Recreation & Culture current infrastructure priorities.

d) Citizen/Customer Implications:

There will be a significant benefit to the existing throwing sports groups that used the former facility at MRSS/Merkley Park. Competitions held at the new throw facility will be enhanced as any future records set will be able to be officially recognized which was not the case in the past. The addition of a walking path surrounding the facility will provide a new walking loop for park patrons.

e) Interdepartmental Implications:

The Engineering and Planning departments were consulted during the detailed design process to ensure site servicing is to City standards and erosion and sediment control concerns are addressed.

f) Business Plan/Financial Implications:

Total project funding of \$2.5M from approved borrowing is included in the Adopted Financial Plan for the design and construction of all of the MRSS track facility upgrades. Construction

costs for the hammer and discus facility portion in the amount of \$350,541.00 along with a contingency of \$40,000 is within the funding apportioned for this component.

CONCLUSION:

Construction of this field throw facility will provide for both practice and competition use for the community and will be part of the Track & Field venue for the 2020 BC Summer Games. The City has incorporated input from BC Athletics, our local Track & Field Club, and the School District and has received approval in principle from the Board of Education. Staff recommend approval of the Construction contract with Cedar Crest Lands Limited and are confident the new amenity will be of benefit to the community.


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Acting Chief Administrative Officer