

City of Maple Ridge

**COUNCIL MEETING AGENDA**

**March 8, 2022**

**7:00 p.m.**

**Virtual Online Meeting including Council Chambers**

*Meeting Decorum:*

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

Note: This Agenda is also posted on the City's Web Site at [www.mapleridge.ca](http://www.mapleridge.ca)

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

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*For virtual public participation during Public Question Period register by going to [www.mapleridge.ca/640/Council-Meetings](http://www.mapleridge.ca/640/Council-Meetings) and clicking on the meeting date*

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**100 CALL TO ORDER**

**200 AMENDMENTS TO THE AGENDA**

**300 APPROVAL OF THE AGENDA**

**400 ADOPTION OF MINUTES**

401 Minutes of the Regular Council Meeting of February 22, 2022

402 Report of Public Hearing of February 15, 2022

**500 PRESENTATIONS AT THE REQUEST OF COUNCIL**

**600 DELEGATIONS**

601 Kanaka - KEEPS

Presentation by Ross Davies to review activities of 2021.

**700 CONSENT AGENDA**

701 Minutes

701.1 Development Agreements Committee

- February 23, 2022
- March 2, 2022

701.2 Committees and Commissions of Council Meetings

- Advisory Design Panel
- January 19, 2022

702 **Reports**

702.1 Council Workplan Matrix - March 8, 2022

703 **Correspondence**

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

705 **Recommendation to Receive Items on Consent**

**800 UNFINISHED BUSINESS**

**900 CORRESPONDENCE**

**1000 BYLAWS**

**1100 COMMITTEE REPORTS AND RECOMMENDATIONS**

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

**Planning and Development Services**

1101 **2021-457-RZ, Addendum to Regulation of Pharmacies Staff Report dated February 15, 2022**

Staff report dated March 1, 2022, recommending that Zone Amending Bylaw No. 7790-2021, to limit the proliferation of pharmacies in the City of Maple Ridge, be given first and second reading and forwarded to Public Hearing.

**1102 2018-248-RZ, 21587 128 Avenue, A-2 to CS-4**

Staff report dated March 1, 2022, recommending that Maple Ridge Zone Amending Bylaw No. 7822-2021 to rezone from A-2 (Upland Agricultural) to CS-4 (Rural Commercial), to permit the future construction of a commercial building be given first reading and that the applicant provide further information as described in the staff report.

**1103 2021-579-RZ, 23682 Dewdney Trunk Road, M-1 to RM-1 and R-2**

Staff report dated March 1, 2022, recommending that Maple Ridge Zone Amending Bylaw No. 7826-2022 to rezone from M-1 (Service Industrial) to RM-1 (Low Density Townhouse Residential) and R-2 (Single Detached (Medium Density) Urban Residential), to permit a future subdivision of approximately two single-family lots and the future construction of approximately 16 townhouse units on a third lot, be given first reading and that the applicant provide further information as described in the staff report.

**1104 2022-028-RZ, 11758 221 Street & 22119, 22127, 22137, 22147, 22155, 22165 and 22173 Cliff Avenue**

Staff report dated March 1, 2022, recommending that Official Community Plan Amending Bylaw No. 7828-2022, to redesignate 11758 221 Street & 22119, 22127, 22137, 22147, 22155 and 22165 Cliff Avenue from Single-Family Residential to Low Rise Apartment and 22173 Cliff Avenue from Single-Family Residential to Town Centre Commercial, be given first reading.

**Engineering Services**

**1131 Integrated Stormwater Management Plans - Update**

Staff report dated March 8, 2022, titled "Integrated Stormwater Management Plans Approval" seeking Council's endorsement-in-principle.

**Corporate Services**

**Parks, Recreation and Culture**

**Other Committee Issues**

**Administration (including Fire and Police)**

**1300 OTHER MATTERS DEEMED EXPEDIENT**

**1400 PUBLIC QUESTION PERIOD**

**1500 MAYOR AND COUNCILLOR REPORTS**

**1600 NOTICES OF MOTION AND MATTERS FOR FUTURE MEETING**

**1700 ADJOURNMENT**

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**PUBLIC QUESTION PERIOD**

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

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

During the COVID-19 health emergency it is important to ensure that our democratic processes continue to function and that the work of the City remains transparent for all citizens. We are doing business a bit differently during this time as we balance the health and safety of citizens and staff with our democratic processes. While City Hall is now open to the public, Council meetings are being held virtually and only necessary staff are present. ***In-person attendance by the public at Council meetings is not available*** and we encourage the public to watch the video recording of the meeting via live stream or any time after the meeting via <http://media.mapleridge.ca/Mediasite/Showcase>.

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

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

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

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

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

For more information on these opportunities contact:

Clerk's Department at **604-463-5221** or [clerks@mapleridge.ca](mailto:clerks@mapleridge.ca)  
Mayor and Council at [mayorcouncilandcaol@mapleridge.ca](mailto:mayorcouncilandcaol@mapleridge.ca)

APPROVED BY:

  
\_\_\_\_\_

DATE:

March 3, 2022  
\_\_\_\_\_

PREPARED BY:

Chaves  
\_\_\_\_\_

CHECKED BY: \_\_\_\_\_

DATE:

March 3, 2022  
\_\_\_\_\_

DATE: \_\_\_\_\_

**400 ADOPTION AND RECEIPT OF MINUTES**

***COUNCIL MEETING MINUTES***

February 22, 2022

The Minutes of the City Council Meeting held virtually and hosted in Council Chambers on February 22, 2022 at 7:00 p.m. at City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

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

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

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

100 ***CALL TO ORDER***

200 ***AMENDMENTS TO THE AGENDA***

300 ***APPROVAL OF THE AGENDA***

R/2022-CM-043

It was moved and seconded

That the agenda of the Regular Council Meeting of February 22, 2022 be amended by removing Item 1102 and by adding an to Item 1301 Other Matters Deemed Expedient; and further,

That the agenda as amended be approved.

CARRIED

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

401 Minutes of the Regular Council Meeting of February 8, 2022

R/2022-CM-044

It was moved and seconded

**That the minutes of the Regular Council Meeting of February 8, 2022 be adopted as circulated.**

CARRIED

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

600 ***DELEGATIONS*** – Nil

700 ***ITEMS ON CONSENT***

701 ***Minutes***

701.1 Meetings of the Development Agreements Committee

- February 3, 2022 and February 9, 2022

701.2 Committees and Commissions of Council Meetings:

Agricultural Advisory Committee

- December 2, 2021

Advisory Design Panel

- September 15, 2021

Community Heritage Commission

- November 18, 2021
- December 16, 2021

Environmental Advisory Committee

- November 17, 2021

Economic Development Advisory Committee

- September 16, 2021
- October 28, 2021

Municipal Advisory Committee on Accessibility and Inclusiveness

- September 23, 2021

Public Art Steering Committee

- September 9, 2021

Parks, Recreation and Culture Advisory Committee

- November 24, 2021

Social Policy Advisory Committee

- November 3, 2021

Transportation Advisory Committee

- June 23, 2021

702 **Reports**

702.1 **Corporate Update – Q4 2021**

Staff report dated February 22, 2022, providing information on Q4 2021.

702.2 **Disbursements for the month ended January 31, 2022**

Staff report dated February 22, 2022, providing information on disbursements for the month ended January 31, 2022.

702.3 **2022 Council Expenses**

Staff report dated February 22, 2022, listing Council expenses recorded to January 31, 2022.

703 **Correspondence**

703.1 **Village of Cumberland – Support of Bill C-216**

Letter dated January 28, 2022, from Mayor Leslie Baird, Village of Cumberland, requesting support for Private Members Bill C-216, Health-Based Approach to the Substance Use Act.

703.2 **Village of Chase – Supporting BC Wildfires Petition – District of Lillooet**

Letter dated February 1, 2022, from Mayor Rob Crowe, Village of Chase, outlining a resolution passed by Chase Council, in support of the 'Call to Action' petition and the District of Lillooet's motion, regarding the increasing risk and occurrences of wildfires, landslides and flooding in British Columbia.

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

***From February 1, 2022 Closed Council Meeting***

***Item 4.1 Social Policy Advisory Committee Membership – 2022 Appointment - That Nicole Nouch be appointed as a Member at Large for a two-year term beginning January, 2022.***

***Item 4.2 CMR Housing Update***

705 **Recommendation to Receive Items on Consent**

R/2022-CM-045

It was moved and seconded

**That Item 702.1 “Corporate Update – Q4 2021” be pulled from Items on Consent; and further,**

**That the remainder of items under “Items for Consent” agenda be received into the record.**

CARRIED

Council discussed the disbursements and staff responded to questions from Council.

R/2022-CM-046

It was moved and seconded

**That Item 702.1 Corporate Update – Q4 2021 be received into the record.**

CARRIED

800 ***UNFINISHED BUSINESS*** – Nil

900 ***CORRESPONDENCE*** – Nil

1000 ***BYLAWS***

***Note: Items 1001 to 1004 are from the February 15, 2022 Public Hearing***

**Bylaws for Third Reading**

1001    **2019-119-RZ, 12791 232 Street**

1001.1    **Maple Ridge Official Community Amending Bylaw No. 7557-2019**

To redesignate the subject property from Agricultural to Commercial.

R/2022-CM-047

It was moved and seconded

**That Maple Ridge Official Community Amending Bylaw No. 7557-2019 be given third reading.**

CARRIED

1001.2    **Maple Ridge Zone Amending Bylaw No. 7558-2019**

To rezone from RS-2 (Single Detached Suburban Residential) to CS-1 (Service Commercial).

R/2022-CM-048

It was moved and seconded

**That Maple Ridge Zone Amending Bylaw No. 7558-2019 be given third reading.**

CARRIED

1002    **2019-239-RZ, 12610 228 Street**

To rezone from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached (Low Density) Urban Residential).

R/2022-CM-049

It was moved and seconded

**That Maple Ridge Zone Amending Bylaw No. 7574-2019 be given third reading.**

CARRIED

**1003 2020-411-RZ, 21429 121 Avenue**

To rezone from RS-1 (Single Detached Residential) to R-1 (Single Detached (Low Density) Urban Residential).

R/2022-CM-050

It was moved and seconded

**That Maple Ridge Zone Amending Bylaw No. 7689-2020 be given third reading.**

CARRIED

**1004 2021-062-RZ, 25927 and 25801 128 Avenue**

**1004.1 Maple Ridge Official Community Amending Bylaw No. 7715-2021**

To amend Policy 6-64 to include that until Policy 6-60 is satisfied, uses that contribute to employment opportunities and do not require construction of permanent structures or servicing upgrades, may be considered on a case by case basis.

R/2022-CM-051

It was moved and seconded

**That Maple Ridge Official Community Amending Bylaw No. 7715-2021 be given third reading.**

CARRIED

Councillor Robson – OPPOSED

**1004.2 Maple Ridge Zone Amending Bylaw No. 7716-2021**

To amend Section 502 A-2 Upland Agricultural, 502.2 Permitted Principal Uses to include Outdoor Commercial Recreation, limited to outdoor paintball and laser tag, and non-permanent structures, used for play and preparation on the subject properties.

R/2022-CM-052

It was moved and seconded

**That Maple Ridge Zone Amending Bylaw No. 7716-2021 be given third reading.**

CARRIED

Councillor Robson – OPPOSED

**Bylaws for Adoption**

**1005 2021-215-RZ, Zone Amending Bylaw No. 7749-2021**

Staff report dated February 22, 2022, recommending adoption.

A bylaw to set out housekeeping amendments to Maple Ridge Zoning Bylaw No. 7600-2019.

R/2022-CM-053

It was moved and seconded

**That Zone Amending Bylaw No. 7749-2021 be adopted.**

CARRIED

**1006 2018-190-RZ, 23627 132 Avenue**

Staff report dated February 22, 2022, recommending adoption.

**Maple Ridge Zone Amending Bylaw No. 7470-2018**

To rezone from RS-2 (Single Detached Suburban Residential) to RM-1 (Low Density Townhouse Residential) to permit construction of a 23-unit residential townhouse development.

R/2022-CM-054

It was moved and seconded

**That Zone Amending Bylaw No. 7470-2018 be adopted.**

CARRIED

**1007 Aquifer Mapping Update, Official Community Plan Amending Bylaw, Maple Ridge Official Community Plan Amending Bylaw No. 7802-2021**

To remove the Figure 7 Aquifer Map from the Official Community Plan and clarify that groundwater resources and regulations are the jurisdiction of the Provincial government.

R/2022-CM-055

It was moved and seconded

**That Maple Ridge Official Community Plan Amending Bylaw No. 7802-2021 be adopted**

CARRIED

Councillor Robson – OPPOSED

1100 ***REPORTS AND RECOMMENDATIONS***

***Planning and Development Services***

1101 **Proposed New Cannabis Retail Store at Unit A 20757 Lougheed Highway**

Staff report dated February 15, 2022, recommending that the application for a non medical cannabis retail store by Chronic Cannabis located at Unit A-20757 Lougheed Highway, Maple Ridge not be supported and that a copy of the resolution be forwarded to the Liquor and Cannabis regulation Branch.

R/2022-CM-056

It was moved and seconded

1. That the non medical cannabis retail application for Unit A – 20757 Lougheed Highway be deferred; and
2. That the applicant be directed to apply for a zoning bylaw text amendment.

CARRIED

Councillor Robson – OPPOSED

1102 **2021-457-RZ, Regulation of Pharmacies**

Item referred back to staff from the Committee of the Whole Meeting of February 15, 2022.

1103 **2019-013-RZ, 24156 104 Avenue, RS-3 to RM-1**

Staff report dated February 15, 2022, recommending that Maple Ridge Zone Amending Bylaw No. 7814-2021 to rezone from RS-3 (Single Detached Rural Residential) to RM-1 (Low Density Townhouse Residential), to permit the future construction of 21 townhouse units be given first reading and that the applicant provide further information as described on Schedules C, D and G of the Development Procedures Bylaw No. 5879-1999.

R/2022-CM-057

It was moved and seconded

1. That Zone Amending Bylaw no. 7814-2021 be given first reading; and further
2. That the applicant provide further information as described on Schedules C, D and G of the Development Procedures Bylaw No. 5879-1999.

CARRIED

**1104 2021-501-RZ, 24255 113 Avenue, RS-3 to RS-1d**

Staff report dated February 15, 2022, recommending that Maple Ridge Zone Amending Bylaw No. 7825-2022 to rezone from RS-3 (Single Detached Rural Residential) to RS-1d (Single Detached (Half Acre) Residential) utilizing the density bonus option to RS-1b (Single Detached (Medium Density) Residential), to permit a future subdivision of approximately five lots be given first reading and that the applicant provide further information as described on Schedules B, F, and G of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

R/2022-CM-058

It was moved and seconded

- 1. That Zone Amending Bylaw No. 7825-2022 be given first reading; and further**
- 2. That the applicant provides further information as described on Schedules B, F, and G of the Development Procedures Bylaw No. 5879-1999, along with information required for a Subdivision application.**

CARRIED

Councillor Robson – OPPOSED

**1105 2021-565-RZ, 24301 126 Avenue, RS-3 to RS-2**

Staff report dated February 15, 2022, recommending that Maple Ridge Zone Amending Bylaw No. 7824-2022 to rezone from RS-3 (Single Detached Rural Residential) to RS-2 (Single Detached Suburban Residential), to permit a future subdivision of two single-family lots be given first reading and that the applicant provide further information as described on Schedules B and G of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

R/2022-CM-059

It was moved and seconded

- 1. That Zone Amending Bylaw No. 7824-2022 be given first reading; and further,**
- 2. That the applicant provide further information as described on Schedules B and G of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.**

CARRIED

**1106 2021-531-RZ, 22486, 22488, 22489, 22490, 22496, 22497 Brickwood Close and 11649 & 11609 225 Street, Termination and Replacement of Land Use Contract**

Staff report dated February 15, 2022, recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7747-2021 be given first and second reading and forwarded to a Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7740-2021 to rezone the subject properties regulated by a Land Use Contract to RS-1 (Single Detached Residential), be given first and second reading and be forwarded to Public Hearing.

R/2022-CM-060

It was moved and seconded

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

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

- 2. That Official Community Plan Amending Bylaw No. 7747-2021 be given first and second reading and forwarded to Public Hearing; and further**
- 3. That Zone Amending Bylaw No. 7740-2021 be given first and second reading and forwarded to Public Hearing.**

CARRIED

**1107 2021-532-RZ, 11581 256 Street, Termination and Replacement of Land Use Contract**

Staff report dated February 15, 2022, recommending that Official Community Plan Amending Bylaw No. 7748-2021 be given first and second reading and forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7710-2021 to rezone the subject property regulated by a Land Use Contract to RS-3 (Single Detached Rural Residential), be given first and second reading and be forwarded to Public Hearing.

R/2022-CM-061

It was moved and seconded

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

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

- 2. That Official Community Plan Amending Bylaw No. 7748-2021 be given first and second reading and forwarded to Public Hearing; and further**
- 3. That Zone Amending Bylaw No. 7710-2021 be given first and second reading and forwarded to Public Hearing.**

CARRIED

**1108 2021-533-RZ, 11698 226 Street, Termination and Replacement of Land Use Contract**

Staff report dated February 15, 2022, recommending that Maple Ridge Zone Amending Bylaw No. 7807-2021 to create the new zone, CD-4-21 (Comprehensive District) and rezone the subject property regulated by a Land Use Contract to CD-4-21, be given first and second reading and be forwarded to Public Hearing.

R/2022-CM-062

It was moved and seconded

**That Zone Amending Bylaw No. 7807-2021 be given first and second reading and forwarded to Public Hearing.**

CARRIED

**1109 2021-534-RZ, 12309 240 Street, Termination and Replacement of Land Use Contract**

Staff report dated February 15, 2022, recommending that Maple Ridge Zone Amending Bylaw No. 7809-2021 to create the new zone, CD-5-21 (Nine-Hole Golf Course) and rezone the subject property regulated by a Land Use Contract to CD-5-21, be given first and second reading and forwarded to Public Hearing.

R/2022-CM-063

It was moved and seconded

**That Zone Amending Bylaw No. 7809-2021 be given first and second reading and forwarded to Public Hearing.**

CARRIED

**1110 2018-190-DVP/DP, 23627 132 Avenue**

Staff report dated February 15, 2022, recommending that the Corporate Officer be authorized to sign and seal 2018-190-DVP and 2018-190-DP to reduce setbacks from the buildings' closest points from the north rear, west and east side property lines, increase building height, and to reduce the Outdoor Amenity Area.

The Corporate Officer advised that 200 notices were mailed out in relation to the application and two pieces of correspondence were received expressing opposition and/or concerns.

R/2022-CM-064

It was moved and seconded

- 1. That the Corporate Officer be authorized to sign and seal 2018-190-DVP respecting property located at 23627 132 Avenue; and further**

- 2. That the Corporate Officer be authorized to sign and seal 2018-190-DP respecting property located at 23627 132 Avenue.**

CARRIED

Councillor Robson – OPPOSED

**1111 2021-473-DVP/DP, 11545 Kingston Street**

Staff report dated February 15, 2022, recommending that the Corporate Officer be authorized to sign and seal 2021-473-DVP and 2021-473-DP to reduce the rear lot line setback.

The Corporate Officer advised that 39 notices mailed out in relation to the application and one piece of correspondence was received in support.

R/2022-CM-065

It was moved and seconded

- 1. That the Corporate Officer be authorized to sign and seal 2021-473-DVP respecting property located at 11545 Kingston Street;**
- 2. That the Corporate Officer be authorized to sign and seal 2021-473-DP respecting property located at 11545 Kingston Street; and further**
- 3. That the City of Maple Ridge authorize the discharge of Restrictive Covenant Registration Number AD207375) from the Title of Lot A District Lot 280 New Westminster District Plan LMP 17888 located at 11545 Kingston Street.**

CARRIED

**1112 2021-112-DP, 22829, 22831 and 22833 122 Avenue**

Staff report dated February 15, 2022, recommending that the Notice on Title CA6356664 be discharged from the previous Intensive Residential Development Permit and that the Corporate Officer be authorized to sign and seal 2021-112-DP to permit the construction of three intensive single detached residential dwellings.

R/2022-CM-066

It was moved and seconded

- 1. That the Notice on Title CA6356664 be discharged from Title for previous intensive Residential Development Permit; and further**
- 2. That the Corporate Officer be authorized to sign and seal 2021-122-DP respecting the properties located at 22829, 22831, and 22833 122 Avenue.**

CARRIED

**Administration (including Fire and Police)**

**1191 Award of Contract RFP-HR21-33: Group Insurance and Administration for Employee Benefits**

Staff report dated February 22, 2002, requesting Council approval to award the contract.

R/2022-CM-067

It was moved and seconded

- 1. That a five-year contract be awarded to PBC Health Benefits Society dba Pacific Blue Cross at a projected cost of \$888,000 per year, with an option to renew the contract for two additional one-year periods, and further**
- 2. That the Corporate Officer be authorized to execute the contract.**

CARRIED

1200 ***STAFF REPORTS*** – Nil

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

1301 **Response to Impact of Provincial Pandemic Restrictions on Recreation Facilities and Mental Health of City residents**

R/2022-CM-068

It was moved and seconded

**That the City of Maple Ridge recognizes the negative impact on mental health caused by social isolation during the Covid-19 pandemic and the mental and physical benefits of recreation for our citizens;**

**that the Mayor request the provincial Minister of Health allow all individuals access to civic recreation facilities paid for and maintained by their tax dollars without restrictions in order to minimize social isolation and promote positive mental health, with a carbon copy to the UBCM and other BC Municipalities.**

CARRIED

Councillor Robson and Councillor Yousef – OPPOSED

1400 ***PUBLIC QUESTION PERIOD*** – Nil

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

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

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

1700 ***ADJOURNMENT*** – 7:36 p.m.

Certified Correct

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M. Morden, Mayor

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P. Hlavac-Winsor, Acting Corporate Officer

City of Maple Ridge

**REPORT OF PUBLIC HEARING**

February 15, 2022

The report of the Public Hearing held as a virtual meeting hosted in the Council Chambers of City Hall, 11995 Haney Place, Maple Ridge, British Columbia on February 15, 2022 at 7:01 p.m.

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<b>PRESENT</b>	<i>Appointed Staff</i>
<i>Elected Officials</i>	S. Hartman, Chief Administrative Officer
Councillor J. Dueck	C. Carter, General Manager Planning & Development Services
Councillor C. Meadus	C. Crabtree, General Manager Corporate Services
Councillor G. Robson	D. Pollock, General Manager Engineering Services
Councillor R. Svendsen	P. Hlavac-Winsor, General Counsel and Executive Director, Legislative Services
Councillor A. Yousef	S. Nichols, Corporate Officer
<b>ABSENT</b>	
Mayor M. Morden	
Councillor K. Duncan	<i>Other Staff as Required</i>
	M. Baski, Senior Planner
	C. Goddard, Director of Planning
	J. Kim, Computer Support Specialist

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

Acting Mayor Dueck called the meeting to order. The Corporate Officer explained the procedure and rules of order of the Public Hearing and advised that the bylaws will be considered further at the next Council Meeting on February 22, 2022.

The Acting Mayor then called upon the Planning Department staff to present the following items on the agenda:

- 1) **2020-411-RZ, 21429 121 Avenue**  
Lot C District Lot 245 Group 1 New Westminster District Plan 19628

**The subject application is to permit the future subdivision of two lots.**

- 1a) **Maple Ridge Zone Amending Bylaw No. 7689-2020**  
To rezone from RS-1 (Single Detached Residential) to R-1 (Single Detached (Low Density) Urban Residential).

The Senior Planner gave a detailed description providing information on the application.

The Corporate Officer advised that 39 notices were mailed out in relation to this application and that no correspondence was received in response.

The Acting Mayor called for speakers a first time.

**Ranner Noot and Amy Cocking**

R. Noot and A. Cocking expressed concerns with the potential height of the homes and potential lack of privacy. In response to questions about the process to comment and get further information on the proposed development, the Acting Mayor advised that after the meeting no further comment can be received by Council and that staff are available to assist.

The Acting Mayor called for speakers a second and third time. There being no further comment, the Acting Mayor declared this item dealt with.

**2) 2019-119-RZ, 12791 232 Street**

Lot 44 Section 20 Township 12 New Westminster District Plan 30199

**The subject application is to permit the future construction of a 2,055 m<sup>2</sup> (22,120 ft<sup>2</sup>) two-storey commercial building.**

**2a) Maple Ridge Official Community Amending Bylaw No. 7557-2019**

To redesignate the subject property from *Agricultural* to *Commercial*.

**2b) Maple Ridge Zone Amending Bylaw No. 7558-2019**

To rezone from RS-2 (Single Detached Suburban Residential) to CS-1 (Service Commercial).

The Senior Planner gave a detailed description providing information on the application.

The Corporate Officer advised that 18 notices were mailed in relation to the item and that correspondence was received from A. Jasamanidse expressing various concerns with the application, and that correspondence was received from J. Jude opposing the application.

The Acting Mayor called for speakers three times.

There being no comment, the Acting Mayor declared this item dealt with.

**3a) 2019-239-RZ, 12610 228 Street**

Parcel "A" (Reference Plan 22408) Lot 3 Section 20 Township 12 New Westminster District Plan 5430

**The subject application is to permit the future subdivision of approximately eight lots over two phases.**

**3a) Maple Ridge Zone Amending Bylaw No. 7574-2019**

To rezone from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached (Low Density) Urban Residential).

The Director of Planning gave a detailed description providing information on the application.

The Corporate Officer advised that 78 notices were mailed out in relation to this application and that correspondence opposing the application was received from L. Bordignon, N. Bordignon, E. and J. Diehl, and a Maple Ridge resident.

The Acting Mayor called for speakers a first time.

**Laura Bordignon**

L. Bordignon expressed concerns with privacy, noise and the potential devaluation of her home.

The Acting Mayor called for speakers a second and third time.

There being no further comment, the Acting Mayor declared this item dealt with.

**4a) 2021-062-RZ, 25927 and 25801 128 Avenue**

Parcel "A" (Reference Plan 3015) of the South West Quarter Section 25 Township 12 except: Parcel "ONE" (Reference Plan 17316) New Westminster Land District; and

Parcel "ONE" (Reference Plan 17316) of Parcel "A" (Reference Plan 3015) of the South West Quarter Section 25 Township 12 New Westminster Land District

**The subject application is to permit an Outdoor Commercial Recreation (outdoor paintball and laser tag) use within a defined portion of forested land in the southern part of the subject properties.**

**4a) Maple Ridge Official Community Amending Bylaw No. 7715-2021**

To amend Policy 6-64 to include that until Policy 6-60 is satisfied, uses that contribute to employment opportunities and do not require construction of permanent structures or servicing upgrades, may be considered on a case by case basis.

**4b) Maple Ridge Zone Amending Bylaw No. 7716-2021**

To amend Section 502 A-2 Upland Agricultural, 502.2 Permitted Principal Uses to include Outdoor Commercial Recreation, limited to outdoor paintball and laser tag, and non-permanent structures used for play and preparation on the subject properties.

The Director of Planning gave a detailed description providing information on the application.

The Corporate Officer advised that 32 notices were mailed out in relation to this application and that correspondence opposing the application was received from G. Herchuk.

The Acting Mayor called for speakers a first time and second time.

**Linda Kingsbury**

L. Kingsbury expressed concerns with the application in relation to increased traffic, noise and use of employment designated land.

**John Kingsbury**

J. Kingsbury expressed concern with the location of the application in relation to Kanaka Creek and the bird sanctuary across the street from the proposed use. Mr. Kingsbury spoke to the road maintenance and current drainage issues on 128<sup>th</sup>.

The Acting Chair called for speakers a third time.

**Fionna Christensen**

F. Christensen expressed concerns with the safety of horseback riding and truck traffic on 128 Avenue, and agreed with the concerns raised by the previous speakers.

**John Kingsbury**

J. Kingsbury expressed further concern with traffic on 128 Avenue and road damage from the gravel and movie trucks.

The Acting Mayor called for speakers a final time. There being no comment, the Acting Mayor declared this item dealt with.

Having given all those persons whose interests were deemed affected by the matters contained herein a chance to be heard, the Acting Mayor adjourned the Public Hearing at 7:45 p.m.

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J. Dueck, Acting Mayor

Certified Correct

---

S. Nichols, Corporate Officer

700 ITEMS ON CONSENT

**701 Minutes**

**CITY OF MAPLE RIDGE  
DEVELOPMENT AGREEMENTS COMMITTEE**

February 23, 2022  
Mayor's Office

CIRCULATED TO:

Michael Morden, Mayor  
Chair

Scott Hartman, Chief Administrative Officer  
Member

Catherine Schmidt, Recording Secretary

---

**1. 22-102466 BG**

LEGAL: Parcel "A" (Reference Plan 16582) Lot 1 Section 25 Township 9 and  
District Lot 262 Group 1 New Westminster District Plan 3512  
PID: 010-991-905  
LOCATION: 13055 210 Street  
OWNER: Karamjeet and Manpreet Gill  
REQUIRED AGREEMENTS: Temporary Residential Use Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 22-102466 BG.**

**CARRIED**

**2. 21-110491 BG**

LEGAL: Lot 4 Section 13 Township 12 New Westminster District Plan  
EPP75231  
PID: 031-015-646  
LOCATION: 25625 Bosonworth Avenue  
OWNER: Eric and Katelyn Westlund  
REQUIRED AGREEMENTS: Sewage Disposal / Septic Covenant  
Release of Covenant (CA7960996)

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 21-110491 BG.**

**CARRIED**

**3. 2016-274-SD**

LEGAL: Lots 1 and 2, both of Section 24 Township 12 New Westminster  
District Plan EPP70423  
PID: 030-466-458/030-466-466  
LOCATION: 26110 & 26128 126 Avenue  
OWNER: Giovanni and Tana Pacheco and Esperanza Developments Ltd.  
REQUIRED AGREEMENTS: Septic Disposal Covenant (Lot 1)  
Release of Covenant (CA6819326) (Lot 1)  
Septic Disposal Covenant (Lot 2)  
Release of Covenant (CA6819326) (Lot 2)

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2016-274-SD.**

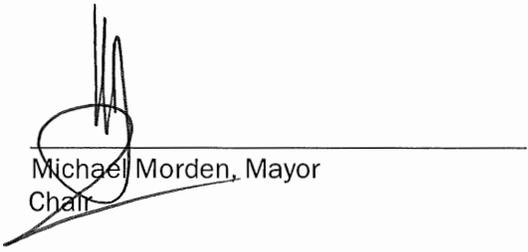
**CARRIED**

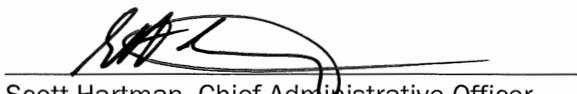
**4. 21-114000 BG**

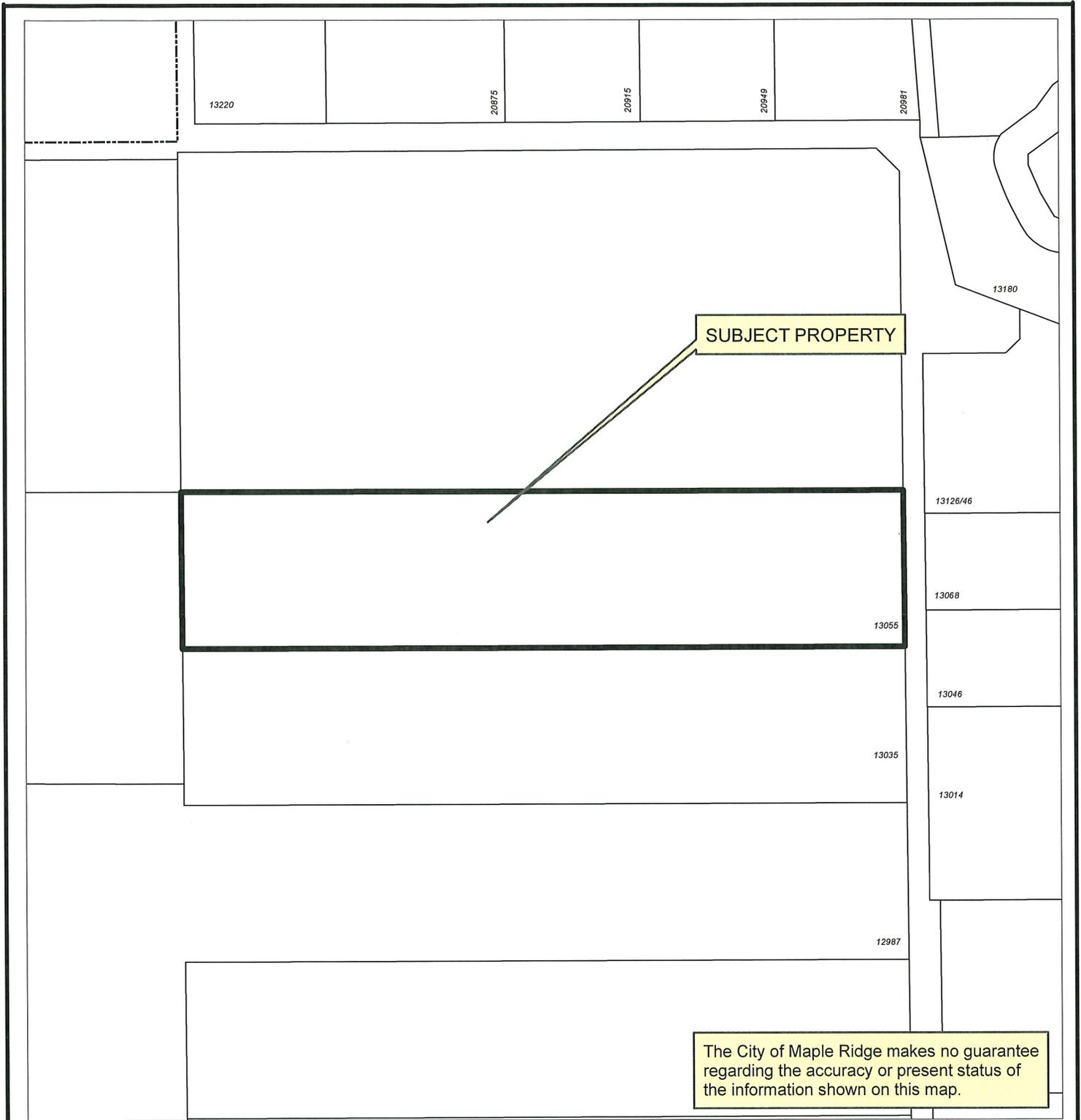
LEGAL: Lot 13 Section 16 Township 12 New Westminster District Plan  
LMP44521  
PID: 024-659-321  
LOCATION: 11540 239A Street  
OWNER: Sureshwar and Renu Narayan  
REQUIRED AGREEMENTS: Temporary Residential Use Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 21-114000 BG.**

**CARRIED**

  
\_\_\_\_\_  
Michael Morden, Mayor  
Chair

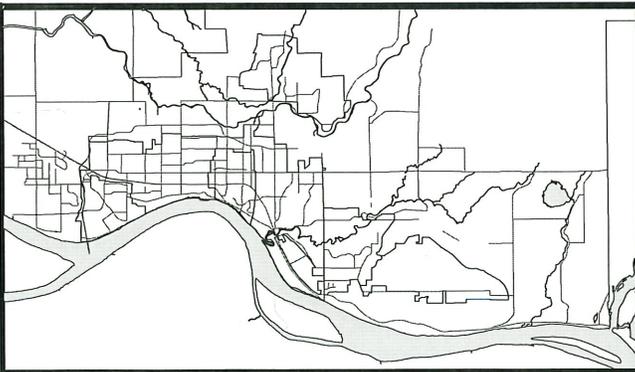
  
\_\_\_\_\_  
Scott Hartman, Chief Administrative Officer  
Member



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

**N**

Scale: 1:3,000

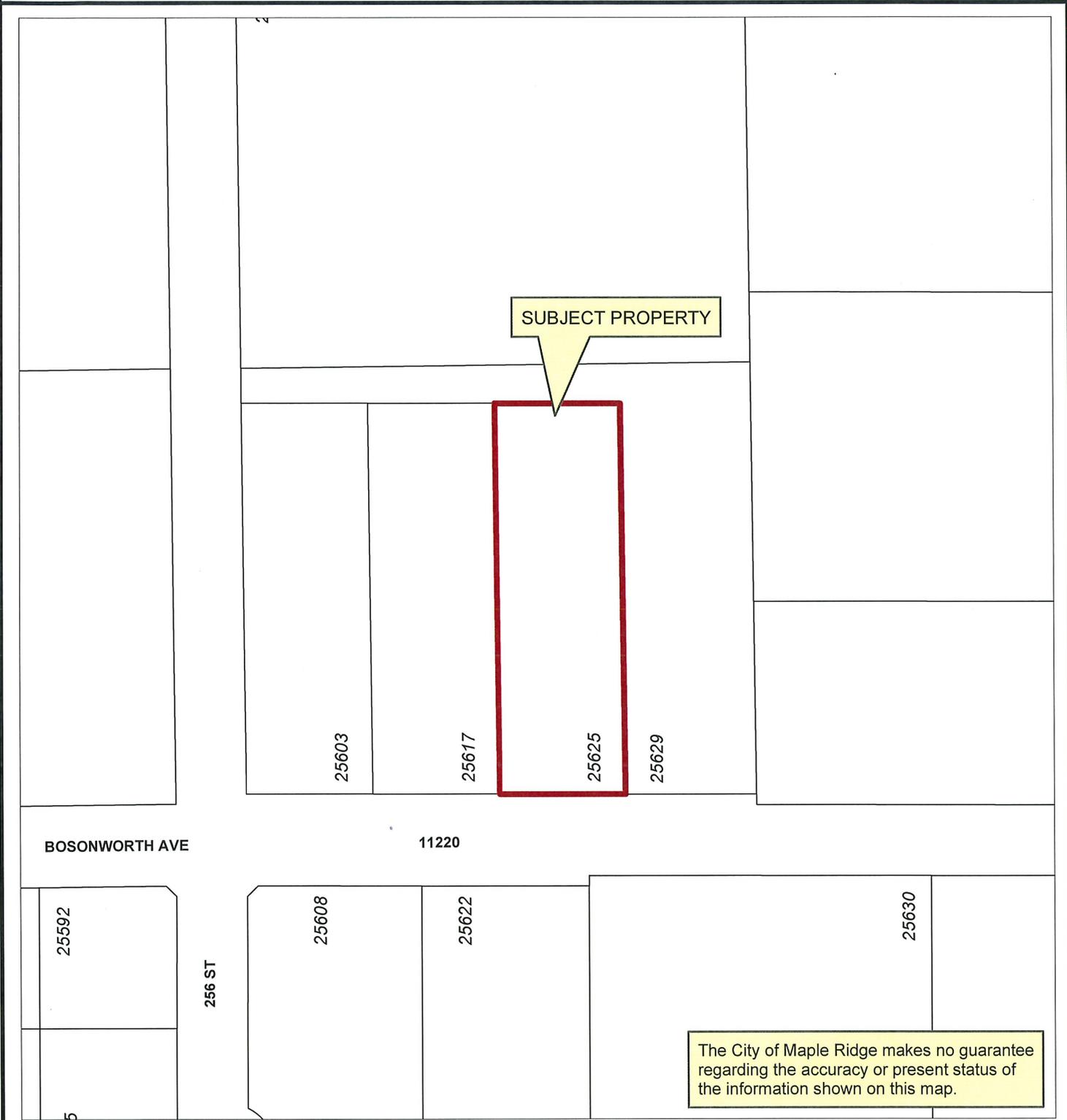


13055 210 Street

ENGINEERING DEPARTMENT

**mapleridge.ca**

FILE: Subject Map (004)  
 DATE: Feb 10, 2022  
 BY: NV



SUBJECT PROPERTY

BOSONWORTH AVE

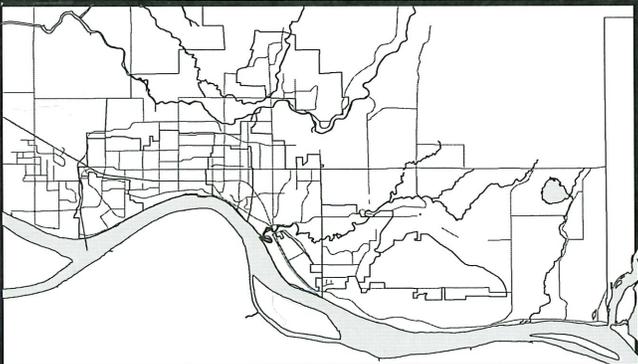
11220

256 ST

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



Scale: 1:1,500



25625 BOSONWORTH AVENUE  
PID: 031-015-646

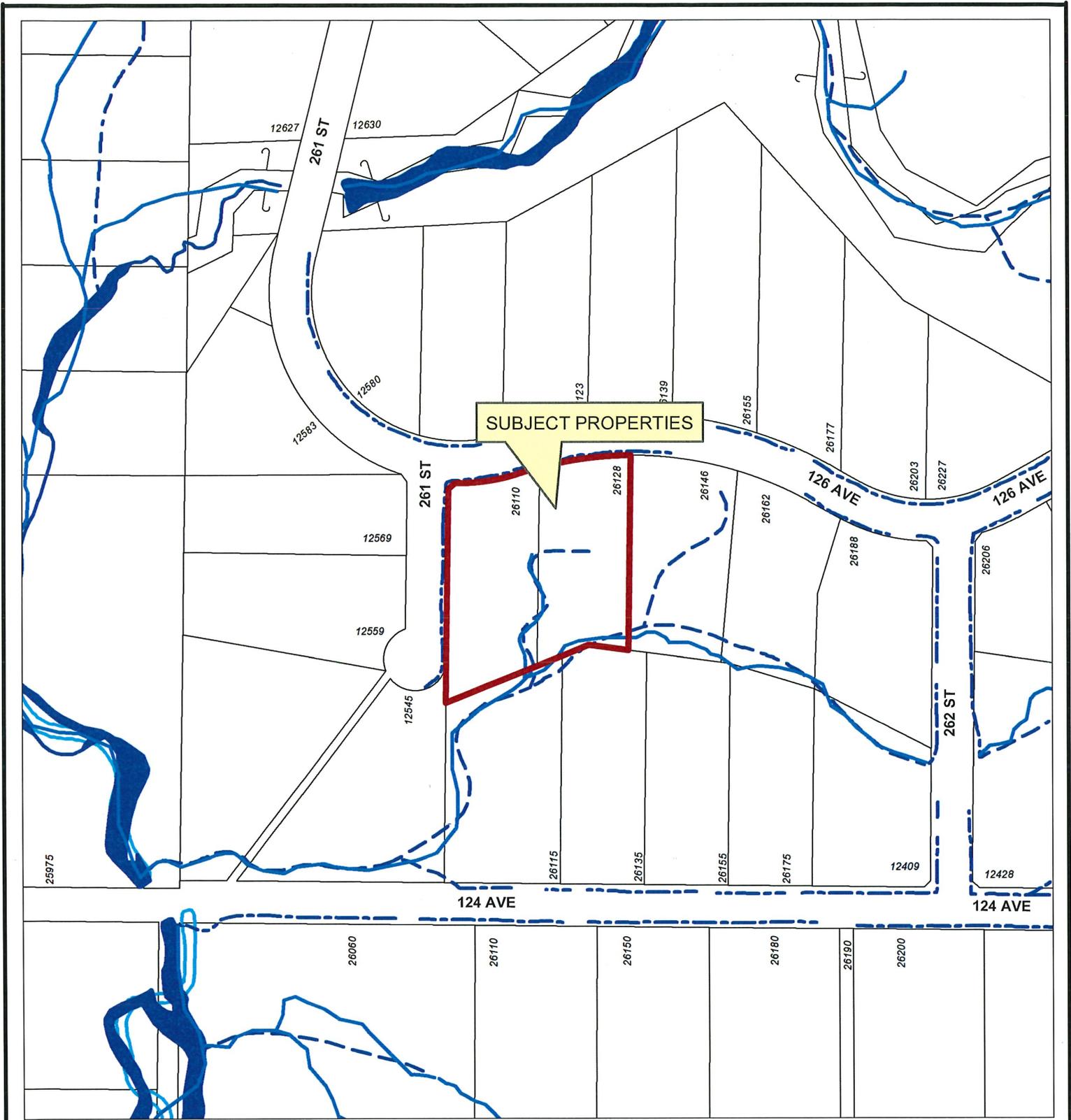
PLANNING DEPARTMENT



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

FILE: Subject Map  
DATE: Feb 11, 2022

BY: PC



SUBJECT PROPERTIES



Scale: 1:2,500

**Legend**

-  Stream
-  Ditch Centreline
-  Edge of River
-  Indefinite Creek
-  River Centreline (Topographic)
-  River
-  Major Rivers & Lakes

26110 & 26128 126 AVENUE  
 PID'S: 030-466-458 & 030-466-466

PLANNING DEPARTMENT

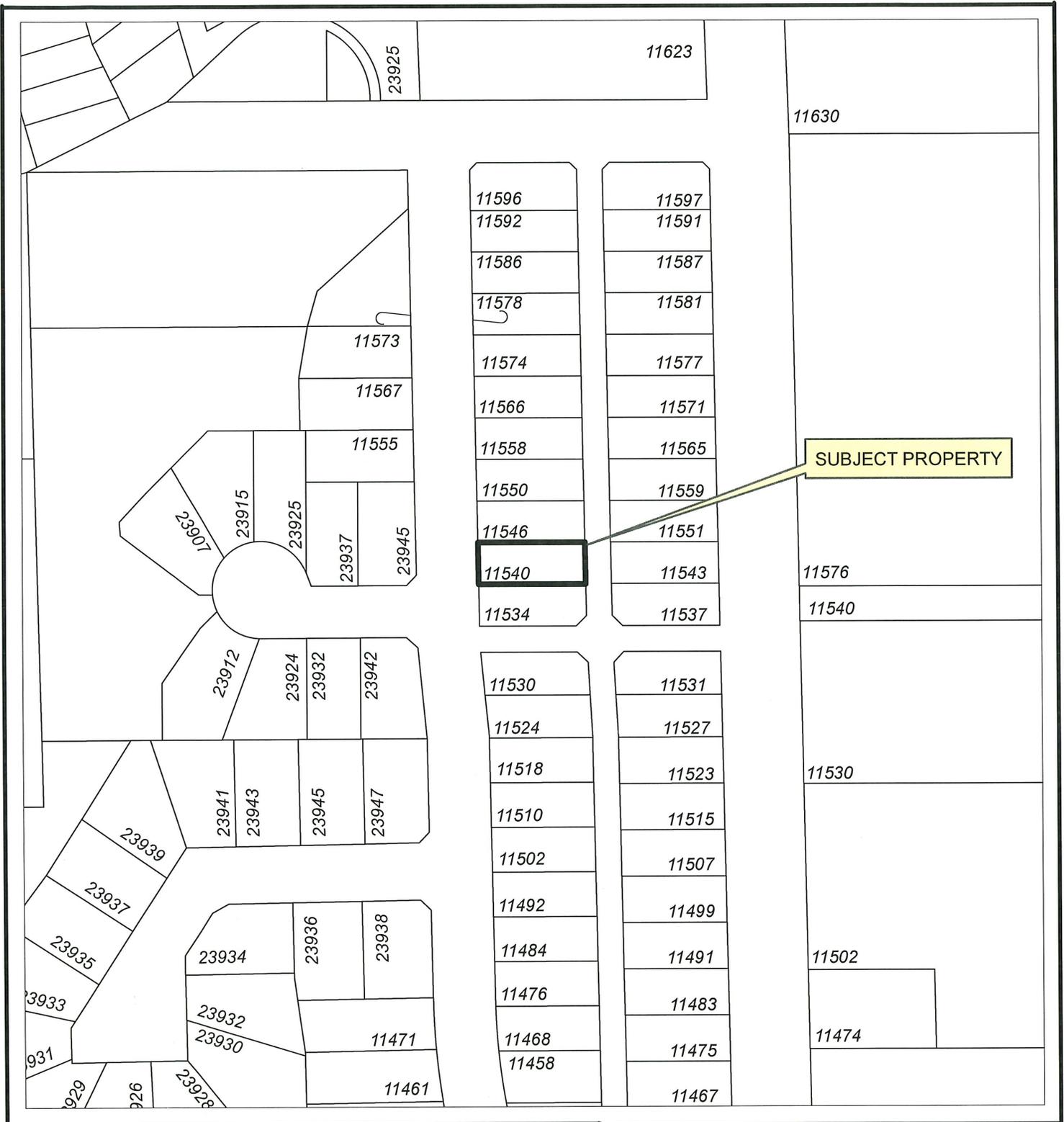


**MAPLE RIDGE**  
 British Columbia

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

FILE: 2016-274-SD  
 DATE: Feb 10, 2022

BY: AH



SUBJECT PROPERTY



Scale: 1:1,500

11540 239A ST

LICENCES, PERMITS & BYLAWS DEPT.



mapleridge.ca

FILE: Subject Map  
DATE: Feb 16, 2022

BY: BS

**CITY OF MAPLE RIDGE  
DEVELOPMENT AGREEMENTS COMMITTEE**

March 2, 2022  
Mayor's Office

CIRCULATED TO:

Michael Morden, Mayor  
Chair

Scott Hartman, Chief Administrative Officer  
Member

Catherine Schmidt, Recording Secretary

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**1. 21-100774 BG**

LEGAL: Lot "G" District Lot 245 Group 1 New Westminster District Plan  
19818  
PID: 010-788-093  
LOCATION: 21661 Ridgeway Crescent  
OWNER: Abhayjeet Singh and Grewal Shalija Tiwari  
REQUIRED AGREEMENTS: Stormwater Management Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 21-100774 BG.**

**CARRIED**

**2. 2021-473-DP**

LEGAL: Lot 67 Except: Firstly; Part Subdivided by Plan 70055 Secondly; Part  
Subdivided by Plan 70496; Thirdly; Part Subdivided by Plan 86659  
Fourthly Part Subdivided by Plan LMP24825 Fifthly; Part Subdivided  
by Plan LMP31249, District Lot 280 Group 1 New Westminster  
District Plan 63221  
PID: 001-983-938  
LOCATION: 11545 Kingston Street  
OWNER: Buchmann Properties Inc.  
REQUIRED AGREEMENTS: Release of Covenant (AD207375)

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 2021-473-DP.**

**CARRIED**

**3. 21-118179 BG/21 -110365 BG**

LEGAL: Lot 30 Section 32 Township 12 New Westminster District Plan EPP93695; Lot 34 Section 32 Township 12 New Westminster District Plan EPP93695;  
PID: 030-913-225/030-913-268  
LOCATION: 14142 Mier Drive and 14119 Mier Drive  
OWNER: Morningstar Homes Ltd. (Robert Bruno and Ryan Lucy)  
REQUIRED AGREEMENTS: Temporary Residential Use Covenant (2)

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 21-118179 BG and 21 -110365 BG.**

**CARRIED**

**4. 21-118692 BG/21-119959 BG/21-120406 BG/ 21-121036 BG/ 21-121382 BG**

LEGAL: Lot 59 Section 32 Township 12 New Westminster District Plan EPP93695; Lot 63 Section 32 Township 12 New Westminster District Plan EPP93695; Lot 64 Section 32 Township 12 New Westminster District Plan EPP93695; Lot 67 Section 32 Township 12 New Westminster District Plan EPP93695; Lot 109 Section 32 Township 12 New Westminster District Plan EPP93695  
PID: 030-913-519/030-913-551/030-913-560/030-913-594/030-914-019  
LOCATION: 14033 Buckels Drive, 14057 Buckels Drive, 14063 Buckels Drive, 14081 Buckels Drive, 14084 Buckels Drive  
OWNER: Morningstar Homes Ltd. (Robert Bruno and Ryan Lucy)  
REQUIRED AGREEMENTS: Temporary Residential Use Covenants (5)

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 21-118692 BG/21-119959 BG/21-120406 BG/ 21-121036 BG/ 21-121382 BG.**

**5. 21-103471 BG**

LEGAL: Lot B Section 31 Township 12 New Westminster District Plan  
BCP43178  
PID: 028-105-770  
LOCATION: 21791 136 Avenue  
OWNER: Jarnail Singh Biln and Jaspal Kaur Biln  
REQUIRED AGREEMENTS: Release of Covenant (BB338162)  
Flood Protection Covenant  
Geotechnical Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 21-103471 BG.**

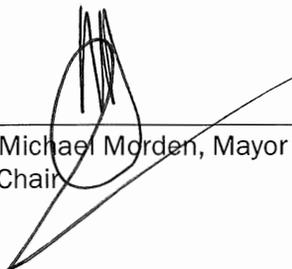
**CARRIED**

**6. 20-121097 BG**

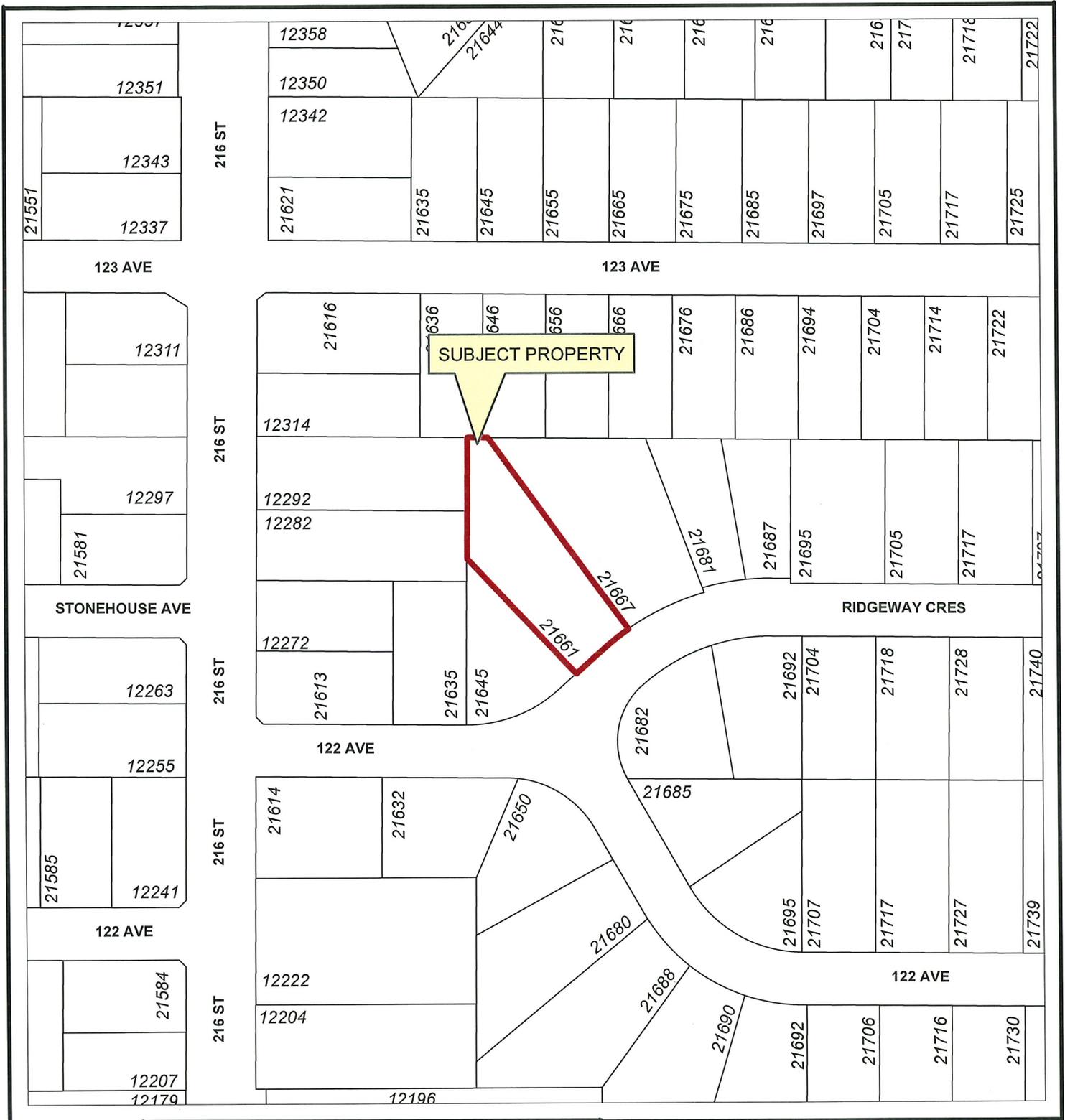
LEGAL: Lot 38 Section 23 Township 12 New Westminster District Plan 43059  
PID: 006-633-412  
LOCATION: 12564 251 Street  
OWNER: Jorge Silva Gutierrez and Tirz Madrigal Gaviria  
REQUIRED AGREEMENTS: Sump Pump Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 20-121097 BG.**

**CARRIED**

  
\_\_\_\_\_  
Michael Morden, Mayor  
Chair

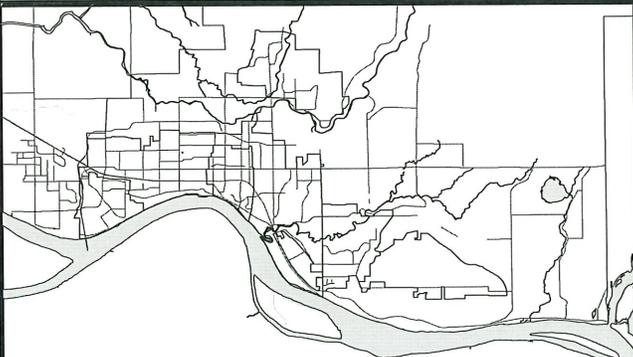
  
\_\_\_\_\_  
Scott Hartman, Chief Administrative Officer  
Member



**SUBJECT PROPERTY**



Scale: 1:1,500



**21661 RIDGEWAY CRESCENT**  
**PID: 010-788-093**

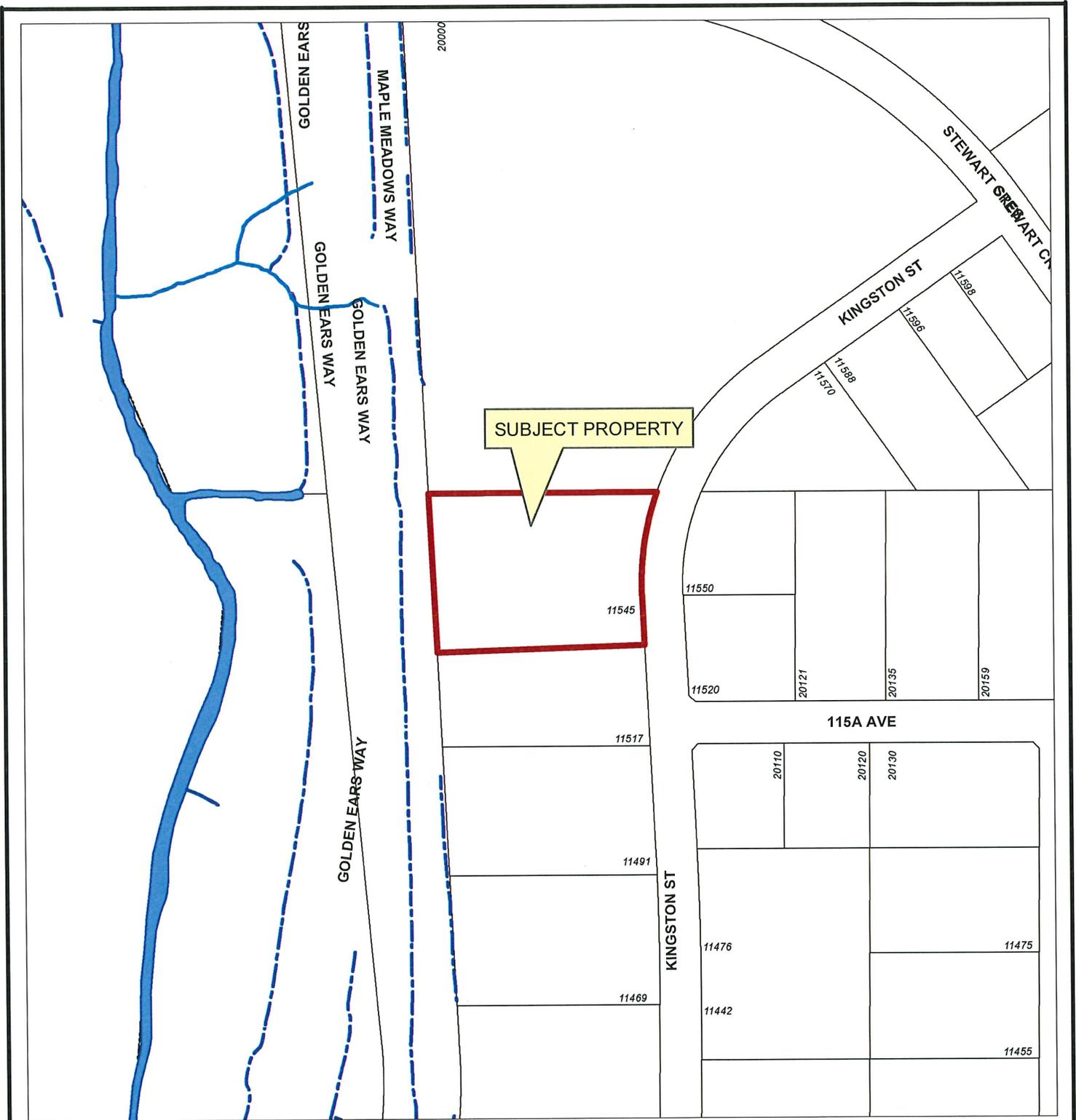
PLANNING DEPARTMENT



**mapleridge.ca**

FILE: Subject Map  
 DATE: Feb 11, 2022

BY: PC



Scale: 1:2,500

**Legend**

-  Stream
-  Canal Edge
-  Ditch Centreline
-  Indefinite Creek
-  Canal

11545 KINGSTON ST  
PID 018-852-394

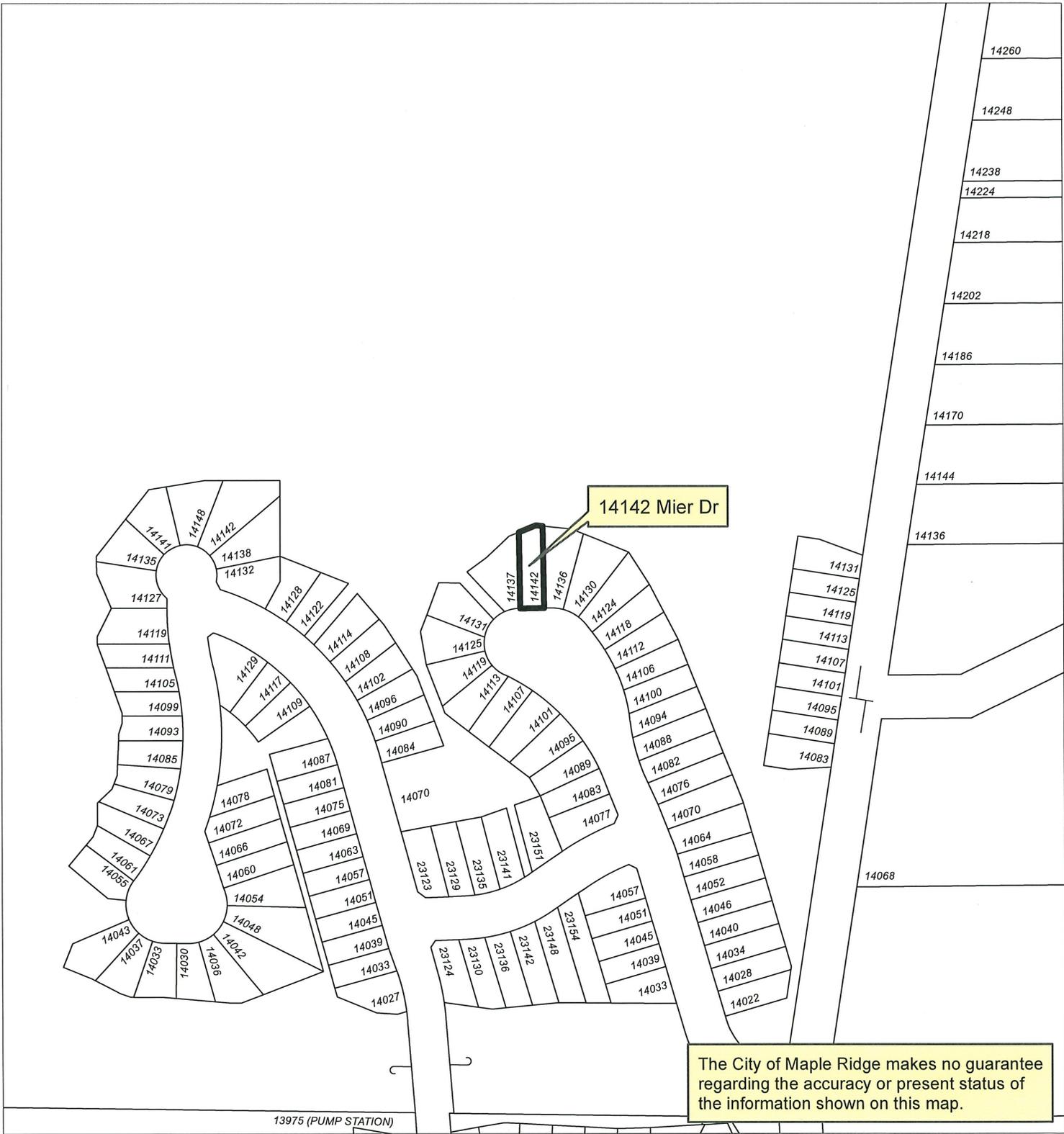
PLANNING DEPARTMENT



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

FILE: 2021-473-DP/VP  
DATE: Jan 26, 2022

BY: AH



14142 Mier Dr

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

13975 (PUMP STATION)

14142 Mier Dr

ENGINEERING DEPARTMENT



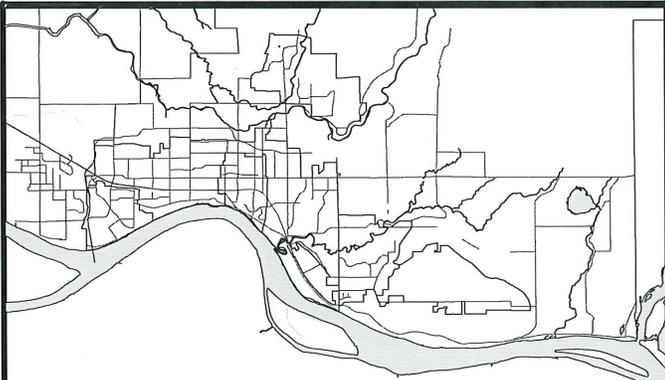
mapleridge.ca

FILE: Subject Map  
DATE: Feb 25, 2022

BY: JM



Scale: 1:2,500

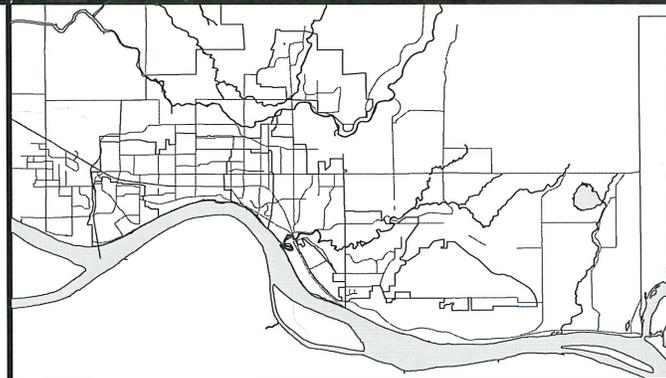




The City of Maple Ridge makes no guarantee regarding the accuracy or present status of the information shown on this map.



Scale: 1:4,851



14119 Mier Dr

ENGINEERING DEPARTMENT



**MAPLE RIDGE**  
British Columbia

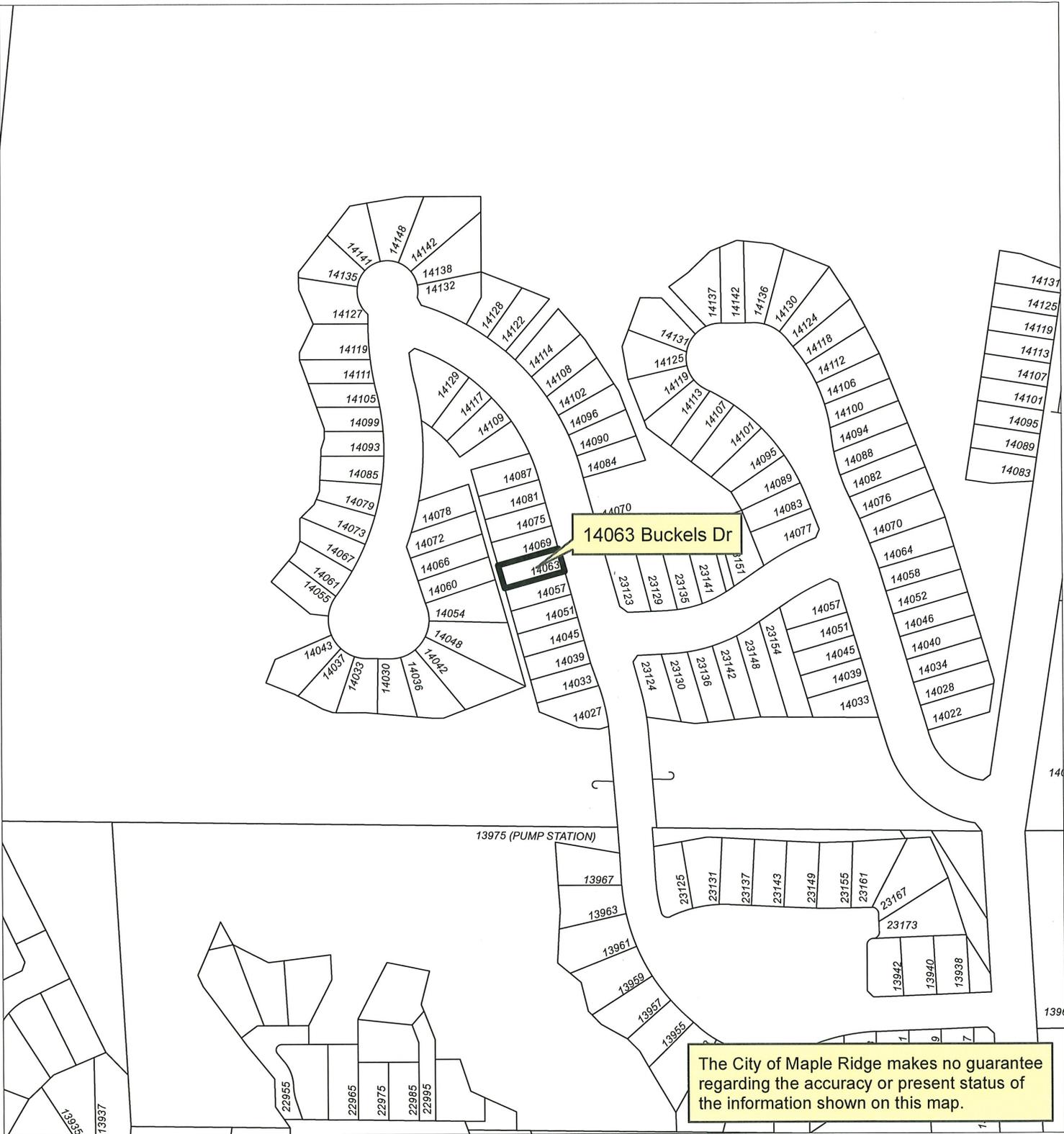
[mapleridge.ca](http://mapleridge.ca)

FILE: Subject Map  
DATE: Feb 25, 2022

BY: JM





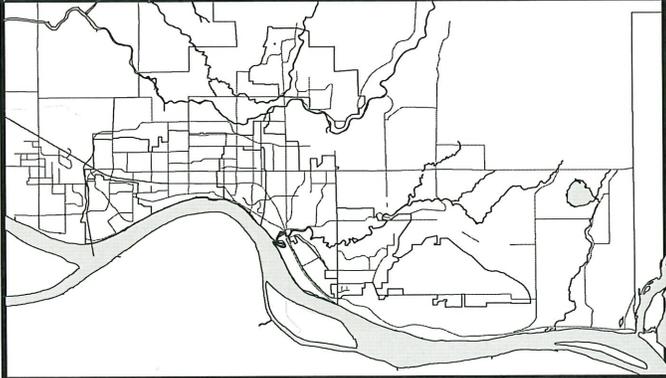


14063 Buckels Dr

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



Scale: 1:2,500



## 14063 Buckels Dr

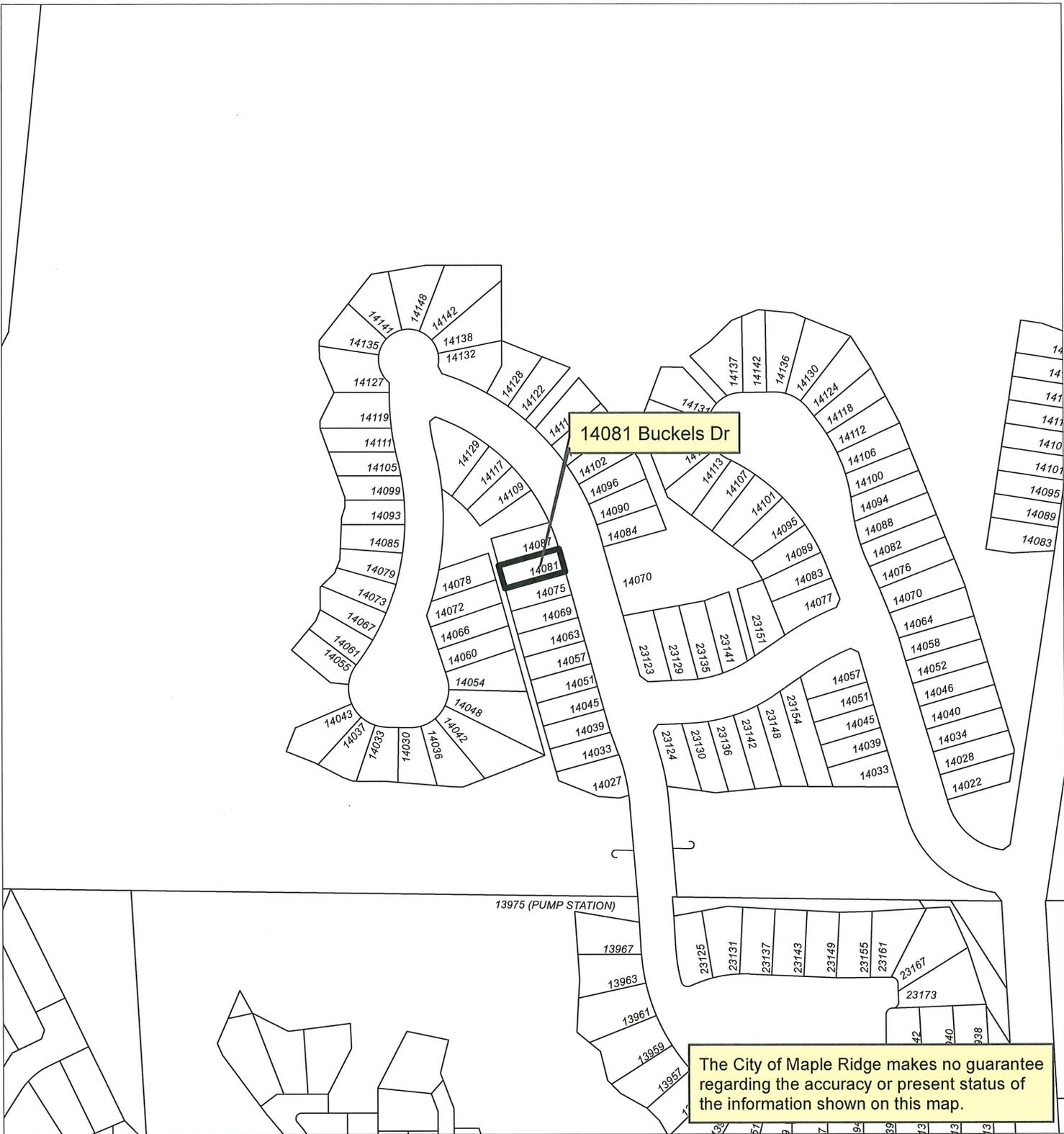
ENGINEERING DEPARTMENT



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

FILE: Subject Map  
DATE: Feb 25, 2022

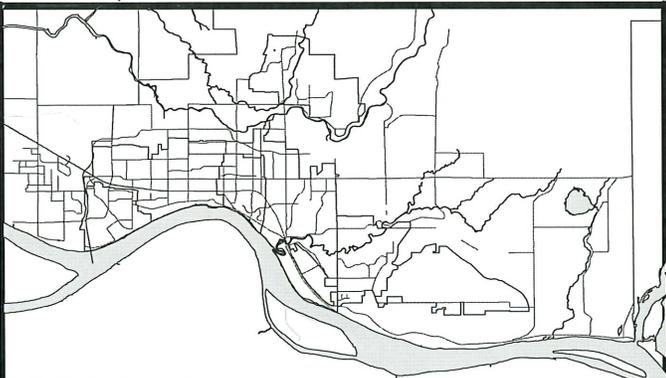
BY: JM



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



Scale: 1:2,500



## 14081 Buckels Dr

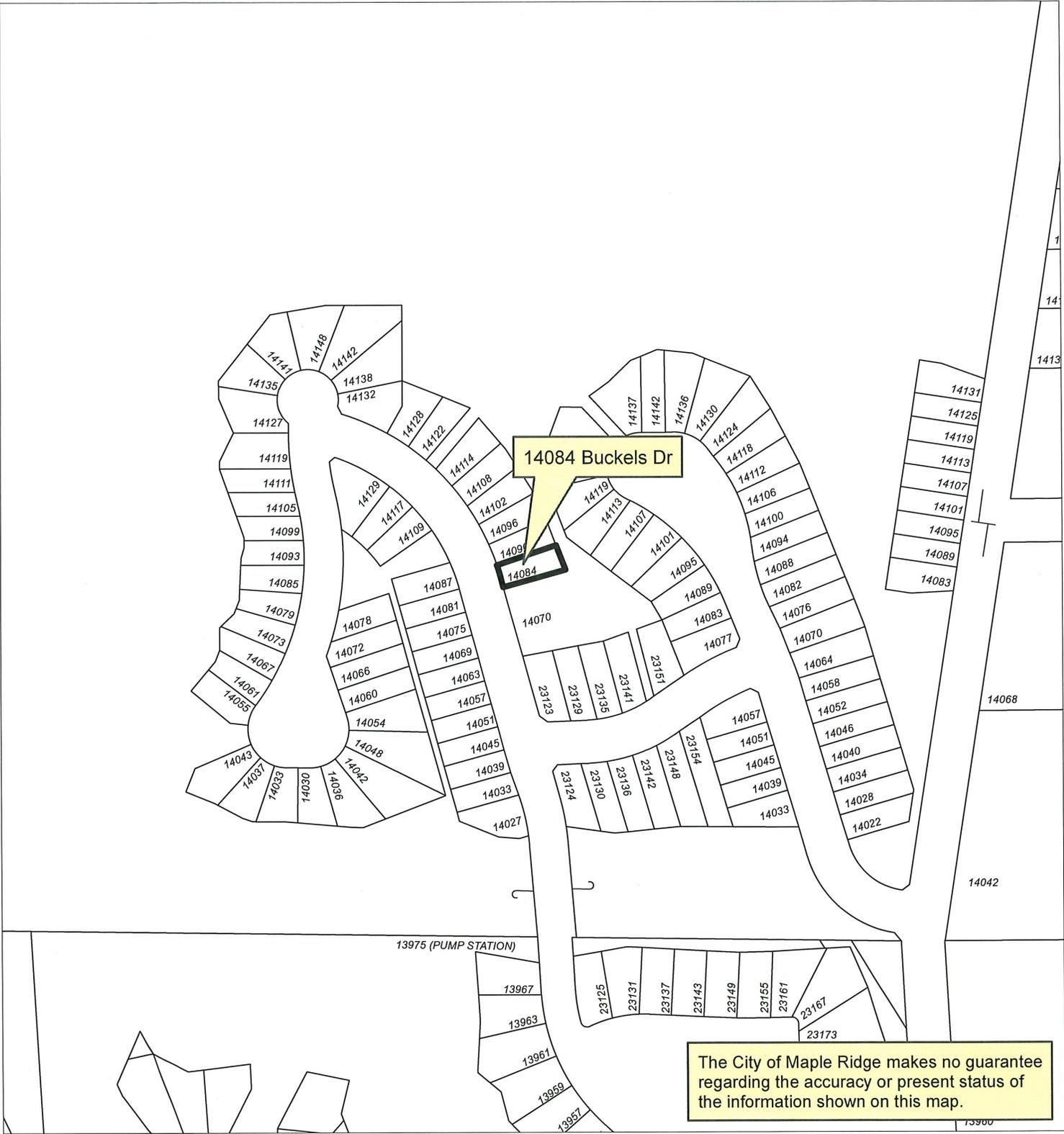
ENGINEERING DEPARTMENT



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

FILE: Subject Map  
DATE: Feb 25, 2022

BY: JM



14084 Buckels Dr

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

Scale: 1:2,500



# 14084 Buckels Dr

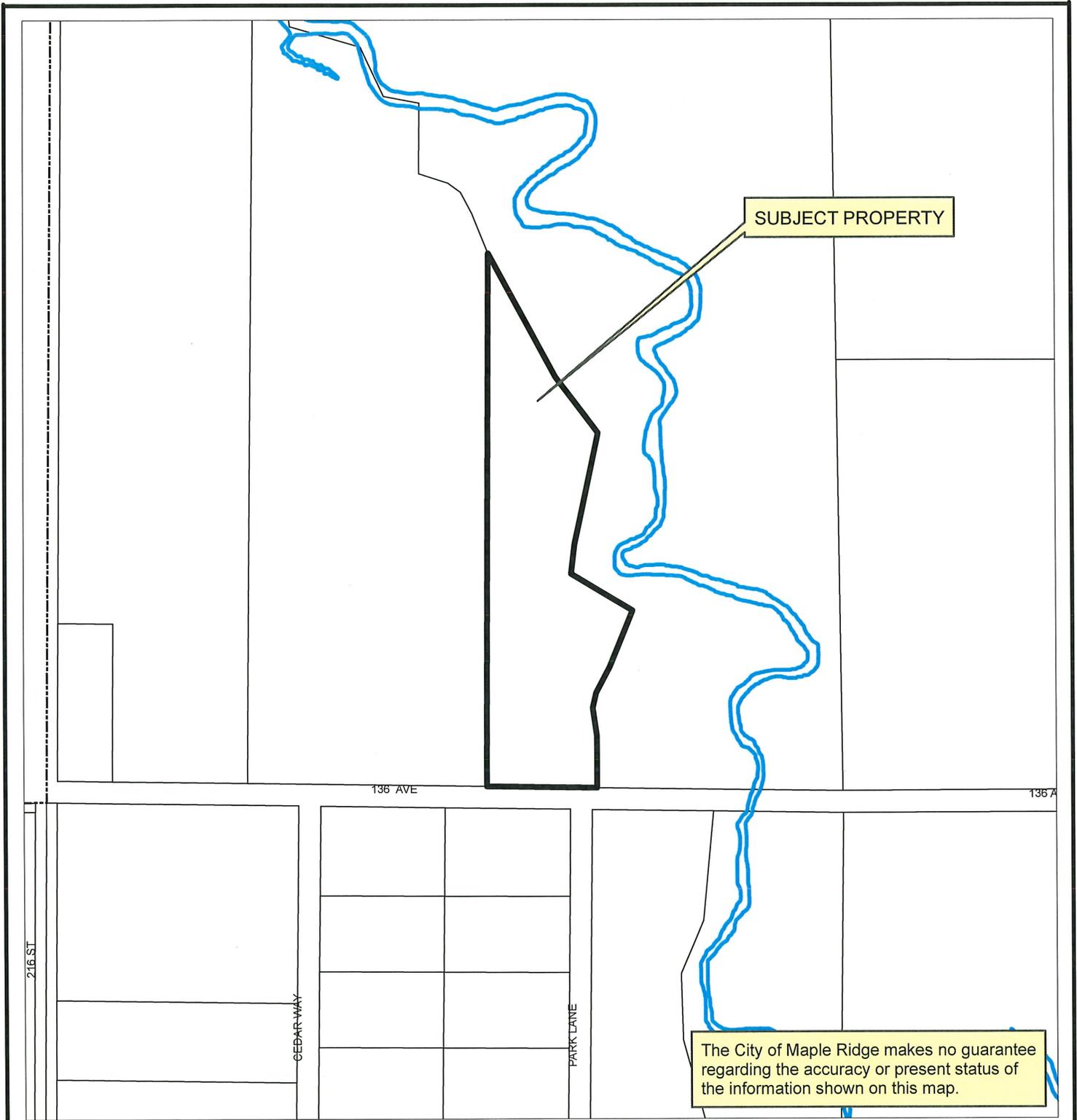
ENGINEERING DEPARTMENT



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

FILE: Subject Map  
DATE: Feb 25, 2022

BY: JM

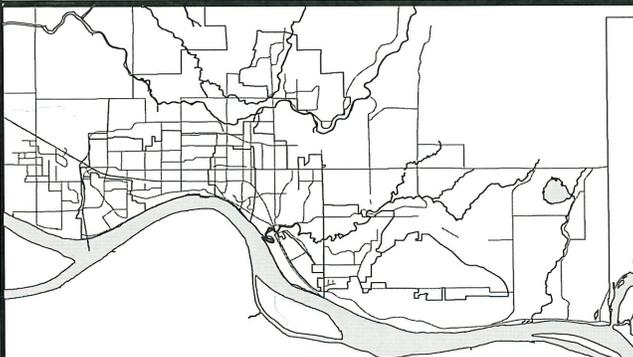


21791 136 Ave

ENGINEERING DEPARTMENT



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



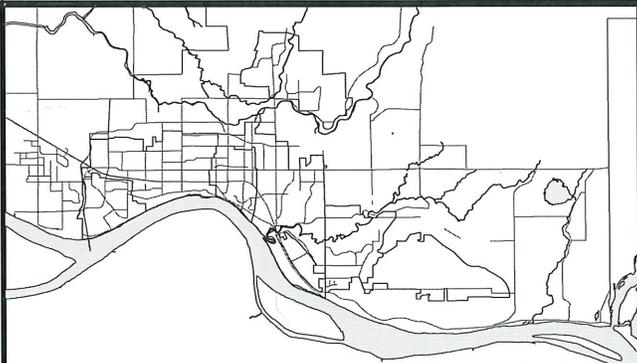
Scale: 1:4,851

FILE: Subject Map (004)  
DATE: Feb 28, 2022

BY: NV



Scale: 1:2,500



12564 251 St.

LICENCES, PERMITS & BYLAWS DEPT.



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

FILE: Subject Map  
DATE: Mar 1, 2022

BY: RA



City of Maple Ridge  
Advisory Design Panel  
**MEETING MINUTES**  
January 19, 2022 Regular Meeting

The Minutes of the Regular Meeting of the Maple Ridge Advisory Design Panel (ADP)  
held via Zoom teleconference on Wednesday, January 19, 2022 at 4:00 pm.

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**PANEL MEMBERS PRESENT**

Jaswinder Gabri	Architect AIBC
Jose Gonzalez	Landscape Architect BCSLA
Sang Kim	Architect AIBC
Meredith Mitchell, Chair	Landscape Architect BCSLA
Andrea Scott, Vice Chair	Architect AIBC

**STAFF MEMBERS PRESENT**

Wendy Cooper	Staff Liaison, Planner
Mike McLean	Committee Clerk

**PANEL MEMBERS ABSENT**

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1. **CALL TO ORDER – 4:06 pm**

2. **APPROVAL OF AGENDA**

R/2022-001

It was moved and seconded

**That the agenda for the January 19, 2022 Advisory Design Panel Regular Meeting be approved as circulated.**

CARRIED UNANIMOUSLY

3. **ADOPTION OF MINUTES**

R/2022-002

It was moved and seconded

**That the minutes for the September 15, 2021 Advisory Design Panel Regular Meeting be adopted.**

CARRIED UNANIMOUSLY

4. **QUESTION PERIOD**

5. **NEW AND UNFINISHED BUSINESS**

5.1 **Member Introductions**

The Staff Liaison welcomed new and returning members to the Advisory Design Panel.

5.2 **Chair and Vice Chair Selection**

The Committee elected Meredith Mitchell as Chair and Andrea Scott as Vice Chair of the Advisory Design Panel for 2022.

Doc#2968050

R/2022-003

It was moved and seconded

**That Meredith Mitchell be appointed Chair of the Advisory Design Panel for 2022.**

CARRIED UNANIMOUSLY

R/2022-004

It was moved and seconded

**That Andrea Scott be appointed Vice Chair of the Advisory Design Panel for 2022.**

CARRIED UNANIMOUSLY

### 5.3 Advisory Design Panel Overview

The Staff Liaison provided an overview of the Advisory Design Panel.

## 6. PROJECTS

### 6.1 Development Permit No: 2018-489-RZ / 22058 119 Avenue

The Chair welcomed the project team to the meeting and introduced the members of the ADP. The Staff Liaison provided a brief overview of a submission for an 88-unit, 4 storey apartment building. The project team presented the development plans and answered questions from the Panel.

R/2022-005

It was moved and seconded

**That the Advisory Design Panel has reviewed application 2018-489-RZ and recommends that the application be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:**

#### Architectural Comments:

- Consider enhancement of exterior architecture through colour and articulation;
- Consider enhancing prominence of main entry;
- Provide ramp into main entrance for equal opportunity access;
- Explore the interface with street for a more lively frontage;
- Ensure number of bike racks meets minimum requirements and consider e-bike parking;
- Consider third elevator and review code requirements for length of corridor and accessibility and convenience;
- Consider compromised layout of units A and C, including sunlight and privacy.

#### Landscape Comments:

- Address limited diversity of tree species, in particular on slab;
- Provide adequate soil volume for trees (10 m<sup>3</sup> of soil per tree);
- Ensure plant material is appropriate for light levels in northern courtyard;
- Explore opportunities for increasing programming, e.g. children's play space or other;
- Provide screening to temporary garbage pad on street frontage;
- Consider expanding single row of shrubs in narrow terraced retaining wall planters.

CARRIED UNANIMOUSLY

**6.2 Development Permit No: 2020-421-DP/ 12026 Dunbar Street and 22137 Dewdney Trunk Road**

The Chair welcomed the project team to the meeting and introduced the members of the ADP. The Staff Liaison provided a brief overview of a re-submission for a 100-unit residential apartment building with 4 ground level commercial retail units. The project team presented the development plans and answered questions from the Panel.

R/2022-006

It was moved and seconded

**That the Advisory Design Panel has reviewed application 2020-421-DP and recommends that the application be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow up:**

**Architectural Comments:**

- Consider addition of decorative façade with texture and colour on east and north sides;
- Provide a visual cue to the commercial units through architectural and landscape elements;
- Explore opportunities to provide natural light in parking through either skylights from above or openings in façade.

**Landscape Comments:**

- Consider providing additional landscape behind separate amenity building on level 2;
- Consider enhancing buffer and privacy of residential patios on Dunbar Street;
- Consider additional programming of level 2 amenity area, including children's play;
- Provide adequate soil volume for trees (10 m<sup>3</sup> of soil per tree), including on slab.

CARRIED UNANIMOUSLY

**6.3 Development Permit No: 2021-586-DP/ 12051 & 12062 223 Street and 22295, 22255, 22289 & 22299 Dewdney Trunk Road**

The Chair welcomed the project team to the meeting and introduced the members of the ADP. The Staff Liaison provided a brief overview of a submission for an approximately 396-apartment and 1008 sq. m. of retail shops. The project team presented the development plans and answered questions from the Panel.

R/2022-007

It was moved and seconded

**That the Advisory Design Panel has reviewed application 2021-586-DP and recommends that the following concerns be addressed and digital versions of revised drawings and memo be submitted to Planning staff; and further that Planning staff forward this on to the Advisory Design Panel for information.**

**Architectural Comments:**

- Explore variability in texture, material or colour to enhance aspects of tower fins;
- Enhance pedestrian character of corridor along all sides of clubhouse;
- Increase prominence of front entrance to phase 3 building;
- Consider additional elements to commercial façade to integrate with surrounding buildings;
- Consider incorporating copper paneling on amenity building into other buildings to provide campus character;
- Incorporate colour glazing at rear of phase 3 into tower.

Doc#2968050

**Landscape Comments:**

- Increase amenity areas on rooftop on building 3 for additional usable space;
- Consider green roofs or green elements on lower buildings;
- Consider decorative elements, such as a green wall, on second floor of clubhouse area to enhance south façade with shade-tolerant plant material;
- Ensure planting beds have appropriate planting materials and/or trees that will be tolerant to light conditions;
- Provide adequate soil volume for trees (10 m<sup>3</sup> of soil per tree);

CARRIED UNANIMOUSLY

**6.4 Development Permit No: 2020-413-DP/ 10366 240 Street**

The Chair welcomed the project team to the meeting and introduced the members of the ADP. The Staff Liaison provided a brief overview of a submission for a 30-unit townhouse development under the RM-1 zone. The project team presented the development plans and answered questions from the Panel.

R/2022-008

It was moved and seconded

**That the Advisory Design Panel has reviewed application 2020-413-DP and recommends that the following concerns be addressed and digital versions of revised drawings and memo be submitted to Planning staff; and further that Planning staff forward this on to the Advisory Design Panel for information.**

**Architectural Comments:**

- Consider detailing for roof maintenance and drainage for shed roofs;
- Review overhangs in consideration with architectural intent;
- Consider bookending colour palettes of building blocks;
- Ensure vehicle parking spaces have adequate maneuvering space;
- Confirm internal road widths meet zoning bylaw;
- Confirm tandem parking is full car depth;
- Explore alternate window rhythm on street frontage.

**Landscape Comments:**

- Explore alternative programming in small amenity spaces at units 14 and 5;
- Consider incorporating tree protection area into amenity area;
- Improve access to amenity area for residents of buildings 1, 2 and 3;
- Examine consistency of grading between patio and yard space and potential issues for stormwater management;
- Consider planting in internal roads.

CARRIED UNANIMOUSLY

Note: J. Gabri recused himself from agenda item 6.5 as he is the Architect for the project.

Note: J. Gabri left the meeting at 10:08 pm.

## 6.5 Development Permit No: 2018-289-DP/ 22058 119 Avenue

The Chair welcomed the project team to the meeting and introduced the members of the ADP. The Staff Liaison provided a brief overview of a re-submission for a 102-unit townhouse development. The project team presented the development plans and answered questions from the Panel.

R/2022-009

It was moved and seconded

**That the Advisory Design Panel has reviewed application 2018-289-DP and recommends that the following concerns be addressed and digital versions of revised drawings and memo be submitted to Planning staff; and further that Planning staff forward this on to the Advisory Design Panel for information.**

### Architectural Comments:

- Improve connection from indoor amenity to outdoor amenity spaces;
- Explore series of colour palettes to improve massing and wayfinding;
- Explore opportunities for rooftop patios;
- Explore opportunities to increase prominence of front entries.

### Landscape Comments:

- Address isolation of outdoor amenity space and limited access to central amenity area;
- Incorporate dedicated pedestrian circulation and cross paths to enhance walkability of site;
- Improve limited bike parking options with better integration into entire site;
- Highlight access to outdoor amenity spaces with road treatment;
- Consider additional bio swales to improve permeability in open spaces;
- Review narrow terraced walls for required soil volume for trees (10 m<sup>3</sup> of soil per tree);
- Provide complete landscape plans for review to panel;
- Triangular landscape median appears to be opportunity for feature.

CARRIED UNANIMOUSLY

JASWINDER GABRI DID NOT VOTE

## 7. CORRESPONDENCE

## 8. ADJOURNMENT – 10:25 pm.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, February 16, 2022.

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Wendy Cooper, Acting Chair

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Meredith Mitchell, Chair

**702 Reports**

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

**FROM:** Chief Administrative Officer

**MEETING DATE:** March 8, 2022

**FILE NO:** 01-0110-01-2022

**MEETING:** Council

**SUBJECT:** Council Workplan Matrix – March 8, 2022

**EXECUTIVE SUMMARY:**

On February 22, 2022 Council received an updated version of the Council Workplan Matrix. As a result of the feedback, two new items have been added to the Matrix: a review of the business planning framework and presentation of the Traffic Calming Dashboard. Three reports that were already listed have been shifted to later in the year.

**RECOMMENDATION:**

*That the Council Workplan Matrix dated March 8, 2022 be endorsed.*

**DISCUSSION:**

**a) Background Context:**

At the Council Workshop meeting of February 22, 2022, Council requested additional items to be added to the Matrix. The following reports have been added or changed on the Matrix:

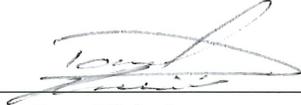
Report Title	Workplan Status	Date
Business Planning Framework	New	25-Apr
Traffic Calming Dashboard	New	12-Jul
Fraser River Escarpment	Change	26-Apr
Implications of Climate Change on Storm Water Management	Change	28-Jun
Building Permit Services Review	Change	Q2 2022

Updates that Council will receive, which are not noted on the Matrix, include a review of public feedback on 117 Avenue corridor improvements, taking place on March 8, and an presentation from TransLink in Q2 2022.

The Abernethy Corridor was also a topic of interest for follow-up. Council's direction has set the stage for conceptual design for Abernethy Way from 232-240 Street and conceptual design for a bridge at 240 Street. Staff continue to explore alternate funding sources to address senior government portion identified in the Capital Program.

**CONCLUSION:**

Council's Work Plan Matrix has been updated with two new items scheduled in 2022. The Matrix, as provided, does not capture all of the work undertaken by the City. The document is a snapshot of when priority deliverables relating to Strategic Plan will be presented to Council.



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*Prepared by:* **Dan Olivieri**  
Manager of Corporate Planning & Consultation



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



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



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



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

**Attachments:**

- (A) Council Workplan Matrix – March 8, 2022 - Completed Items
- (B) Council Workplan Matrix – March 8, 2022 - New & In Progress Items

## Council Workplan Matrix - March 8, 2022

## Completed Items

Date est.	Meeting	Report Title	Dept	Outcome/Next Steps	Status	Strategic Alignment
14-Jan-19	Other	City of Pitt Meadows Joint Meeting	Corp Support	Due to COVID-19, meetings held as needed North Lougheed and Related Infrastructure	Ongoing	Relations
22-Jan-19	CoW	Maple Ridge Sport and Physical Activity Strategy Implementation Plan	Park/Fac	Implementation plan review by Council	Endorsed Jan 29, 2019	Safety
29-Jan-19	Workshop	Grant Monitoring Presentation	SCP	Overview of staff tools, practices and sources of information - for Council information	Complete	Growth
29-Jan-19	Workshop	Maple Ridge Community Heritage Register Update: Additional Statements of Significance	Planning	Report identifying properties for inclusion in the Heritage Registry	Approved Feb 12, 2019	Pride
5-Feb-19	Workshop	Leisure Centre Renovation Update (and Tour)	Park/Fac	M. Millward, Facilities Operations Manager, presented a time lapsed video of the site over the last 9 months of renovations.	Complete	Pride
12-Feb-19	Workshop	Regulations for the Production & Processing of Cannabis - Discussion Paper	Planning	Background and options report on the production and processing of cannabis. Staff to bring back policy and bylaw options.	Complete	Growth
12-Feb-19	Council	Culture Plan Implementation Framework	RCE	Implementation schedule presented to Council	Endorsed Feb 12, 2019	Pride
25-Feb-19	Other	MLAs Joint Meeting (bi-monthly)	LLS	Regularly scheduled bi-monthly meetings	Ongoing	Relations
26-Feb-19	Workshop	2019 Property Assessments Review	Finance	Report highlighting residential and commercial growth and market changes by geographic area	Complete	Growth
5-Mar-19	CoW	Maple Ridge Business Licencing and Regulation Amending Bylaw	Bylaws	- Amendments adopted April 9, 2019 - Provincial applications for Cannabis use subject to City review - New fee for application review - Established new category for Cannabis services	Adopted April 9, 2019	Growth
12-Mar-19	Council	Social Housing Plan – Presentation	Planning	Introduce a draft plan for submission to the Province	Adopted Mar 12, 2019	Safety
19-Mar-19	Workshop	Tree Appeal Process – Liability Reduction Findings for Tree Permit Appeal – 12238 Creston Street	Planning	- Liability reduction findings presented & Council decision to issue Tree Cutting Permit for 12238 Creston Street - Review of Tree Cutting Permit process and details of application Jan 14, 2019	Approved Mar 19, 2019	Environment

\*Dates are estimated. Please check meeting agendas at [mapleridge.ca/640](http://mapleridge.ca/640) as adjustments are to be expected.

## Council Workplan Matrix - March 8, 2022

## Completed Items

Date est.	Meeting	Report Title	Dept	Outcome/Next Steps	Status	Strategic Alignment
19-Mar-19	Workshop	Single Family Residential Building Permit Frontage Improvements Policy	Eng	Policy discussion on proposed criteria to govern requirements for frontage upgrades, specifically for building permit applications.	Adopted April 9, 2019	Growth
2-Apr-19	CoW	Maple Ridge Filming Fees Amending Bylaw No. 7538-2019	Ec Dev	Review and update the current filming process and associated fees	Adopted May 1, 2019	Growth
2-Apr-19	Workshop	Council Engagement Program Recommendations	Comms	2019-2022 Engagement Program endorsed by Council	Endorsed Apr 2, 2019	Pride
9-Apr-19	Workshop	Draft Farm Protection Development Permit Area Guidelines (FPDP) and Consultation Process	Planning	Report to introduce new Development Permit requirements for the protection of farm use properties	No Further Direction	Environment
9-Apr-19	Workshop	Metro Vancouver Katzie Pump Station Upgrades & North Langley Sewage Treatment Plant Update	Eng	MV presentation of MV plans for improvements to the Katzie Pump Station and future re-routing of sewage to North Langley	Complete	Relations
16-Apr-19	Workshop	Commercial Industrial Strategy - Employment Lands Update	Planning	Report back on process background and next steps for Yennadon Area	Complete	Growth
16-Apr-19	AFC	Property Tax Rates Bylaw	Finance	Present a bylaw informed by Council direction	Complete	Growth
16-Apr-19	AFC	Financial Plan Amending Bylaw	Finance	Present a bylaw informed by Council direction	Complete	Growth
16-Apr-19	Workshop	Open Government Portal Development Tracking	IT	- Land Development Application Viewer enhancements - Complete - Building Department Check Daily Inspection Schedule - Complete Building 'Hand Holder' application – Nearing completion	Complete	Pride
16-Apr-19	CoW	Social Policy Advisory Committee Update	RCE	Report on SPAC work plan	Complete	Safety
23-Apr-19	Workshop	Urban Development Institute - Building Communities	Admin	Presentation from the UDI regarding best practices for community building	Complete	Relations
23-Apr-19	Workshop	Fire Department Update	Fire	Overview of current services and outcomes	Complete	Safety
7-May-19	CoW	Award of Contract for Hammond Community Centre Renovation Design Services	Park/Fac	Contract awarded renovation design	Awarded May 7, 2019	Growth
7-May-19	CoW	Award of Contract for Maple Ridge Secondary School Track Facility Upgrades Design Services	Park/Fac	Award Contract for the Detailed Design for the Spectator seating, washroom, change room facility and track lighting	Awarded May 14, 2019	Pride
14-May-19	Workshop	Council Procedures Bylaw Discussion	Clerks	Discussion on opportunities to refine existing bylaw	Complete	Pride
14-May-19	Council	Great Canadian Gaming Corp & BC Lottery Corp	Admin	Verbal update from administrative representative of gaming corporations	Complete	Relations
21-May-19	CoW	Award of Contract for Phase One of the Albion Community Centre	Park/Fac	Contract awarded for Phase 1 of project including ground works	Awarded May 28, 2019	Growth
21-May-19	CoW	Water Quality Report	Eng	Annual report on the quality of water throughout the City water distribution system	Complete	Growth

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## Council Workplan Matrix - March 8, 2022

## Completed Items

Date est.	Meeting	Report Title	Dept	Outcome/Next Steps	Status	Strategic Alignment
28-May-19	Workshop	Economic Development Update	Ec Dev	- Post-Secondary Task Force meetings concluded in Q4 2018 - Report seeking further Council direction in Q2 2019 - Update on Mayor's Business Walk and other items	Complete	Growth
4-Jun-19	Workshop	Open Government Portal - enhancements for families and seniors	IT	Currently scoping/refining deliverables. Early wins: seniors-friendly version of WHAM, mock-up of a youth engagement initiative, and pilot for the Loughheed Corridor Study. Investigating the viability to pilot Chat Bot.	Complete	Pride
11-Jun-19	Workshop	Agri-Food Hub: Update	Planning	Report identifying implementation plan for Agri-Food Hub	Complete	Environment
11-Jun-19	Workshop	Backyard Hens: Options Report	Planning	Report back on regulatory zoning options	No Further Direction	Environment
25-Jun-19	Workshop	Secondary Suites Regulatory Review	Planning	- Occupancy requirements for owners removed Jan 26, 2021 - Report back research and outline possible zoning options June 25, 2019	Adopted Jan 26, 2021	Growth
25-Jun-19	Workshop	Capital Plan Update	Finance	Summary of process and funding of Capital Program including current key projects.	Complete	Growth
2-Jul-19	CoW	2019 Community Grants Awards	Finance	Grant awarded	Awarded July 9, 2019	Pride
9-Jul-19	Workshop	RCMP Update	Police	Overview of current services and outcomes	Complete	Safety
23-Jul-19	Workshop	Agricultural Land Commission	Planning	- Joint meeting between ALC & City to discuss recent legislative changes and City initiatives - Jennifer Dyson-Commission Chair and Kim Grout-CEO attended	Complete	Relations
1-Oct-19	Workshop	Cycling on Sidewalks Review	Eng	Initial discussion regarding cycling on sidewalks and changes to Highways and Traffic Bylaw for consideration	Complete	Safety
1-Oct-19	Workshop	RCMP Update	Police	Update on community policing efforts in Maple Ridge	Complete	Safety
8-Oct-19	CoW	Agri-tourism and Eco-tourism Strategies Implementation	Ec Dev	Review of actions related to agri- and eco-tourism from the Tourism Strategy	Complete	Environment
8-Oct-19	Workshop	Business, Industrial & Farm Property Tax Comparisons	Finance	Informed of relative tax burden between classes for different municipalities. Consideration for adjustments to tax policy	Complete	Growth
15-Oct-19	Workshop	Mayor and Council Correspondence Policy	RCE	Update to Policy 3.08 to reflect current processes and demands	Adopted Feb 25, 2020	Pride
15-Oct-19	Workshop	Safer Streets Bylaw	Bylaws	Bylaw prohibiting and establishing fines for panhandling	Adopted Nov 12, 2019	Safety
22-Oct-19	CoW	Maple Ridge Highway and Traffic Amending Bylaw No. 7566-2019	Eng	Revisions to Highway and Traffic Bylaw removing Section 1.1 including cycles and other conveyances	Adopted Nov 12, 2019	Growth
22-Oct-19	Workshop	Official Community Plan Development Permit Exemptions	Planning	OCP DP Exemptions Report and Delegation	Complete	Growth

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## Council Workplan Matrix - March 8, 2022

## Completed Items

Date est.	Meeting	Report Title	Dept	Outcome/Next Steps	Status	Strategic Alignment
5-Nov-19	CoW	Business Planning - Capital Plan	Admin	Capital Program - 5-year project / financial overview	Complete Endorsed Nov 12, 2019	Growth
12-Nov-19	Workshop	Green Infrastructure Strategy	Planning	Policy review process for endorsement		Environment
19-Nov-19	CoW	2020 – 2024 Financial Plan Summary & Presentation	Finance	Overview includes changes from prior year and potential resourcing for incremental changes to service levels and Capital Plan update	Complete	Growth
19-Nov-19	Workshop	Business Planning	Admin	Business Planning Session 2 Note: Session 1 is scheduled for November 18	Complete	Growth
19-Nov-19	CoW	Petitions to Council Policy	Corp Support	Petitions to Council Policy 3.13 to establish requirements and a process for handling public petitions	Adopted Nov 26, 2019	Pride
26-Nov-19	Workshop	Financial Plan Incremental Request Discussion	Admin	Follow up discussion from annual Business Planning process regarding incremental service request increases	Complete	Growth
26-Nov-19	Workshop	Maple Ridge Festival Update	RCE	Representation on the activities and events supported by the City's Festival services	Complete	Pride
3-Dec-19	CoW	Ridge Meadows Recycling Society Partnership and Licence Agreements	Eng	Direction to execute Fee for Service Agreement and License of Use Agreement with Metro Vancouver Dec 10, 2019	Approved Dec 10, 2019	Environment
3-Dec-19	CoW	Traffic Calming Policy 2019 Update	Eng	Review of amended existing policy for adoption at a future Council meeting.	Complete	Growth
3-Dec-19	Workshop	Lougheed Corridor	Planning	Present draft concept options with community consultation to follow	Complete	Growth
3-Dec-19	Workshop	Alouette River Ecological Partnership (AREP)	Eng	Status update on AREP initiative with Kwantlen First Nation, Katzie First Nation and ARMS	Ongoing	Relations
10-Dec-19	Workshop	New Property Nuisance Bylaw 7569-2019	Bylaws	Bylaw preventing, abating and prohibiting nuisances	Adopted Jan 28, 2020	Growth
14-Jan-20	Workshop	Access Management Policy 9.14	Eng	- Amendments to policy designating major and minor arterial roadways - Identifies when access can be considered or alternatives required	Adopted April 28, 2020	Growth
28-Jan-20	Workshop	Heritage Incentives	Planning	Don Luxton presented on heritage incentives study in Maple Ridge	No Further Direction	Pride
28-Jan-20	Workshop	Fraser Basin Council	Eng	Presentation by the Fraser Basin Council and discussion on regional diking issues	Complete	Relations
25-Feb-20	Workshop	Maple Ridge Wildlife and Vector Control Amending Bylaw No. 7619-2020 and Maple Ridge MTI Amending Bylaw No. 7621-2020	Bylaws	- Update to Vector Control Bylaw to secure receptacles from attracting wildlife - Update to MTI Bylaw to clarify placement of solid waste bins and increase fine amounts for violations	Adopted April 28, 2020	Growth

\*Dates are estimated. Please check meeting agendas at [mapleridge.ca/640](http://mapleridge.ca/640) as adjustments are to be expected.

**Council Workplan Matrix - March 8, 2022**

**Completed Items**

Date est.		Meeting		Report Title		Dept		Outcome/Next Steps		Status		Strategic Alignment	
10-Mar-20	Workshop	Mayor & Council Recognition Program Recommendations	Comms	Parks Gift Program expanded to include Mayor and Council Honour component to celebrate accomplishments of citizens	Endorsed Mar 10, 2020	Pride							
31-Mar-20	Workshop	Maple Ridge Tree Permit Survey Update	Planning	- Present summary of survey findings - Council endorsement of survey process to develop amendments to bylaw based on feedback Apr 2, 2019	Complete	Environment							
14-Apr-20	Council	Sign Bylaw No. 7630-2020	Building	- First review of recommendations Mar 10, 2020 - Update to requirements for development signage	Adopted April 28, 2020	Growth							
14-Apr-20	Workshop	DGS Pilot Project Outcomes	Planning	- Options report to Council Jan 14, 2019 - Review of outcomes from Detached Garden Suite pilot developments	No Further Direction	Growth							
14-Apr-20	Council	Maple Ridge Bylaw Notice Enforcement Bylaw No. 7626-2020	Bylaws	- Adopted bylaw to allow the City of Maple Ridge staff to issue tickets more efficiently and address disputes in a fair and equitable manner - Background and options for the adoption of new ticketing process Mar 10, 2020	Adopted April 14, 2020	Safety							
12-May-20	Council	Presentation - RCMP Metrics	Admin	RCMP to provide update on 2019 metrics	Complete	Safety							
26-May-20	Workshop	Open Government - Chat Bot	IT	Council overview of Chat Bot functionality and official launch	Complete	Pride							
9-Jun-20	Council	Community Child Care Space Creation Action Plan	RCE	- Action Plan endorsed by Council June 9, 2020 - Community Child Care Space Creation Action Plan presented May 12, 2020	Endorsed June 9, 2020	Growth							
28-Jul-20	Council	Award of Contract - Albion Community Centre Construction Phase 2	Park/Fac	- Phase 1 awarded May 21, 2019 - Phase 2 awarded July 28, 2020	Complete	Growth							
28-Jul-20	Council	Mayor's Quarterly Update	Admin	Verbal update from Mayor and staff	Complete	Pride							
8-Sep-20	Workshop	Community Leaders Forum	Ec Dev	Detailing annual program to bring together community leaders to discuss topical issues within Maple Ridge	Complete	Growth							
15-Sep-20	CoW	Quarter 2, 2020 Financial Update	Finance	Quarterly financial review	Complete	Growth							
29-Sep-20	Council	Quarter 2, 2020 Financial Update	Finance	Quarterly financial update	Complete	Growth							
10-Nov-20	Workshop	Recreation and Facilities Gap Analysis	Park/Fac	Council requested staff report back with recreation and facility gaps through community feedback process	No Further Direction	Growth							
10-Nov-20	Council	Supportive Recovery Bylaw 7651-2020	Planning	Amended existing bylaw to clarify zones of permitted use and density bonus language Review partnership opportunities Oct 22, 2019 Background and presentation of options May 14, 2019	Adopted Nov 10, 2020	Safety							
24-Nov-20	Special Council Meeting	2021-2025 Business Planning	Finance	- Completed business planning presentations - Forwarded recommendations to be included in Financial Plan	Complete	Growth							

\*Dates are estimated. Please check meeting agendas at [mapleridge.ca/640](http://mapleridge.ca/640) as adjustments are to be expected.

## Council Workplan Matrix - March 8, 2022

## Completed Items

Date est.	Meeting	Report Title	Dept	Outcome/Next Steps	Status	Strategic Alignment
24-Nov-20	Council	Abernethy Way Extension Study (240 Street to 256 Street Study Update)	Eng	<ul style="list-style-type: none"> <li>- Endorsed route for the alignment of Abernethy Way Extension from 240 Street to 256 Street</li> <li>- Project now in capital planning stage</li> </ul>	Endorsed Nov 24, 2020	Growth
8-Dec-20	Council	2018-394-RZ, Maple Ridge Zoning Bylaw	Planning	<ul style="list-style-type: none"> <li>Review of recommended changes July 21, 2020</li> <li>- Initial introduction to recommended updates Apr 9, 2019</li> <li>- Review and update of the Zoning Bylaw to improve usability, reflect Provincial legislation, include market trends and address the City's sustainability goals and vision</li> </ul>	Adopted Dec 8, 2020	Growth
26-Jan-21	Workshop	2020 Citizen Survey	CPC	<ul style="list-style-type: none"> <li>- Presentation by Sentsis Research on survey results</li> <li>- Review of draft survey and invitation letter Sep 8, 2020</li> <li>- Options report for statistically significant community survey Apr 14, 2020</li> </ul>	Complete	Pride
23-Feb-21	Workshop	Town Centre Visioning Public Engagement Outcomes (consultant presentation)	Planning	<ul style="list-style-type: none"> <li>- Report on outcomes from public consultation process</li> <li>- Initial scoping report and process outline Mar 31, 2020</li> <li>- Proposed bylaw for second reading prior to public hearing Feb 9, 2021</li> </ul>	Complete	Growth
27-Apr-21	Council	2020-031-RZ, Vape Retail Prohibition	Planning	<ul style="list-style-type: none"> <li>- First reading September 15, 2020</li> <li>- Discussion paper presented in May 26, 2020</li> </ul>	Adopted Apr 27, 2021	Safety
25-May-21	CoW	Greenhouse Gas Targets - OCP Amending Bylaw	CPC	<ul style="list-style-type: none"> <li>- Targets adopted May 25, 2021</li> <li>- Present of findings from public consultation process, OCP Amending Bylaw and identification of publicly supported actions</li> <li>- Community Energy &amp; Emissions Scoping Report with first reading of new GHG reduction targets Sep 29, 2020</li> <li>- Metro Vancouver 2040 amendments to GHG targets and request for comments Jan 14, 2020</li> </ul>	Adopted May 25, 2021	Environment
27-Sep-21	Other	School District No.42 Joint Meeting	LLS	Tentatively scheduled for fall 2021	Ongoing	Relations
28-Sep-21	Workshop	Social Services Gap Analysis	Planning	Review of gap analysis results by SPARC consulting	Received Sep 28, 2021	Safety
28-Sep-21	Workshop	Energy Step Code (Building Bylaw)	CPC	<ul style="list-style-type: none"> <li>- Report on outcomes and feedback from Green Infrastructure Committee</li> <li>- Options referred to the Green Infrastructure Committee for comment Apr 27, 2021</li> <li>- Overview of BC Energy Step Code and options for adoption</li> </ul>	No Further Direction	Environment

## Council Workplan Matrix - March 8, 2022

## Completed Items

Date est.	Meeting	Report Title	Dept	Outcome/Next Steps	Status	Strategic Alignment
28-Sep-21	Workshop	Electric Vehicle (EV) Charging Infrastructure Requirements (Parking Bylaw)	CPC	<ul style="list-style-type: none"> <li>- Report on outcomes and feedback from Green Infrastructure Committee</li> <li>- Options referred to the Green Infrastructure Committee for comment Apr 27, 2021</li> <li>- Review of EV charging requirements and impacts since adoption</li> <li>- Adoption of EV charging infrastructure requirements including 'rough-in' electric June 25, 2019</li> <li>- Report on costing and other questions from Council Mar 12, 2019</li> </ul>	No Further Direction	Environment
28-Sep-21	Workshop	Council Workplan Matrix Update	CPC	Update of Matrix for Q3 & Q4 2021	Approved Sept 28, 2021	Pride
26-Oct-21	Workshop	Thornhill Background Report	Planning	<ul style="list-style-type: none"> <li>- Report results of background studies, received for information Oct 26, 2021</li> <li>- Staff directed to prepare scoping report outlining necessary studies, costs and timeline Mar 30, 2021</li> <li>- Initial background report as requested by Council during business planning</li> </ul>	Received Oct 26, 2021	Growth
26-Oct-21	Workshop	Overview of ALC Revision of Secondary Dwelling Regulations	Planning	<ul style="list-style-type: none"> <li>- Presentation of ALC changes coming into effect on Dec 31, 2021.</li> <li>- If needed, amendments to the City's Zoning Bylaw, and/or other documents, will be brought forward following the presentation to Council.</li> </ul>	Received Oct 26, 2021	Growth
29-Nov-21	Special Council Meeting	2022-2026 Business Planning	Fin	Day 1 of staff presentations and Council review	Complete	Growth
30-Nov-21	Special Council Meeting	2022-2026 Business Planning	Fin	Day 2 of staff presentations and Council review	Complete	Growth
14-Dec-21	Council	Economic Development Strategy	Ec Dev	<ul style="list-style-type: none"> <li>- Adoption of final strategy Dec 14, 2021</li> <li>- Report to Council in Closed on outcomes of stakeholder engagement Sep 13, 2021</li> <li>- Endorsements of strategy development process June 7, 2021</li> <li>- Awaiting confirmation of meeting date</li> </ul>	Adopted Dec 14, 2021	Growth
TBD	Other	Ridge Meadows Chamber of Commerce	LLS		Ongoing	Relations

**Council Workplan Matrix - March 8, 2022**

**New/In Progress Items**

Date est.		Meeting	Report Title	Dept	Outcome/Next Steps	Status	Strategic Alignment
26-Oct-21	Workshop	Town Centre Parking Strategy	Eng	- Identify project milestones, reporting and engagement plan - Project introduction, feedback and direction	In Progress	Growth	
23-Nov-21	Workshop	PRC Master Plan	PRC	- Council update pending consultant onboarding - Inform Council on process for new 2022 PRC Master Plan Nov 23, 2021	In Progress	Growth	
1-Feb-22	Workshop	Economic Development Committee Update	Ec Dev	- New update scheduled for Q1 2023 - Report to Council on Committee activities Feb 1, 2022	In Progress	Growth	
8-Feb-22	Workshop	Town Centre Implementation Strategy	Planning	- Present outcomes of public engagement process Q3 2022 - Presentation of implementation plan based on Town Centre Visioning recommendations as part of Port Haney Land Use Policy Review Feb 8, 2022	In Progress	Growth	
22-Feb-22	Council	Aquifer Mapping	Planning	- Final Reading - Third Reading Jan 25, 2022 - First and Second reading of amending bylaw Nov 23, 2021 - Review of mapping discussion with Council Nov 16, 2021 - Council direction to use existing provincial map Mar 19, 2019 - EAC recommendation for OCP Amending Bylaw	In Progress	Environment	
22-Feb-22	Workshop	Council Strategic Plan & Workplan Matrix Update	CPC	- Workplan Matrix update endorsed March 9, 2021 - Workplan Matrix update endorsed July 28, 2020 - Workplan Matrix update endorsed March 31, 2020 - Strategic Plan & Matrix endorsed March 19, 2019	In Progress	Pride	
22-Feb-22	Workshop	Strategic Transportation Plan Project Process	Eng	- Update on project status - Project introduction, feedback and direction Apr 13, 2021	In Progress	Growth	
1-Mar-22	CoW	City-Wide Community Amenity Contributions	Planning	- Update of Community Amenity Contribution Policy 6.31 - Requested additional feedback from consultant Nov 9, 2021 - Interim update on CAC fees - A full review of the policy to be undertaken as part of the 2022 work plan	In Progress	Growth	
8-Mar-22	Workshop	Integrated Stormwater Management Plans	Eng	- Seeking Council adoption - ISMPs for South Alouette and Kanaka Creek for consideration Oct 26, 2021 - Update on reports, public consultation, context and process for approval of plans - Draft ISMP for initial review and feedback Mar 31, 2020 - Required by Province, briefing and discussion of ISMPs June 11, 2019	In Progress	Environment	

\*Dates are estimated. Please check meeting agendas at mapleridge.ca/640 as adjustments are to be expected.

Council Workplan Matrix - March 8, 2022

New/In Progress Items

Date est.	Meeting	Report Title	Dept	Outcome/Next Steps	Status	Strategic Alignment
15-Mar-22	Workshop	Committee Review	LLS	<ul style="list-style-type: none"> <li>- Overview of council advisory committees, special committees &amp; task forces May 28, 2019</li> <li>- Phase 1 &amp; 2 complete, commencing review of Policy 3.10 Sep 29, 2020</li> <li>- Presented terms of reference and established Audit &amp; Finance, Community Development &amp; Enterprise Services, Corporate Governance &amp; Human Resources committees Oct 27, 2020</li> <li>- Update to Council on the final phase of review process</li> </ul>	In Progress	Pride
15-Mar-22	Workshop	Council Procedure Bylaw	LLS	<ul style="list-style-type: none"> <li>- Legal review of proposed changes</li> <li>- Update of bylaw to reflect changes directed by Council May 14, 2019</li> <li>- Follow up to prior presentation, major re-write of bylaw required Dec 3, 2019</li> </ul>	In Progress	Pride
29-Mar-22	Workshop	Connected Community Strategy (Fibre Strategy)	IT	<ul style="list-style-type: none"> <li>- Follow up to Council after RFP process</li> <li>- Project update and broadening of scope to Connected Community Strategy Apr 19, 2021</li> <li>- Report recommending development of a Fibre Strategy Dec 10, 2019</li> </ul>	In Progress	Growth
29-Mar-22	Workshop	Thornhill Employment Lands	Planning	<ul style="list-style-type: none"> <li>- Staff review of Urban Systems studies with recommendations for next steps</li> </ul>	New	Growth
29-Mar-22	Workshop	Emergency Provision of Drinking Water	Eng	<ul style="list-style-type: none"> <li>- Council update will occur in early 2022, once regional review is complete</li> <li>- Report on post-disaster potable water supply.</li> <li>- Currently collaborating with Water Subcommittee of REAC and IPREM to complete regional analysis</li> <li>- Initial discussion paper May 21, 2019</li> </ul>	In Progress	Growth
12-Apr-22	Workshop	Tourism Strategy Update	Ec Dev	<ul style="list-style-type: none"> <li>- Presentation and report on the update of the Tourism Strategy</li> </ul>	New	Pride
19-Apr-22	CoW	Lougheed Corridor Area Plan - OCP Amendment	Planning	<ul style="list-style-type: none"> <li>- Second reading of OCP Amendment bylaw</li> <li>- Proposed OCP Amendment resulting from Lougheed Corridor concept planning process Oct 19, 2021</li> <li>- Council endorsement of the proposed concept plan Nov 10, 2020</li> <li>- Updated draft concept plans based on Council feedback May 12, 2020</li> <li>- Presentation of draft concept plan options Dec 3, 2019</li> <li>- Update on public consultation results June 25, 2019</li> <li>- Summary presentation by Metro Vancouver Feb 26, 2019</li> </ul>	In Progress	Growth
25-Apr-22	AFC	Business Planning Framework	Finance	<ul style="list-style-type: none"> <li>- Review of business planning process for 2023-2027</li> </ul>	New	Growth

\*Dates are estimated. Please check meeting agendas at mapleridge.ca/640 as adjustments are to be expected.

**Council Workplan Matrix - March 8, 2022**

**New/In Progress Items**

Date est.	Meeting	Report Title	Dept	Outcome/Next Steps	Status	Strategic Alignment
26-Apr-22	Workshop	Fraser River Escarpment Review	Eng	<ul style="list-style-type: none"> <li>- Draft consultant report for review</li> <li>- Award of Contract for Risk Assessment Dec 1, 2020</li> <li>- Review of existing gap analysis data and recommendations May 5, 2019</li> </ul>	In Progress	Environment
26-Apr-22	Workshop	Green Infrastructure Strategy Update	Planning	<ul style="list-style-type: none"> <li>- Identify existing/potential municipal ecosystem health and wildlife management priorities for watersheds, green corridors, and major hubs</li> <li>- Provide an update on the status of the project</li> <li>- Formerly Ecological Network Management Strategy</li> </ul>	In Progress	Environment
26-Apr-22	Workshop	Strategic Corporate Communications and Public Engagement Plan	Comms	Contract awarded, update to Council on April 2022	New	Pride
24-May-22	Workshop	Albion Flats Area	Eng	<ul style="list-style-type: none"> <li>- Detailed presentation of agricultural, environmental, and operational findings May 11, 2021</li> <li>- Endorsement of Land Use concept Nov 12, 2019</li> <li>- Presentation of land use concepts July 23, 2019</li> <li>- Review of drainage constraints and options May 21, 2019</li> <li>- Report on process and next steps Jan 22, 2019</li> </ul>	In Progress	Growth
14-Jun-22	Workshop	Assessment of Residential Water Metering	Eng	<ul style="list-style-type: none"> <li>- Review of Business case for Maple Ridge and Metro Vancouver meter analysis tool</li> <li>- Initial report outlining business case on Metro-Vancouver tool Dec 8, 2020</li> </ul>	In Progress	Growth
28-Jun-22	Workshop	Implications of Climate Change on Storm Water Management	Eng	<ul style="list-style-type: none"> <li>- Discussion regarding the implications of climate change</li> <li>- Report based on findings of Storm Water Management Plans completing in 2021</li> </ul>	In Progress	Growth
Q2 2022	Special Workshop	Building Permit Services Review	Building	<ul style="list-style-type: none"> <li>- Update of implementation plan</li> <li>- Consultant report of building permit function Nov 16, 2021</li> </ul>	In Progress	Growth
Q2 2022	Workshop	Secondary Suites - Building Code Update	Building	<ul style="list-style-type: none"> <li>- Provide an update on BC Building code alternative compliance methods and regulation</li> </ul>	New	Growth
Q2 2022	Workshop	Secondary Suites - Enforcement Report	Bylaws	<ul style="list-style-type: none"> <li>- Staff to provide Council with an update on enforcement options related to Secondary Suites.</li> </ul>	New	Growth
Q2 2022	Workshop	Secondary Suites - Market Update	Planning	<ul style="list-style-type: none"> <li>- Seeking Council direction on zoning bylaw amendments to expand the Secondary Suite Program</li> </ul>	New	Growth
Q2 2022	Workshop	Fire Master Plan	Fire	<ul style="list-style-type: none"> <li>- Progress update on Fire Master Plan review</li> </ul>	In Progress	Safety

\*Dates are estimated. Please check meeting agendas at [mapleridge.ca/640](http://mapleridge.ca/640) as adjustments are to be expected.

Council Workplan Matrix - March 8, 2022

New/In Progress Items

Date est.	Meeting	Report Title	Dept	Outcome/Next Steps	Status	Strategic Alignment
Q2 2022	Workshop	Cannabis Regulation Options Report	Planning	<ul style="list-style-type: none"> <li>- Report on outcomes from Metro Vancouver public consultation process</li> <li>- Referred to staff for additional research and preparation of bylaw amendment June 22, 2021</li> <li>- Background report on production and processing regulations Feb 12, 2019</li> <li>- Review of options for the regulation of retail cannabis operations</li> </ul>	In Progress	Safety
Q2 2022	CoW	North East Albion Area Plan	Planning	<ul style="list-style-type: none"> <li>- Second Reading</li> <li>- Received First Reading Jan 26, 2021</li> <li>- Scoping report outlining the process for reviewing land use and servicing requirements was presented on Jan 22, 2021</li> </ul>	In Progress	Growth
Q2 2022	AFC	DCC Bylaw Amendment- rate update	Finance	Bylaw amendment to ensure alignment with capital program	In Progress	Growth
Q2 2022	Workshop	Community Social Safety Initiative	All Depts	<ul style="list-style-type: none"> <li>- Update to Council on Integrated Court and Community Resource Hub initiatives</li> <li>- CSSI videos currently in production</li> <li>- Developed Integrated Court Team</li> <li>- Created Community Hub Dashboard</li> <li>- ISAT operationalized Oct 10, 2021</li> <li>- Hosted third meeting of CSSI partner group Sep 22, 2021</li> <li>- Initiated Public Consultation outcomes report targeting Sep 22, 2021</li> </ul>	In Progress	Safety
Q2 2022	Workshop	Integrated Court	Bylaws	<ul style="list-style-type: none"> <li>- Integrated Safety Ambassador Team (ISAT) Initiative Report to Council. Endorsed June 8, 2021</li> <li>- Quarterly Council updates</li> <li>- Developed public CSSI performance dashboard Jan 26, 2020</li> <li>- Action Plan 95% operationalized</li> <li>- Partners Meetings June 22, 2020 &amp; Jan 13, 2021</li> <li>- Reinvigorated CSET</li> <li>- Established Action Team with monthly meetings</li> <li>- Established Advisory Team July 2, 2019</li> <li>- Process report Feb 12, 2019</li> </ul>	In Progress	Safety
5-Jul-22	CoW	2023-2027 Financial Plan Bylaw	Fin	<ul style="list-style-type: none"> <li>- Established Integrated Court Team</li> <li>- Presentation from Crown Counsel representatives</li> <li>- Update from Provincial Crown Council on community court initiative Mar 12, 2019</li> </ul> Five-year Financial Plan to be forwarded to Council	New	Growth

\*Dates are estimated. Please check meeting agendas at mapleridge.ca/640 as adjustments are to be expected.

Council Workplan Matrix - March 8, 2022

New/In Progress Items

Date est.	Meeting	Report Title	Dept	Outcome/Next Steps	Status	Strategic Alignment
12-Jul-22	Workshop	Traffic Calming Dashboard	CPC	Demonstration of the new tool for tracking traffic calming initiatives	New	Pride
26-Jul-22	Workshop	Post-Secondary Demand	Ec Dev	An update provided for information to Council on the organization's progress in obtaining a postsecondary campus in partnership with KPU	In Progress	Growth
Q3 2022	Workshop	Sanitary Sewer Inflow & Infiltration Reduction Strategy	Eng	Mandated by Metro Vancouver, discussion on the City's ongoing efforts to reduce inflow and infiltration	In Progress	Growth
Q3 2022	Workshop	Environmental Communications	Planning	Report on communication tools to clarify environmental permitting process and why it is required	In Progress	Environment
Q4 2022	Workshop	Update of Inventory of Supportive Recovery and Assisted Living Registered Homes in Maple Ridge	Planning	- Update on project status and outcomes to-date	In Progress	Safety

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## 1100 COMMITTEE REPORTS AND RECOMMENDATIONS



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City of Maple Ridge

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** **ADDENDUM to Regulation of Pharmacies Staff Report dated February 15, 2022**

**MEETING DATE:** March 1, 2022  
**FILE NO:** 2021-457-RZ  
**MEETING:** C o W

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**EXECUTIVE SUMMARY:**

At the February 15, 2022 Committee of the Whole Council Meeting, Council deferred consideration of Zone Amending Bylaw No. 7790-2021 by two weeks and requested a list of possible options to consider given Council comments. Proposed Zone Amending Bylaw No. 7790-2021 is intended to limit the proliferation of pharmacies in the City of Maple Ridge. Outlined below are four possible options for Council to consider. The February 15, 2022 Staff Report (including proposed bylaw and appendices) is attached with this report for Council consideration at the March 1, 2022 Committee of the Whole Council Meeting. There is currently a moratorium on pharmacy applications in the City of Maple Ridge.

Possible regulatory land use options, including possible additional or amended recommendations, in response to Council comments, are as follows:

**A) Reduce the identified threshold regulating the size of pharmacies within the Town Centre Area.**

Currently proposed at 700 square meters of Gross Leasable Area, measured in accordance with BOMA Standard Method of Measurement, this could be reduced to any size Council desires, for example 250 or 500 square meters. The intent of the regulation remains the same, however, additional units within the Town Centre Area may become available for a future pharmacy, depending on the reduction in size.

Should Council wish to implement this option, Council could direct staff to amend Zone Amending Bylaw No. 7790-2021 with the following, or similar, to Section 402.22 1. B before first reading:

*b. shall not be permitted as an Accessory Use in a commercial establishment, where the retail sale of goods or services are provided, with a Gross Leasable Area in accordance with Building Owners and Managers Association Standard Methods of Measurement (ANSI/BOMA Z65.5-2020) less than or equal to 500 square metres on a lot within the Town Centre Area, as identified on Schedule "C" (Town Centre Area Plan) of this Bylaw;*

*c. shall be permitted as an Accessory Use in a commercial establishment, where the retail sale of goods or services are provided, with a Gross Leasable Area in accordance with Building Owners and Managers Association Standard Methods of Measurement (ANSI/BOMA Z65.5-2020) greater than 500 square metres on a lot within the Town Centre Area, as identified on Schedule "C" (Town Centre Area Plan) of this Bylaw; and*

**B) Include a site-specific text amendment permitting the use at an identified civic address.**

Should Council wish to move Zone Amending Bylaw No. 7790-2021 forward, with the identified size regulation for the Town Centre Area and geographic distance requirement outside of the Town Centre Area, Council may consider a site-specific text amendment for any application that comes forward intending to operate in a unit that does not align with the proposed regulations.

A site specific text amendment application can occur at any time following the adoption of the subject Zone Amending Bylaw and would require the typical four readings of Council and a Public Hearing. Should the civic address of a specific site, not yet publicly disclosed, be considered by Council to be an appropriate location for a pharmacy use that would not align with the proposed Zone Amending Bylaw, Council could direct staff to insert the following, or similar, amendment to Section 402.22 1 b before first reading:

...except:

- i. *The property legally described as [Insert Legal Address] that is permitted an Accessory Pharmacy Use in a commercial establishment, where the retail sales of goods or services are provided, with a Gross Leasable Area in accordance with Building Owners and Managers Association Standard Methods of Measurement (ANSI/BOMA Z65.5-2020) greater than or equal to 250 square meters.*

**C) Direct staff to develop additional land use regulation through a separate zone amending bylaw.**

Should Council wish to further regulate land uses, Council can direct staff to develop possible options to regulate specific land uses in addition to the pharmacy regulations outlined in Zone Amending Bylaw No. 7790-2021, by directing staff through the following, or similar, resolution:

*That staff be directed to explore possible regulatory options to regulate [insert identified use] in Maple Ridge.*

Should Council direct this work, staff would come back to Council with an options report, which would outline possible regulator options for Council to consider. From there, a zone amending bylaw would be drafted and go through the approval process, including four readings of council and a Public Hearing.

**D) Defer or defeat Zone Amending Bylaw No. 7790-2021 and remove Pharmacy Moratorium.**

Should Council wish to permit a pharmacy application at a site that as of yet is not disclosed while maintaining the regulatory thresholds identified in Zone Amending Bylaw No. 7790-2021 and/or did not want to potentially incur additional time or costs to a potential applicant incurred through Option B, detailed above, Council could defer or defeat Zone Amending Bylaw No. 7790-2021 in its entirety and remove the Pharmacy Moratorium in the City. Providing a pharmacy application is on a lot where retail and professional services are permitted, the use could take place today with no further land use regulations. The business license application process would still apply.

**RECOMMENDATION:**

**That Zone Amending Bylaw No. 7790-2021 be given first and second reading and forwarded to Public Hearing.**

Alternative Recommendations:

- A. That Zone Amending Bylaw No. 7790-2021, including Option A amendment outlined in the staff addendum dated March 1, 2022, be given first and second reading and forwarded to Public Hearing.
- B. That Zone Amending Bylaw No. 7790-2021, including Option B amendment outlined in the staff addendum dated March 1, 2022, be given first and second reading and forwarded to Public Hearing.
- C. That staff be directed to explore possible regulatory options to regulate [land use] in Maple Ridge.
- D. That Zone Amending Bylaw No. 7790-2021 be defeated and that the moratorium on pharmacy applications in the City of Maple Ridge be lifted.

“Original signed by Amanda Grochowich”

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*Prepared by:* **Amanda Grochowich, MCIP, RPP  
Planner 2**

“Original signed by Charles Goddard”

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

“Original signed by Christine Carter”

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

“Original signed by Scott Hartman”

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

The following appendices are attached hereto:

Appendix A – Staff report dated February 15, 2022 titled “First and Second Reading Zone Amending Bylaw No. 7790-2021 Regulation of Pharmacies”



City of Maple Ridge

**TO:** His Worship Mayor Michael Morden  
 and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** First and Second Reading  
 Zone Amending Bylaw No. 7790-2021  
 Regulation of Pharmacies

**MEETING DATE:** February 15, 2022  
**FILE NO:** 2021-457-RZ  
**MEETING:** C o W

**EXECUTIVE SUMMARY:**

In September 2021, Council directed staff to bring forward a report regarding the regulation of pharmacies in Maple Ridge and also passed a motion to hold applications for new pharmacies in abeyance. At the November 2, 2021 Council Workshop, Council directed that staff prepare a hybrid zone amending bylaw of option 1 and option 2, as detailed in the November 2, 2021 staff report. This staff report and attached zone amending bylaw is the result of the work undertaken on Pharmacy regulation to date.

Zone Amending Bylaw No. 7790-2021 (Appendix A) proposes to prohibit all principal pharmacies within the City of Maple Ridge. It proposes prohibiting accessory pharmacy uses in commercial establishments with less than 700 square meters of Gross Leasable Area, measured in accordance with BOMA Standard Method of Measurement, as well as regulating pharmacies outside of the Town Centre Area by implementing a geographic buffer of 400m between new pharmacy applications. Zone Amending Bylaw No. 7790-2021 is presented to Council for consideration of first and second reading.

**RECOMMENDATION:**

**That Zone Amending Bylaw No. 7790-2021 be given first and second reading and forwarded to Public Hearing.**

**1.0 BACKGROUND:**

At the September 14, 2021 Council Meeting, the following notice of motion was put forward regarding the options available to Council to limit pharmacies:

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

The motion was discussed at the September 28, 2021 Council Meeting and the following resolution was passed by Council:

*That staff bring back a report and draft bylaw to limit pharmacy use in the Town Centre; and further, that applications for pharmacies be held in abeyance pending the option of a Zone Amending Bylaw.*

At the November 2, 2021 Council Workshop, staff presented a report (Appendix B) outlining four possible options to regulate pharmacy use in the City. At that meeting, the following resolution was passed by Council:

*That applications for Pharmacy Business Licenses in the Town Centre Area continue to be held in abeyance until adoption of a Zone Amending Bylaw; and further*

*That the item be referred back to staff to prepare a hybrid of option one and two for further consideration of a Zone Amending Bylaw at a future Committee of the Whole Meeting.*

Where option 1 speaks to the prohibition of new small-scale pharmacies in the Town Centre Area and option 2 to the regulation of pharmacies outside of the Town Centre Area by implementing a geographic buffer of 400m between new pharmacy applications.

As of January 2022, the City of Maple Ridge has licensed 24 pharmacies, with the majority (17) located in the Town Centre Area of Maple Ridge. Pharmacies in Maple Ridge range in size from a standalone small-scale commercial use to those that are integrated with large scale grocery stores. The majority of local pharmacies are in small-scale commercial spaces and in some cases associated with a neighbouring medical or walk-in clinic use. Nine Maple Ridge pharmacies are integrated into larger scale grocery or retail spaces (i.e. Shoppers Drug Mart and London Drugs).

## **2.0 DISCUSSION:**

### **2.1 Zone Amending Bylaw No. 7790-2021**

Based on the Council motion passed on November 2, 2021, Zone Amending Bylaw No. 7790-2021 has been prepared, incorporating a hybrid approach of the 'option 1' and 'option 2' detailed in the November 2, 2021 staff report.

#### **i) Defining Pharmacy Use**

Currently, pharmacies are not defined as a separate identifiable use in the Zoning Bylaw. Pharmacy use is permitted through a combination of land uses including 'retail' and in some cases, in conjunction with 'professional services' depending on any proposed related services. In order to implement the proposed regulations outlined in Zone Amending Bylaw No. 7790-2021, a definition for pharmacy is now proposed:

**PHARMACY** means a Use in a commercial establishment, where the retail sale of goods or services are provided, which dispenses a broad range of pharmaceutical prescriptions that is licensed as a pharmacy under the *Pharmacy Operations and Drug Scheduling Act*.

Pharmacy use is proposed to be permitted in a range of commercial oriented zones, including: C-1 Neighbourhood Commercial, C-2 Community Commercial, C-3 Town Centre Commercial, C-5 Village Centre Commercial, CRM Commercial / Residential, H-1 Heritage Commercial, and H-2 Hammond Village Commercial.

#### **ii) Town Centre Area Plan**

The first component of Zone Amending Bylaw No. 7790-2021 is to prohibit new small-scale pharmacies in the Town Centre Area. Under the wording provided in the Zone Amending Bylaw No. 7790-2021, the City would continue to accept applications in the Town Centre for pharmacies in conjunction with larger retail spaces (such as a grocery store), providing there is a Gross Leasable Area in accordance with Building Owners and Managers Association (BOMA) Standard Methods of

Measurement (ANSI/BOMA Z65.5-2020) of 700 square metres of retail space. Applications in spaces with less than 700 square metres of Gross Leasable Area in accordance with BOMA Standard Method of Measurement would not be permitted.

Existing pharmacies in the Town Centre would be able to continue operating, as 'legally non-conforming', but these existing pharmacies would be limited in their ability to expand or relocate. New doctor's office and/or medical health services would be prohibited from having an accessory pharmacy use in the Town Centre Area should the Gross Leasable Area be less than 700 square meters.

### iii) Outside of the Town Centre Area Plan

The second component of Zone Amending Bylaw No. 7790-2021 is to implement a geographic distance between new pharmacies outside of the Town Centre Area. The buffer option would prohibit a pharmacy application from being approved within the stated distance between two existing pharmacies (noting that Council could approve pharmacies on a case-by-case basis through a text amendment to the Zoning Bylaw). A similar strategy has recently been employed by the City, through Council Policy 6.33, for Cannabis Retail Operations, with the distance measured in a straight line from the lot lines of the existing operation and proposed new operation.

Given under the wording provided in the Zone Amending Bylaw No. 7790-2021, the City would continue to accept applications outside of the Town Centre for pharmacies that are located a minimum of 400 meters from another pharmacy. As such, new pharmacy applications would continue to be accepted for any commercial location within other commercial areas of the City, including the Lougheed Transit Corridor, Hammond, Albion and other village commercial nodes.

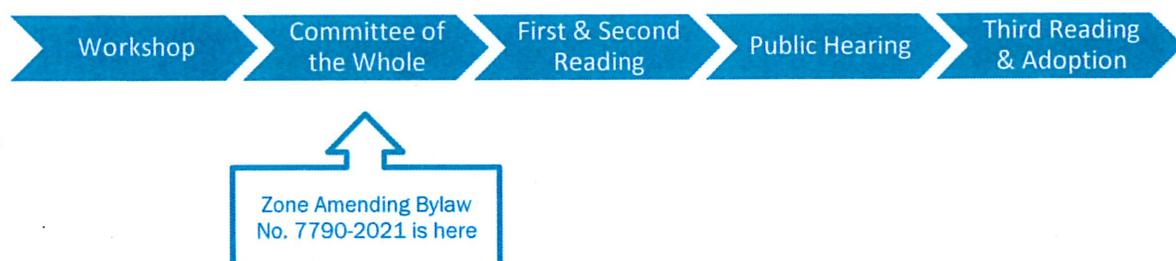
Under Section 8(7)(a) of the *Community Charter*, municipal powers to regulate, prohibit and impose requirements are separate powers that may be exercised independently of one another. Section 9(1)(a) of the *Community Charter* sets out areas for which the Province has concurrent authority, and includes matters of public health. Currently, BC College of Pharmacists - Professional Practice Policy-66 sets out specific policy statements on Opioid Agonist Treatment, and pharmacies are licensed under the *Pharmacy Operations and Drug Scheduling Act*, S.B.C. 2003 c. 77. The City may not adopt a bylaw pertaining to matters of public health within the provincial jurisdiction unless the bylaw is approved through a ministerial order.

Any concurrent authority requirements, such as ministerial order do not apply if the provision is not listed in sub (1). For this reason, the City would not require a ministerial order if it is regulating buildings and other structures.

## 2.3 Next Steps

Based on the Council resolution passed at the November 2, 2021 Council Workshop meeting, wherein Council directed staff to bring back a zone amending bylaw to regulate pharmacy use in Maple Ridge, attached is Zone Amending Bylaw No. 7790-2021 for Council consideration.

Figure 1 – Proposed Bylaw Amendment Process



### 3.0 POLICY IMPLICATIONS:

The City of Maple Ridge Official Community Plan and Town Centre Area Plan include policies that speak to the priority function of commercial uses that support the residential population of the Town Centre with the provision of necessary goods, including food, and services, such as medical care, and that these uses will be encouraged to develop or remain in and around the Central Business District of the Town Centre and in the commercial designated areas of Port Haney.

### 4.0 INTERDEPARTMENTAL IMPLICATIONS:

The review and permitting of business license regulation is a multi-department undertaking between the Planning, Bylaw & Licensing Services, Building, and Economic Development Departments. All departments continue to envision a continued collaborative working relationship to ensure the successful implementation of the Council-approved direction for the regulation of pharmacies in Maple Ridge.

### CONCLUSION:

At the November 2, 2021 Council Workshop, Council directed that staff prepare a hybrid zone amending bylaw of option 1 and option 2 as detailed in the November 2, 2021 staff report. Zone Amending Bylaw No. 7790-2021 proposes to prohibit new small-scale pharmacies in the Town Centre Area and regulate pharmacies outside of the Town Centre Area by implementing a geographic buffer of 400m between new pharmacy applications.

"Original signed by Amanda Grochowich"

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*Prepared by:* **Amanda Grochowich, MCIP, RPP**  
**Planner 2**

"Original signed by Charles Goddard"

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

"Original signed by Christine Carter"

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

"Original signed by Scott Hartman"

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

The following appendices are attached hereto:

Appendix A: Zone Amending Bylaw No. 7790-2021  
Appendix B: November 2, 2021 Council Workshop Staff Report

**CITY OF MAPLE RIDGE  
BYLAW NO. 7790 - 2021**

A Bylaw to amend Zoning Bylaw No. 7600 - 2019 as amended

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7790-2021."
2. That PART 2 INTERPRETATIONS AND DEFINITIONS, Section 202 Definitions, that the definition of "Pharmacy" is inserted between "PERSONAL SERVICES" and "PLACE OF WORSHIP":  
**PHARMACY** means a Use in a commercial establishment, where the retail sale of goods or services are provided, which dispenses a broad range of pharmaceutical prescriptions that is licensed as a pharmacy under the *Pharmacy Operations and Drug Scheduling Act*.
3. That PART 4 GENERAL REGULATIONS, Section 401.3 Prohibited Uses of Land, Buildings and Structures is amended by inserting the following after sub-bullet f. and re-lettering the section accordingly:  
g. a Principal Use as a Pharmacy
4. That PART 4 GENERAL REGULATIONS, Section 402 Regulations for Permitted Uses of Land, Buildings, and Structures is amended by inserting the following between 402.21 Parking and Storing of Unlicensed Vehicles and Contractor's Equipment and 402.22 Produce Sales, and renumbering the section accordingly:  
402.22 Pharmacy
  1. A Pharmacy Use is subject to the following provisions:
    - a. shall not be permitted as a Principal Use;
    - b. shall not be permitted as an Accessory Use in a commercial establishment, where the retail sale of goods or services are provided, with a Gross Leasable Area in accordance with Building Owners and Managers Association Standard Methods of Measurement (ANSI/BOMA Z65.5-2020) less than or equal to 700 square metres on a lot within the Town Centre Area, as identified on Schedule "C" (Town Centre Area Plan) of this Bylaw;
    - c. shall be permitted as an Accessory Use in a commercial establishment, where the retail sale of goods or services are provided, with a Gross Leasable Area in accordance with Building Owners and Managers Association Standard Methods of Measurement (ANSI/BOMA Z65.5-2020) greater than 700 square metres on a lot within the Town Centre Area, as identified on Schedule "C" (Town Centre Area Plan) of this Bylaw; and
    - d. shall be permitted as an Accessory Use outside of the Town Centre Area, as identified on Schedule "C" (Town Centre Area Plan) of this Bylaw, if located more than 400 meters, measured in a straight line from the Lot Lines, to another Pharmacy Use.
5. That PART 7 Commercial Zones, Section 701 Zone: C-1 Neighbourhood Commercial is amended by inserting the following after 701.3 1. e.
  - f. a Pharmacy Use, subject to Section 402.22 of this Bylaw.

6. That PART 7 Commercial Zones, Section 702 Zone: C-2 Community Commercial is amended by inserting the following after 702.3 1. e.
  - f. a Pharmacy Use, subject to Section 402.22 of this Bylaw.
  
7. That PART 7 Commercial Zones, Section 703 Zone: C-3 Town Centre Commercial is amended by inserting the following after 703.3 1. d.
  - e. a Pharmacy Use, subject to Section 402.22 of this Bylaw.
  
8. That PART 7 Commercial Zones, Section 705 Zone: C-5 Village Commercial is amended by inserting the following after 705.3 1. d.
  - e. a Pharmacy Use, subject to Section 402.22 of this Bylaw.
  
9. That PART 7 Commercial Zones, Section 707 Zone: CRM Commercial / Residential is amended by inserting the following after 707.3 1. d.
  - e. a Pharmacy Use, subject to Section 402.22 of this Bylaw.
  
10. That PART 7 Commercial Zones, Section 713 Zone: H-1 Heritage Commercial is amended by inserting the following after 713.3 1. d.
  - e. a Pharmacy Use, subject to Section 402.22 of this Bylaw.
  
11. That PART 7 Commercial Zones, Section 714 Zone: H-2 Hammond Village Commercial is amended by inserting the following after 714.3 1. c.
  - d. a Pharmacy Use, subject to Section 402.22 of this Bylaw.
  
12. That PART 10 Comprehensive Development Zones, Section 1023 CD-2-95 is amended by adding the following after 1023.2, 2 and amending the Section punctuation accordingly:
  3. a Pharmacy Use, subject to Section 402.22 of this Bylaw.
  
13. That PART 10 Comprehensive Development Zones, Section 1025 CD-2-98 is amended by inserting the following after 1025.1 c.:
  - d. a Pharmacy Use, subject to Section 402.22 of this Bylaw.
  
14. Maple Ridge Zoning Bylaw No. 7600 – 2019 is 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

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**PRESIDING MEMBER**

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**CORPORATE OFFICER**



mapleridge.ca

City of Maple Ridge

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

**FROM:** Chief Administrative Officer

**SUBJECT:** Proposed Options to Regulate Pharmacies in the Town Centre Area, including a draft Zone Amending Bylaw

**MEETING DATE:** November 2, 2021  
**FILE NO:** 2021-457-RZ  
**MEETING:** Workshop

#### EXECUTIVE SUMMARY:

In September 2021, Council directed staff to bring forward a report regarding the regulation of pharmacies in Maple Ridge and also passed a motion to hold applications for new pharmacies in abeyance. As of September 2021, 22 pharmacies were licensed by the City in addition to two pending applications. Of the 24 pharmacies, 17 are located within the Town Centre Area, as shown in Appendix A.

This report outlines four possible options for the regulation of pharmacies in Maple Ridge, which include:

- Option 1: Outright Prohibit New Small-Scale Pharmacies in the Town Centre Area (Recommended);
- Option 2: Introduce Geographic Buffers of 400 meters to Pharmacy Applications;
- Option 3: Outright Prohibit New Pharmacies City-wide; or
- Option 4: Status Quo.

Hearing Council comments at the September 28, 2021 Council Meeting, a draft Zone Amending Bylaw has been developed given the parameters outlined in Option 1 for Council consideration and discussion. The draft zone amending bylaw is included as a reference (Appendix B) and can be modified, based on Council direction, prior to proceeding to first reading.

#### RECOMMENDATIONS:

1. That applications for Pharmacy Business Licenses in the Town Centre Area continue to be held in abeyance until adoption of a Zone Amending Bylaw; and further
2. That draft Zone Amending Bylaw, to regulate new small-scale pharmacies in the Town Centre, be presented at an upcoming Committee of the Whole Meeting.

## 1.0 BACKGROUND:

### 1.1 Context

At the September 14, 2021 Council Meeting, the following notice of motion was put forward regarding the options available to Council to limit pharmacies:

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

The motion was discussed at the September 28, 2021 Council Meeting and the following resolution was passed by Council:

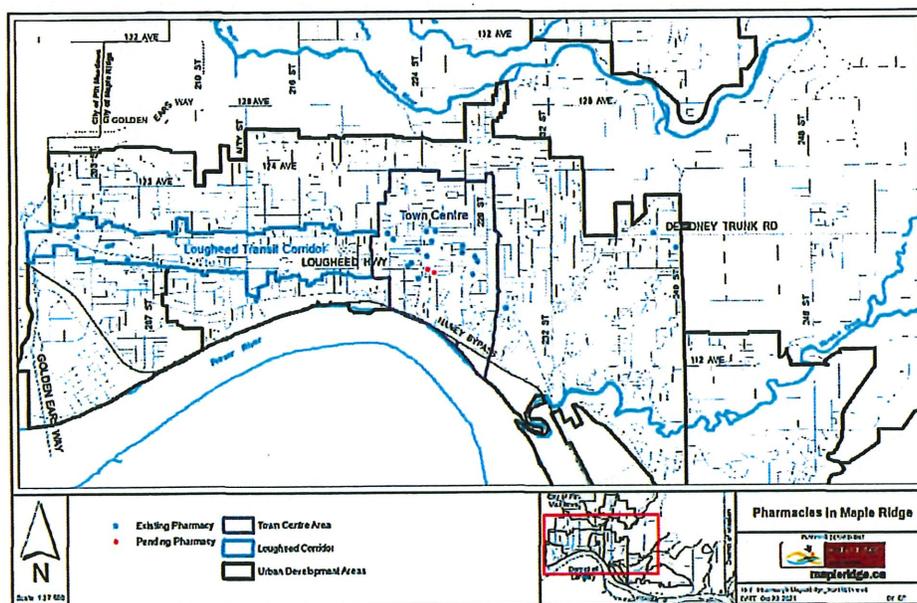
*That staff bring back a report and draft bylaw to limit pharmacy use in the Town Centre; and further, that applications for pharmacies be held in abeyance pending the option of a Zone Amending Bylaw.*

#### i) City of Maple Ridge Zoning Bylaw No. 7600-2019

Currently, pharmacies are not a defined use in the Zoning Bylaw. Pharmacy use is permitted through a combination of land uses including 'retail' and in some cases, in conjunction with 'professional services' depending on any proposed related services. As such, the use is permitted in a range of commercial oriented uses, including: C-1 Neighbourhood Commercial, C-2 Community Commercial, C-3 Town Centre Commercial, C-5 Village Centre Commercial, CRM Commercial / Residential, H-1 Heritage Commercial, and H-2 Hammond Village Commercial.

#### ii) Pharmacies in Maple Ridge

To date, the City of Maple Ridge has licensed 22 pharmacies and currently holds two pending applications. The locations of the pharmacies are shown below with a full-sized map available in Appendix A. The majority of the pharmacies (17 including the two pending) are located within the Town Centre Area of Maple Ridge.



Pharmacies in Maple Ridge range in size from a standalone small-scale commercial use to those that are integrated with large scale grocery stores. The majority of local pharmacies are in small-scale commercial spaces and in some cases associated with a neighbouring medical or walk-in clinic use. Nine Maple Ridge pharmacies are integrated into larger scale grocery or retail spaces (i.e. Shoppers Drug Mart and London Drugs).

## **2.0 DISCUSSION:**

Four options are provided for Council's consideration in regulating pharmacies in Maple Ridge:

- Option 1: Outright Prohibit New Small-Scale Pharmacies in the Town Centre Area;
- Option 2: Introduce Geographic Buffers of 400 metres to Pharmacy Applications;
- Option 3: Outright Prohibit New Pharmacies City-Wide; and
- Option 4: Status Quo.

Specifically, while Section 2.1 outlines the proposed regulatory recommendation and provides a high-level review of what is entailed, Section 2.2 outlines possible alternative options for Council to consider.

### **2.1 Proposed Recommended Option to Regulate Pharmacies in Maple Ridge**

Based on the Council motion passed on September 28, 2021, Option 1 is recommended and draft Zoning Amending Bylaw is attached for Council consideration. Additionally, Options 2 through 4 are also provided for Council to consider if an alternative direction is preferred.

#### **i) Option 1: Outright Prohibit New Small-Scale Pharmacies in the Town Centre Area (Recommended Option)**

The first identified option is to outright prohibit new small-scale pharmacies in the Town Centre Area. Under Option 1, applications for small-scale commercial pharmacies within the Town Centre Area would not be permitted. However, under the wording provided in the draft Zone Amending Bylaw (Appendix B), the City would continue to accept applications in the Town Centre for pharmacies in conjunction with larger retail spaces (such as a grocery store). For the purpose of Council consideration, the finished floor area of 700 square metres of retail space as the scale threshold has been selected for discussion purposes.

While a new small-scale commercial pharmacy prohibition would be in effect in the Town Centre, under Option 1, new pharmacy applications would continue to be accepted for any commercial location within other commercial areas of the City, including the Lougheed Transit Corridor, Hammond, Albion and other village commercial nodes. Existing pharmacies in the Town Centre would be able to continue operating, as 'legally non-conforming', but these existing pharmacies would be limited in their ability to expand or relocate.

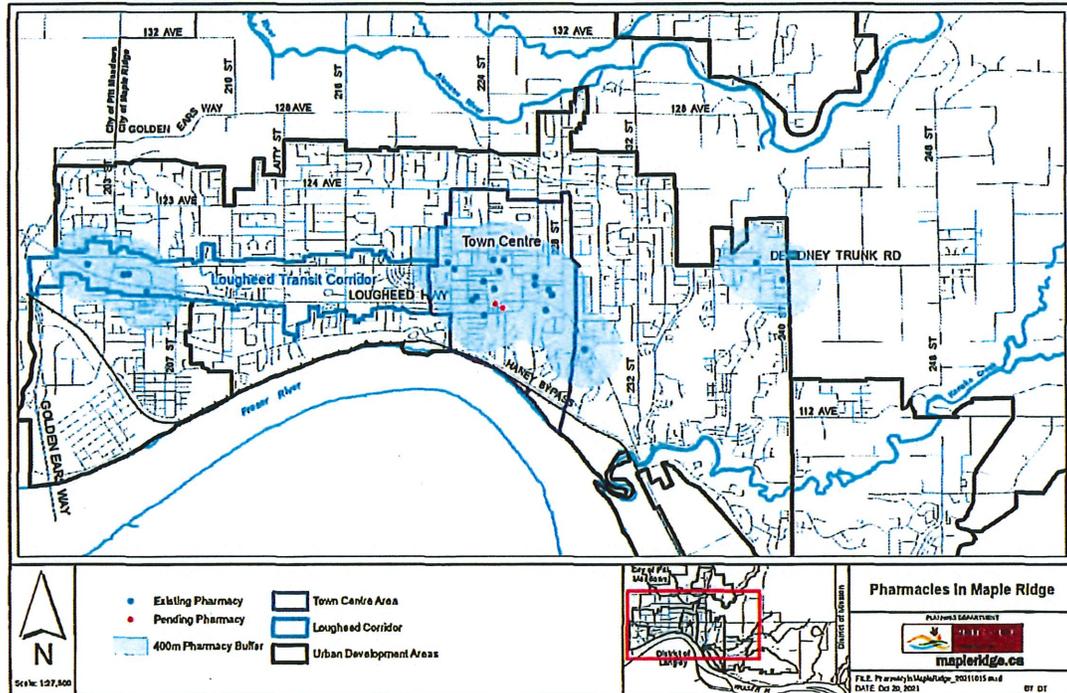
Based on the Council resolution passed on September 28, 2021, Option 1 is the recommended approach and the draft Zone Amending Bylaw (Appendix B) is attached for Council's consideration. To implement Option 1, a Zone Amending Bylaw would require four readings of Council, and include a Public Hearing.

## 2.2 Possible Alternative Options to Regulate Pharmacies in Maple Ridge

### i) Option 2: Introduce Geographic Buffers of 400m between Pharmacy Applications for the Town Centre Area

The second identified option is to introduce geographic buffers for all sizes of pharmacy applications in Maple Ridge. The buffer option would prohibit a pharmacy application from being approved within the stated distance between two existing pharmacies (noting that Council could approve pharmacies on a case-by-case basis through a text amendment to the Zoning Bylaw). A similar strategy has recently been employed by the City, through Council Policy 6.33, for Cannabis Retail Operations, with the distance measured in a straight line from the lot lines of the existing operation and proposed new operation.

For illustrative purposes, a starting distance of 400m has been selected. This distance has been used by the City of Surrey for a similar land use. The figure below, with the full-size map available in Appendix C, demonstrates what a 400m buffer would look like imposed on all existing pharmacies and pending applications within the City today.



Under this option, new applications that do not fall outside the stated distance from an existing pharmacy would not be accepted for the Town Centre Area, but may be accepted for Town Centre locations that are at least 400m apart. Additionally, applications would be accepted for any commercial location within other areas of the City, including the Lougheed Transit Corridor, Hammond, Albion and other Village commercial nodes. Existing operations would be able to continue operating, but limited in their ability to expand or relocate.

To implement Option 2, a Zone Amending Bylaw would be drafted and require four readings of Council, including a Public Hearing. This approach is more challenging to administer and is not recommended.

**ii) Option 3: Outright Prohibit Pharmacies City-wide**

The third identified option is to outright prohibit new pharmacies of all sizes throughout Maple Ridge. A similar strategy has been employed by the City for Vape Retail operations, prohibiting the use in all zones of the Zoning Bylaw.

Under Option 3, the City would no longer accept pharmacy applications for any location within the City. Existing pharmacies would be able to continue operating, as an adopted Zone Amending Bylaw that prohibits this use would make any legally operating pharmacy 'legally non-conforming', but these existing pharmacies would be limited in their ability to expand or relocate. The 700 square metres of finished floor area threshold could be included in this option as well.

To implement Option 3, a Zone Amending Bylaw would be drafted and require four readings of Council, including a Public Hearing. This approach is not recommended since this use does not appear to be problematic outside of the Town Centre.

**iii) Option 4: Status Quo**

The fourth identified option is to retain status quo. This would permit pharmacy applications to be considered on zone-appropriate lots – namely commercial zones, including the C-1, C-2, C-3, C-5, CRM, CS-4, H-1, and H-2 zones.

Under this option, new applications would be considered under the existing process involving evaluation of regulatory compliance before issuance of a business license. No Council review or approval process would be required. Existing pharmacies would be able to continue operating as legally conforming businesses.

No bylaw amendments or other actions are required or proposed to implement this option.

**iv) Summary of Possible Options**

Option	Concept	Impact	Implementation Tool
1	Prohibit Small-Scale Pharmacies in the Town Centre Area.	<ul style="list-style-type: none"> <li>No small-scale applications (under 700 m<sup>2</sup> of retail space) permitted in the Town Centre Area.</li> <li>Applications permitted throughout the rest of the City. Approval dependent on existing regulations and requirements.</li> </ul>	Zone Amending Bylaw (4 Readings of Council and a Public Hearing) to define the use and set out the prohibited area.
2	Implement Geographic Buffers of 400 metres to Pharmacy Applications	<ul style="list-style-type: none"> <li>Limited applications would be accepted in the Town Centre Area.</li> <li>Applications permitted throughout the rest of the City. Approval dependent on existing regulations and requirements.</li> </ul>	Zone Amending Bylaw (4 Readings of Council and a Public Hearing) to define the use and set out the geographic buffer.

Option	Concept	Impact	Implementation Tool
3	Prohibit Pharmacies City-Wide	<ul style="list-style-type: none"> <li>No applications permitted in the City.</li> </ul>	Zone Amending Bylaw (4 Readings of Council and a Public Hearing) to define the use and set out the prohibited area.
4	Status Quo	<ul style="list-style-type: none"> <li>No change to how pharmacy applications are permitted in the City.</li> </ul>	N/A

### 2.3 Next Steps

Based on the Council resolution passed at the September 28, 2021 Council meeting, wherein Council directed staff to bring back a draft bylaw to limit pharmacy use in the Town Centre, attached is a draft Zone Amending Bylaw for Council to consider and provide direction on proceeding through the Bylaw amendment process shown in Figure 1 below.

Figure 1 – Proposed Bylaw Amendment Process



### 3.0 POLICY IMPLICATIONS:

The City of Maple Ridge Official Community Plan and Town Centre Area Plan include policies that speak to the priority function of commercial uses that support the residential population of the Town Centre with the provision of necessary goods, including food, and services, such as medical care, and that these uses will be encouraged to develop or remain in and around the Central Business District of the Town Centre and in the commercial designated areas of Port Haney.

### 4.0 INTERDEPARTMENTAL IMPLICATIONS:

The review and permitting of business license regulation and opportunity is a multi-department undertaking between the Planning, Bylaw & Licensing Services, Building, and Economic Development Departments. All departments continue to envision a continued collaborative working relationship to ensure the successful implementation of the Council-approved direction for the regulation of pharmacies in Maple Ridge.

A consultant for the Economic Development Department has identified that the pharmacist occupation ratio for Maple Ridge is about the same as the pharmacist occupation ratio for the Metro Vancouver and Fraser Valley Regions, as well as B.C. In addition, according to employment wage data, pharmacist and pharmacist assistant wages are considered above average for Maple Ridge. It is also important

to note that manufacturing is a core target sector for future economic development opportunities in Maple Ridge and that limiting or restricting a portion of the pharmaceutical value chain may have an impact on the perception of openness of the manufacturing portion of the pharmaceutical value chain.

From a Community Safety perspective, the majority of the complaints received relate to smaller-scale pharmacies, often with specific OAT offerings included as part of the pharmacy. These pharmacies may struggle to manage the behaviors of their patients. It is recognized that COVID created a challenge where indoor occupancy limits pushed patients out of waiting rooms onto the adjacent sidewalks. While smaller-scale pharmacies, including OAT clinics, are valuable to residents, best practices should be focused on patient behavior management and reducing impacts on neighbouring businesses.

#### **CONCLUSION:**

In September 2021, Council directed staff to bring forward an options report regarding the regulation of pharmacies in Maple Ridge. This report outlines four possible options for the regulation of pharmacies in Maple Ridge, which include: Option 1: Outright Prohibit New Small-Scale Pharmacies in the Town Centre Area; Option 2: Introduce Geographic Buffers of 400m to New Pharmacy Applications; Option 3: Outright Prohibit New Pharmacies City-wide; Option 4: Status Quo.

This report includes a draft of a possible Zone Amending Bylaw to limit pharmacies in the Town Centre Area, reflecting Option 1, for Council consideration of first and second reading at an upcoming Council meeting.

"Original signed by Amanda Grochowich"

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*Prepared by:* **Amanda Grochowich, MCIP, RPP  
Planner 2**

"Original signed by Charles Goddard"

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

"Original signed by Christine Carter"

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

"Original signed by Christine Carter" for

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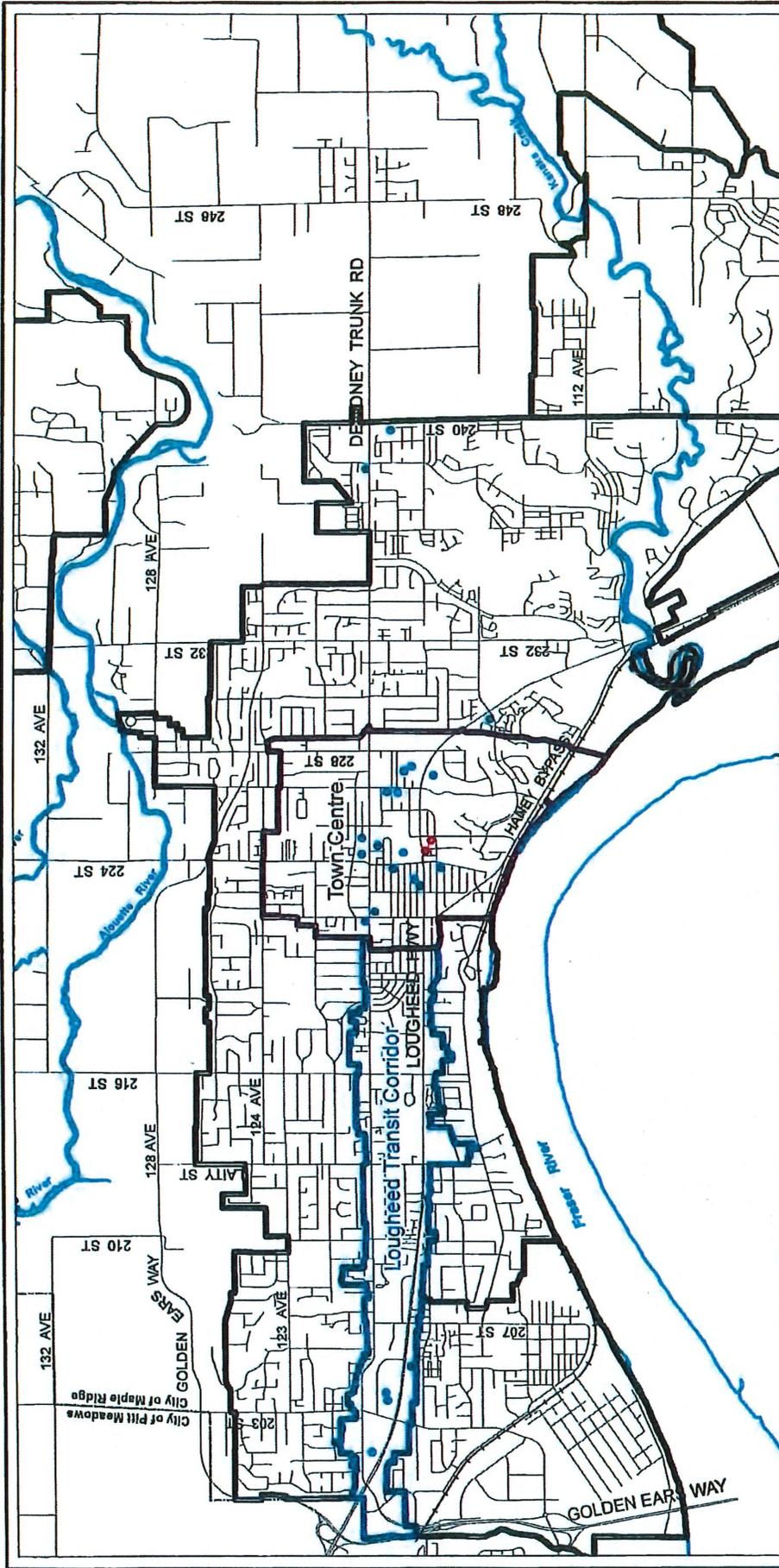
*Concurrence:* **Al Horsman  
Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A: Map of existing and pending pharmacies in Maple Ridge

Appendix B: Draft Zone Amending Bylaw

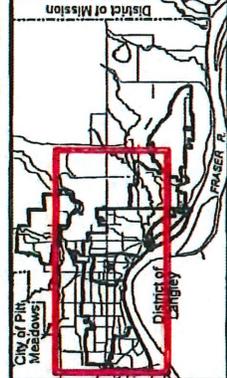
Appendix C: Map of existing and pending pharmacies in Maple Ridge with geographical buffer set at 400m



Pharmacies in Maple Ridge



PLANNING DEPARTMENT  
 MAPLE RIDGE  
 mapleridge.ca  
 FILE: PharmacyInMapleRidge\_20211015.mxd  
 DATE: Oct 20, 2021  
 BY: DT



- Existing Pharmacy
- Pending Pharmacy
- Town Centre Area
- Lougheed Corridor
- Urban Development Areas



Scale: 1:27,500

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

A Bylaw to amend Zoning Bylaw No. 7600 - 2019 as amended

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. XXX-2021."
2. That PART 2 INTERPRETATIONS AND DEFINITIONS, Section 202 Definitions, that the definition of "Pharmacy" is inserted between "PERSONAL SERVICES" and "PLACE OF WORSHIP":  
**PHARMACY** means a Use in a commercial establishment which fills a broad range of pharmaceutical prescriptions.
3. That PART 4 GENERAL REGULATIONS, Section 402 Regulations for Permitted Uses of Land, Buildings, and Structures is amended by inserting the following between 402.21 Parking and Storing of Unlicensed Vehicles and Contractor's Equipment and 402.22 Produce Sales, and renumbering the section accordingly:  
402.22 Pharmacy
  1. A Pharmacy Use is subject to the following provisions:
    - a. shall not be permitted as a Principal Use;
    - b. shall not be permitted as an Accessory Use in a commercial establishment with a finished floor area less than or equal to 700 square metres on a lot within the Town Centre Area, as identified on Schedule "C" (Town Centre Area Plan) of this Bylaw;
    - c. shall be permitted as an Accessory Use in a commercial establishment with a finished floor area greater than 700 square metres on a lot within the Town Centre Area, as identified on Schedule "C" (Town Centre Area Plan) of this Bylaw; and
    - d. shall be permitted as an Accessory Use outside of the Town Centre Area.
4. That PART 7 Commercial Zones, Section 701 Zone: C-1 Neighbourhood Commercial is amended by inserting the following after 701.3 1. e.
  - f. a Pharmacy Use, subject to Section 402.22 of this Bylaw.
5. That PART 7 Commercial Zones, Section 702 Zone: C-2 Community Commercial is amended by inserting the following after 702.3 1. e.
  - f. a Pharmacy Use, subject to Section 402.22 of this Bylaw.
6. That PART 7 Commercial Zones, Section 703 Zone: C-3 Town Centre Commercial is amended by inserting the following after 703.3 1. d.
  - e. a Pharmacy Use, subject to Section 402.22 of this Bylaw.

7. That PART 7 Commercial Zones, Section 705 Zone: C-5 Village Commercial is amended by inserting the following after 705.3 1. d.
  - e. a Pharmacy Use, subject to Section 402.22 of this Bylaw.
  
8. That PART 7 Commercial Zones, Section 707 Zone: CRM Commercial / Residential is amended by inserting the following after 707.3 1. d.
  - e. a Pharmacy Use, subject to Section 402.22 of this Bylaw.
  
9. That PART 7 Commercial Zones, Section 713 Zone: H-1 Heritage Commercial is amended by inserting the following after 713.3 1. d.
  - e. a Pharmacy Use, subject to Section 402.22 of this Bylaw.
  
10. That PART 7 Commercial Zones, Section 714 Zone: H-2 Hammond Village Commercial is amended by inserting the following after 714.3.1. c.
  - d. a Pharmacy Use, subject to Section 402.22 of this Bylaw.
  
11. That PART 10 Comprehensive Development Zones, Section 1023 CD-2-95 is amended by adding the following after 1023.2, 2 and amending the Section punctuation accordingly:
  3. a Pharmacy Use, subject to Section 402.22 of this Bylaw.
  
12. That PART 10 Comprehensive Development Zones, Section 1025 CD-2-98 is amended by inserting the following after 1025.1.c:
  - d. a Pharmacy Use, subject to Section 402.22 of this Bylaw.
  
13. Maple Ridge Zoning Bylaw No. 7600 – 2019 is 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

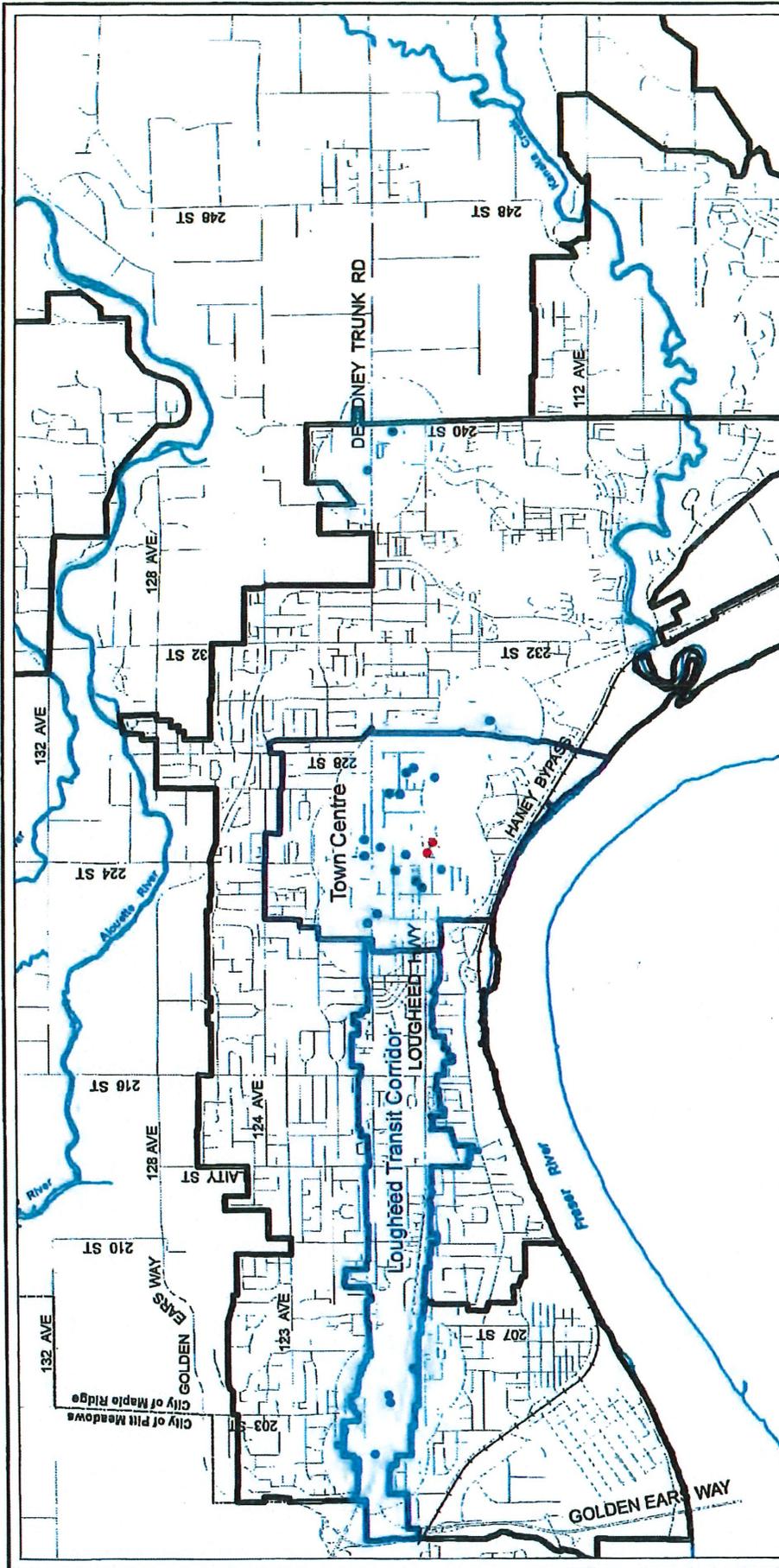
ADOPTED, the            day of            , 20

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PRESIDING MEMBER

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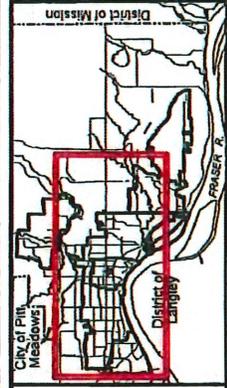
CORPORATE OFFICER



**Pharmacies in Maple Ridge**

PLANNING DEPARTMENT  
 MAPLE RIDGE  
 mapleridge.ca

FILE: PharmacyInMapleRidge\_20211015.mxd  
 DATE: Oct 20, 2021  
 BY: DT



- Existing Pharmacy
- Pending Pharmacy
- 400m Pharmacy Buffer
- Town Centre Area
- Lougheed Corridor
- Urban Development Areas



Scale: 1:27,500



**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. 7822-2021**  
**21587 128 Avenue**

**MEETING DATE:** March 1, 2022  
**FILE NO:** 2018-248-RZ  
**MEETING:** C o W

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**EXECUTIVE SUMMARY:**

An application has been received to rezone the subject property, located at 21587 128 Avenue, from A-2 (Upland Agricultural) to CS-4 (Rural Commercial), to permit the future construction of a commercial building. The 0.357 hectare (0.88 acre) site is within the Agricultural Land Reserve (ALR), but is exempt from the regulations of the Agricultural Land Commission (ALC) due to its historic small parcel size. As the property is within the ALR, the property is designated Agricultural in the Official Community Plan (OCP) and in the Regional Growth Strategy (RGS) of Metro Vancouver.

At the municipal level, the Official Community Plan must be amended in order to permit commercial development on the site, which triggers the need for an amendment to the Regional Growth Strategy. In order for these amendments to take place, the subject property must be excluded from the ALR.

A previous ALR exclusion application for the site was initially approved conditionally, by the ALC, who stipulated that they would need to approve the land use proposal during the rezoning process. This decision was later rescinded and denied out of concern for potential land uses on the site that could conflict with agricultural uses. The site therefore remains within the ALR.

The exclusion of the subject property will need to follow the new process established by the ALC, which has eliminated the option for landowner applications. As a result, this application can only be advanced by City of Maple Ridge, and the process involves hosting a Public Hearing.

This report will discuss the merits of this application, including policy considerations for introducing new commercial development in the community and outline the processes and agency approvals required to bring the applicant's proposal to fruition. The applicant has clarified their intent to develop the property into a rural commercial use, which will be significantly smaller in scale than was indicated in the previous exclusion application.

Given the site context, rural uses are appropriate. As a smaller scale commercial development, the ALC may find that this revised proposal is defensible. On this basis, this application is found to be supportable and Council is recommended to advance this application to first reading.

**RECOMMENDATIONS:**

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

and in that regard it is recommended that no additional consultation be required in respect of this matter beyond the early posting of the proposed Official Community Plan amendments on the City's website, together with an invitation to the public to comment;
2. That Zone Amending Bylaw No. 7822-2021 be given first reading;
3. That the proposal be refined for Council consideration of the application to exclude the subject property from the Agricultural Land Reserve, and for hosting a Public Hearing for that purpose, along with the submission of \$4,950.00 to cover application costs; and further
4. That the applicant provide further information as described on Schedules A, C, and D, of *Development Procedures Bylaw No. 5879-1999*.

**DISCUSSION:**

**a) Background Context:**

Applicant:	OTG Developments Ltd.
Legal Description:	Parcel B, Part SE1/4, Section 25, Township 9, New Westminster Land District, Ref Plan 13579; Except RD PL LMP2158 SEC 25; TWP 9; NWD
OCP:	
Existing:	AGR (Agricultural)
Proposed:	Commercial
Within Urban Area Boundary:	No
OCP Major Corridor:	Yes
Zoning:	
Existing:	A-2 (Upland Agricultural)
Proposed:	CS-4 (Rural Commercial)
Surrounding Uses:	
North:	Use: Rural Residential
	Zone: A-2 Upland Agriculture
	Designation: Agricultural

South:	Use:	Farm, Rural Residential
	Zone:	RS-3 One Family Rural Residential
	Designation:	Agricultural
East:	Use:	Rural Residential
	Zone:	A-2 Upland Agriculture
	Designation:	Agricultural
West:	Use:	Rural Residential
	Zone:	A-2 Upland Agriculture
	Designation:	Agricultural
Existing Use of Property:		Residential
Proposed Use of Property:		Commercial
Site Area:		0.357 ha (0.88 acres)
Access:		216 Street
Servicing requirement:		Rural Standard

**b) Site Characteristics:**

The subject property is situated at the intersection of 128 Avenue and 216 Street. This parcel has a single detached dwelling and an accessory building upon it. The agricultural context surrounding the site is highly visible including forage crops, blueberries, and the blueberry processing plant to the west of the subject property. As a commuter route, 128 Avenue is an east- west arterial that provides the furthest north connection between 216 Street and the Pitt River Bridge, and the most direct access for Silver Valley residents. As it would serve both rural and urban traffic, this site may be a strategic location for modest commercial uses.

**c) Project Description:**

This application proposes to rezone the subject property from A-2 (Upland Agriculture) to CS-4 (Rural Commercial). Although the 0.357 ha (0.88 acre) site is exempt from the regulations of the ALC, it remains within the ALR and is designated as Agricultural in the OCP and in the Metro Vancouver Regional Growth Strategy. Because the site is currently within the ALR, there are several steps required to bring this proposal to completion. In addition to municipal applications, these steps include agency approvals from the ALC and Metro Vancouver.

There are a number of commercially zoned properties within Maple Ridge that are outside of the Urban Area Boundary. While these uses are typically modest in scale and geared towards serving the neighbouring population, their zoning is usually legal non-conforming and inconsistent with the Official Community Plan.

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:**

The subject property is located outside of the urban area boundary and as such, urban levels of development are not typically supportable in this context. A number of considerations must be addressed prior to redevelopment occurring. These include:

**Commercial Development:** In 2014 Council endorsed the Maple Ridge Commercial and Industrial Strategy. A key message of the strategy is that the designated commercial land supply in Maple Ridge is sufficient to meet future demand. Retention of commercially designated lands in the Town Centre and Silver Valley are important elements of the future commercial land supply, along with the maximization of the City's existing employment lands. As the identification of more commercial lands was not considered a priority, subsequent policy work in Maple Ridge has primarily focused on increasing industrial land supply.

The Commercial and Industrial Strategy noted that the rural hamlets in Silver Valley would require patience, implying that a sufficient customer base to support retail would occur in the long term with buildout. The Strategy was less explicit in noting the importance of commercial development in fostering community connection, which was a key feature of the Silver Valley Area Plan.

By its very nature, commercial development is population serving, and unlike industrial development, does not typically increase the regional economic base. Local economic benefits may be provided by new commercial development if there is consumer capture that would otherwise have spent money elsewhere. But the introduction of new commercial areas may also reduce or erode the customer base required to support existing and planned areas within the community. In this light, the intent of area planning initiatives such as the Silver Valley Area Plan should be considered.

It should also be noted that the 128 Avenue corridor (in Maple Ridge and Pitt Meadows) has developed a number of agri-commercial destinations that highlight the 'farm-to-table' approach. These businesses enhance access to local produce and value added products. They also contribute to local character and the tourism industry in the community. These businesses align with both the City's and Metro Vancouver's Agricultural land use designation. Under the current A-2 zoning, the subject property is well located to further contribute to the growing agri-tourism destination in Maple Ridge. Although this proposal is small scale, it could enhance this area through the sale of local products and seasonal outdoor displays.

At this stage, the applicant has not given a firm indication of the type of commercial envisioned for the site, although likely it will not be agricultural in nature, thereby triggering the need for a land use redesignation.

### **Official Community Plan**

The subject property is outside of the Maple Ridge Urban Area Boundary, and the most supportable land use redesignation would be for Rural Commercial purposes. Section 6.3.8 of the OCP, titled "Rural Commercial", notes the following about the Rural Commercial designation:

*Rural Commercial centres cater to the daily convenience shopping and service needs of a rural population and provide a limited range of services. Rural Commercial retail centres are typically less than 93 m<sup>2</sup> (1,000 ft<sup>2</sup>) in area. Community serving outdoor recreational facilities are also appropriate in the rural area.*

An example of the footprint of a 93 m<sup>2</sup> (1,000 ft<sup>2</sup>) building is appended to this report as Appendix D. Policies pertaining to scale and compatibility of these commercial uses are provided by Policies 6-39 and 6-40 of the Official Community Plan, as follows:

*6 - 39 Rural Commercial Centres and outdoor commercial recreation facilities will be considered subject to satisfying Parking Bylaw and Zoning Bylaw requirements, traffic, access, site design, and compatibility with adjacent land uses.*

*6 - 40 Total commercial space in a Rural Commercial centre is typically less than 93m<sup>2</sup> (1,000 ft<sup>2</sup>) in area. Outdoor commercial recreational facilities may exceed 93m<sup>2</sup> (1,000 ft<sup>2</sup>) in area.*

Properties designated Rural Commercial align with the CS-4 Rural Commercial Zone, which is the applicant's stated intent. The CS-4 Rural Commercial Zone is limited in the maximum size of a commercial building, to 279m<sup>2</sup>, which is significantly larger than the maximum size recommended in the OCP.

Because the proposed development is for non-farm uses adjacent to agriculture, a requirement of the rezoning application will be an agricultural impact assessment.

The OCP would only support limited small scale commercial development within the context of the subject site. Therefore, a compatible rural commercial building would not unduly interfere with opportunities for commercially designated lands, such as those in Silver Valley, and could be supported. However, exact details from the applicant on the nature and size of the proposal are sparse.

A further consideration is access to the site and traffic impacts. Potential conflicts must be considered and addressed prior to second reading.

**ALR Requirements:** As the property is within the Agricultural Land Reserve, the ALC must approve an exclusion application prior to municipal and regional approvals of a land use designation amendment. As noted earlier in this report, the previous exclusion application (2017-198-AL) was initially conditionally approved by the Agricultural Land Commission, but that approval was subsequently rescinded and denied. Although this revised proposal is more supportable in a rural context than the previous application, there is no guarantee that the ALC will support the exclusion of the property from the ALR.

The steps involved in this process are policy considerations that do not require detailed site planning and qualified professional analysis for a decision to be made. For this reason, out of consideration for the applicants persistent requests, a recommended approach is to apply for the exclusion application early in the process, prior to the interdepartmental referrals process. This would avoid requiring the applicant to invest in engineering and other consultant services for a project that may not be supported by senior agencies. It does, however, leave some doubt as to the true nature of the proposal.

Changes to the ALC application process which came into effect on September 30, 2020 removed the ability of landowners to apply for exclusion applications, and transferred this jurisdiction solely to local governments and first nations. With this new approach, the ALC developed a number of steps that needed to be followed in the application process, with local government requirements including an application fee of \$750.00 and hosting a Public Hearing.

This matter was presented to Council at the November 10, 2020 Council Workshop. Recognizing that this change would entail additional costs, the staff report included the estimated costs of a local government initiated exclusion application. These costs included the public hearing fee (advertising, staff costs), staff report, and the \$750.00 ALC fee. In total these costs were estimated to be \$4,950.00. Upon their receipt of this information, Council passed the following resolution:

- 1. That staff prepare an amendment to Fees & Charges Bylaw No. 7575-2019 to establish a fee for exclusion applications; and*
- 2. That staff prepare a Council Policy for the Processing of Applications for Exclusion from the Agricultural Land Reserve; and further*

3. *That as an interim measure until the above noted Council Policy is endorsed, applications for exclusion for remnant parcels, properties within a Council-endorsed area planning process or other policy based criteria will be evaluated and based on merits may be forwarded to the Agricultural Land Commission.*

To date, no exclusion applications have been pursued, since the ALC change came into effect. This proposal may be the first, if Council gives first reading to the rezoning application. Based on the above Council resolution, a fee schedule is proposed to cover local government costs associated with this application.

**Metro Vancouver:** In general, the Regional Growth Strategy designates all properties within the Agricultural Land Reserve as Agricultural. Any amendment to an agricultural designation could not occur without first excluding a property from the Agricultural Land Reserve. The Regional Growth Strategy is in the process of being updated, and is expected to be adopted later in 2022. It is anticipated that the overall intent of the Strategy will remain, although changes to the amendment process are likely. These changes are expected to include a greater emphasis on consultation rather than a formal public hearing.

Although the amendment process is in transition, a rural land use designation for the site may be supportable. Rural lands are generally compatible with an agricultural context as they retain a rural character. As noted in the Regional Growth Strategy, the acceptable land uses in this context are low density residential, small scale commercial, industrial, and institutional uses that do not require sewer extension. The local government would need to apply for the Regional Growth Strategy amendment after third reading. This application could be included in the City's submission with other identified regional amendments anticipated for 2023.

**Zoning Bylaw:** As noted, the subject property is within an area that has not been considered for commercial development, but the CS-4 Rural Commercial Zone is the most supportable, given the site context. Support for redevelopment of this property should prioritize low impact development that does not conflict with the agricultural potential of neighbouring properties, including low risk of soil or groundwater contamination. Principal permitted uses in the CS-4 Zone are limited to convenience store, restaurant, and retail uses. The maximum gross floor area for principal uses in the CS-4 Zone is 279m<sup>2</sup>, which is significantly greater than the 93m<sup>2</sup> recommended maximum for rural commercial centres in the Official Community Plan.

Of further note is the minimum parcel size for the CS-4 Rural Commercial Zone, which is 0.8 hectares (2 acres) served by on-site septic and community water. With a site area of 0.375 hectares (0.88 acres), the subject property is smaller than minimum lot size in the available zone. The site will need to rely on septic disposal. Although rezoning to CS-4 may be supportable, consideration for reducing the size and scale of development is warranted, given the stated direction of the OCP, and the noted site constraints, including parcel size, and the risk of interfering with traffic flows at this busy intersection.

Uses that generate high traffic volumes would not be supportable at this location. A possible approach could be a restrictive covenant to limit the size and the type of uses that could be allowed on the site.

#### **Development Permits:**

Pursuant to Section 8.5 of the OCP, a Commercial Development Permit application is required to address the current proposal's compatibility with adjacent development, and to enhance the unique character of the community.

### Advisory Design Panel:

A Commercial 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) Next Steps:**

If this application is given first reading, the following steps will need to occur:

1. Refinement of proposal in support of Public Hearing and exclusion application;
2. Presentation of proposal to Council;
3. Council advancement of proposal to Public Hearing;
4. Council consideration of request to forward application to ALC.
- 5. If denied by Council, process ends;**
- 6. If denied by the ALC, process ends;**
7. If approved by the ALC, detailed site planning commences;
8. Full application submission, including OCP amendment, development permit application, receipt of consultant reports;
9. Interdepartmental referral process commences;
10. Development Information Meeting, and Advisory Design Panel Meeting;
11. Second reading, Public Hearing, third reading;
12. Council applies to Metro Vancouver for Regional Growth Strategy amendment.
- 13. If Metro Vancouver denies this request, the process ends;**
14. If approved by Metro Vancouver, applicant completes third reading requirements; and
15. Adoption and approval of rezoning and development permit applications.

### **f) Interdepartmental Implications:**

Preliminary discussions with the Engineering Department indicate that a recent upgrade along 128 Avenue with corner truncation would meet municipal standards. However, upgrades would likely be triggered for 216 Street, which is classified as an arterial road. These upgrades could include a 3 metre dedication and road widening of existing asphalt, or if supported, waiving these requirements with a Development Variance Permit. Existing storm drainage is likely sufficient.

A site plan in support of this proposal has not been provided, but the Engineering Department indicates that the site will be limited to one access, which must be from the northern edge of the property along 216 Street.

A more formal referral to the Engineering Department will be made after first reading, after the successful exclusion of the subject property from the ALR, and upon receipt of required consultant reports. Similarly, these steps will be required prior to referrals other internal departments and external agencies including:

- a) Operations Department;
- b) Fire Department;

- c) Building Department;
- d) Parks, Recreation and Culture Department;
- e) Utility companies; and
- f) Agricultural Land Commission.

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.

**g) Early and Ongoing Consultation:**

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

**h) Development Applications:**

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

1. An OCP Application (Schedule A);
2. A complete Rezoning Application (Schedule C); and
3. A Commercial Area Development Permit Application (Schedule D).

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

**i) Alternatives**

The subject property is constrained by its size and by its location outside of the Maple Ridge Urban Area Boundary. In contemplating supportable land use changes to the site, both the Regional Growth Strategy and the Maple Ridge Official Community Plan provide a consistent framework that can assist in ensuring that land use changes are compatible with an agricultural context. As a result, the supportable commercial land use for the subject property will be small scale. There are many steps required to realize this development.

As a simpler alternative to redevelopment, the expanded home occupation options in the Zoning Bylaw would not require rezoning and could use the existing house for business and residential purposes. Given the limited potential of the site, this more cost effective option should be considered. Another alternative is to pursue an agri-tourism use in keeping with existing businesses in the area, which might not require land use designation and zoning bylaw amendments. A further alternative is to consider the proposal contrary to the agricultural nature of the area and deny the applicant's request.

**CONCLUSION:**

Based on the considerations as outlined in this report, there are many steps involving senior agency jurisdictions that would need to be addressed prior to advancing this proposal further. However, the development proposal is in compliance with the policies of the OCP. Justification has been provided to support an OCP amendment to a Rural Commercial centre. It is, therefore, recommended that Council grant first reading subject to the property being excluded from the ALR and additional information being provided and assessed prior to second reading.

“Original signed by Charles Goddard” for

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*Prepared by:* **Diana Hall, MA, MCIP, RPP  
Planner 2**

“Original signed by Charles Goddard”

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

“Original signed by Christine Carter”

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

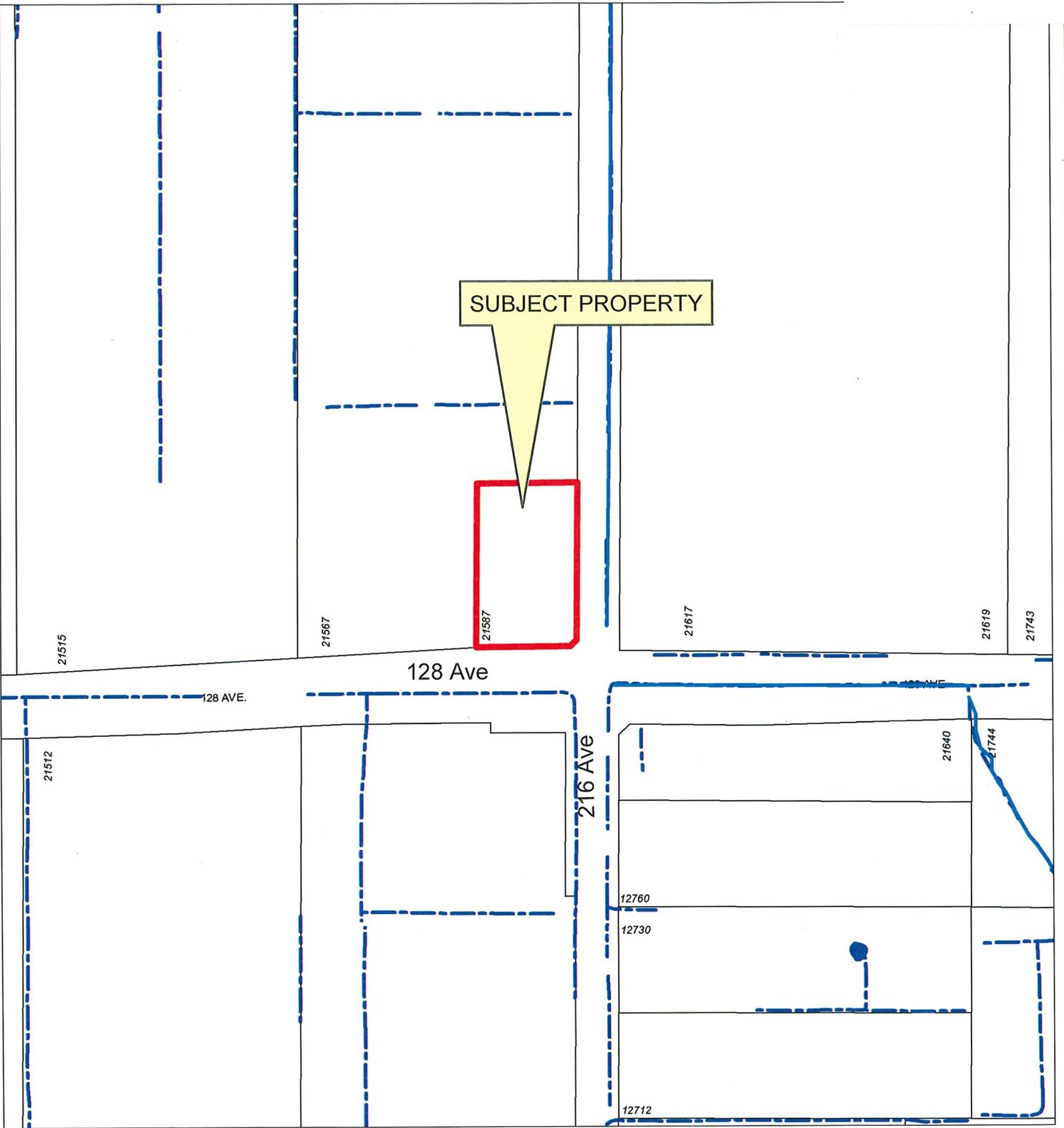
“Original signed by Scott Hartman”

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

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7822-2021
- Appendix D – Example Site Plan showing a 93m<sup>2</sup> building



Scale: 1:2,500

### Legend

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

21587 128 Ave

PLANNING DEPARTMENT

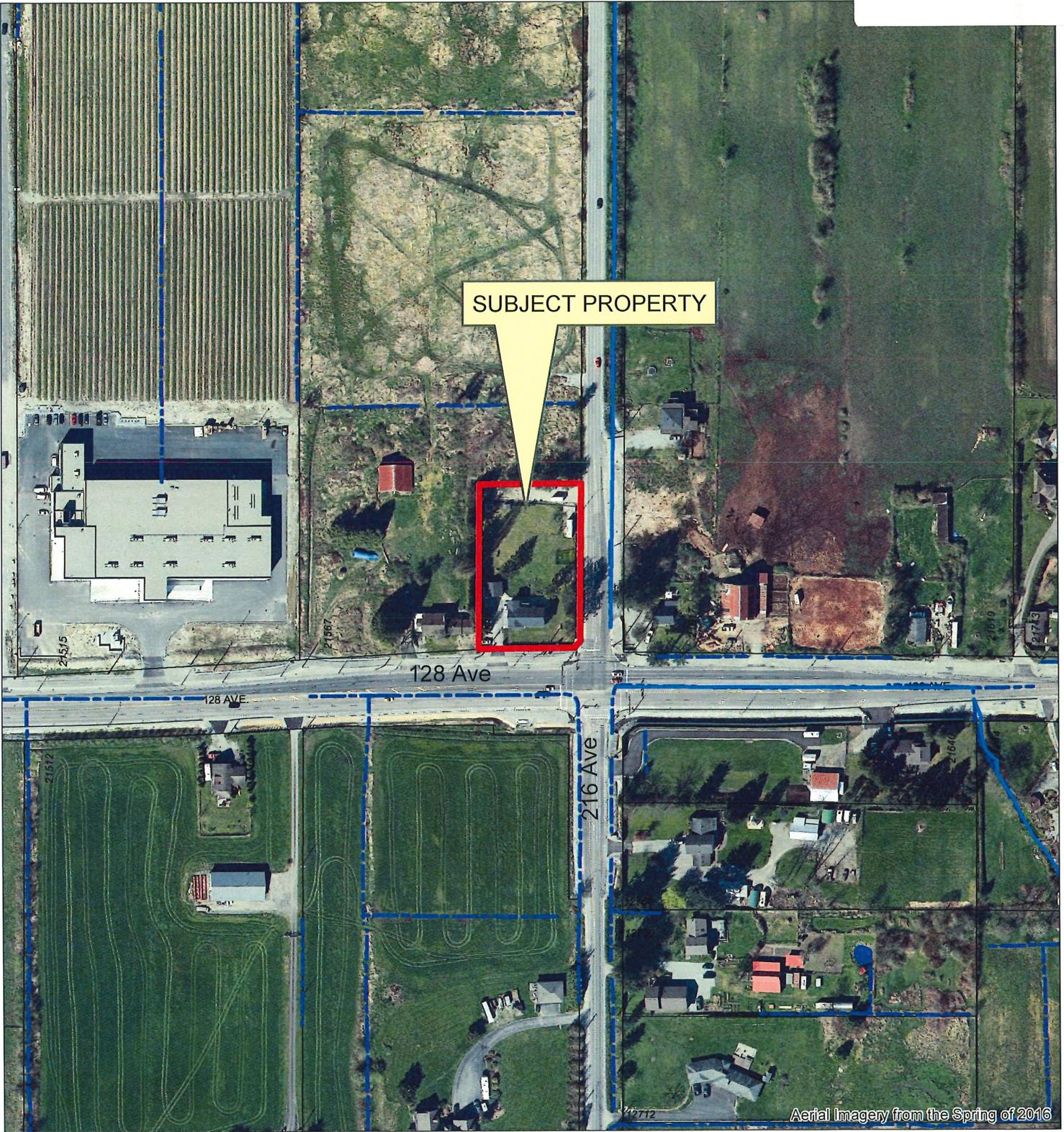


**MAPLE RIDGE**  
British Columbia

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

2018-248-RZ  
DATE: Jun 14, 2018

BY: JV



Aerial Imagery from the Spring of 2016



Scale: 1:2,500

### Legend

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

## 21587 128 Ave

PLANNING DEPARTMENT

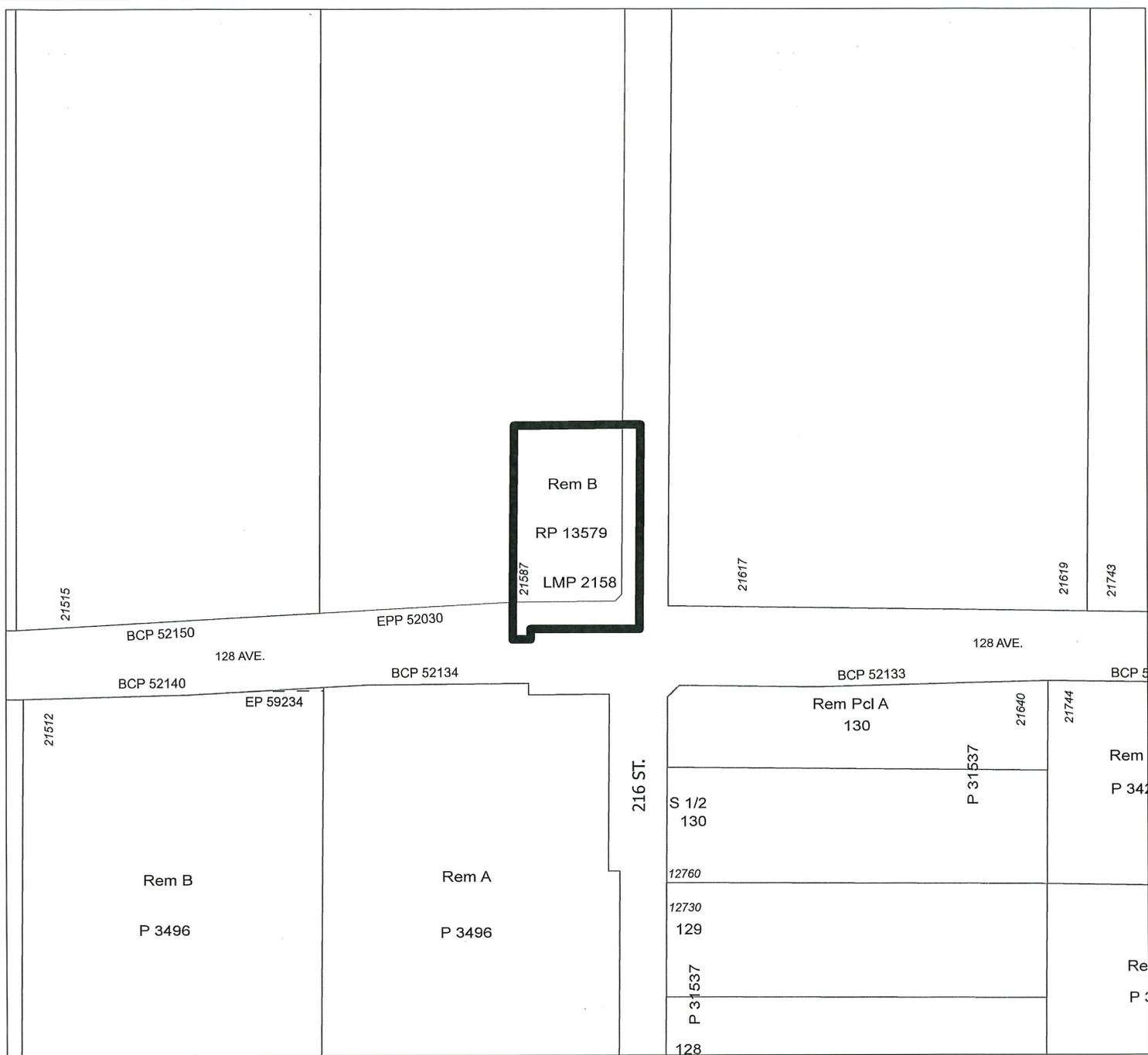


[mapleridge.ca](http://mapleridge.ca)

2018-248-RZ  
DATE: Jun 14, 2018

BY: JV



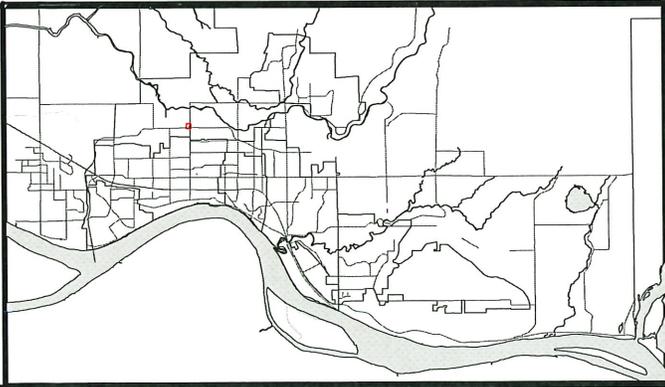


# MAPLE RIDGE ZONE AMENDING

Bylaw No. 7822-2021  
 Map No. 1946  
 From: A-2 (Upland Agricultural)  
 To: CS-4 (Rural Commercial)



SCALE 1:2,500



2018-248-RZ

PLANNING DEPARTMENT

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

FILE: Subject Map.mxd  
 DATE: Feb 7, 2022  
 BY: DT



**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. 7826-2022**  
**23682 Dewdney Trunk Road**

**MEETING DATE:** March 1, 2022  
**FILE NO:** 2021-579-RZ  
**MEETING:** C o W

**EXECUTIVE SUMMARY:**

An application has been received to rezone the subject property, located at 23682 Dewdney Trunk Road, from M-1 (Service Industrial) to RM-1 (Low Density Townhouse Residential) and R-2 (Single Detached (Medium Density) Urban Residential) in order to permit a future subdivision of approximately two single-family lots and the future construction of approximately 16 townhouse units on a third lot. To proceed further with this application, additional information is required as outlined below.

As per Council Policy 6.31, this application is subject to the Community Amenity Contribution (CAC) program. The CAC rates in Policy 6.31 are currently under review, and if approved at an upcoming Council meeting, it is anticipated that this application will be subject to new rates. The expected CAC contribution rate for this rezoning application will be confirmed in the second reading report.

**RECOMMENDATIONS:**

1. That Zone Amending Bylaw No. 7826-2022 be given first reading; and further
2. That the applicant provide further information as described on Schedules C and D of the *Development Procedures Bylaw No. 5879-1999*, along with the information required for a Subdivision application.

**DISCUSSION:**

**a) Background Context:**

Applicant:	Geoff Lawlor Architect AIBC
Legal Description:	West 80.7 Feet East Half Lot 7 Except: Part Road on Plan 86679, Section 16, Township 12, New Westminster District Plan 1676
OCP:	
Existing:	Urban Residential
Proposed:	Urban Residential
Within Urban Area Boundary:	Yes
OCP Major Corridor:	Yes

**Zoning:**

Existing: M-1 (Service Industrial)  
Proposed: RM-1 (Low Density Townhouse Residential), R-2 (Single Detached (Medium Density) Urban Residential)

**Surrounding Uses:**

North: Use: Single-Family Residential  
Zone: R-3 (Single Detached (Intensive) Urban Residential)  
Designation: Urban Residential

South: Use: Single-Family Residential  
Zone: RS-1b (Single Detached (Medium Density) Residential)  
Designation: Urban Residential

East: Use: Single-Family Residential  
Zone: RS-1b (Single Detached (Medium Density) Residential) and CD-1-93 (Amenity Residential District)  
Designation: Urban Residential

West: Use: Industrial  
Zone: M-2 (General Industrial)  
Designation: Urban Residential

Existing Use of Property: Vacant  
Proposed Use of Property: Single-Family and Multi-Family residential  
Site Area: 0.46 ha (1.1 acres)  
Access: 119 Avenue and new lane  
Servicing requirement: Urban Standard

**b) Site Characteristics:**

The subject property is bounded by Dewdney Trunk Road to the north and 119 Avenue to the south. The property is relatively flat and is currently vacant; a mix of mature and adolescent trees and vegetation cover most of the property (see Appendices A and B).

**c) Project Description:**

The current application is proposing to rezone the subject property from M-1 (Service Industrial) to RM-1 (Low Density Townhouse Residential) and R-2 (Single Detached (Medium Density) Urban Residential) (see Appendix C) to permit the construction of approximately 16 townhouse units and approximately 2 single-family lots (see Appendices D and E). The two proposed R-2 (Single Detached (Medium Density) Urban Residential) single-family lots will have parking provided onsite and will be accessible by the lane.

The proposed townhouse units will be accessible from the lane extension as well as 119 Avenue. The townhouse units are configured in three buildings: two buildings containing 5 units and one

building containing 6 units (see Appendices E and F). The application is proposing a floor space ratio of 0.65, which exceeds the base density of the RM-1 (Low Density Townhouse Residential) zone. Based on density bonus regulations in the zone, whereby bonus floor space can be achieved in exchange for the provision of \$344.46 per m<sup>2</sup> (\$32.00 per ft<sup>2</sup>), the proposed additional density for the townhouse use would yield approximately \$62,333.48. Additionally, the proposed residential parking for the townhouse units is proposed as a mix of side-by-side double car garage configuration (14 units) and 2 units will have parking in a single car garage and 1 space provided in a parking space adjacent to the unit.

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

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

**d) Planning Analysis:**

**Official Community Plan:**

The subject property is located within the Urban Area Boundary and is currently designated *Urban Residential-Major Corridor*. The development of the property is subject to the *Major Corridor* infill policies of the Official Community Plan (OCP). This designation supports ground-oriented multi-family housing as well as single-family residential and is more closely aligned with the OCP than the current M-1 (Service Industrial) zone. These policies state that development should be compatible with the surrounding neighbourhood and respect neighbourhood characteristics.

The proposed R-2 (Single Detached (Medium Density) Urban Residential) zoned lots continue with the existing neighbourhood pattern of lot sizes along Dewdney Trunk Road. The proposed rezoning to RM-1 (Low Density Townhouse Residential) and R-2 (Single Detached (Medium Density) Urban Residential) comply with the *Urban Residential-Major Corridor* designation and Major Corridor infill policies.

**Zoning Bylaw:**

The current application proposes to rezone the subject property from M-1 (Service Industrial) to RM-1 (Low Density Townhouse Residential) and R-2 (Single Detached (Medium Density) Urban Residential) to permit the construction of 16 townhouse units and the subdivision of two single family lots. The proposed lot size for the RM-1 (Low Density Townhouse Residential) zoned portion is 0.37 ha (0.9 acres).

The minimum lot size for the proposed R-2 (Single Detached (Medium Density) Urban Residential) zone is 315.0 m<sup>2</sup> (3390.6 ft<sup>2</sup>), the two proposed single family lots are proposed to be 369.0 m<sup>2</sup> (3971.9 ft<sup>2</sup>). Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

### **Development Permits:**

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

### **Advisory Design Panel:**

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

### **Development Information Meeting:**

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

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

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

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

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

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

### **f) 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 Multi-Family Residential Development Permit Application (Schedule D); and
3. 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.

“Original signed by April Crockett”

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*Prepared by:* **April Crockett**  
**Planning Technician**

“Original signed by Charles Goddard”

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

“Original signed by Christine Carter”

---

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

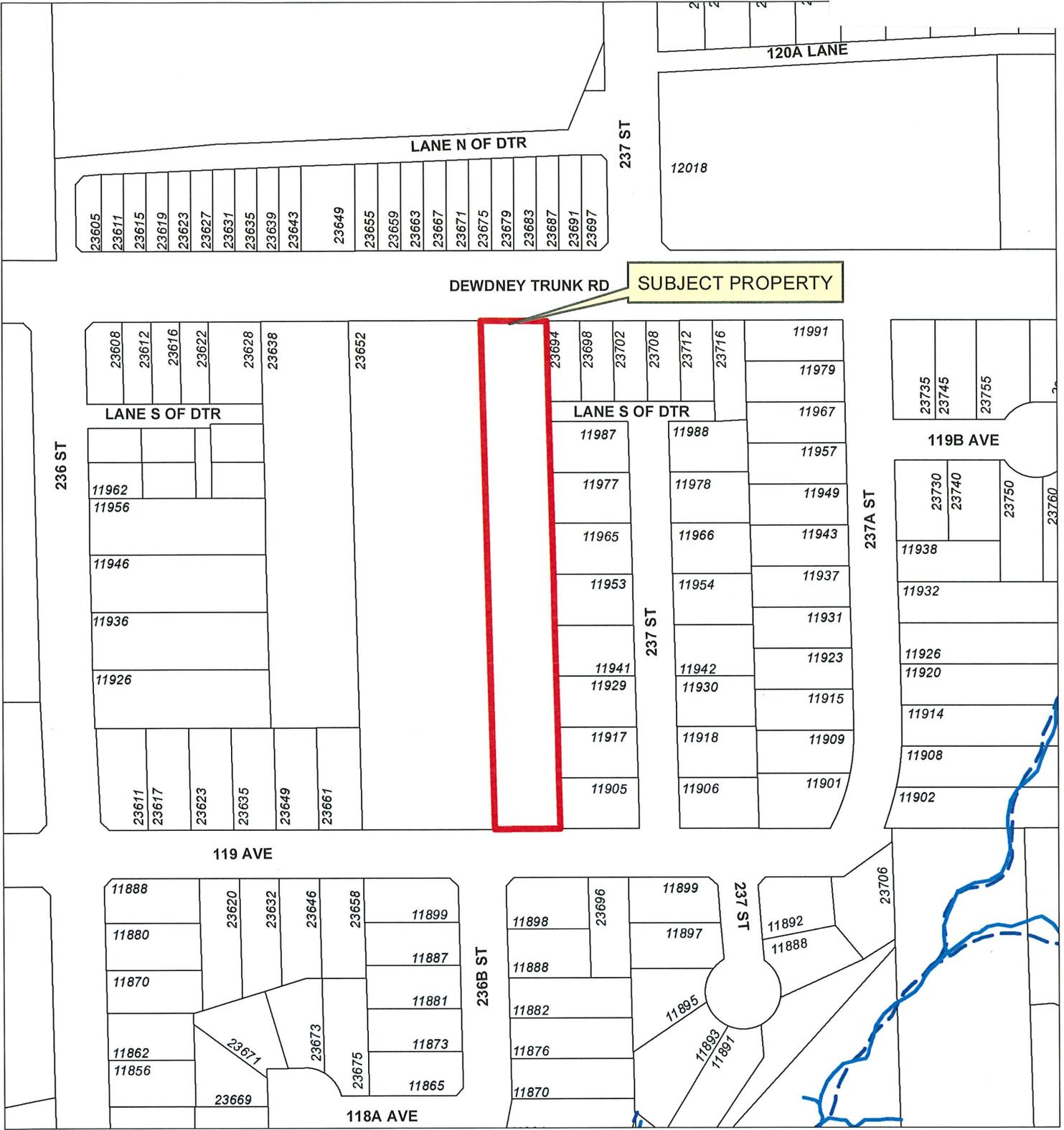
“Original signed by Scott Hartman”

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

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7826-2022
- Appendix D – Proposed Subdivision Plan
- Appendix E – Proposed Site Plan
- Appendix F – Proposed Elevations



DEWDNEY TRUNK RD **SUBJECT PROPERTY**

**Legend**

-  Parcels selection
-  Stream
-  Indefinite Creek



Scale: 1:2,000

**23682 DEWDNEY TRUNK ROAD**  
**PID: 012-293-148**

PLANNING DEPARTMENT



**MAPLE RIDGE**  
 British Columbia

**mapleridge.ca**

FILE: 2021-579-RZ  
 DATE: Feb 8, 2022

BY: AC



Aerial Imagery from the Spring of 2020



**Legend**

-  Stream
-  Indefinite Creek

Scale: 1:2,000

**23682 DEWDNEY TRUNK ROAD**  
**PID: 012-293-148**

PLANNING DEPARTMENT

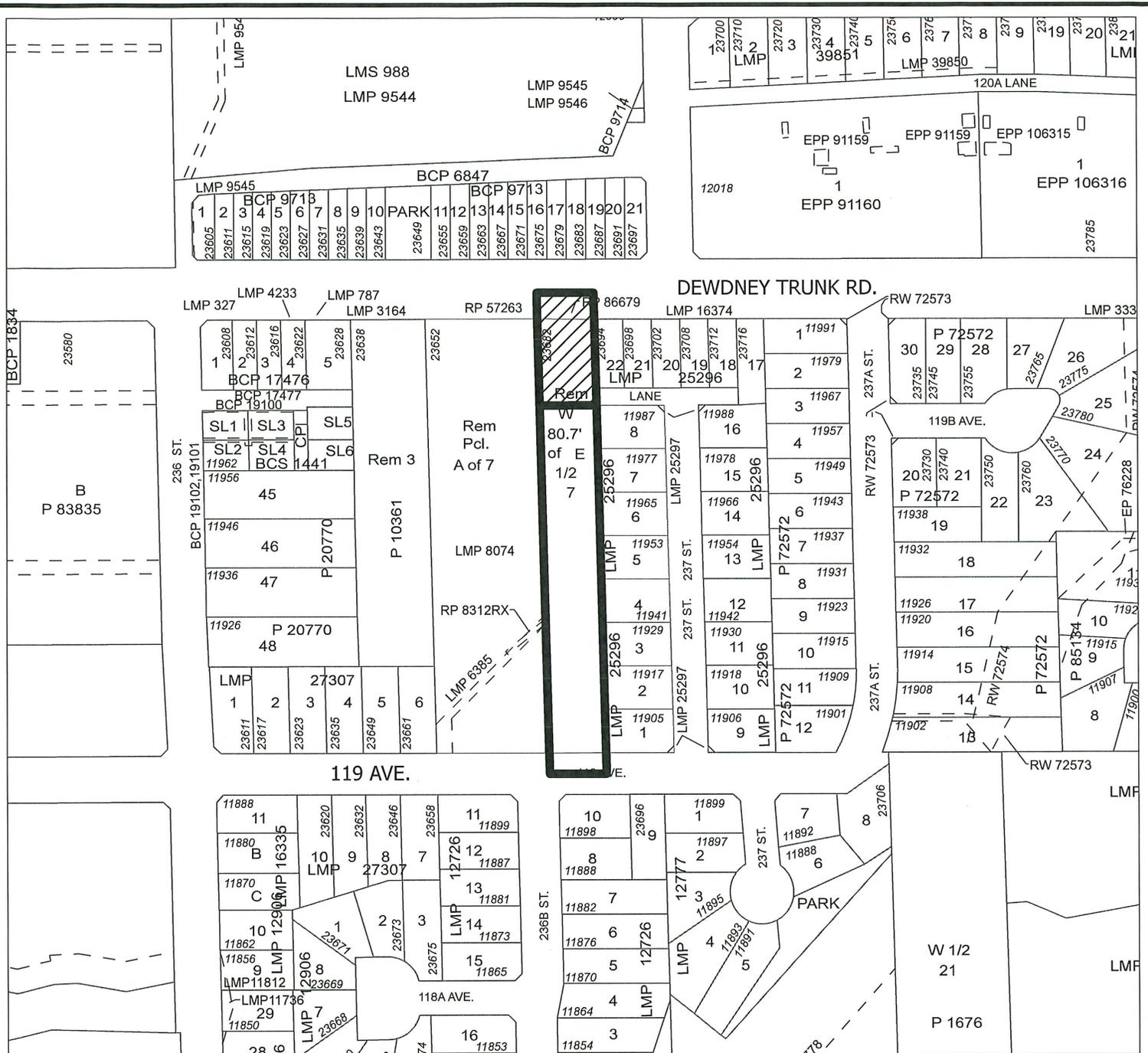


**mapleridge.ca**

FILE: 2021-579-RZ  
 DATE: Feb 8, 2022

BY: AC





# MAPLE RIDGE ZONE AMENDING

Bylaw No. 7826-2022  
 Map No. 1951  
 From: M-1 (Service Industrial)

To:  RM-1 (Low Density Townhouse Residential)  
 R-2 (Single Detached (Medium Density) Urban Residential)



SCALE 1:2,500



# proposed townhouse development for: 23682 Dewdney Trunk Road, (236 B St. / 119 Ave.) Maple Ridge

604-374-4822 fax  
1-877-374-4822 tel  
NORDEL  
Nordel Developments Ltd.  
www.nordel.ca

**Project Data**

total units	14
new site area	2702.00 sq m
max. allowable FAR	0.60
proposed FAR	0.65
max. permitted density	232.00 u/s
proposed density	212.76 u/s
max. density	188.58 u/s

with a contribution of 124.44 sq m area to be provided for additional permitted density.

Block A area for full construction	42.74 sq m
Block B area for full construction	119.03 sq m
Block C area for full construction	117.23 sq m
total	279.00 sq m

Block A area for full construction	42.74 sq m
Block B area for full construction	119.03 sq m
Block C area for full construction	117.23 sq m
total	279.00 sq m

**Block C area for full construction**

proposed	45.00
max. permitted	54.00

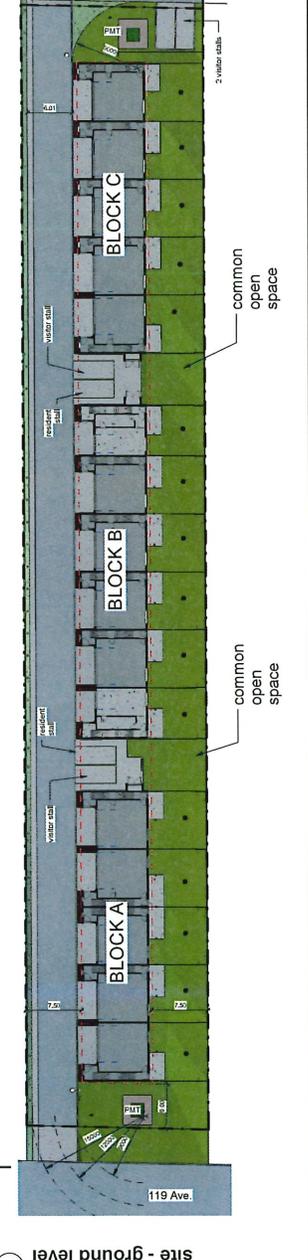
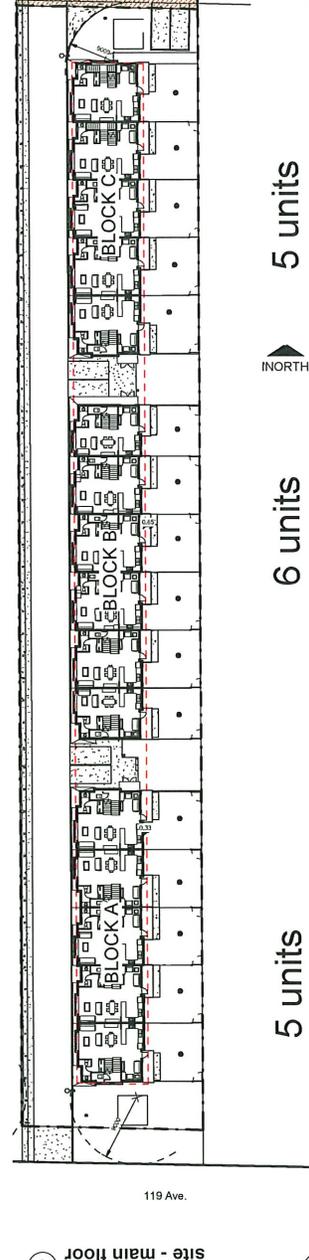
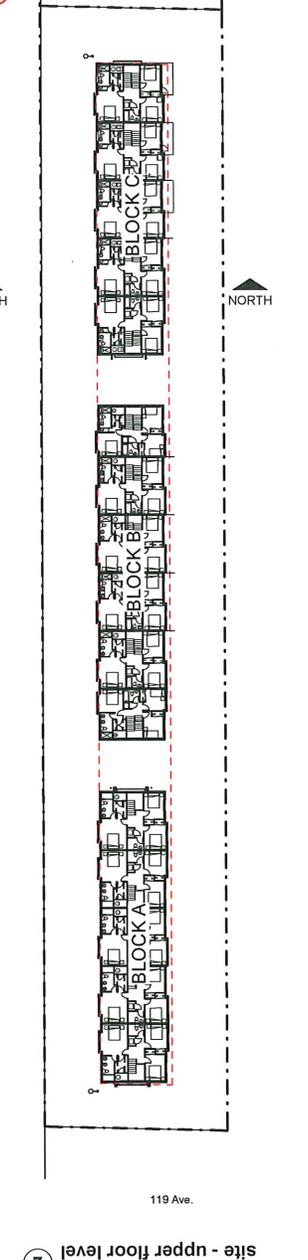
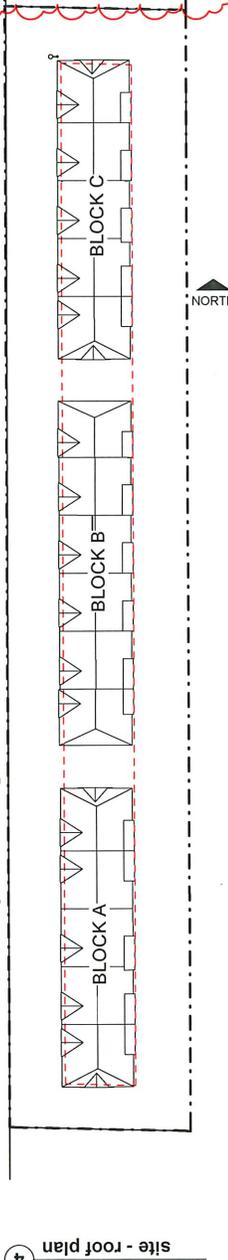
**common open area**

proposed	20.00
max. permitted	133.00

**parking units**

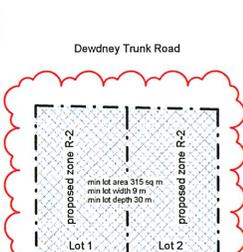
required	32.00
units	3.20
width	37.50
depth	4.00

- Consultant List**
- Surveyor**  
Terry S. Lutz and Surveyors Ltd.  
10000 104th Street  
Maple Ridge, BC  
V2X 2Y5  
Tel: 604-880-2209
- Architect**  
Geoff Lutz Architecture Inc.  
10000 104th Street  
Maple Ridge, BC  
V2X 2Y5  
Tel: 604-230-3300  
cel: 778-696-0988
- Civil Engineer**  
Adeh & Maini Consultants Ltd.  
505 - 1765 W. Broadway  
V6Z 4S2  
Vancouver, BC  
Tel: 604-242-4827
- Geotechnical Engineer**  
Geoscape's Consultants Ltd.  
Abbotsford, BC  
V2M 4P5  
Tel: 604-712-1895
- Landscape Architect**  
C. McMillan & Associates Inc.  
1803 - 8077 - 152 Street  
Abbotsford, BC  
V2M 4P5  
Tel: 778-800-0200



architectural drawings

Sheet Number	Sheet Name
A-1-1	site plan & data
A-1-2	site elevations & sections
A-1-3	unit plans
A-1-4	material & colour palette
A-1-5	existing site plans
A-1-6	private & common open spaces
A-1-8	Block A floor areas
A-1-9	Block B floor areas
A-1-10	Block C floor areas
A-1-11	site context
A-2-1	unit A sections
A-2-2	unit A sections
A-3-1	unit type B plans
A-4-1	unit type C plans



ISSUED FOR REZONING, DP & DVP APPLICATIONS OCT 7/21

NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

**Arcadis|Parsons|Inc.**  
10000 104th Street  
Maple Ridge, BC  
V2X 2Y5  
Tel: 604-880-2209

**NORDEL**  
Nordel Developments Ltd.  
23682 Dewdney Trunk Road, Maple Ridge, BC  
Tel: 604-374-4822

project: 23-112 drawing #: A-1-1

scale: 1/8" = 1'-0"

drawn by: GDL

checked by:

site plan & data



**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** **First Reading**  
**Official Community Plan Amending Bylaw No. 7828-2022**  
**11758 221 Street & 22119, 22127, 22131, 22147, 22155, and 22173**  
**Cliff Avenue**

**MEETING DATE:** March 1, 2022  
**FILE NO:** 2022-028-RZ  
**MEETING:** C o W

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**EXECUTIVE SUMMARY:**

This report presents Official Community Plan Amending Bylaw No. 7828-2022 (Appendix A), to redesignate 11758 221 Street, and 22119, 22127, 22131, 22147, and 22155 Cliff Avenue from Single-Family Residential to Low Rise Apartment, and 22173 Cliff Avenue from Single-Family Residential to Town Centre Commercial, for Council consideration of first reading.

This Official Community Plan Amendment is in response to Council direction from the December 14, 2021 Council meeting, where staff were directed to review the land use of properties adjacent to the Lougheed Transit Corridor Area Plan to ensure appropriate transitional land uses are able to be considered. The Cliff Avenue properties were specifically identified for re-designation at that meeting.

In addition to the redesignation of the Cliff Avenue properties, Council could direct staff to also take a closer look at the land uses for the properties currently designated as single family along Selkirk and 119 Avenue (Appendix D). The following additional recommendation has been included for Council consideration: *That staff review the land use designations for the single-family designated properties along Selkirk Avenue and 119 Avenue within the Town Centre Area Plan.*

**RECOMMENDATIONS:**

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

and in that regard it is recommended that no additional consultation be required in respect of this matter beyond the referral process, and early posting of the proposed Official Community Plan amendments on the City's website;

2. That Official Community Plan Policy Amending Bylaw No. 7828-2022 be given first reading; and further
3. That staff review the land use designations for the single family designated properties along Selkirk Avenue and 119 Avenue within the Town Centre Area Plan.

## 1.0 CONTEXT:

### 1.1 Official Community Plan and Area Plans

The Town Centre Area Plan (TCAP) was adopted in 2008 with a vision for creating more density, mixed-uses, and green space, while creating a pedestrian-oriented environment. With this Plan in place, the Town Centre of Maple Ridge has been experiencing a significant amount of redevelopment and change over the past five to ten years. Maple Ridge Council has recognized this growth and wants to ensure that the evolution of the Town Centre continues to be positive and leads to greater vibrancy within this core part of the community.

The Town Centre Area Plan came together with the understanding that 'commercial follows rooftops' and as such, the attraction and development of residential buildings will be followed by commercial development and business growth. A fundamental element to a successful business area is the importance of relevant, vibrant, and safe destinations that appeal to visitors and residents during the day and into the night. Ultimately, the goals of the TCAP reinforce, support and encourage the development of these elements.

Complementing the policies and objectives of the TCAP, the Lougheed Transit Corridor Study was initiated in September 2018 with an aim to review existing Official Community Plan (OCP) designations and policies for the lands west of the TCAP, running along Lougheed Highway and Dewdney Trunk Road from approximately 222 Street to 200 Street, and create a more detailed land use plan to guide future development in this area.

The Lougheed Transit Corridor Concept Plan was endorsed at the November 10, 2020 Council Workshop meeting. At the December 14, 2021 Council meeting, the Lougheed Transit Corridor Area Plan and Development Permit Guidelines received first reading, while noting that some of the land uses adjacent to the Transit Corridor Area Plan should be reviewed, in order to ensure appropriate transitional land uses are considered.

### 1.2 Recent Initiatives

Table 1 below identifies recent presentations to Council as well as initiatives that have been undertaken in the Town Centre Area:

**Table 1 – Recent Council Presentations regarding the Town Centre Area Plan**

Date	Initiative	Outcome
September 10, 2019	Presentation of TCAP and recent development at Council Workshop	Council expressed interest in a 2020 Town Centre Visioning Process.
March 31, 2020	Council endorsed scope of work for the TCAP Visioning process	Engagement process ran during the summer and fall of 2020.
February 23, 2021	Engagement outcomes presented to Council	Council directed staff to assess the recommendations in the outcomes report to advance ideas for ways to foster an inclusive, vibrant, and welcoming Town Centre.
February 8, 2022	Port Haney Land Use Policy Review	Council directed staff to review and update the Town Centre Area Plan, Development Permit Guidelines, and Zones to reflect newer heights, uses and reinforce Port Haney's roots and heritage.

Adjacent to the Town Centre Area Plan, the Lougheed Transit Corridor Area Plan (endorsed November 10, 2020; first reading December 14, 2021) reflects the community’s values for long range planning development within the Lougheed Corridor boundaries. It has been noted that the identification of higher residential opportunities at the interface of the Lougheed Transit Corridor Area and the TCAP warranted a closer look.

As such, at the December 14, 2021 Council meeting, following Council discussion, it was directed:

*That staff be directed to prepare an Official Community Plan Amending Bylaw for first reading to redesignate 11758 221 Street, and 22119, 22127, 22131, 22147, 22155 Cliff Avenue to low rise apartment and 22173 Cliff Avenue to Town Centre Commercial.*

This report reflects this Council direction.

## 2.0 DISCUSSION:

### 2.1 Cliff Avenue Properties

At the December 14, 2021 Council meeting, staff were directed to prepare an Official Community Plan Amending Bylaw for the properties located at 11758 221 Street, and 22119, 22127, 22131, 22147, 22155 and 22173 Cliff Avenue (known as the “Cliff Avenue” properties for the purposes of this report).

The Cliff Avenue properties are on the western edge of the Town Centre Area Plan (TCAP) and are currently designated as Single-Family Residential (Figure 1, full size in Appendix B). The properties are bounded by the following land use designations:

- North: Low-Rise Apartment and Town Centre Commercial in the TCAP
- East: Town Centre Commercial in the TCAP
- South: Conservation
- West: Transit Corridor Multi-Family and Intensive Attached Residential Infill in the Lougheed Transit Corridor Area Plan (first reading granted at December 14, 2021 Council meeting)

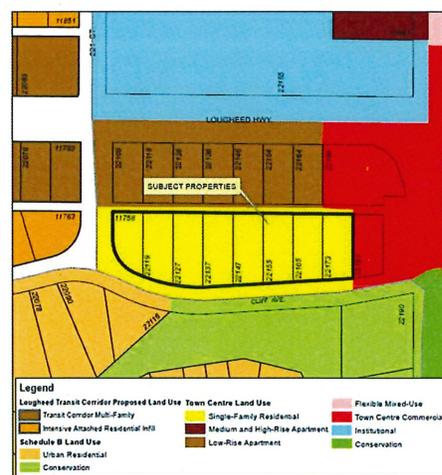


Figure 1 – Current Land Use Designations for the Cliff Avenue Properties and surrounding areas

### 2.2 Proposed Land Use Designations

The Cliff Avenue properties (shown in Figure 2 below) are located just south of Lougheed Highway, between 221 and 222 Street, where the Town Centre Area Plan interfaces with the Lougheed Transit Corridor Area Plan (LTCAP). Recognizing this interface as a ‘gateway’ to downtown Maple Ridge, the LTCAP and the TCAP both promote higher residential and commercial densities, than elsewhere in Maple Ridge, with the TCAP land use policies encouraging the highest densities and population in the City. As such, the proposed land use re-designation for the Cliff Avenue properties is intended to update the TCAP western boundary to align with the outcomes of the LTCAP process.

#### 2.2.1 Town Centre Commercial

The property identified as 22173 Cliff Avenue, located at the eastern edge of the subject property block, is proposed to re-designate from Single Family Residential to Town Centre Commercial (see Figure 2, full size in Appendix C), which would increase the potential developable area for a commercial or mixed-use development if consolidated with 22183 Cliff Avenue (that is already designated for Town Centre Commercial). According to the Zoning Matrix (Appendix A of the Town Centre Area Plan), the

Town Centre Commercial designation allows for the C-3 Town Centre Commercial Zone, requiring a minimum lot area of 1,672 m<sup>2</sup>. Through the future consolidation and re-zoning of 22183 and 22173 Cliff Avenue, the minimum lot requirement may be able to be met.

### 2.2.2 Low-Rise Apartment

The properties identified as 22119, 22127, 22131, 22147, and 22155 Cliff Avenue and 11758 221 Street are proposed to be redesignated from Single-Family Residential to Low Rise Apartment. Currently, the Low-Rise Apartment land use designation in the TCAP allows for development in a three to five storey apartment form. This land use designation is adjacent to the proposed LTCAP designations of Transit Corridor Multi-Family land use designation, permitting four to six storeys in height, and Intensive Attached Residential Infill land use designation, permitting three storeys in height.

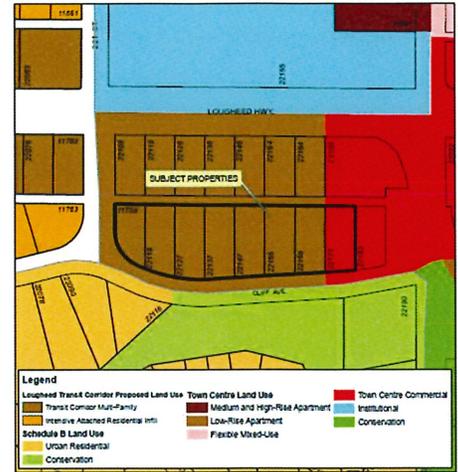


Figure 2 – Proposed Land Use Designations for the Cliff Avenue Properties

### 2.3 Redesignation of Selkirk & 119<sup>th</sup> Ave Properties

In addition to the redesignation of the Cliff Avenue Properties, Council could direct staff to take a closer look at the land uses for the properties currently designated as single-family along Selkirk Avenue and 119 Avenue (see Figure 3, full size in Appendix D). Similar to the Cliff Avenue properties, staff would review the land uses in order to the TCAP western boundary to align with the outcomes of the LTCAP process. There are approximately 20 lots designated as single-family within the three blocks.

Should Council direct, staff would bring back a report outlining possible land use designations for these properties. The following additional recommendation has been included for Council consideration:

**Additional Recommendation:** That staff review the land use designations for the single-family designated properties along Selkirk Avenue and 119 Avenue within the Town Centre Area Plan.

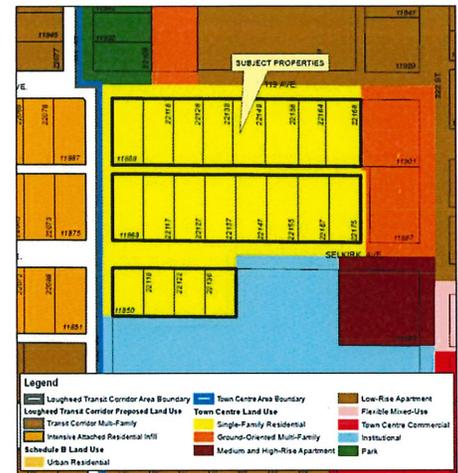


Figure 3 – Current Land Use Designations for the Selkirk Avenue & 119 Avenue Properties

### 2.4 Next Steps

Based on Council comments at the December 14, 2021 Council Meeting, staff prepared Official Community Plan Amending Bylaw No. 7828-2022 to re-designate the “Cliff Avenue Properties” to align the interface between the Town Centre Area Plan with the proposed Loughheed Corridor Transit Area Plan. This draft Bylaw is proposed for first reading at an upcoming Council meeting.

Figure 4 - OCP Amending Bylaw Process



In respect of Section 475 of the *Local Government Act*, should Official Community Plan Amending Bylaw No. 7828-2022 receive first reading, staff will submit referral notices to the following agencies regarding the proposed re-designation of the Cliff Avenue properties: Metro Vancouver, School District No. 42, local First Nations, TransLink, and Ministry of Transportation.

In addition, should Official Community Plan Amending Bylaw No. 7828-2022 receive first reading, staff will host a virtual open house for the community, which will be advertised through the newspaper and the City's Social Media accounts. Cliff Avenue Property Owners have been notified of Official Community Plan Amending Bylaw No. 7828-2022 via mail-out.

### **3.0 STRATEGIC ALIGNMENT**

Implementing strategic plans related to local infrastructure and the economy is a Council priority, as established under the Growth pillar of the 2019-2022 City of Maple Ridge Strategic Plan. Additional outcomes of work in the Town Centre align with the Community Safety, Community Pride & Spirit, and Natural Environment (Green Infrastructure) pillars of Council's Strategic Plan.

### **4.0 POLICY IMPLICATIONS**

The Official Community Plan and Town Centre Area Plan establish goals, objectives and policies in support of the development of a complete community that is vibrant, healthy and safe.

### **5.0 INTERDEPARTMENTAL IMPLICATIONS**

Continuing to implement the Town Centre Area Plan is anticipated to create synergies with the work that is underway on the Community Social Safety Initiative (particularly with implementation of the Action Plan, involving several City departments and the RCMP), as well anticipated outcomes from the Strategic Transportation Plan and the Economic Development Strategy.

### **6.0 FINANCIAL IMPLICATIONS**

The re-designation of the Cliff Avenue Properties is considered a found milestone for the Planning Department, however the work is accommodated for in the general 2022 Planning Department Budget.

**CONCLUSION:**

This report presents Official Community Plan Amending Bylaw No. 7828-2022, to redesignate 11758 221 Street & 22119, 22127, 22131, 22147, and 22155 Cliff Avenue to Apartment (Low Rise) and 22173 Cliff Avenue to Town Centre Commercial, for first reading.

An additional recommendation that staff review land use designations for the single-family designated properties along Selkirk Avenue and 119 Avenue within the Town Centre Area Plan is also provided for Council consideration.

“Original signed by Amanda Grochowich”

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*Prepared by:* **Amanda Grochowich, MCIP, RPP**  
**Planner 2**

“Original signed by Charles Goddard”

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

“Original signed by Christine Carter”

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

“Original signed by Scott Hartman”

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

The following appendices are attached hereto:

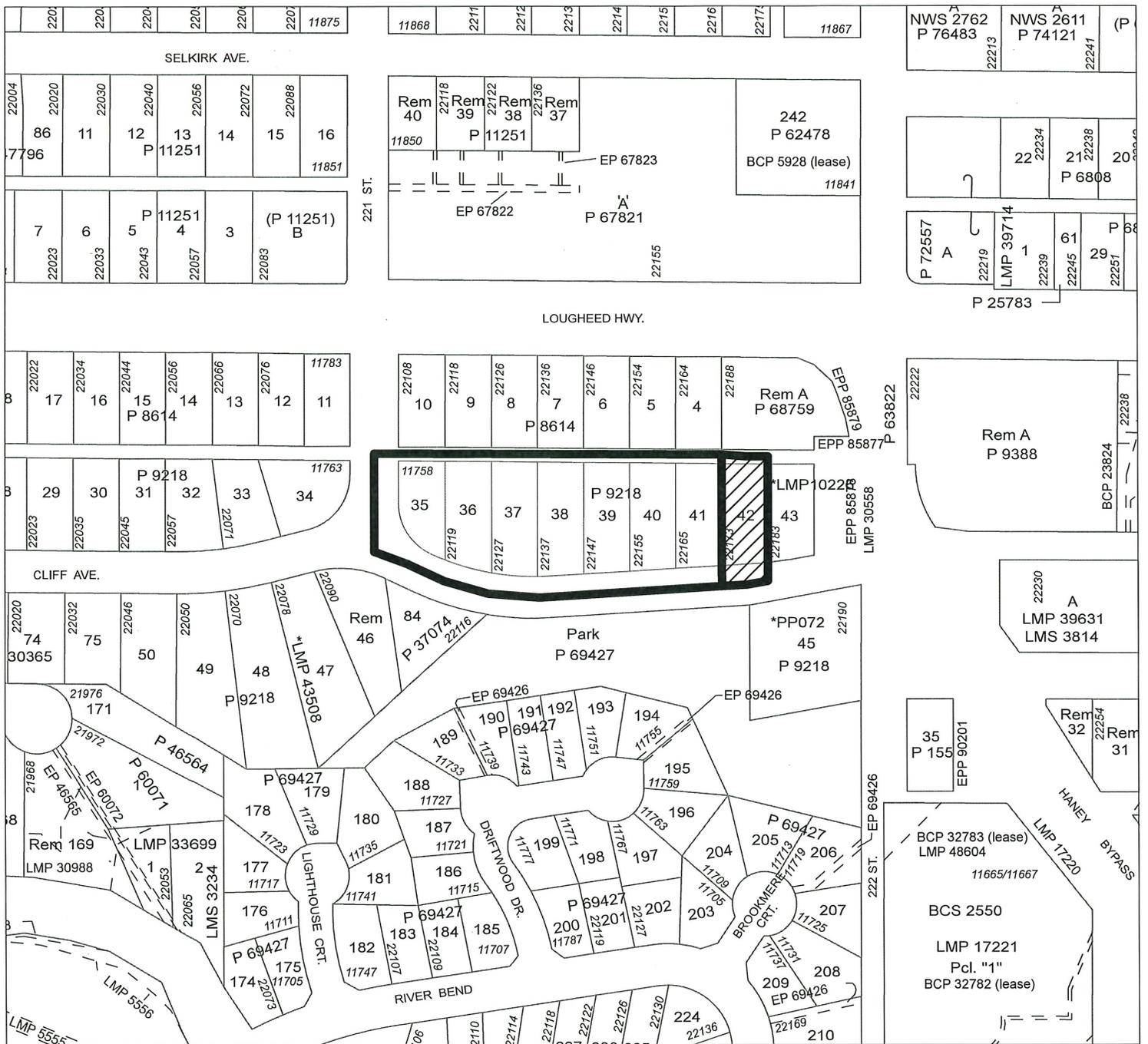
Appendix A - Official Community Plan Amending Bylaw No. 7828-2022

Appendix B - Cliff Avenue Properties Current Land Use Designation Map

Appendix C - Cliff Avenue Properties Proposed Land Use Designation Map

Appendix D - Selkirk Avenue & 119 Avenue Properties Current Land Use Designation Map



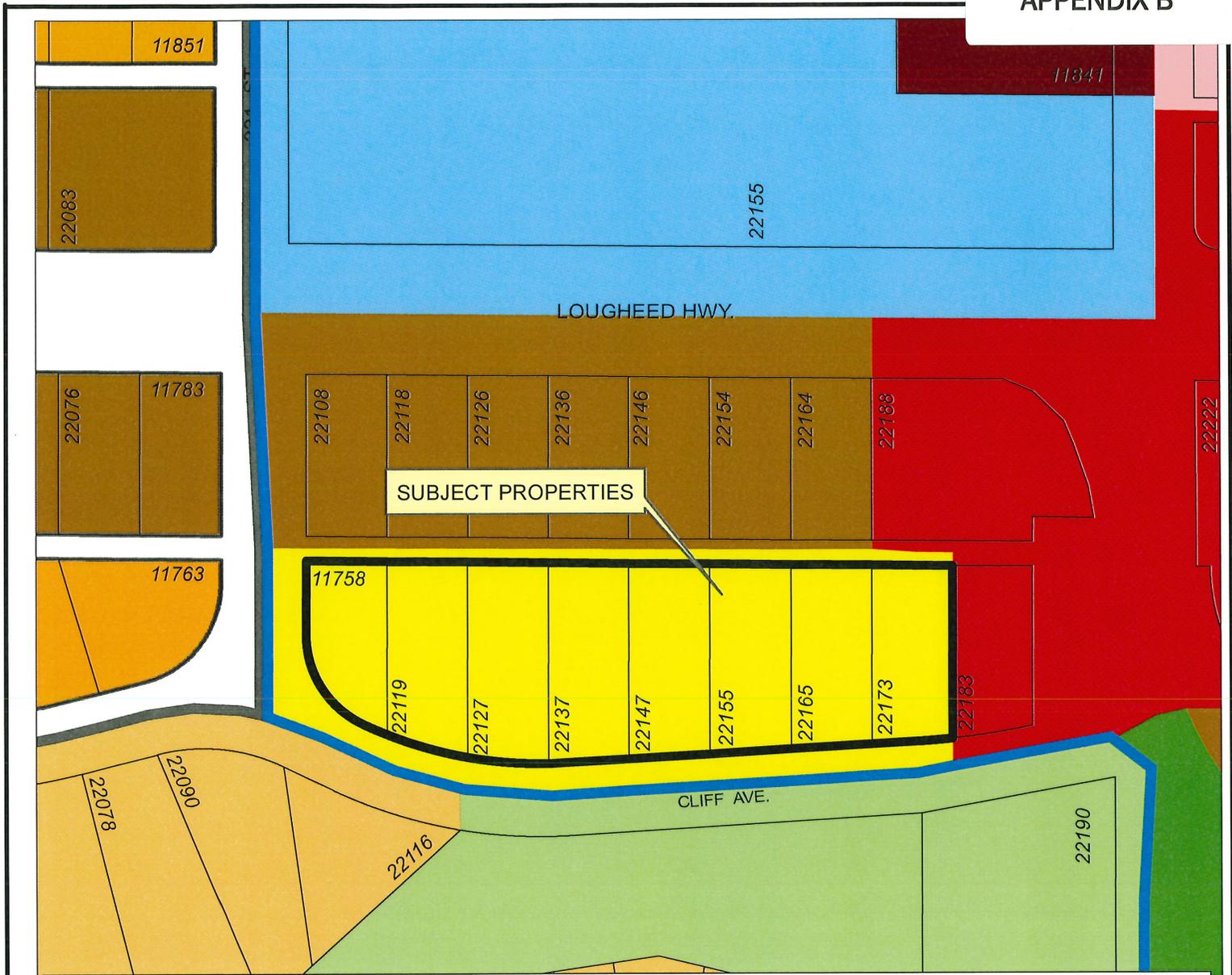


# MAPLE RIDGE OFFICIAL COMMUNITY AMENDING

Bylaw No. 7828-2022  
 Map No. 1052  
 From: Single-Family Residential

To:  Low-Rise Apartment  
 Town Centre Commercial

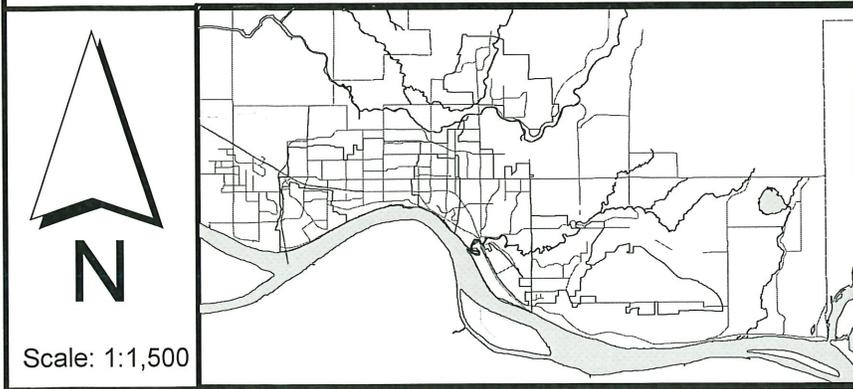




SUBJECT PROPERTIES

**Legend**

Lougheed Transit Corridor Area Boundary	Town Centre Area Boundary	Flexible Mixed-Use
<b>Lougheed Transit Corridor Proposed Land Use</b>	<b>Town Centre Land Use</b>	Town Centre Commercial
Transit Corridor Multi-Family	Single-Family Residential	Institutional
Intensive Attached Residential Infill	Medium and High-Rise Apartment	Conservation
<b>Schedule B Land Use</b>	Low-Rise Apartment	
Urban Residential		
Conservation		



**Cliff Avenue Current Land Use**

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PLANNING DEPARTMENT

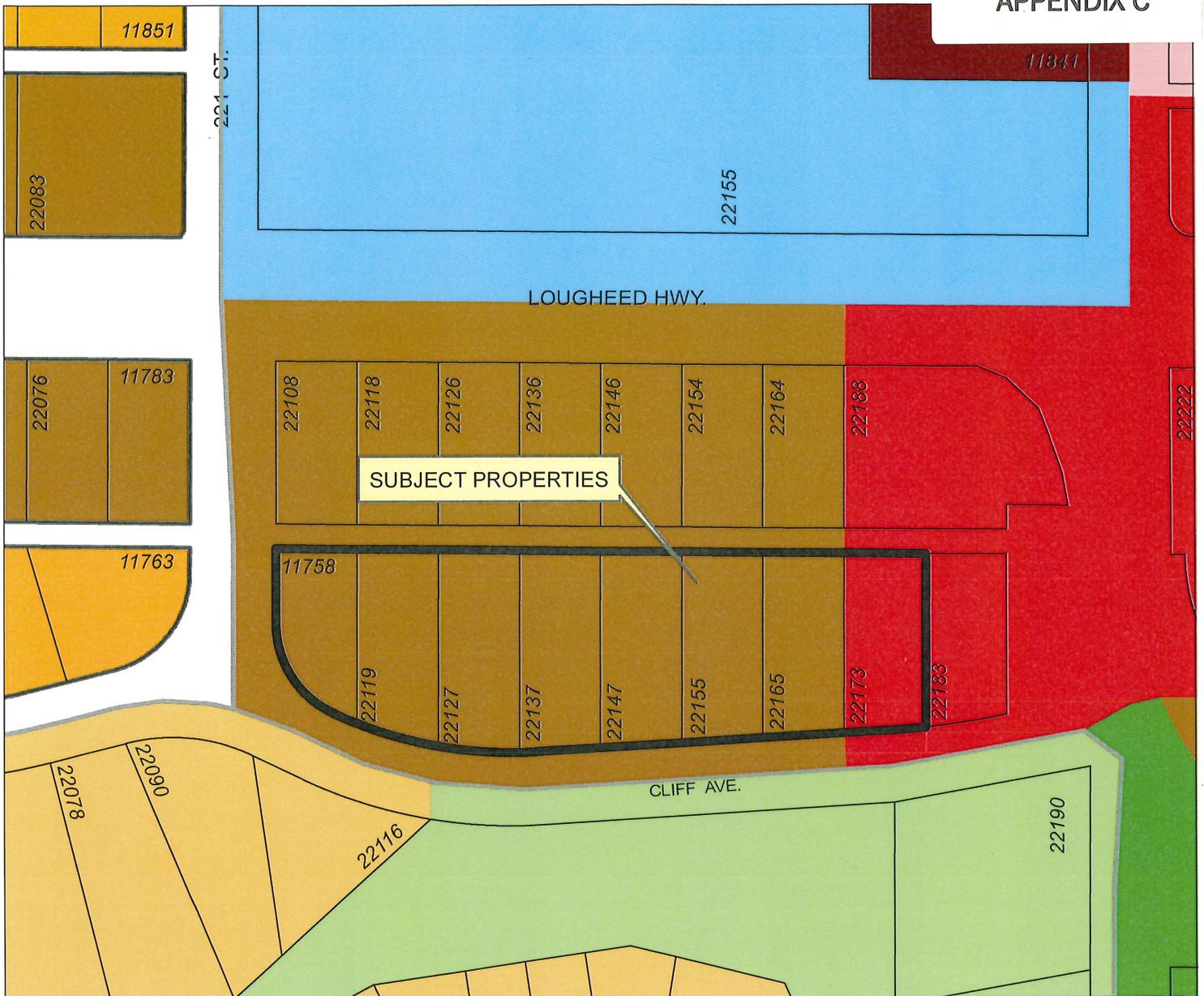


**MAPLE RIDGE**  
British Columbia

**mapleridge.ca**

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FILE: 7828-2022 (2022-028-RZ)\_CurrentLandUse\_SM.mxd  
 DATE: Feb 11, 2022  
 BY: DT

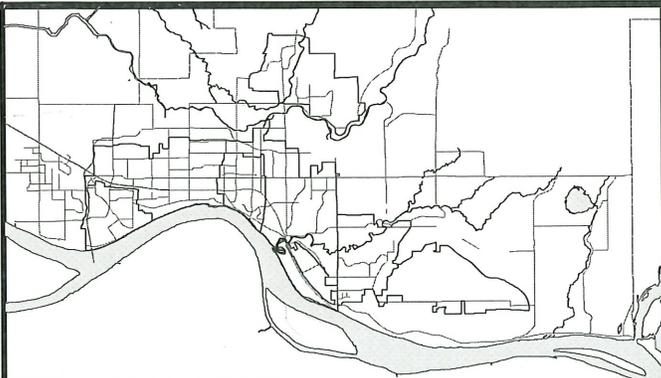


**Legend**

- |  |                                |                             |  |                        |
|--|--------------------------------|-----------------------------|--|------------------------|
| <b>Lougheed Transit Corridor Proposed Land Use</b> |                                | <b>Town Centre Land Use</b> |  | Town Centre Commercial |
| Transit Corridor Multi-Family                      | Medium and High-Rise Apartment | Institutional               |  |                        |
| Intensive Attached Residential Infill              | Low-Rise Apartment             | Conservation                |  |                        |
| <b>Schedule B Land Use</b>                         |                                | Flexible Mixed-Use          |  |                        |
| Urban Residential                                  |                                |                             |  |                        |
| Conservation                                       |                                |                             |  |                        |



Scale: 1:1,500



Cliff Avenue Proposed Land Use





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

**MEETING DATE:** March 8, 2022  
**FILE NO:** 11-5255-20-061

**FROM:** Chief Administrative Officer

**MEETING:** Council

**SUBJECT:** **Integrated Stormwater Management Plans Approval**

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**EXECUTIVE SUMMARY:**

Integrated Stormwater Management Plans (ISMPs) are high level watershed reviews developed to preserve watershed health while facilitating the requirements of community growth. To achieve this, the ISMP process examines the relationship between land use planning and development, environmental performance, existing drainage infrastructure and environmental protection.

ISMPs have been developed for the South Alouette River and Kanaka Creek watersheds (by Urban Systems Ltd.) as well as the Blaney Creek, North Alouette and Fraser River watersheds (by Kerr Wood Leidal Associates Ltd.). These ISMPs were developed over multiple years and provide an overview of the watersheds, review how rainwater is currently managed, evaluate the performance of drainage trunk systems, outline challenges, and provide recommendations for improvements. Both plans have been enhanced by feedback and information received from the Environmental Advisory Committee, a public survey and a number of internal and external stakeholders. ISMPs for the remaining watersheds will be scheduled for future years, however in comparison to those completed to date, are much smaller in nature.

These plans were first introduced at a Council Workshop in May, 2019 before coming back to Council at the October 12, 2021 Workshop with Consultants' presentations on October 26, 2021 (reports attached).

Comprehensive stormwater management is a suite of master plans that start at the watershed, or ISMP level and then cascade down through to catchment plans, capacity analysis of built drainage infrastructure, implementation plans and funding strategies. During the IMSP discussions, staff have noted Council's queries and will be sure to address them as further stormwater management work progresses.

The ISMP documents are very extensive and contain a significant amount of technical data and analysis. The intent of this report is to seek Council's endorsement-in-principle for the ISMPs that will enable staff to move on to the more detailed catchment and sub-catchment studies that will in turn be brought to Council and provide more detailed direction for management of stormwater throughout the municipality.

**RECOMMENDATION:**

**That the South Alouette and Kanaka Creek Integrated Stormwater Management Plan, prepared by Urban Systems Ltd., as provided October 12, 2021, be endorsed in principle; and**

**That the Blaney, North Alouette and Fraser River Integrated Stormwater Management Plan, prepared by Kerr Wood Leidal Associates Ltd., as provided October 12, 2021, be endorsed in principle.**

## DISCUSSION:

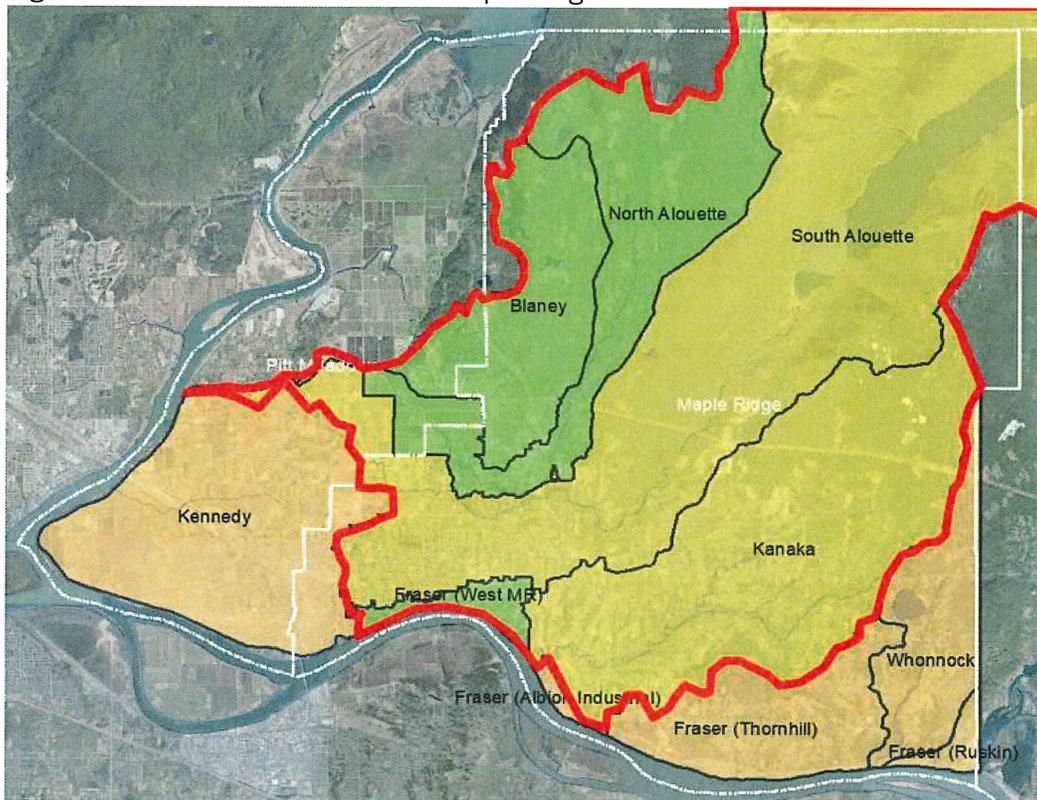
### a) Background Context:

As a commitment to the Minister of Environment through the Liquid Waste Management Plan, Metro Vancouver municipalities are required to develop Integrated Stormwater Management Plans (ISMPs) for all watersheds that are anticipated for development spanning more than 20% of the watershed.

ISMPs are developed to preserve watershed health while facilitating the requirements of community growth. To achieve this, the ISMP process examines the relationship between land use planning and development, environmental performance, existing drainage infrastructure and environmental protection.

The City of Maple Ridge consists of 10 distinct watersheds. Figure 1 below identifies these watersheds and provides ISMP updates per catchment. The area identified within the red outline is the subject of this report.

Figure 1: Watersheds and ISMPs in Maple Ridge



These plans were first introduced at a Council Workshop in May, 2019 before coming back to Council at the October 12, 2021 Workshop with Consultants' presentations on October 26, 2021 (reports attached).

Comprehensive stormwater management is a suite of master plans that start at the watershed, or ISMP level and then cascade down through to catchment plans, capacity analysis of built drainage infrastructure, implementation plans and funding strategies. During the IMSP discussions, staff have noted Council's queries and will be sure to address them as further stormwater management work progresses.

The ISMP documents are very extensive and contain a significant amount of technical data and analysis. The intent of this report is to seek Council's endorsement-in-principle for the ISMPs that will enable staff to move on to the more detailed catchment and sub-catchment studies that will in turn be brought to Council and provide more detailed direction for management of stormwater throughout the municipality.

Further, during previous Council discussions, questions were raised regarding the funding commitments of each plan. Overall, the ISMPs identify investments of approximately \$2-3M in planning, policy and monitoring work and an initial \$60M to address infrastructure deficiencies, support growth and address the impacts of climate change. Project recommendations are detailed further within the consultant reports.

**b) Strategic Alignment:**

Integrated stormwater management planning supports Council's strategic priorities of Community Safety, Inter-Government Relations and Growth and Natural Environment. The ISMP also fulfills a directive of the Official Community Plan.

**c) Citizen/Customer Implications:**

The improvements to watershed health and drainage infrastructure recommended in the ISMP will benefit the community.

**d) Interdepartmental Implications:**

Implementing the recommendations of the ISMPs will affect Finance, Engineering, Engineering Operations, Parks & Facilities, Environmental Planning, Community Planning and Building. The implications for these areas will be varied, including providing internal stakeholder feedback on proposed solutions, budgeting, monitoring, analysis, planning, community consultation, construction and maintenance work.

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

Both ISMPs recommend significant investments in stormwater management. These recommendations require further synthesis and prioritization.

In general, there are elements which can be incorporated into the 2022-2026 Business and Capital Plans; however, the majority of investments identified require further evaluation and prioritization. Balancing the needs of existing infrastructure replacement with the desire for service level enhancements (new infrastructure) will also be required.

Sub-watershed Drainage Master Plans are necessary to validate the assumptions of the ISMP model, study overland flow paths and analyze pipes smaller than 400mm or 16". The first of these plans were recently initiated in the Eagle Avenue and Gee Street neighbourhood (northeast of Dewdney Trunk Road and 228 Street) and the Lower Hammond Neighbourhood.

**CONCLUSION:**

This report requests Council endorsement in principle for the South Alouette and Kanaka Creek Integrated Stormwater Management Plan and the Blaney, North Alouette, and Fraser River Integrated Stormwater Management Plan. This will allow the City to meet its commitment to the Minister of Environment through the Metro Vancouver Liquid Waste Management Plan and allow staff to proceed with sub-watershed Drainage Master Plans. As sub-watershed Drainage Master Plans progress, staff will review infrastructure grant opportunities and proceed with development of a funding strategy for drainage infrastructure investments.



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



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



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

**Attachments:**

- (A) Integrated Stormwater Management Plans Update, October 12, 2021 Workshop  
ISMP South Alouette and Kanaka Creek - September, 2021  
ISMP Blaney, North Alouette, and Fraser River
  
- (B) Integrated Stormwater Management Plans – Consultants’ Presentations, October 26, 2021  
Workshop

## City of Maple Ridge



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

**MEETING DATE:** October 12, 2021  
**FILE NO:** 11-5255-20-061

**FROM:** Chief Administrative Officer

**MEETING:** Workshop

**SUBJECT:** Integrated Stormwater Management Plans Update

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**EXECUTIVE SUMMARY:**

Integrated Stormwater Management Plans (ISMPs) are high level watershed reviews developed to preserve watershed health while facilitating the requirements of community growth. To achieve this, the ISMP process examines the relationship between land use planning and development, environmental performance, existing drainage infrastructure and environmental protection.

ISMPs have been developed for the South Alouette River and Kanaka Creek watersheds (by Urban Systems Ltd.) as well as the Blaney Creek, North Alouette and Fraser River watersheds (by Kerr Wood Leidal Associates Ltd.). These ISMPs were developed over multiple years and provide an overview of the watersheds, review how rainwater is currently managed, evaluate the performance of drainage trunk systems, outline challenges and provide recommendations for improvements. Both plans have been enhanced by feedback and information received from the Environmental Advisory Committee, a public survey and a number of internal and external stakeholders. Given the size and complexity of the ISMP documents, the Executive Summary reports are attached as Attachments A and M (links to the full reports are provided in the Council Agenda).

This report is submitted for information, noting that a subsequent meeting with Council will be scheduled to respond to questions, provide clarification and seek Council endorsement.

**RECOMMENDATION:**

For information.

**DISCUSSION:****a) Background Context:****Why we do ISMPs**

As a commitment to the Minister of Environment through the Liquid Waste Management Plan, Metro Vancouver municipalities are required to develop Integrated Stormwater Management Plans (ISMPs) for all watersheds that are anticipated for development spanning more than 20% of the watershed.

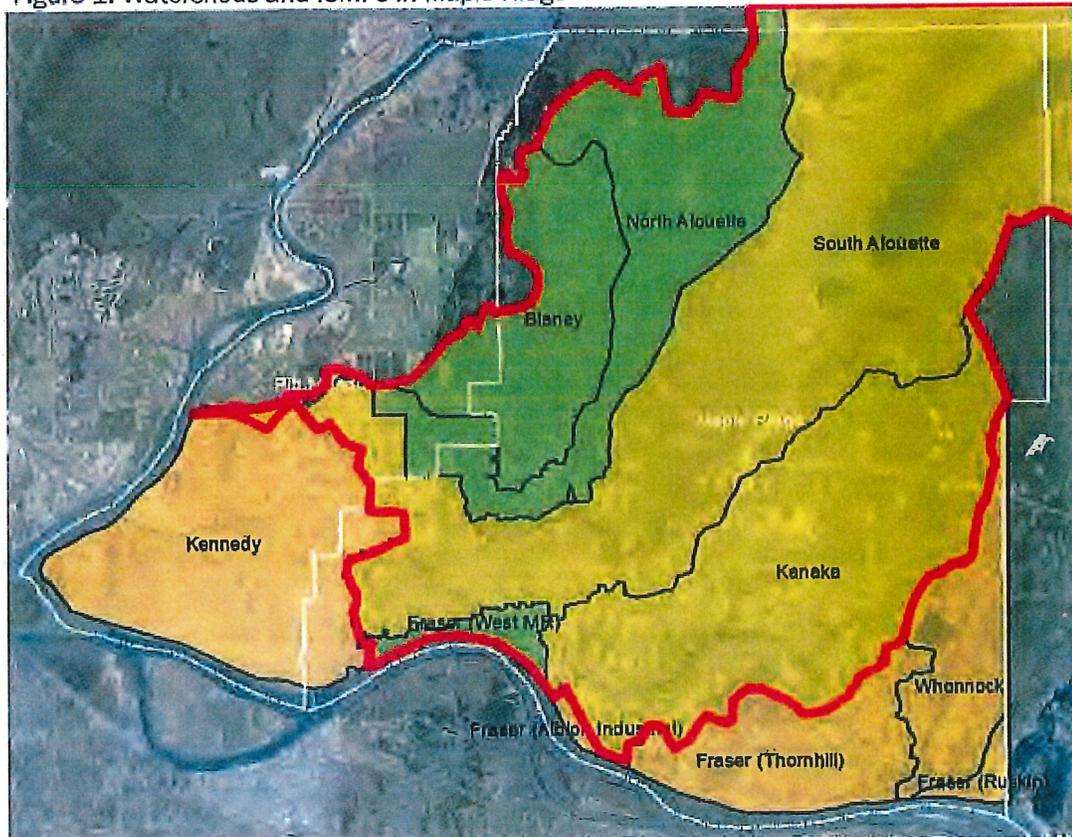
ISMPs are developed to preserve watershed health while facilitating the requirements of community growth. To achieve this, the ISMP process examines the relationship between land use planning and development, environmental performance, existing drainage infrastructure and environmental protection.

### Scope of current ISMPs

The City of Maple Ridge consists of 10 distinct watersheds. Figure 1 below identifies these watersheds and provides ISMP updates per catchment. The area identified within the red outline is the subject of this report.

- **Yellow** - Urban Systems developed an ISMP for the South Alouette River and Kanaka Creek watersheds.
- **Green** - Kerr Wood Leidal Associates Ltd. (KWL) developed an ISMP for the Blaney Creek, North Alouette and Fraser River watersheds.
- **Orange** - ISMPs have not been initiated for these areas. Pitt Meadows developed an ISMP for the Kennedy Drainage Area; however, the area is shown in orange on Figure 1 because the ISMP did not assess the portion of area within Maple Ridge.

Figure 1: Watersheds and ISMPs in Maple Ridge



Consistent with regional direction, both ISMPs evaluate trunk main capacity equivalent to pipes 400mm or 16" in diameter or greater. Therefore, while covering the majority of the City's land mass, the ISMPs (outlined in red) in combination represent approximately 25% of the City's drainage infrastructure. The remaining drainage infrastructure is comprised of:

- City-wide drainage systems smaller than 400mm or 16" (64%)
- Other watersheds (6%)
- Urban locations with no dedicated drainage servicing (3%)
- Urban locations with access to roadside ditch only (2%)

## Integration of ISMPs

Stormwater infrastructure is a unique infrastructure class which includes at-grade features (ditches, detention ponds, dykes, weirs, etc.) as well as traditional below-grade utility features (storm mains, property services, pump stations, etc.). Accordingly, drainage infrastructure has historically competed with transportation infrastructure for right-of-way allocation. As a result, corridor-based decisions require consideration of both asset classes. This interdependency is mapped below in Figure 2.

Figure 2: Integration Map of ISMPs



As per the figure above, regional commitments and direction in combination with the City's Official Community Plan are macro-level drivers. The meso-level includes City plans which span multiple neighbourhoods, followed by neighbourhood level analyses including Sub-watershed Drainage Master Plans, the Fraser River Escarpment Risk Assessment and Neighbourhood Area Plans. All of these parameters guide decisions made at the micro-level or "street level". This includes appropriate street designs, incorporating development proposals, ongoing operation and maintenance schedules and identification of funding options to progress these projects.

In general, the ISMPs develop recommendations over the following areas:

1. Regulation and Enforcement
2. Asset Management
3. Environmental Monitoring
4. Environmental Measures
5. Collaboration, Education and Outreach
6. Adaptive Management and Continuous Learning
7. Capital Planning and Infrastructure Improvements

The ISMPs identified Maple Ridge as an early adopter of policy and criteria that has improved sustainable development practices while supporting community growth. Key successes achieved to date have been progressive watercourse setbacks and designation of environmentally sensitive protection areas, and the formation of three-tiered rainwater management criteria. While considered progressive, further investigation into the effectiveness of the criteria is recommended.

To assess the system under future conditions, consideration was given to the impact of climate change on the performance of stormwater infrastructure. Current rainfall intensities were scaled by both 10% and 20%. This is aligned with the most recent climate projection data identifying the potential for a 20% increase by 2050. Despite the primary focus of climate change increasing precipitation, the impacts will also extend to heat, drought and wind. This will inevitably impact summer base flows in creeks and further emphasizes the importance of groundwater recharge and tree canopy protection.

Overall, the ISMPs identify investments of approximately \$2-3M in planning, policy and monitoring work and an initial \$60M to address infrastructure deficiencies, support growth and the address the impacts of climate change.

Further, the ISMPs include recommendations to review the City's tiered drainage criteria, and proposed a multitude of projects to promote and protect watershed health. In addition to these recommendations, and to fulfil provincial requirements, a monitoring and adaptive management framework is required. Tracking watershed health trends over time through repeat sampling allows for regular feedback on the efficacy of measures implemented and provides opportunities for course-corrections over time.

Advancing the recommendations of the ISMP to address current and emerging challenges will require ongoing effort and funding. The financial and business planning implications associated with the ISMP's recommendations are provided in Section E, below.

#### **Consultation and Feedback:**

The ISMP benefited from public and various stakeholder feedback throughout the process. This feedback was incorporated where possible, thereby strengthening connections between the City, community and other government agencies. A summary of the feedback received is provided below.

##### Public Survey

An online public survey was conducted for both ISMPs over the course of one month in 2019. Large advertisements for the survey were published in two issues of the Maple Ridge-Pitt Meadows News, Facebook posts, the front-page City Spotlight section of the City's website and the Maple Ridge This Week newsletter via a mailing list with 181 subscribers. The outcomes of the surveys are documented in the ISMP reports and responses are included as Attachment B and N to this report.

##### Review by Environmental Advisory Committee

The City's Environmental Advisory Committee received both ISMP drafts along with presentations from the City's consultants. The Committee provided their support for both ISMPs.

##### Participation from Internal Stakeholders

Internal stakeholders provided feedback on the draft ISMPs and participated in meetings with external stakeholders. Staff from Corporate Communications, Finance, Engineering, Engineering Operations, Parks & Facilities, Environmental Planning, Community Planning and Building all contributed to the process.

### Participation from External Stakeholders

The draft ISMPs were shared with external stakeholders identified below, along with an invitation to provide input and feedback. A virtual presentation was also offered to all stakeholders including options for communication by telephone or email exchange. Most groups met with the City and provided feedback on the report.

- Agricultural Land Commission
- Alouette River Management Society
- Alouette Valley Association
- BC Conservation Foundation - WildSafeBC
- BC Hydro
- BC Ministry of Agriculture, Food and Fisheries
- BC Ministry of Environment
- BC Ministry of Forests, Lands, Natural Resource Operations & Rural Development
- BC Parks
- City of Pitt Meadows
- D.K. Bowins & Associates Inc.
- Fisheries and Oceans Canada
- Kanaka Education & Environmental Partnership Society
- Katzie First Nation
- Kwantlen First Nation
- Metro Vancouver Regional Parks
- Morningstar Homes
- Thornhill Aquifer Protection Society
- UBC Malcolm Knapp Research Forest
- Wayne Stephen Bissky Architecture Urban Design Incorporated

A summary of stakeholder feedback and discussions is provided in Attachments C and O to this report. Where received, specific stakeholder feedback is included in Attachments D to L and Attachments P to V to this report.

**b) Strategic Alignment:**

Integrated stormwater management planning supports Council's strategic priorities of Community Safety, Inter-Government Relations and Growth and Natural Environment. The ISMP also fulfills a directive of the Official Community Plan.

**c) Citizen/Customer Implications:**

The improvements to watershed health and drainage infrastructure recommended in the ISMP will benefit the community.

**d) Interdepartmental Implications:**

Implementing the recommendations of the ISMPs will affect Finance, Engineering, Engineering Operations, Parks & Facilities, Environmental Planning, Community Planning and Building. The implications for these areas will be varied, including providing internal stakeholder feedback on proposed solutions, budgeting, monitoring, analysis, planning, community consultation, construction and maintenance work.

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

Both ISMPs recommend significant investments in stormwater management. These recommendations require further synthesis and prioritization.

In general, there are elements which can be incorporated into the 2022-2026 Business and Capital Plans; however, the majority of investments identified require further evaluation and prioritization. Balancing the needs of existing infrastructure replacement with the desire for service level enhancements (new infrastructure) will also be required.

Sub-watershed Drainage Master Plans are necessary to validate the assumptions of the ISMP model, study overland flow paths and analyze pipes smaller than 400mm or 16". The first of these plans was recently initiated in the Eagle Avenue and Gee Street neighbourhood (northeast of Dewdney Trunk Road and 228 Street) and the Lower Hammond Neighbourhood is scheduled to commence in 2022.

Sub-watershed Drainage Master Plans, in conjunction with the Fraser River Escarpment Risk Analysis and the ISMP work completed to date will inform the cumulative scope of existing drainage infrastructure improvements required. Once determined, staff will review the available funding options for Council's consideration.

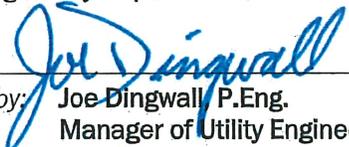
**f) Policy Implications:**

In addition to existing stormwater management considerations, there is a discussion to be had with Council regarding the City's approach to neighbourhoods without access to stormwater infrastructure and urban neighbourhoods with rural road cross sections. Staff recommend this discussion be deferred until the following are complete in order to support a holistic approach:

- Sub-watershed Drainage Master Plans
- Strategic Transportation Plan
- Fraser River Escarpment Risk Assessment
- Applicable Neighbourhood Area Plans

**CONCLUSION:**

Given the size and complexity of the ISMP documents, this report is submitted for information at this time. A subsequent meeting will be scheduled for questions, clarifications and endorsement to meet the City's regulatory requirements.

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

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

  
Concurrence: **Al Horsman**  
Chief Administrative Officer

Attachments:

**South Alouette River and Kanaka Creek Watersheds**

- (A) Integrated Stormwater Management Plan - South Alouette & Kanaka Creek - Executive Summary Report, September 2021
- (B) Public Survey Results
- (C) External Stakeholder Feedback Summary
- (D) Letter from Agricultural Land Commission
- (E) Letter from Alouette River Management Society
- (F) Letter from Alouette Valley Association
- (G) Letter from BC Conservation Foundation – WildSafeBC
- (H) Letter from BC Ministry of Environment & Climate Change Strategy
- (I) Letter from BC Ministry of Forests, Lands, Natural Resource Operations & Rural Development
- (J) Letter from Kanaka Education & Environmental Partnership
- (K) Email from Thornhill Aquifer Protection Society
- (L) Email from UBC Malcolm Knapp Research Forest

**North Alouette River, Blaney Creek and Fraser River Watersheds**

- (M) Integrated Stormwater Management Plan – Blaney, North Alouette, and Fraser River - Executive Summary Report, September 2021
- (N) Public Survey Results
- (O) External Stakeholder Feedback Summary
- (P) Letter from Agricultural Land Commission
- (Q) Letter from Alouette River Management Society
- (R) Letter from Alouette Valley Association
- (S) Letter from BC Conservation Foundation – WildSafeBC
- (T) Letter from BC Ministry of Forests, Lands, Natural Resource Operations & Rural Development
- (U) Email from Morningstar Homes
- (V) Emails from UBC Malcolm Knapp Research Forest



## City of Maple Ridge

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

**MEETING DATE:** October 26, 2021  
**FILE NO:** 11-5255-20-061

**FROM:** Chief Administrative Officer

**MEETING:** Workshop

**SUBJECT:** Integrated Stormwater Management Plans – Consultants' Presentations

**EXECUTIVE SUMMARY:**

Integrated Stormwater Management Plans (ISMPs) are high level watershed reviews developed to preserve watershed health while facilitating the requirements of community growth. To achieve this, the ISMP process examines the relationship between land use planning and development, environmental performance, existing drainage infrastructure and environmental protection.

ISMPs have been developed for the South Alouette River and Kanaka Creek watersheds (by Urban Systems Ltd.) as well as the Blaney Creek, North Alouette and Fraser River watersheds (by Kerr Wood Leidal Associates Ltd.). These ISMPs were developed over multiple years and provide an overview of the watersheds, review how rainwater is currently managed, evaluate the performance of drainage trunk systems, outline challenges and provide recommendations for improvements. Both plans have been enhanced by feedback and information received from the Environmental Advisory Committee, a public survey and a number of internal and external stakeholders.

Council received both ISMPs at the October 12, 2021 workshop, along with a staff presentation; however, given their size and complexity, staff deferred the consultant presentations and endorsement discussions to the October 26, 2021 meeting to allow additional time for Council's review.

The October 26, 2021 presentations are an opportunity for staff to summarize and respond to Council's questions/comments from October 12, 2021, and provide an opportunity for the project consultants to present directly to Council and field any additional questions.

**RECOMMENDATION:**

That the South Alouette and Kanaka Creek Integrated Stormwater Management Plan, prepared by Urban Systems Ltd., dated September 2021 be endorsed; and

That the Blaney, North Alouette and Fraser River Integrated Stormwater Management Plan, prepared by Kerr Wood Leidal Associates Ltd., dated October 2021 be endorsed.

**DISCUSSION:****a) Background Context:**

Council received both ISMPs at the October 12, 2021 workshop, along with a staff presentation; however, given their size and complexity, staff deferred the consultant

presentations and endorsement discussions to the October 26, 2021 meeting to allow additional time for Council's review.

At the October 12, 2021 workshop, Council identified questions and comments regarding the ISMPs, some of which were responded to directly at the time, and others which required further consideration prior to response. These questions and comments are detailed below. The October 26, 2021 presentations are an opportunity to summarize and respond to the questions and comments from October 12, 2021, and provide an opportunity for the project consultants to present directly to Council and field any additional questions Council may have on the technical aspects of their respective reports.

Council Question/Comments:

1. How was feedback from Alouette River Management Society (ARMS) incorporated into the documents?

Feedback from ARMS can be summarized into two categories, technical and process related. Technical feedback has been included where possible, however, some of the process related feedback was more challenging to incorporate as it is governed through the development approval process. Overall, ARMS was supportive of the ISMPs and provided meaningful constructive criticism which made a positive difference.

2. What will the ISMP communications strategy be?

Once the ISMPs have been endorsed, staff will work to develop a targeted communications strategy to support the required investments. These communication efforts will be aligned with sub-watershed Drainage Master Plan work scheduled to commence in 2022.

3. How will the infrastructure investments be funded?

Funding requirements can be summarized into two general categories, infrastructure replacement due to condition or climate requirements and infrastructure replacement as a result of growth. Infrastructure replacement due to condition or climate requirements is funded through infrastructure replacement funding and the drainage levy; whereas, Infrastructure replacement due to growth is funded through development cost charges. These two replacement drivers can also apply to the same project, when this occurs, the funds are allocated proportionally.

Further, staff will develop a funding strategy for Council's consideration.

4. When did the Province first request ISMPS from municipalities?

In 2001, Metro Vancouver and its members developed an adopted a Liquid Waste Management Plan. As part of this Plan, Metro Vancouver member municipalities committed to completing ISMPs for all urban and semi-urban watersheds by the end of 2014. This deadline was subsequently extended to the end of 2016, by the Minister of Environment, subject to the development of an acceptable ISMP Adaptive Management Framework.

Given the size, scope and complexity of ISMP development, some member municipalities are still working to meet these commitments. In general, lessons learned over the past 20 years have helped improve the planning process and has lead to stronger, more involved plans.

5. What storm water regulations guide ISMP development?

Stormwater management and policy development is a municipal responsibility and predominately managed through the City's Subdivision and Development Servicing Bylaw No. 4800-1993 and the corresponding Design Criteria Manual. In addition, the following and several other bylaws and Acts also provide direction on stormwater management:

- Metro Vancouver's Integrated Liquid Waste Management Plan
- Local Government Act
- Province of BC - Water Sustainability Act
- BC Building Code
- Government of Canada - Fisheries Act

6. How will stormwater management be considered during infill construction?

Further investigation into the effectiveness of the City's tiered drainage criteria is essential to understand how effectively small lots are controlling their storm water. This review is scheduled to progress next year.

7. Would like to see an aggressive infrastructure investment in green stormwater infrastructure.

The Planning Department is undertaking a Green Infrastructure Management Strategy that will encompass stormwater. This initiative is currently under development.

8. How will we manage stormwater connections in the Fraser River Escarpment?

The Fraser River Escarpment Risk Assessment is ongoing. Staff recommend a strategic plan to manage stormwater connections follow the completion of that work.

9. Given the infrastructure investment identified in the ISMPs will the City be reviewing the drainage levy?

Yes, the drainage levy will be reviewed; however, this work is scheduled to align with the development of a funding strategy.

10. Were First Nations invited to participate in the ISMPs?

Yes, staff reached out on a number of occasions in various formats; unfortunately, given competing demands, Katzie First Nation and Kwantlen First Nation were unable to respond to consultation opportunities.

11. How do we maintain environmental protection while enclosing ditch networks and will future sub-watershed Drainage Master Plans address piped networks versus open ditch treatments?

Sub-watershed Master Drainage Plans will allow for a more detailed analysis of existing infrastructure and will provide recommendations based on a number of factors including environmental protection.

12. Does the ISMP work provide an opportunity to provide leadership within the region regarding stormwater management practices, specifically how they relate to green infrastructure?

The ISMPs identified Maple Ridge as an early adopter of policy and criteria that has improved sustainable development practices while supporting community growth. Key successes achieved to date have been progressive watercourse setbacks and designation of environmentally sensitive protection areas, and the formation of three-tiered rainwater management criteria. While considered progressive, further investigation into the effectiveness of the criteria is recommended.

As part of this work, green infrastructure guidelines and design criteria will be considered as sub-watershed Drainage Master Plans are advanced.

13. Will there be consultation with the Development Community?

Members of the development community were engaged as part of the ISMP process, and consultants have taken their feedback into account when developing the ISMPs. There will be further opportunities for consultation as part of a review of the tiered drainage design criteria.

14. Should we be revising our DCCs to accommodate future stormwater infrastructure requirements?

Yes, projects included within the drainage Development Cost Charge portfolio will be reviewed and refined as sub-watershed Drainage Master Plans are completed.

15. Are there any grant opportunities that we can proceed with now as we move forward with the sub-watershed Drainage Master Plans?

Yes, staff will monitor available grant prospects and bring forward opportunities for Council's consideration as they become available.

16. Will the ISMPs be integrated into the Alouette River and current water use plan?

In regard to BC Hydro's Water Use Plan Order and Order Review, the City has confirmed interest and availability to participate as a stakeholder in the process.

17. What drove stormwater management standards prior to the ISMPs?

Integrated Stormwater Management has been a concept within the region since 2001, essentially building upon best management practices available at the time. Since then, municipalities have incorporated advancements in adaptive management frameworks and integration of green infrastructure in design in Integrated Stormwater Management Planning.

18. How do we provide equity across the City for both services and taxation?

Our current obligation to provide existing services is our core focus. Layering on new infrastructure on top of these commitments will require strategic planning. This planning will occur as the Strategic Transportation Plan and sub-watershed Drainage Master Plans are finalized. Staff will insure the equitable distribution forms part of the evaluation.

19. Would like to see a video similar to the Budget and Property Tax Bill video recently produced by the finance team.

Staff will ensure this is considered in upcoming work.

20. Would like to make sure stormwater management for Thornhill is considered in upcoming servicing review.

Staff will ensure this is considered following the initial area planning exercises for the Thornhill Urban Reserve.

**b) Strategic Alignment:**

Integrated stormwater management planning supports Council's strategic priorities of Community Safety, Inter-Government Relations, Growth and Natural Environment. The ISMP also fulfills a directive of the Official Community Plan.

**c) Citizen/Customer Implications:**

The improvements to watershed health and drainage infrastructure recommended in the ISMP will benefit the community.

**d) Interdepartmental Implications:**

Implementing the recommendations of the ISMPs will affect Finance, Engineering, Engineering Operations, Parks & Facilities, Environmental Planning, Community Planning and Building. The implications for these areas will be varied, including providing internal stakeholder feedback on proposed solutions, budgeting, monitoring, analysis, planning, community consultation, construction and maintenance work.

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

Both ISMPs recommend significant investments in stormwater management. These recommendations require further synthesis and prioritization.

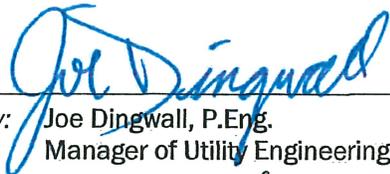
In general, there are elements which can be incorporated into the 2022-2026 Business and Capital Plans; however, the majority of investments identified require further evaluation and prioritization. Balancing the needs of existing infrastructure replacement with the desire for service level enhancements (new infrastructure) will also be required.

Sub-watershed Drainage Master Plans are necessary to validate the assumptions of the ISMP model, study overland flow paths and analyze pipes smaller than 400mm or 16". The first of these plans was recently initiated in the Eagle Avenue and Gee Street neighbourhood (northeast of Dewdney Trunk Road and 228 Street) and the Lower Hammond Neighbourhood is scheduled to commence in 2022.

Sub-watershed Drainage Master Plans, in conjunction with the Fraser River Escarpment Risk Analysis and the ISMP work completed to date will inform the cumulative scope of existing drainage infrastructure improvements required. Once determined, staff will review the available funding options for Council's consideration.

**CONCLUSION:**

This report provides an opportunity for staff to address Council comments and questions from the October 12, 2021 Council Workshop meeting and introduce the consultant's presentations. Pending the consultant's presentations and following dialogue, staff will be requesting Council's endorsement for the South Alouette and Kanaka Creek Integrated Stormwater Management Plan and the Blaney, North Alouette, and Fraser River Integrated Stormwater Management Plan. Upon endorsement, staff will proceed with sub-watershed Drainage Master Plans, review infrastructure grant opportunities and proceed with development of a funding strategy for drainage infrastructure investments.



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Manager of Utility Engineering



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Director of Engineering



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



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Concurrence: Al Horsman  
Chief Administrative Officer

