City of Maple Ridge

COUNCIL MEETING AGENDA
September 28, 2021
7:00 p.m.
Virtual Online Meeting including Council Chambers

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

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

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

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

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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 September 14, 2021

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

500 PRESENTATIONS AT THE REQUEST OF COUNCIL

600 DELEGATIONS

700 ITEMS ON CONSENT

701 Minutes

701.1 Development Agreements Committee Meetings

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

701.2 Committees and Commissions of Council Meetings

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

702 Reports

702.1 2021 Council Expenses

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

702.2 Disbursements for the month ended August 31, 2021

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

703 Correspondence

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

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

704 Release of Items from Closed Council Status

705 Recommendation to Receive Items on Consent

800 UNFINISHED BUSINESS

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

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.

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

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

900 CORRESPONDENCE

1000 BYLAWS

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

Bylaws for Third Reading

1001 **2019-341-RZ, 12162, 12170 and 12178 Fletcher Street**
Maple Ridge Zone Amending Bylaw No. 7587-2019
To rezone from RS-1 (Single Detached Residential) to RM-1 (Low Density Townhouse Residential) Zone. The current application is to permit the future construction of fifteen dwelling units.

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

1002.1 **Maple Ridge Zone Amending Bylaw No. 7609-2020**
To rezone from RS-1 (One Family Urban Residential) to C-2 (Community Commercial)

1002.2 **Maple Ridge Zone Amending Bylaw No. 7776-2021**
A site specific text amendment to Part 4 Section 401.3 of the Zoning Bylaw to reduce the 1,000 metre separation distance between Cannabis Retail Uses to 333.5 metres. The current application is to permit the future construction of a two-storey commercial building with retail on the ground floor and an office use above, and to permit a non-medical cannabis retail store to be located in an existing commercial building.

1003 **2020-403-RZ, 12077 and 12079 240 Street**
Maple Ridge Zone Amending Bylaw No. 7695-2020
To rezone from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached (Low Density) Urban Residential). The current application is to permit a future development of four lots for the future construction of single-family residential dwellings.

Bylaws for Third Reading and Adoption

1004 **2017-242-RZ, Home Occupation: Commercial Vehicle Amendment**
Maple Ridge Zone Amending Bylaw No. 7769-2021
Amendment to Zoning Bylaw Section 402.14 to align the number and size of commercial vehicles permitted on residential lots for home based business with the regulations outlined in Section 402.19.

1005 **2021-257-RZ, 110 – 20110 Lougheed Highway**
Maple Ridge Zone Amending Bylaw No. 7775-2021
A site specific text amendment to Part 4 Section 401.3 of the Zoning Bylaw to reduce the 1,000 metre separation distance between Cannabis Retail Uses to 394.5 metres The current application is to permit a proposed non-medical cannabis retail store

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. T**he reports are not reprinted again in hard copy**, however; they can be found in the electronic agenda or in the Committee of the Whole agenda package dated accordingly.*

Planning & Development Services

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

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

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

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

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

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

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

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

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

Staff report dated September 21, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7780-2021 to rezone from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential) to permit the future construction of a six storey, 224 unit residential apartment building be given first reading and that the applicant provides further information as described on Schedules C, D, and E of the Development Procedures Bylaw No. 5879–1999.

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

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

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

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

Engineering Services

Corporate Services

Parks, Recreation and Culture

Administration (including Fire and Police)

1200 STAFF REPORTS

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

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

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

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

1300 OTHER MATTERS DEEMED EXPEDIENT

1400 PUBLIC QUESTION PERIOD

1500 MAYOR AND COUNCILLOR REPORTS

1600 NOTICES OF MOTION AND MATTERS FOR FUTURE MEETING

1700 ADJOURNMENT

PUBLIC QUESTION PERIOD

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

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

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

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

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

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

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

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

For more information on these opportunities contact:
Clerk's Department at **604-463-5221** or clerks@mapleridge.ca
Mayor and Council at **mayorcouncilandcaol@mapleridge.ca**

APPROVED BY:			
DATE:	Sept 23, 2021		
PREPARED BY:	A Saunt	CHECKED BY:	C. Schmidt
DATE:	Sept 23, 2021	DATE:	Sept 23/2021

400 Adoption and Receipt of Minutes

401 Minutes of Regular and Special Council Meetings

City of Maple Ridge

COUNCIL MEETING MINUTES

September 14, 2021

The Minutes of the City Council Meeting held virtually and hosted in Council Chambers on September 14, 2021 at 7:04 p.m. at City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

PRESENT	*Appointed Staff*
Elected Officials	A. Horsman, Chief Administrative Officer
Mayor M. Morden	C. Carter, General Manager Planning & Development Services
Councillor J. Dueck	C. Crabtree, General Manager Corporate Services
Councillor C. Meadus	S. Hartman, General Manager Parks, Recreation & Culture
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
ABSENT	T. Thompson, Director of Finance
Councillor K. Duncan	*Other Staff as Required*
	C. Goddard, Director of Planning
	F. Smith, Director of Engineering

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

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

Note: Councillor Robson was absent at the start of the meeting.

100 *CALL TO ORDER*

200 *AMENDMENTS TO THE AGENDA*

300 *APPROVAL OF THE AGENDA*

R/2021-CM-305
It was moved and seconded

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

CARRIED

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

401 Minutes of the Regular Council Meeting of July 27, 2021

R/2021-CM-306
It was moved and seconded

That the minutes of the Regular Council Meeting of July 27, 2021 be adopted as circulated.

CARRIED

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

600 ***DELEGATIONS*** – Nil

700 ***ITEMS ON CONSENT***

701.1 Development Agreements Committee Meetings

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

702 <u>Reports</u>

702.1 **Disbursements for the month ended July 31, 2021**

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

702.2 **2021 Council Expenses**

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

703 <u>Correspondence</u>

703.1 **117 Avenue Corridor Improvement Petition**

Petition to create a safe environment on the 117 Avenue Corridor.

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

From the July 20, 2021 Closed Council Meeting

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

From the August 24, 2021 Closed Council meeting:

- *02.02 Memorandum of Understanding (MOU) with TELUS* - That the MOU be referred back to staff and that back to TELUS by way of letter that while the City understands TELUS is making an investment in the City, there needs to be the Connected Community Strategy in place providing a fulsome fibre framework before the MOU will be executed.

705 **Recommendation to Receive Items on Consent**

R/2021-CM-307
It was moved and seconded

That the items on the Consent Agenda of the September 14, 2021 Council Meeting be received into the record.

CARRIED

Note: Councillor Robson joined the meeting electronically at 7:07 p.m.

800 ***UNFINISHED BUSINESS***

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

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

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

The Director of Engineering provided a verbal introduction and background on the item. Metro Vancouver staff and City staff responded to questions from Council.

Metro Vancouver requested that residents report comments and/or concerns directly by using the email icentre@metrovancouver.org with the text "Northwest Langley Wastewater Treatment Project – Fraser River Crossing' in subject line or by calling 604-432-6200 and referencing the project name.

R/2021-CM-308
Moved and seconded

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

2. **That the Corporate Officer be authorized to execute the agreement.**

CARRIED

900 ***CORRESPONDENCE*** – Nil

1000 ***BYLAWS*** – Nil

1100 ***REPORTS AND RECOMMENDATIONS***

Planning and Development Services

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

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

R/2021-CM-309
Moved and seconded

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

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

CARRIED

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

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

R/2021-CM-310
Moved and seconded

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

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

2. **That Zone Amending Bylaw No. 7778-2021 be given first reading; and**

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

CARRIED

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

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

R/2021-CM-311
Moved and seconded

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

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

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

CARRIED

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

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

R/2021-CM-312
Moved and seconded

1. **That the Corporate Officer be authorized to sign and seal 2019-425-DVP respecting properties located at 25057, 25123 and 251711 12 Avenue; and**

2. **That the Corporate Officer be authorized to sign and seal 2019-425-DP respecting properties located at 25057, 25123 and 25171112 Avenue.**

CARRIED

Engineering Services – Nil

Corporate Services

Note: Councillor Robson and Councillor Yousef excused themselves from discussion of Item 1151 at 7:34 p.m. due to connections to the Friends in Need Foodbank.

1151 **2021 Community Grants**

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

R/2021-CM-313
Moved and seconded

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

CARRIED

Note: Councillor Yousef returned to the meeting at 7:35 p.m. Councillor Robson did not return immediately due to technical difficulties. He was absent for the vote on Item 1152.

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

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

R/2021-CM-314
Moved and seconded

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

CARRIED

Parks, Recreation & Culture – Nil

Administration – Nil

1200 ***STAFF REPORTS*** – Nil

1300 ***OTHER MATTERS DEEMED EXPEDIENT***

Councillor Yousef advised that requests have been received from the neighbourhood at the north end of 248 Street in relation to the embankment asking for barricades to be installed to prevent further accidents at the site.

Staff advised on a previous safety review conducted at that location and advised that options for the area will be investigated.

1400 ***PUBLIC QUESTION PERIOD***

There were no speakers present.

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

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

Note: Councillor Robson returned to the meeting at 7:44 p.m.

1501 **Mayor's Quarterly Update**

The Mayor provided a video on work completed in the second quarter of 2021.

1600 NOTICES OF MOTION AND MATTERS FOR FUTURE MEETINGS

1601 Notice of Motion by Councillor J. Dueck

Councillor Dueck put forward the following notice of motion:

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

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

1700 *ADJOURNMENT* – 8:06 p.m.

M. Morden, Mayor

Certified Correct

S. Nichols, Corporate Officer

City of Maple Ridge

REPORT OF PUBLIC HEARING

June 15, 2021

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 June 15, 2021 at 7:00 p.m.

PRESENT	*Appointed Staff*
Elected Officials	A. Horsman, Chief Administrative Officer
Mayor M. Morden	C. Crabtree, General Manager Corporate Services
Councillor J. Dueck	C. Carter, General Manager Planning & Development Services
Councillor K. Duncan	S. Hartman, General Manager Parks, Recreation & Culture D. Pollock, General Manager Engineering Services
Councillor C. Meadus	S. Nichols, Corporate Officer
Councillor G. Robson	A. Gaunt, Recording Secretary
Councillor R. Svendsen	Other Staff as Required
Councillor A. Yousef	C. Goddard, Director of Planning
	J. Kim, Computer Specialist
	M. McMullen, Manager of Community Planning and Environmental Services
	M. Vogel, Computer Specialist

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

Mayor Morden 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 June 22, 2021.

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

1a) 2020-168-RZ
13960 232 Street, 13897 and 14027 Silver Valley Road

Lot 1 Block "C" Section 33 Township 12 New Westminster District Plan 2409;
Lot 15 Section 33 Township 12 New Westminster District Plan 26732;
Parcel "A" (Explanatory Plan 11340) Lot 10 Section 33 Township 12 New Westminster District Plan 7757;

Maple Ridge Official Community Plan Amending Bylaw No. 7739-2021
To amend Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan; Figure 3A – Blaney Hamlet; and Figure 4 – Trails / Open Space to revise boundaries of the land use designations.

1b) 2020-168-RZ
13960 232 Street, 13897 and 14027 Silver Valley Road

Maple Ridge Zone Amending Bylaw 7662-2020
To rezone from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached (Low Density) Urban Residential), R-2 (Single Detached (Medium Density) Urban Residential) and RST (Street Townhouse Residential).

The current application is to permit a future subdivision of approximately 64 lots which includes 51 single-family lots and 13 street townhouse units.

M. McMullen, Manager of Community Planning and Environmental Services gave a detailed description providing information on the application.

The Corporate Officer advised that 52 notices were mailed out in relation to this application and that 8 pieces of correspondence expressing concern or in opposition to the application were received.

The Mayor called for speakers on first call.

<u>Jason McPherson</u>
Mr. McPherson spoke in opposition to the application. He expressed concern with development in Maple Ridge encroaching on green space and the impact on the watershed and the wildlife area. He advised that residents in the area rely on underground streams and felt this development could harm residential water supply. He also expressed concern with the location of the entrance and exit to the proposed development in terms of traffic safety. Mr. McPherson commented that Silver Valley Road and 232 Street are very narrow and that parking on both sides in the new development will negatively impact traffic.

<u>Kevin Carson</u>
Mr. Carson spoke in opposition to the application. He referred to a land use plan and map and the indications of conservation areas. He expressed concern with the impact of the proposed development on water courses, wildlife and the research forest in that the green spaces which allow wildlife to move are being reduced thereby contributing to increased conflicts between wildlife and people.

Mr. Carson referred to the environmental assessment report for the proposed development and put forward that the stream abutting the application feeds into knows salmon habitat and will negatively impact downstream habitat as well as wildlife. He also expressed concern with the slope in the proposed application and the impact dump trucks are having on the shoulder of the road and the ditches.

Karina Harvey
Ms. Harvey spoke in opposition to the proposed application. She advised that her property has already been negatively impacted by development in that a tributary at the back of the property has become a roaring ravine due to clearing of the property behind hers. She clarified that the area at the back of her property holds is salmon bearing stream and is a wildlife corridor. She expressed concern with the development along Silver Valley Road and the impact on her property particularly with erosion. She echoed the sentiments of the previous speakers. Ms. Harvey asked how higher density will be accommodated in terms of infrastructure and schools in that more houses will equal more people, more cars and more congestion.

The Mayor called for speakers on second call.

Kevin Carson
Mr. Carson expressed concern with the environmental assessment provided by the developer particularly the reference to release of wastewater into vegetation areas. He also expressed concern with the impact on his well water quality and reiterated his statements on the negative impacts resulting from the reduction in wildlife corridors and the resulting growing interactions between wildlife and residents.

Ola Cholewa
Ms. Cholewa read a past quote from Gordon Robson in regard to Silver Valley Road. She is in opposition to the development along Silver Valley Road and the amount of development in that area in general. She expressed concern with the lack of infrastructure and compared the Silver Valley area with the continued development in Langley.

Lindsey Hines
Ms. Hines spoke on the amount of injured wildlife in the area and asked whether safe passage for animals in the form of overpasses or underpasses will provided by this development and other developments in the area in the future.

Olivia Wong
Ms. Wong agrees with comments made by a previous speaker. She expressed concern with continuous rezoning and large number of development permits being issued by the City of Maple Ridge and unsustainable growth negatively impacting wildlife and nature which attract persons to the community. She indicated that she comes from Toronto and spoke on rapid and unchecked growth and the impact on culture and what people value most such as nature. She also expressed concern that large lots are being destroyed with no consideration for infrastructure and traffic. She is not in favour of this application or any further development in the area and echoed a previous speaker's statements on monetary compensation for such developers.

The Mayor called for speakers on third call.

Kevin Carson
Mr. Carson spoke on the development process and outlined what he felt are flaws in that process and questioned the summary of the development information meeting provided by the developer. He asked for direction on how a citizen can be heard by Council and expressed concern that there are no substantial changes or halts to such developments. He expressed disappointment in both the process and in the outcomes.

Lee Perina
Mr. Perina expressed disappointment with the development in the Silver Valley area in general and spoke in opposition to the density in that area. He expressed concern with the encroachment in the area which he feels benefits a development and not the community or the environment.

Karena Harvey
Ms. Harvey expressed appreciation for a previous speaker's statements. She expressed frustration with the process and questioned whether a development such as the one proposed can be stopped or whether is a point to citizens speaking in opposition. She reiterated concerns in terms of impacts of this proposed development on the banks of Anderson Creek, the environment, the wildlife corridors and on her property and questioned how risks will be mitigated.

Robert Pritchard
Mr. Pritchard spoke in opposition to the amount of development in Maple Ridge. He also spoke on the urban sprawl being created and the negative impact on the environment and wildlife.

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

2) 2013-096-RZ, Tandem Parking

Maple Ridge Zone Amending Bylaw No. 7564-2019
To provide a definition for tandem parking, and to provide restrictions around the percentage of tandem parking allowed, and conditions to regulate building block size requirement for townhouse units in the RM-1 (Low Density Townhouse Residential) zone.

The current application is to provide a definition for tandem parking, and to provide restrictions around the percentage of tandem parking allowed, and conditions to regulate building block size requirement for townhouse units in the RM-1 (Low Density Townhouse Residential) zone.

The Corporate Officer advised that no notices were mailed out in relation to this application and that one piece of correspondence in favour of the item was received.

M. Baski gave a detailed description providing information on the application.

The Mayor called for speakers on first call.

Francis Wong
Mr. Wong asked where tandem parking will be allowed in the community. It was recommended that Mr. Wong connect with the Planner working on the item.

Mr. Wong is not in agreement with the tandem parking concept.

Kevin Carson
Mr. Carson spoke in favour of tandem parking. He put forward that double garages take up too much space and are used for storage and that property owners with a driveway and a double garage should not park on the street for a long duration. He used his neighbourhood as an example, expressing concern on the amount of street parking and the safety issues resulting from it.

The Mayor called for speakers on second and third call.

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

3a) 2017-124-RZ, 12555, 12599, 12516 240 Street and 12511 241 Street

Lot "A" Except: Parcel "One" (Explanatory Plan 13720) Section 21 Township 12 New Westminster District Plan 9912;
Parcel "One" (Explanatory Plan 13720) Lot A Section 21 Township 12 New Westminster District Plan 9912;
Lot 2 of the North West Quarter of Section 22 Township 12 Group 1 New Westminster Plan LMP22485;
Lot A Section 22 Township 12 New Westminster District Plan LMP9379.

Maple Ridge Official Community Plan Amending Bylaw No. 7537-2019

1. To amend Schedule "B" from areas designated Estate Suburban Residential to Conservation and Forest;
2. To amend Schedule "C" by adding areas designated to Conservation and to Forest.

3b) 2017-124-RZ, 12555, 12599, 12516 240 Street and 12511 241 Street

Maple Ridge Zone Amending Bylaw No. 7343-2017

1. To rezone from RS-3 (Single Detached Rural Residential) to RS-2 (Single Detached Suburban Residential), which will:
    a. continue to permit single detached residential as a principal use, and will permit a variety of accessory uses;
    b. provide for a reduction of the minimum lot area to 0.4 hectares;
    c. provide other regulations for matters such as lot coverage, setbacks, and building height.

2. To provide for a density bonus, under which:
    a. the base density permitted will be subdivision of the land into minimum 0.4 hectare lots with a prescribed minimum lot width and depth;
    b. the density may be increased to a minimum lot area of 1,012 m2, with a prescribed minimum lot width and depth, provided that in addition to park land dedication required under the *Local Government Act*, the owner dedicates park land for the protection of environmentally sensitive areas and recreation;
    c. where the bonus density is used, the zoning requirements for the SRS (Special Urban Residential) zone shall apply and supersede the zoning requirements for the RS-2 zone.

The current application is to create a subdivision of up to 26 lots with park dedication on an 8.19 hectare (20 acre) site.

The Corporate Officer advised that 26 notices were mailed out in relation to this application and that 66 letters in opposition or expressing concern with the application and one piece of correspondence in favour of the application were received on this item. She advised that all correspondence had been received up until 7:00 p.m. of June 15, 2021.

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

The Mayor called for speakers on first call.

Cheryl Ashlie
Ms. Ashlie spoke in opposition to the application. She read from a prepared statement. She expressed that the policies outlined by the Director of Planning are not intended for use in the RS-3 floodplain. She spoke to her role as a member of ARMS and summarized the process gone through by ARMS in the last few years with regard to this application. She outlined the process undergone in terms of receiving information on the application through Freedom of Information and the timing of the receipt of the information requested. Ms. Ashlie expressed concern that a request for a delay in the current Public Hearing had been denied.

Steve Ranta
Mr. Ranta is opposed to the application. He gave a PowerPoint presentation reiterating statements on vision, values and principles found on the City's website and in the Official Community Plan and spoke on the heritage aspect of the Alouette River.

Ernie Daykin
Mr. Daykin spoke in opposition to the application. He expressed concern with the loss of green space and water courses and advised that during his time in office, he supported staff recommendations to deny an application for development on this site. He also expressed concern with the dangers of flooding in the area and did not agree with policies and the Official Community Plan allowing building on floodplain. Mr. Daykin addressed

the statement on the building of a bridge on 240 Street and wondered how persons residing in the development will react to construction of the bridge and to the traffic through the neighbourhood resulting from that construction.

Kimberly Armour - speaking on behalf of Katzie First Nation Chief and Council
Ms. Armour read from a prepared statement in opposition to the application from the Katzie Chief and Council and advised that the statement is available to the public as well as to the media.

Chuck Russell
Mr. Russell spoke in opposition to the proposed development. He expressed disappointment with lack of consultation with Katzie First Nation, the lack of respect shown for ARMS and the impact on the south bank of the Alouette River. He asked long term impacts to the environment be taken into account and that Council act on input from ARMS and Katzie and not only developers. He asked that the application be stopped.

Cheryl Zandbergen
Ms. Zandbergen is opposed to the application. She quoted results from the 2020 Citizens Survey which indicated that protection of environmental areas is important to a large percentage of residents. Ms. Zandbergen read statements made by the Council members who voted in favour of the application during the last election in response to questions put forward by ARMS.

Darlene Bernard
Ms. Bernard voiced her opposition to the proposed development. She expressed concern with the size and affordability of the homes proposed and the impact on wildlife in the area. Ms. Bernard questioned whether an audit of Councillor bank accounts could be done to satisfy the concern of financial involvement between developers and members of Council. She also expressed concern that Katzie First Nation were not being listened to.

Doctor Shiraz Manwani
Dr. Manwani is opposed to the application. He referred to documents presented at the previous Public Hearing held on the items and quoted principles outlined in the Official Community Plan. He questioned why ARMS and Katzie First Nation, as custodians of the Alouette River, are being questioned and feels that approval of the application goes against the will of the Maple Ridge Community and is not true to the Official Community Plan to protect the community. He asked that Council not approve the application.

Ola Cholewa
Ms. Cholewa identified herself as an educator at an environmental school located in Maple Ridge. She outlined the learning done by students at the Alouette River and the involvement of Katzie First Nation elders. She spoke in opposition to the proposed development in terms of the impact on the river as well as the lack of consultation with Katzie First Nation.

Jessie Russell
Mr. Russell is opposed to the application. He supported the concerns of previous speakers. He expressed concern with flood management, impact on fish and wildlife habitat as well as the impact on Katzie First Nation. He urged Council to move forward in a way that citizens, ARMS and Katzie wish to see.

Craig Speirs
Mr. Speirs spoke in opposition to the application. He expressed that the proposed development does not fit within the spirit of the Official Community and did not agree with the density bonusing done on the site due to its environmentally sensitive area. Mr. Speirs did not agree with development on such sites prior to a bridge being built and expressed concern with reactions from owners who will buy on the site once construction on a bridge does begin. Mr. Speirs questioned the value being put forward for the dedicated park areas. He requested that Council vote down the application and move forward to create a healthier river system.

John Kelly
Mr. Kelly identified himself as being a Director on ARMS. He is opposed to the application. He expressed concern with the deterioration of the relationship between ARMS and the City as well as members of Council. Mr. Kelly put forward that the proposed development will further endanger the boundary on the Alouette River and the fish habitat of the watershed. He encouraged Council to listen to the citizens and their concerns with the proposed development.

Kirk Grayson
Ms. Grayson is opposed to the application. She questioned the validity of changing the Official Community Plan to accommodate the level of development proposed. She expressed concern over the degradation of ecosystems, the impact on greenhouse gases and the vulnerability to flooding due to climate change and the liability future owners will face as a result of flooding. She also expressed concern with the lack of consultation with Katzie First Nation. Ms. Grayson does not feel developments with increased density should be allowed in riparian areas.

Mike Wallbank
Mr. Wallbank is opposed to the application. He expressed concern with the rejection of consultation with Katzie First Nation and the exclusion of ARMS. He asked that Council reconsider their decision.

Ken Stewart
Mr. Stewart identified himself as the President of ARMS. He is opposed to the application. He read from a prepared statement. He summarized the position of ARMS on the proposed development, outlined the mission of the society and its concerns with the application. He spoke on a memorandum of understanding between Katzie and Kwantlen First Nations, ARMS and the City of Maple Ridge and the future consideration of the Alouette River based on its heritage value. Mr. Stewart listed the concerns of ARMS concern with the amending bylaw in that it is a major change to the Official Community Plan. He reminded all of the opposition to the proposed development at a previous public

hearing and on the number of residents opposed to the development currently and questioned why the application is being moved forward. He expressed concern with the continued maintenance of strata based amenities and did not feel the density bonusing is justifiable.

Charlene Fiehn and partner

Ms. Fiehn read from a prepared statement as being opposed to the application. She listed concerns such as urban sprawl and the negative impact of a development in such close proximity to the river. She is not in favour of Official Community Plan bylaws being amended for developers and expressed concern with the number of large homes being built in modest neighbourhoods. Ms. Fiehn feels this application is in conflict with the Official Community plan and will have a negative impact on a ancient wildlife and protected species corridor.

Lee Perina

Mr. Perina is adamantly opposed to the amendment to the Official Community Plan for the application. He feels that the level of opposition to the proposed development is not being considered. He expressed concern with the environmental and social aspects of the application and the precedent setting nature of the proposed development in that other it will encourage further medium and high density development. He also expressed concern that the provisions being put in place by the developer to protect the environmental around the Alouette River will not be sufficient.

John Dale

Mr. Dale is opposed to the application. He identified himself as a current Director and Vice-President of ARMS. He expressed concern with the lack of allowed dialogue with City staff prior to Public Hearing and requested that answers to questions submitted be provided prior to third reading. Mr. Dale asked about the hydrology of the river and the river hydrology report options speaking on dealing with potential flooding in the area. He put forward that a development of 6 or 7 one acre plus lots would be more suited to the area compared to a higher density footprint and would not create a risk to the river.

Gavin Rouche

Mr. Rouche spoke in opposition to the application. He asked Council for reasons to permit the proposed development. He feels such a development will set a precedence and that there is not benefit to the river for this proposal. He expressed concern over public safety in terms of flooding, spoke on an earlier flood in the area and felt that flood maps have not been updated since that flood and that updated science should be used.

Robert Pritchard

Mr. Pritchard is opposed to the application. He spoke on the impacts of heavy rain events washing pollutants into the river and the poison of litter and pollutants working their way up the food chain. He expressed concern that development along the Alouette River will bring more litter and debris, the removal of trees and the consequential heating of rivers which will pose a threat to salmon and wildlife in the area.

Patrick Ironside
Mr. Ironside could not be heard due to technical difficulties. He was asked by Mayor Morden to return following recess.

Note: The meeting was recessed at 9:56 p.m. and reconvened at 10:17 p.m.

The Mayor called for speakers on second call.

Cheryl Ashlie
Ms. Ashlie continued to read from a prepared statement. She questioned the public hearing process followed at the May 25, 2020 Public Hearing and stated ARMS is not engaged in litigation with the City. Ms. Ashlie also stated that such a development is not needed, is not in the urban containment boundary and that the environment is not being protected. She asked that the views from ARMS on the Alouette River be listened to.

Kirk Grayson
Ms. Grayson feels the proposed changes to the Official Community Plan are not well founded and do not benefit the community. She expressed concern that the proposed development will lead to degradation of the river's riparian area and reiterated that the application is not based on common good for all Maple Ridge residents.

Karen DeLong
Ms. Delong is opposed to the bylaw change and to the proposed development as the application lies within an unprotected floodplain with a history of flooding. She referred to talks between the Katzie First Nation and BC Hydro pertaining to the Alouette River dam and the possible impact of those discussions on the City of Maple Ridge. She expressed concern of the impact of the proposed development lies on such an environmentally sensitive area. She also expressed concern with the lack of engagement with the Katzie First Nation.

Ken Stewart
Mr. Stewart continued to read from a prepared statement. He spoke on density bonusing and did not agree with the use of a bridge as a reason to add additional density as conservation work will have to be redone once a bridge is put in and housing should not be built in the shadow of a bridge. He did not wish mistakes from the past to be repeated by building within a floodplain. Mr. Stewart expressed that developers should be expected to build within the guidelines of the Official Community Plan rather than asking for amendments. He raised points he felt were missed by the hydrology report and spokes on impacts of previous floods on the Alouette and the dangers of bridges as debris traps.

Cheryl Zanderbergen
Ms. Zanderbergen continued reading statements made by Councillors during the election cycle in response to question from ARMS representatives. She referred to the Alouette River System Partnership, newspaper articles and quotes by Mayor Morden. She expressed disappointment with the lack of consultation with the Katzie First Nation and asked that Council members honour their election statements.

Greta Borick-Cunningham – Executive Director of ARMS
Ms. Borick-Cunningham encouraged Council to vote against the application. She referred to amendments made to the application and expressed concern over the impact of a bridge on houses built in the shadow of that bridge. Ms. Borick-Cunningham also expressed concern with the impact of integrated stormwater management plans on the Alouette River and on the precedent this application will set should it be approved and that it is in conflict with the official community plan. She spoke on the City's environmental management strategy and voiced concern that the First Nations had not been taken into account.

Doctor Shiraz Manwani
Dr. Manwani stated that the community looks to Council to protect its vision and values and that the proposed application amendments violate the letter and spirit of the Official Community Plan. He requested that members of Council not allow the application as it goes against the advice of stewards of the Alouette River such as Katzie First Nation and ARMS.

Craig Speirs
Mr. Speirs expressed that ARMS and KEEPS represent a community's best way to save rivers from development. He stated that there is a need to protect water and set aside pristine watersheds. He added that the Alouette River is designated as a heritage river and therefore should also be protected from development. He requested that Council protect the community's water by defeating the proposal.

Gavin Roache
Mr. Roache stated that the community is highly opposed to the application. He felt that the developer bought the land knowing what it was and is trying to turn it into something else. He expressed that the application did not meet the Official Community Plan and stated such a development is not needed.

John Dale
Mr. Dale expressed that 6 or 7 lots on the subject site would be supportable and questioned how the number of lots currently proposed for the site was arrived at. He asked questions about the proposed bridge and expressed concern with the long term impact of another bridge on the river particularly one landing between two privately owned properties. Mr. Dale felt that the cost set for the environmental land is a over representation and asked whether it is the intention of the City to develop the South Alouette flood plain. He expressed concern that the Official Community Plan was being circumvented and the possible damage to the river system as a result.

Doug Stanger
Mr. Stanger provided a number of reasons as to why he is opposed to the application. He spoke on his work with the DFO, stated that he has lived on the river for 30 years and that he was present for the flood in 1995. He outlined the results of that 1995 flood and ask Council to reconsider voting in favour of the application due to flooding issues along the Alouette River. He advised on a Fraser Basin article on creating safe spaces for

salmon and read from an article on purchase of land along Kanaka Creek by Metro Vancouver. He questioned why the Kanaka Creek water shed has been embraced and not the Alouette River watershed.

John Kelly
Mr. Kelly spoke on the previous public hearing process. He provided background on his career as a hydrologist for BC Hydro and felt that errors and omissions during the public hearing in 2019 have been ignored by the City and the developer. He expressed concern that current Council is not protecting the environment and asked that the cumulative impact of such a development taken into account. He also expressed concern that this development, if passed, will set a precedence for future development along the South Alouette and indicated that ARMS has been approved by other developers. Mr. Kelly feels the development and the proposed bridge will negatively impact wildlife in the area and did not agree with an assessment stating a waterway on the property is not fish bearing. He also feels that endangered species listed on the site have been ignored.

Alexa Ross
Ms. Ross identified herself as a resident on one of the applicant's properties and stated she is opposed to the development. She shared her perspective on wildlife utilizing the corridor on this property, a well utilized horse trail and the use residents make of the area. She questioned what new residents of the 26 lot subdivision will think about horse trails throughout the development and of the residents accessing the river through the subdivision. She reiterated the importance of the river to residents of Maple Ridge, wildlife and the Katzie First Nation.

There being no further comment, the 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 Mayor adjourned the Public Hearing at 11:58 p.m.

M. Morden, Mayor

Certified Correct

S. Nichols, Corporate Officer

City of Maple Ridge

REPORT OF PUBLIC HEARING

July 20, 2021

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 July 20, 2021 at 7:00 p.m.

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

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

Note: Councillor Duncan and Councillor Robson were absent at the start of the meeting.

Mayor Morden 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 July 27, 2021.

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

1) **Item 1 2019-292-RZ, 22904, 22910 and 22922 Dewdney Trunk Road has been withdrawn.**

2) **2019-393-RZ, 20786 River Road**
Lot 37 District Lot 277 Group 1 New Westminster District Plan 31152

Maple Ridge Zone Amending Bylaw No. 7614-2020
To rezone from RS-1 (Single Detached Residential) to RT-2 (Ground-Oriented Residential Infill).

The current application is to permit a future construction of eight (8) dwelling units in the form of Courtyard Housing.

The Corporate Officer advised that 33 notices were mailed out in relation to this application and that correspondence opposing or expressing concern with the application was received from Paul & Jill Vanden Brink, Michelle MacLellan, Jim Arnison, Dennis Leibel, Roger & Donna Coulombe, Richard Humphries, Gerald Goumans, Starla De Jong, Todd Hetherington, Mike McKee, Rhona Robertson/Les Jaeb, Gian Scuor, Bob van den Brink, Janice DeArcangelis and Peter & Monica Read.

Note: Councillor Robson entered the meeting electronically at 7:15 p.m.

C. Goddard, Director of Planning gave a detailed description providing information on the application.

The Mayor called for speakers on first call.

Jill Gillespie
Ms. Gillespie spoke opposition to the current proposal and advised that her concerns have been emailed to the developer during a development information meeting. She expressed concern over the ability of the location to support the proposed density and the impact on traffic resulting from an additional 8 homes with one access. Ms. Gillespie outlined concerns pertaining to traffic safety and parking along River Road and felt the application will add to the existing issues of parking, traffic and safety. She asked how emergency services will access the proposed development. She also expressed concern with the height of the proposed buildings, the lack of conformity to form and character of existing single family homes, the proximity to a school and the removal of trees. Ms. Gillespie feels the plans for this development are experimental and are not appropriate for the site.

Mel Gillespie
Mr. Gillespie spoke in opposition of the proposed development. He expressed concern with the concessions the developer is requesting in terms of setbacks, parking and building height and also expressed concern with the negative impact on the trees in the neighbourhood and on the property. Mr. Gillespie does not feel the proposal fits with the neighbourhood, particularly with the height variances requested.

Bryce Wittal
Mr. Wittal stated he and his family moved away from Coquitlam to get away from complexes such as the proposed application. He is not in favour of the application, questioned the proposed density, the removal of trees and the numerous variances requested. He expressed concern that one access point with traffic from the proposed development funneling onto River Road will have a negative impact and create accidents. He did not feel such development can be accomplished without a large number of variances. Mr. Wittal also expressed concern with the ability of fire fighters and first responders being able to easily access the proposed complex.

Julie Wong

Ms. Wong stated she lives across from the proposed development and is opposed to the application. She expressed concern with the size, height and number of units and spoke on the traffic congestion currently on River Road particularly during school drop times. She also expressed concern with the impact on privacy for children attending the school due to balconies overlooking the school yard as well as neighbouring residences. She advised that most children in the neighbourhood walk to school and commented on the safety issue. Ms. Wong commented that other developments in the River Road area are single family and that the type of development proposed should be in other areas where similar such developments already exist. She stated that few improvements have been seen for River Road and requested that Council say not to this type of development.

Note: Councillor Duncan joined the meeting electronically at 7:17 p.m. during Ms. Wong's statement.

Mark Gawehns

Mr. Gawehns is opposed to the application. He quoted Official Community Plan guidelines on scale and massing of a development and did not feel the proposed development matches the guideline in terms of the height variances and variances to borders along property lines. He does not think that 8 units on a property of this size is not feasible on a ½ acre lot. He expressed concern that the proposed development does not meet the standards of the neighbourhood and that other areas designated as high traffic lanes are better suited. He echoed another speaker comments that River Road does not have any such other properties, spoke on the encroachment onto the elementary school and on roof top patio deck overlooking other residences. He reiterated his concern that this proposal is not comparable with the surrounding area.

Sarah Gallagher

Ms. Gallagher is opposed to the application. She echoed the comments of previous speakers. She is against the property being used for this type of density and building height. She expressed concern with the negative impact of additional traffic coming from the proposed development on parking, the neighbourhood school and the safety of children using the only sidewalk available. She questioned where visitors to the proposed complex would park.

The Mayor called for speakers on second call.

Paul Van den Brink

Mr. Van den Brink identified himself as a long time resident of the neighbourhood. He is opposed to the application. He expressed concern with the height of the proposed buildings compared to existing residences and stated that the area is not the proper setting for this type high density development over height buildings and that River Road character and history should be taken into account. He spoke on the negative impact on privacy both on his property and on the school and also expressed concern over the removal of trees.

Bryce Wittal
Mr. Wittal expressed concern with the invasion of privacy of the proposed buildings due to the height of the top decks, particularly the buildings on the south of the property which will look into the playground and windows of the elementary school.

Tom Wallis
Mr. Wallis is strongly opposed to the rezoning of the property. He expressed concern with the exceeding of lot coverage, the requested height variance and the impact on neighbouring house and the incompatibility with recent development in the area and surrounding properties on River Road. He put forward that proposed parking is insufficient, that the proposed development will negatively impact vehicular and pedestrian traffic and questioned where future residents of the complex will park.

Mr. Wallis feels that the proposed development is not supported by existing road infrastructure and will negatively impact the character and quality of life in the neighbourhood.

Mayor Morden called for speakers on third call.

Tom Wallis
Mr. Wallis expressed concern with the notices sent out to property owners residing within 100 metres of the application as he feels it impacts all of the residents on River Road.

Gordon Yui – Applicant Architect - Atelier Pacific Architecture
Mr. Yui provided clarification on the rezoning proposed for the application. He also provided information on the variances being requested. He clarified on layout of the proposed buildings in that each unit is a duplex and spoke on what will be provided in terms of parking.

Paul Van den Brink
Mr. Van den Brink expressed that the proposed development is not merely being built to close to another neighbour rather than the proposal looks like a penthouse with penthouse suite balconies with all units having a perfect view of his property. In that his home is a 1 level house, he is extremely concerned with the invasive nature of the proposal on his home and privacy. He stated that the application is not conforming nor considerate and that a built now and regret later is not an example he wishes to be.

Tom Wallis
Mr. Wallis asked whether any Council members would wish to see such a development beside their house.

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

3a) **2018-180-RZ**
22083 and 22057 Lougheed Highway
Lot 3 District Lot 397 Group 1 New Westminster District Plan 11251
Lot 4 District Lot 397 Group 1 New Westminster District Plan 11251
Parcel B (Y89442) District Lot 397 Group 1 New Westminster District Plan 11251

Maple Ridge Official Community Plan Amending Bylaw No. 7758-2021
A site specific text amendment to Section 3-20(c) of the Official Community Plan is proposed to increase the maximum height for apartments to six (6) storeys for Major Corridor Residential development at this location.

3b) **2018-180-RZ**
22083 and 22057 Lougheed Highway

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

The current application is to permit a future development of a six (6) storey apartment building with approximately 106 units and underground parking.

The Corporate Officer advised that 34 notices were mailed out in relation to this application, that correspondence opposed to or expressing concern with the application was received from Barry Bellamy, Ivan Chow, Julie Lanyon and a resident who wished to remain anonymous and that correspondence in favour of the application was received from Harbir Bhatti.

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

Note: Councillor Yousef left between 7:51p.m. – 7:55 p.m.during the staff presentation.

Note: Councillor Robson left the meeting at 7:52 p.m. during the staff presentation.

The Mayor called for speakers on first call.

Julie Lanyon
Ms. Lanyon is opposed to the application. She expressed concern with the impact of the apartment on the surrounding single family rancher dwellings and did not feel landscaping could negate that impact. She did not feel that the increased height of the building in the application would foster a sense of community, welcome and safety for the current residents. She also expressed concern with the increased traffic on the residential streets and on the loose of sunlight on surrounding yards due to the width of the proposed building. She put forward that residents of the single family homes in the area feel they are being crowded out and no longer feel safe or included.

The Mayor called for speakers on second call. He called for speakers on third call.

Wayne Bissky – Applicant Representative
Mr. Bissky spoke on the unaffordability of single family homes in the current market. He expressed that developments such as the proposed building will allow those who cannot afford single family homes to get into the housing market.

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

4) **2021-198-RZ**
The current application is to rezone the following properties regulated by a Land Use Contract in order to meet Provincial deadlines and be in compliance with the *Local Government Act*.

The Planner gave a detailed description of the regulatory process which local governments must follow and highlighted changes to the *Local Government Act* which terminate existing Land Use Contracts and rezone properties in accordance with Maple Ridge Zoning Bylaw No. 7600-2019.

K. Gowan, Planner gave a detailed description providing information on the applications.

4a) **2021-198-RZ**
Maple Ridge Zone Amending Bylaw No. 7708-2021
11670/11690 243 Street
Lot 17 Section 15 Township 12 New Westminster District Plan 1973

To rezone from Land Use Contract to A-1 (Small Holding Agricultural).

The Corporate Officer advised that 19 notices were mailed out in relation to this application and that no correspondence was received on this item.

The Mayor called for speakers on first, second and third calls.

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

4b) **2021-198-RZ**
Maple Ridge Zone Amending Bylaw No. 7741-2021
12170 222 Street
District Lot 399 Group 1 New Westminster District Strata Plan NWS612

To rezone from Land Use Contract to RM-2 (Medium Density Apartment Residential).

The Corporate Officer advised that 401 notices were mailed out in relation to this application and that no correspondence was received on this item.

The Mayor called for speakers on first, second and third calls.

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

4c) **2021-198-RZ**
Maple Ridge Zone Amending Bylaw No. 7742-2021
22509 Royal Crescent and 11760 225 Street
Lot 14 District Lot 401 Group 1 New Westminster District Plan 4769
Lot 15 District Lot 401 Group 1 New Westminster District Plan 4769

To rezone from Land Use Contract to RM-2 (Medium Density Apartment Residential).

The Corporate Officer advised that 233 notices were mailed out in relation to this application and that no correspondence was received on this item.

The Mayor called for speakers three times.

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

4d) **2021-198-RZ**
Maple Ridge Zone Amending Bylaw No. 7743-2021
11742 225 Street
Lot 58 Except: Part Shown on Plan 63699; District Lot 401 Group Lot 1 New Westminster Distric Plan 48518

To rezone from Land Use Contract to CD-1-00 (Comprehensive District).

The Corporate Officer advised that 309 notices were mailed out in relation to this application and that no correspondence was received on this item.

The Mayor called for speakers on first, second and third calls.

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

4e) **2021-198-RZ**
Maple Ridge Zone Amending Bylaw No. 7744-2021

To create the Comprehensive Development zone of CD-1-21 (Medium Density Rental Apartment Residential).

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

The Mayor called for speakers on first, second and third calls.

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

4f) **2021-198-RZ**
Maple Ridge Zone Amending Bylaw No. 7745-2021
12128 222 Street
Lot "B" (N51402) District Lot 399 Group 1 New Westminster District Plan 9669

To rezone from Land Use Contract to CD-1-21 (Comprehensive Development).

The Corporate Officer advised that 311 notices were mailed out in relation to this application and that correspondence in opposition to the application was received from Ron and Harvinder Sangha on this item.

The Mayor called for speakers on first call.

Ron Sangha
Mr. Sangha identified himself as owner of property at 12128 222 Street, He is opposed to the new proposed CD-1-21 zoning created for two properties as it doesn't appear to align with his property setbacks and therefore his site will become nonconforming. He advised on zoning of other properties in the area and expressed concern with the new CS-1-21 zoning on his property. Mr. Sangha asked for the same RM-2 zoning as other properties in the vicinity.

The Mayor called for speakers on second and third call.

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

4g) **2021-198-RZ**
Maple Ridge Zone Amending Bylaw No. 7746-2021
12184 - 12190 224 Street
Lot 326 Section 20 Township 12 New Westminster District Plan 52376 Except Part Dedicated Park on Plan LMP21095

To rezone from Land Use Contract to CD-1-21 (Comprehensive Development).

The Mayor called for speakers on first, second and third call.

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

4h) **2021-198-RZ**
Maple Ridge Zone Amending Bylaw No. 7751-2021
North/East of 12184-12190 224 Street
Section 20 Township 12 New Westminster District Plan LMP21095

To rezone from Land Use Contract to P-1 (Park and School).

The Mayor called for speakers on second and third call.

The Corporate Officer advised that 784 notices were mailed out in relation to Applications 4g) and 4h) and that no correspondence was received on this item.

There being no comment, the 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 Mayor adjourned the Public Hearing at 8:24 p.m.

M. Morden, Mayor

Certified Correct

S. Nichols, Corporate Officer

City of Maple Ridge

REPORT OF PUBLIC HEARING

September 21, 2021

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 September 21, 2021 at 7:00 p.m.

PRESENT	*Appointed Staff*
Elected Officials	C. Crabtree, General Manager Corporate Services
Mayor M. Morden	C. Carter, General Manager Planning & Development Services
Councillor K. Duncan	S. Hartman, General Manager Parks, Recreation & Culture
Councillor C. Meadus	P. Hlavac-Winsor, General Counsel and Executive Director, Legislative Service
Councillor G. Robson	D. Pollock, General Manager Engineering Services
Councillor R. Svendsen	S. Nichols, Corporate Officer
Councillor A. Yousef	
ABSENT	Other Staff as Required
Councillor J. Dueck	A. Gaunt, Recording Secretary
	C. Goddard, Director of Planning
	A. Grochowich, Planner
	M. Vogel, Computer Specialist

Note: Due to the COVID-19 pandemic, Councillor Duncan, Councillor Meadus, Councillor Robson and Councillor Yousef participated electronically. The Mayor chaired the meeting from Council Chambers. Councillor Duncan and Councillor Robson were not in attendance at the start of the meeting.

Mayor Morden 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 September 28, 2021.

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

1) **2017-242-RZ**
Home Occupation: Commercial Vehicle Amendment

Maple Ridge Zone Amending Bylaw No. 7769-2021
Amendment to Zoning Bylaw Section 402.14 to align the number and size of commercial vehicles permitted on residential lots for home based business with the regulations outlined in Section 402.19.

Note: Councillor Duncan joined the meeting at 7:03 p.m. during the staff presentation.

A. Grochowich, Planner gave a detailed description providing information on the application.

The Mayor called for speakers on first and second call.

The Corporate Officer advised that as the application is a text amendment no notices mailed out in relation to this application.

The Mayor called for speakers on third call.

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

2) **2019-341-RZ, 12162, 12170 and 12178 Fletcher Street**
Lot 9 Except: The South 52.5 Feet Section 20 Township 12 New Westminster District Plan 11845
South Half Lot 10 Section 20 Township 12 New Westminster District Plan 11845
North Half Lot 10 Section 20 Township 12 New Westminster District Plan 11845

Maple Ridge Zone Amending Bylaw No. 7587-2019
To rezone from RS-1 (Single Detached Residential) to RM-1 (Low Density Townhouse Residential) Zone. The current application is to permit the future construction of fifteen dwelling units.

Note: Councillor Robson joined the meeting at 7:06 p.m.

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

The Corporate Officer advised that 70 notices were mailed out in relation to this application and that one piece of correspondence expressing concern with the application was received from Ivan Chow.

The Mayor called for speakers on first, second and third call.

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

3a) **2019-427-RZ**
20690 Lougheed Highway
Lot 1 District Lot 278 Group 1 New Westminster District Plan EPP104217

Maple Ridge Zone Amending Bylaw No. 7609-2020
To rezone from RS-1 (One Family Urban Residential) to C-2 (Community Commercial).

3b) **Maple Ridge Zone Amending Bylaw No. 7776-2021**

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

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

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

The Corporate Officer advised that 124 notices were mailed out in relation to this application and no correspondence was received on this item.

The Mayor called for speakers on first call.

Heather MacKenzie
Ms. MacKenzie spoke in opposition to the application. She identified herself as a resident of the townhouse complex to the south of the proposed building. She spoke on increased noise, traffic and negative behaviour by patrons of the existing business since a change in a liquor license and expressed concern with the move of a liquor store closer to the residential area, the increase in traffic and people accessing the building. She feels that having a cannabis store, a liquor store and a night club in that location in not appropriate for a residential area and will be a detriment to the peace and quiet of the neighbourhood. She also expressed concern with the close proximity of the loading zone of the proposed building to the townhouse complex.

The Mayor called for speakers on second call.

The Mayor called for speakers on third call.

Joe Tarnowski – Application Owner and Developer
Mr. Tarnowski provided clarification on points of concern raised by the previous speaker. He confirmed that the site is zoned commercial and stated that the existing business is not a night club but a restaurant and advised that security is employed to ensure peace and quiet for the residential neighbours. Mr. Tarnowski spoke on the history of the property and outlined what has been done to clean up the site. He did not feel that the project will increase traffic or disturb the peace of the neighbourhood. He expressed that homeowners purchasing residences next to commercial property and a major highway cannot have the same expectations of quiet as other residential areas, however, he reiterated that the property owners wish to have peace afforded to residents and do not wish to cause problems for the residential area.

Councillor Duncan requested clarification from the Chair and staff as to whether it is appropriate for developers to answer questions during a Public Hearing.

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

Note: Item 5 was dealt with prior to Item 4

4) **2021-257-RZ, 110 – 20110 Lougheed Highway**
Parcel 100 District Lot 222 Group 1 New Westminster District Explanatory Plan 84469

Maple Ridge Zone Amending Bylaw No. 7775-2021
A site specific text amendment to Part 4 Section 401.3 of the Zoning Bylaw to reduce the 1,000 metre separation distance between Cannabis Retail Uses to 394.5 metres.

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

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

The Corporate Officer advised that 59 notices were mailed out in relation to this application and that correspondence expressing concern with the application was received from Jimmy Tham and 1 other Maple Ridge resident on this item.

The Mayor called for speakers on first call, second and third call.

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

5) **2020-403-RZ**
12077 and 12079 240 Street
Lot 2 Section 21 Township 12 New Westminster District Plan 18013
Lot 3 Section 21 Township 12 New Westminster District Plan 18013

Maple Ridge Zone Amending Bylaw No. 7695-2020
To rezone from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached (Low Density) Urban Residential).

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

The Corporate Officer advised that 30 notices were mailed out in relation to this application and that no correspondence was received on this item.

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

The Mayor called for speakers on first, second and third call.

There being no comment, the 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 Mayor adjourned the Public Hearing at 7:31 p.m.

M. Morden, Mayor

Certified Correct

S. Nichols, Corporate Officer

700 *ITEMS ON CONSENT*

701.1 Development Agreements Committee

CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE

September 9, 2021
Mayor's Office

CIRCULATED TO:

Michael Morden, Mayor
Chair

Al Horsman, Chief Administrative Officer
Member

Catherine Schmidt, Recording Secretary

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1. **20-115170 BG**

LEGAL:	Lot 268 District Lot 281 Group 1 New Westminster District Plan 114
PID:	001-998-501
LOCATION:	20174 Hampton Street
OWNER:	Cheryl Tremblay
REQUIRED AGREEMENTS:	Temporary Residential Use Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 20-115179 BG.

CARRIED

2. **2017-140-RZ**

LEGAL:	Lot 47 Section 28 Township 12 New Westminster District Plan 63118
PID:	001-810-472
LOCATION:	23953 Fern Crescent
OWNER:	Harjit Singh Sekhon
REQUIRED AGREEMENTS:	Habitat Protection Covenant Stormwater Management Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2017-140-RZ.

CARRIED

Michael Morden, Mayor
Chair

Al Horsman, Chief Administrative Officer
Member

N

Scale: 1:1,000

20174 HAMPTON ST.

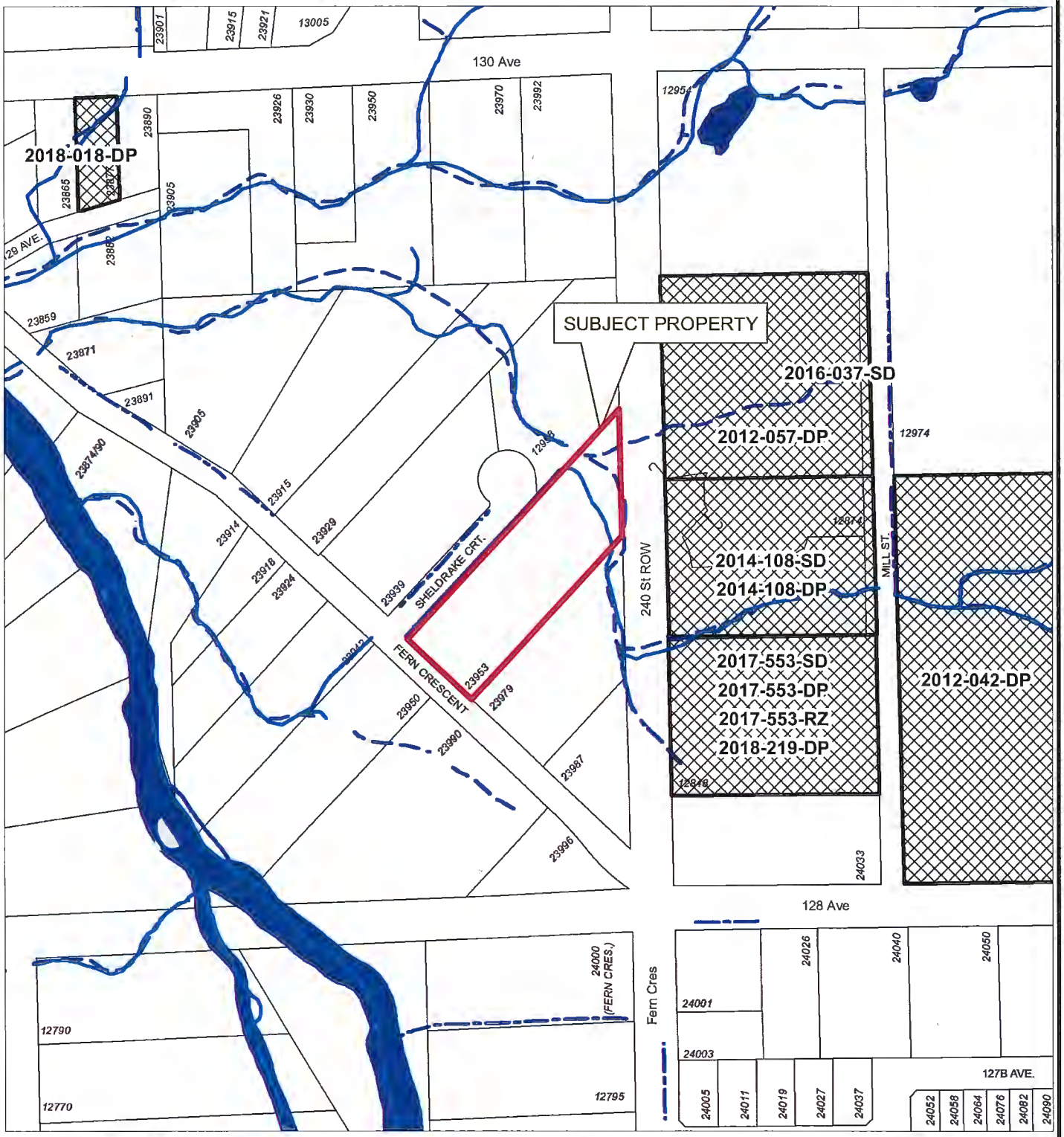
LICENCES, PERMITS & BYLAWS DEPT.

MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: Subject Map
DATE: Aug 31, 2021

BY: MS



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Scale: 1:2,500

Legend

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

23953 FERN CRES

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

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

BY: RA

CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE

September 14, 2021
Mayor's Office

CIRCULATED TO:

Michael Morden, Mayor
Chair

Al Horsman, Chief Administrative Officer
Member

Catherine Schmidt, Recording Secretary

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1. **21-115473 BG**

LEGAL:	Strata Lot 5 Section 28 Township 12 New Westminster District Plan EPS3889
PID:	030-185-599
LOCATION:	5 – 23527 Larch Avenue
OWNER:	Landmark Enterprises Ltd. (Paul Hayes)
REQUIRED AGREEMENTS:	Temporary Residential Use Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 21-115473 BG.

CARRIED

2. **21-100904 BG**

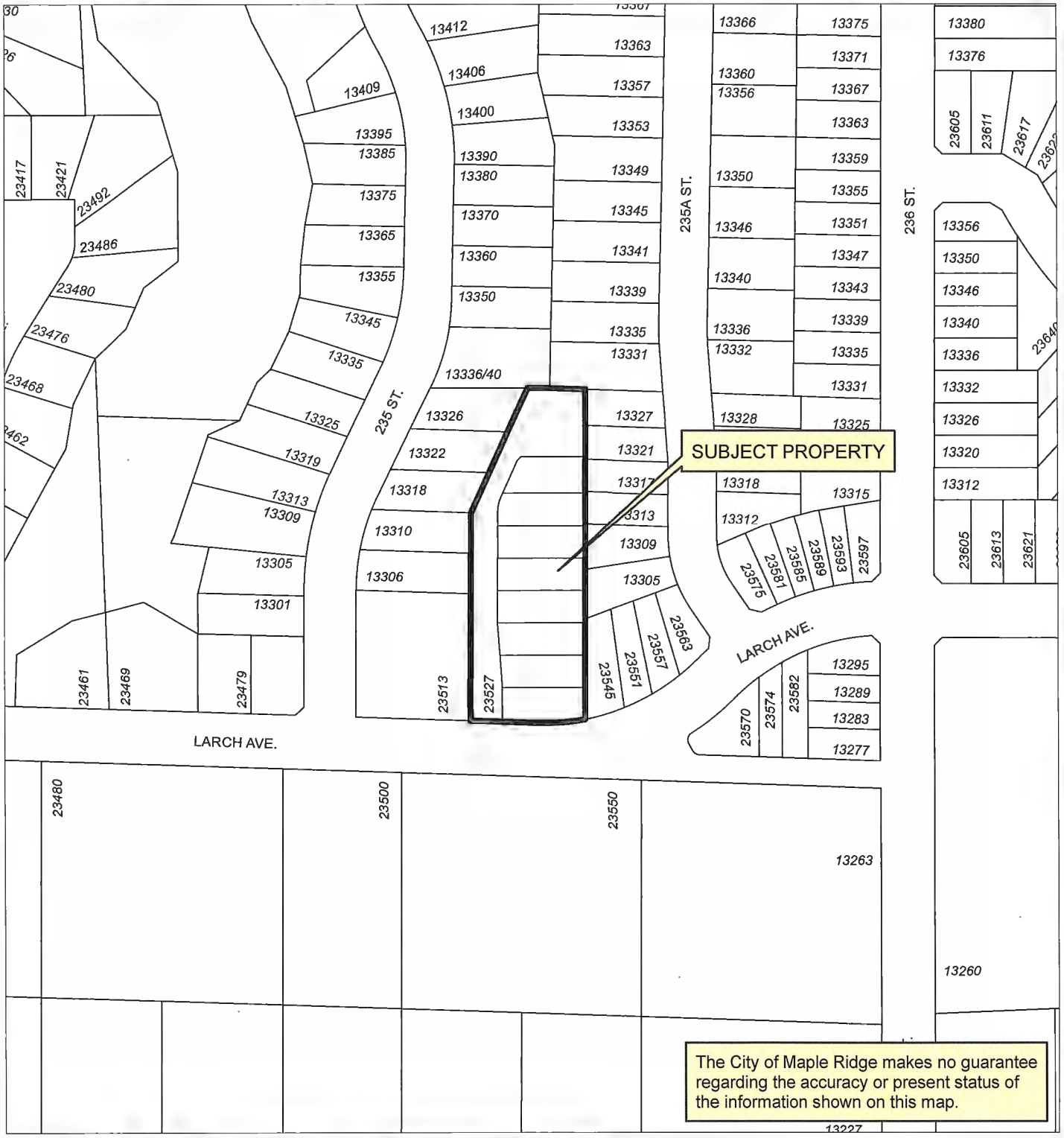
LEGAL:	Lot 18 District Lot 403 Group 1 New Westminster District Plan EPP88213
PID:	030-658-276
LOCATION:	11319 McDougal Street
OWNER:	Xiyu Zhou
REQUIRED AGREEMENTS:	Temporary Residential Use Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 21-100904 BG.

CARRIED

Michael Morden, Mayor
Chair

Al Horsman, Chief Administrative Officer
Member



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

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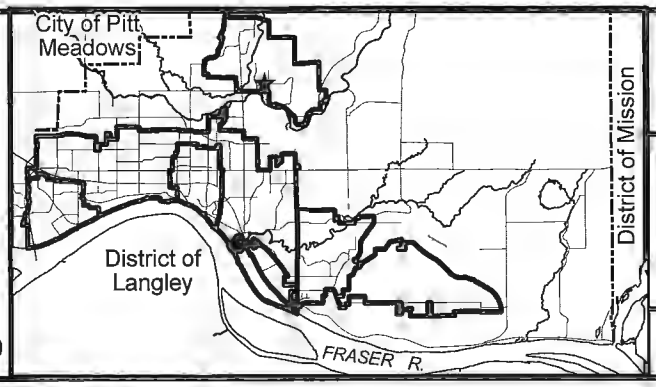
Scale: 1:2,000



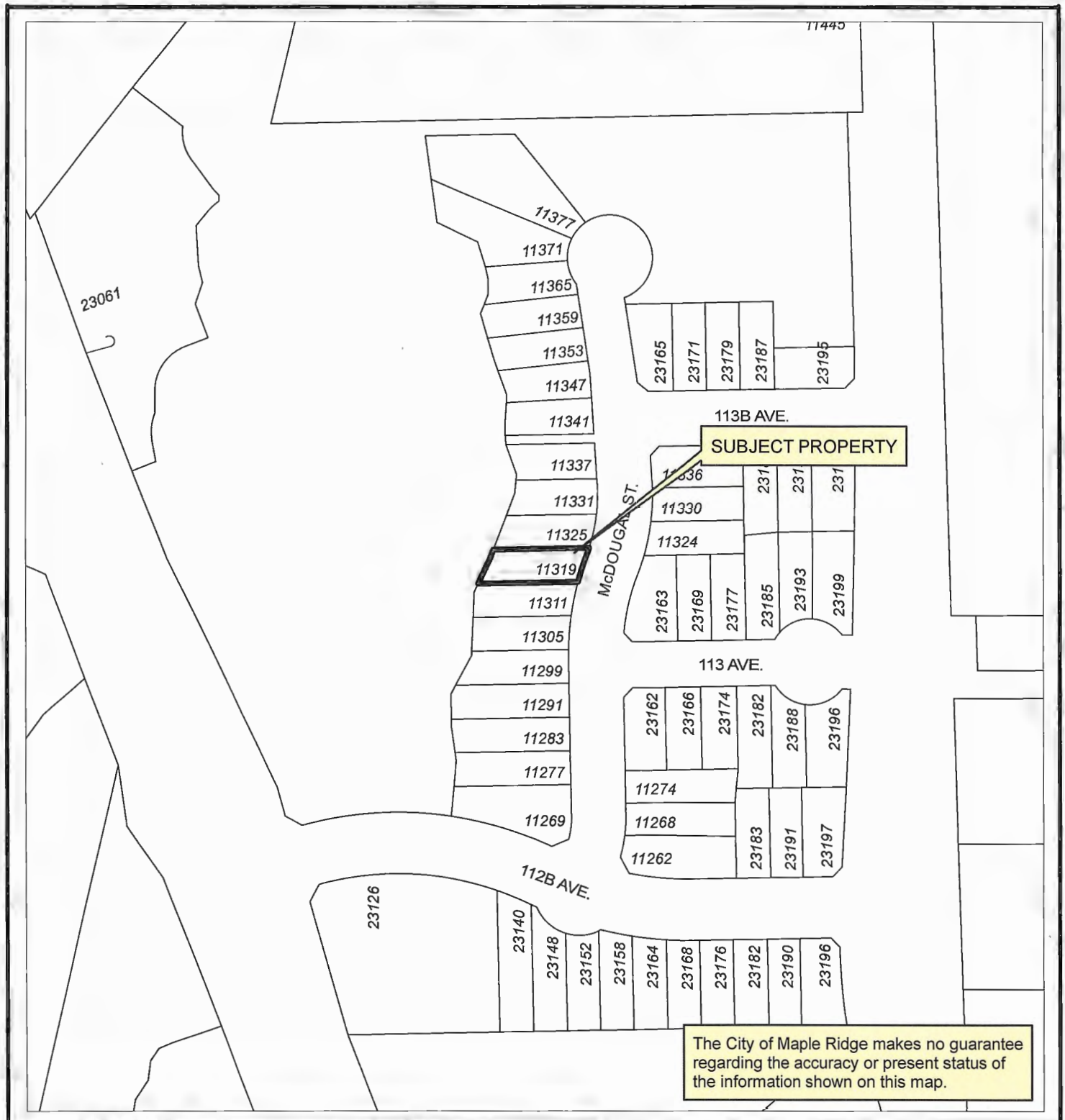
5 23527 Larch Ave

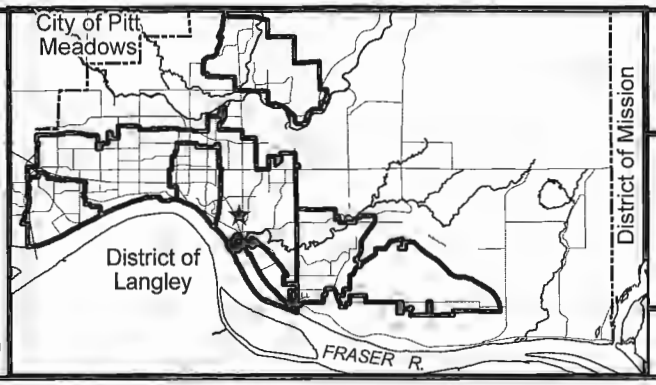
ENGINEERING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: SubjectMap_10.6.1 New
DATE: Sep 8, 2021 BY: NV





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Scale: 1:1,700

11319 McDougal St

ENGINEERING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: SubjectMap_10.6.1 New
DATE: Sep 8, 2021
BY: NV

CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE

September 21, 2021
Mayor's Office

CIRCULATED TO:

Michael Morden, Mayor
Chair

Al Horsman, Chief Administrative Officer
Member

Catherine Schmidt, Recording Secretary

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1. **5245-20-B560**

LEGAL:	Lot 68 District Lot 242 New Westminster District Plan 46729
PID:	006-110-142
LOCATION:	21075 122 Avenue
OWNER:	Prabhjot and Jaspreet Mann
REQUIRED AGREEMENTS:	Building Development Agreement

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 5245-20-B560.

CARRIED

2. **2019-425-SD**

LEGAL:	Lot 74 Section 14 Township 12 New Westminster District Plan 61607; Parcel "H" (Reference Plan 2047) Except Part in Statutory Right of Way Plan LMP30004 South West Quarter Section 14 Township 12 New Westminster District; Lot 1 Section 14 Township 12 New Westminster District Plan 70166
PID:	n/a
LOCATION:	25057, 25123 and 25171 112 Avenue
OWNER:	Epic NE Albion Homes Ltd. (Chris Nieman)
REQUIRED AGREEMENTS:	Subdivision Servicing Agreement Release of No Build Covenant (CA9029532) Release of No Build Covenant (CA9029534) No Build Covenant (over Phase 2) Enhancement and Maintenance Agreement (2020-102-DP) Enhancement and Maintenance Agreement (2020-171-DP) Subdivision Plan (2)

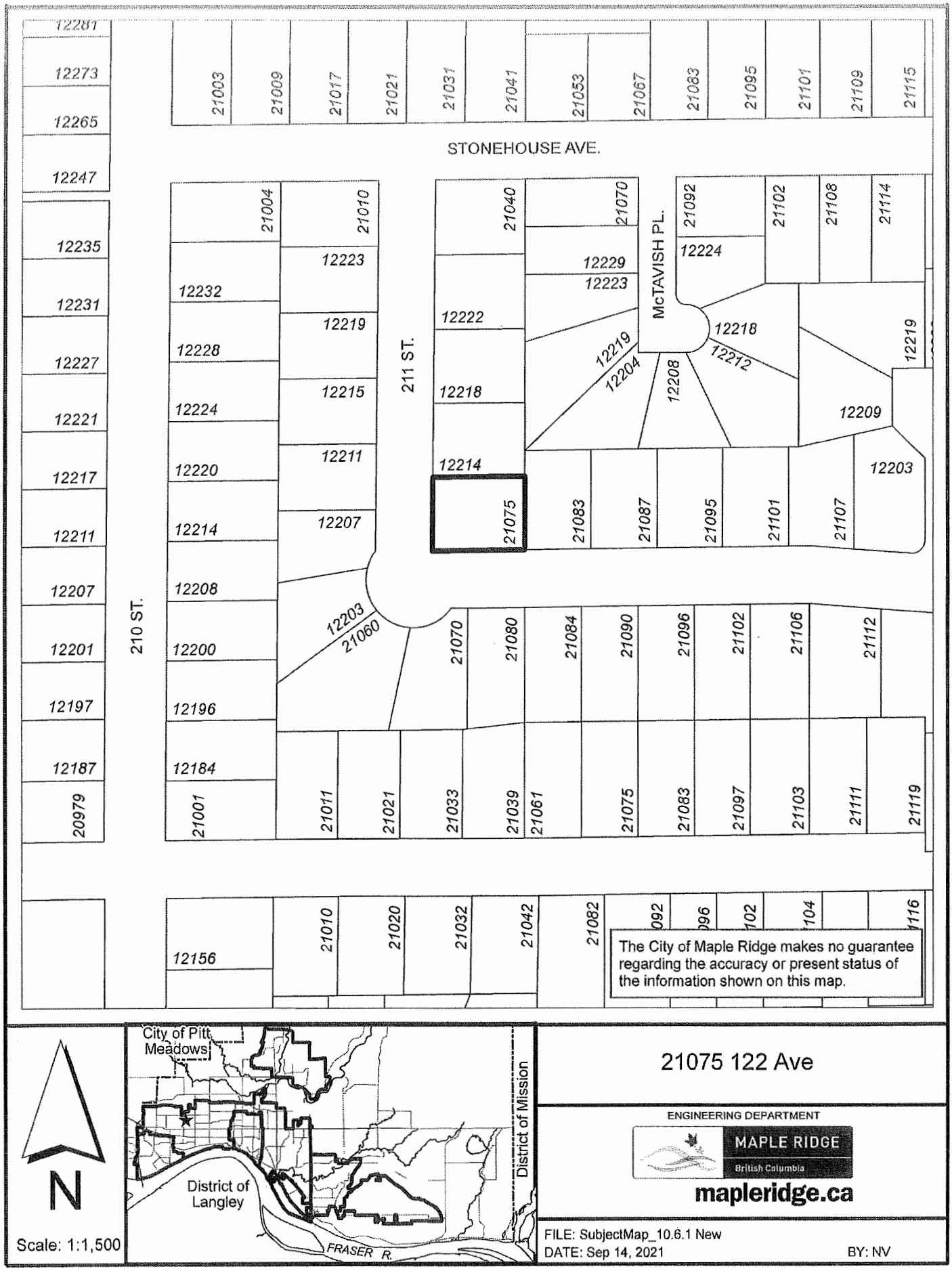
Additional Parking Dedication (for tree preservation)
Stormwater Management Covenant (Phase 1)
Restricted Access (2019-425-SD)
Storm Statutory Right of Way

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2019-425-SD.

CARRIED

Michael Morden, Mayor
Chair

Al Horsman, Chief Administrative Officer
Member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The City of Maple Ridge makes no guarantee regarding the accuracy or present status of the information shown on this map.
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Scale: 1:1,500
City of Pitt Meadows
District of Langley
District of Mission
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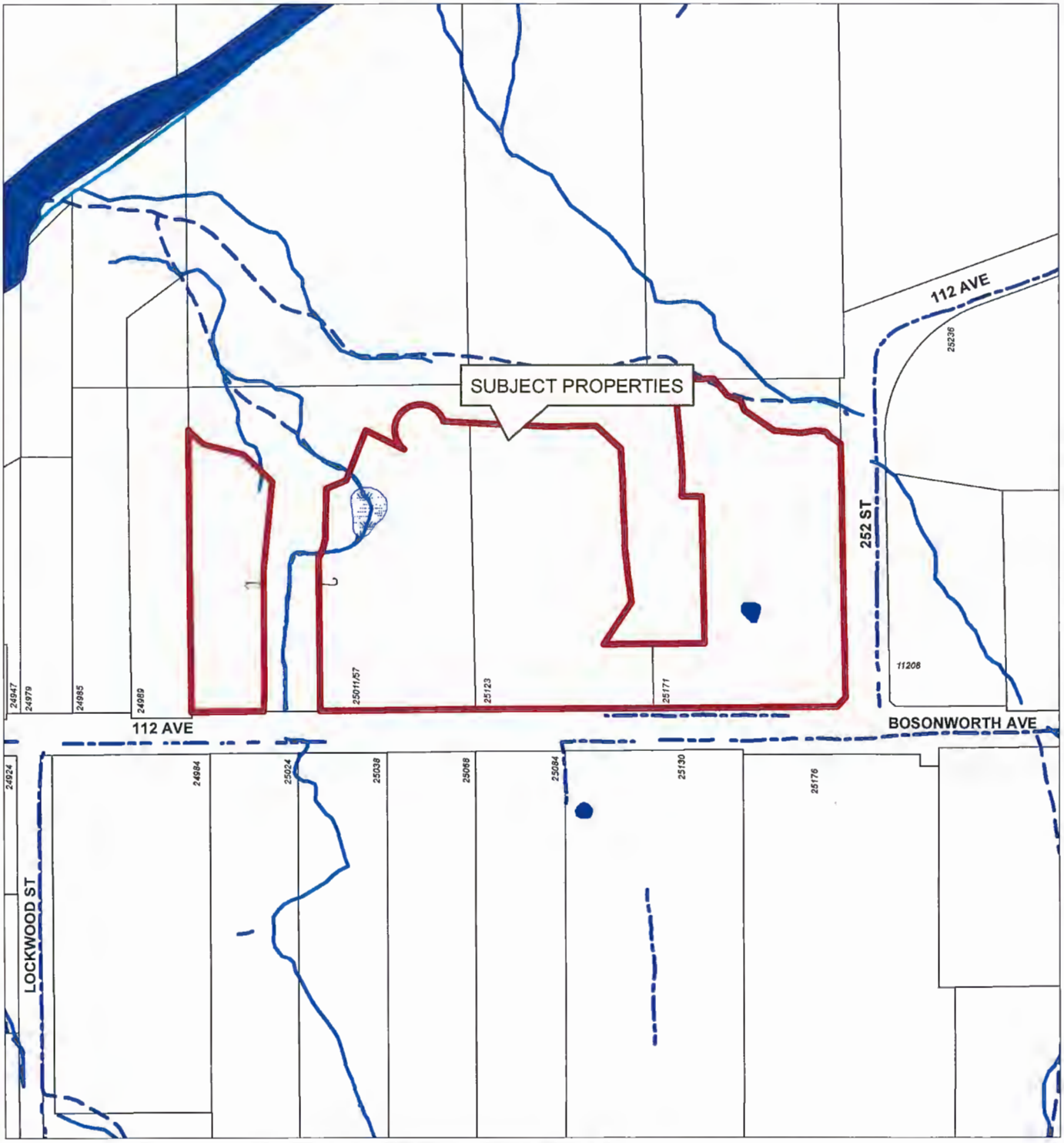
21075 122 Ave
ENGINEERING DEPARTMENT
MAPLE RIDGE
British Columbia
mapleridge.ca
FILE: SubjectMap_10.6.1 New
DATE: Sep 14, 2021
BY: NV



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Scale: 1:3,000

Legend

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

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

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia

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

701.2 Minutes of Meetings of Committees and Commissions of Council

MAPLE RIDGE
British Columbia
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City of Maple Ridge
Economic Development Committee
MEETING MINUTES

The Minutes of the Regular Meeting of the Economic Development Committee (EDC) held via Zoom teleconference on June 3, 2021 at 4:00 pm.

COMMITTEE MEMBERS PRESENT

Councillor Ahmed Yousef	Council Liaison
Al Hogarth	Chamber of Commerce Representative
Camilla Brown	Member at Large
Chrislana Gregory	Member at Large
Dominic Kotarski	Member at Large
Tom Meier	Business Improvement Association Representative
Mehdi Vezvaei	Member at Large

STAFF PRESENT

Wendy Dupley	Director of Economic Development
Bruce Livingstone	Business Retention and Expansion Officer
Sabina Chand	Committee Clerk, Legal and Legislative Services

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

R/2021-012
It was moved and seconded

That the June 3, 2021 Economic Development Committee meeting agenda be approved as circulated.

CARRIED

3. ADOPTION OF THE MINUTES

R/2021-013
It was moved and seconded

That the minutes of the Maple Ridge Economic Development Committee meeting dated April 8, 2021 be adopted.

CARRIED

Note: Al Hogarth and Camilla Brown joined at 4:05 pm

4. DELEGATIONS

4.1 Economic Development Strategy – Chris Fields, Principal, Rynic

Chris Fields, Consultant for the Maple Ridge Economic Development Strategy project, provided a detailed update on what will be happening with the Strategy in the next few weeks:

- EDC Committee and community engagement - plenty of time to provide input
- Goal: actively implement a plan that pursues ambitious directional strategy to help elevate Maple Ridge
- Discovery now through July: public surveys, leadership forum and data analysis
- Timeline: implement in October 2021

The Committee engaged in discussion about public engagement and how the consultant will reach out to the community. C. Fields advised that community engagement will be promoted from all channels available from the City's Communication department.

The Staff Liaison noted that C. Fields will be looking for further input from members on June 16, 2021 to help develop a brand new strategy for the community which has not been developed since 2004.

Note: Chris Fields left at 5:03 pm

5. NEW AND UNFINISHED BUSINESS – NIL

6. LIAISON UPDATES

6.1 Staff Liaison

The Staff Liaison provided updates on the following items:

- Business Friendly Task Force report has been forwarded to the consultant for information purposes;
- GIS site selector tool scheduled to go live July 2021;
- Upcoming engagement opportunities for the Economic Development Strategy: focus group meetings, surveys, Leadership Forum on June 17, 2021 and one on one conversations with the consultant;
- Innovation challenge Maple Ridge: Innovation Challenge Maple Ridge;
- Update on 30 patio operations in Maple Ridge;
- Update on current investment inquiries in Maple Ridge.

Members discussed the Business Friendly Task Force report from the previous meeting and inquired to the recommendation of a closed meeting with Council. The Staff Liaison advised that the request was circulated to the Corporate Management Team and it was decided that the report will be forward to the Consultant for information purposes. The Staff Liaison thanked the members for their valuable feedback on the project and clarified their advisory role on the committee and advised that reports reviewed at a public meeting are not considered confidential. The Chair noted that the Committee's work is constructed within the guidance and focus of the City's Strategic Plan and objectives should align with the Terms of Reference.

6.2 Council Liaison - NIL

7. QUESTION PERIOD - NIL

8. ROUNDTABLE

Discussion engaged around feedback from the Committee in regards to the Economic Development Strategy and the Strategic Transportation Plan project survey.

R/2021-014
It was moved and seconded

That the Economic Development Committee hold a special meeting in July 2021 to debrief on the Economic Development Strategy Discovery Workshop and to discuss the Strategic Transportation Plan community survey.

CARRIED

9. ADJOURNMENT

There being no further business, the meeting adjourned at 5:48 p.m.

The next regular meeting of the Economic Development Committee will be held on Thursday, September 16, 2021 at 4:00 pm.

Coucillor A. Yousef, Chair

/sc

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge
Advisory Design Panel
MEETING MINUTES

The Minutes of the Regular Meeting of the Maple Ridge Advisory Design Panel (ADP) held via Zoom teleconference on Wednesday, June 16, 2021 at 4:03 pm.

PANEL MEMBERS PRESENT

Stephen Heller, Chair	Landscape Architect BCSLA
Meredith Mitchell, Vice Chair	Landscape Architect BCSLA
Steven Bartok	Architect AIBC
Emily Kearns	Architect AIBC

STAFF MEMBERS PRESENT

Wendy Cooper	Staff Liaison, Planner
Sabina Chand	Committee Clerk

ABSENT

Andrea Scott	Architect AIBC

---

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

R/2021-029
It was moved and seconded
That the agenda for the June 16, 2021 Advisory Design Panel meeting be approved as circulated.
CARRIED

3. ADOPTION OF MINUTES

R/2021-030
It was moved and seconded
That the minutes for the May 19, 2021 Advisory Design Panel meeting be adopted as circulated.

CARRIED

Note: Steven Bartok joined at 4:07 pm

4. NEW AND UNFINISHED BUSINESS

5. PROJECTS

Note: Meredith Mitchell recused herself from item 5.1 due to conflict of interest.

5.1 Development Permit No: 2020-309-DP –12297 222 St. | 22175, 22185 123 Ave Maple Ridge, BC

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 multi- storey (7) residential development. The project team presented the development plans and answered questions from the Panel.

R/2021-031
It was moved and seconded

That the Advisory Design Panel has reviewed application No. 2020-309-DP and recommends the proposal be re-submitted and presented at a future Advisory Design Panel meeting with the following concerns addressed:

Note: Meredith Mitchell left at 5:00 pm

Architectural Comments:

- Height of the building is out of scale given the context:
  - reconsider 7 storey volume to a height more in keeping within the neighbourhood
  - Gable roof is exacerbating the height of the roof
  - Please provide shadow studies, extended street elevations and larger reaching sections to show the impact of the building on the surrounding context
- Consider the Human scale of the building and introduce elements to lower the overall massing;
- Provide more celebration/distinction of entry and more articulation/visual interests on the street fronting facades;
- Consider softening material pallet to add warmth to the façade;
- Consider opportunities for the indoor/outdoor relationship at the ground plane.

Landscape Comments:

- Provide more clarification on perimeter grades and relationship to neighbouring property;
- Provide terraced landscape retaining walls to soften the edges of the exposed parkade;
- Provide removable bollards at the 123rd street let down in front of the garbage collection – evaluate if this let down is needed as garbage truck could use podium access same as the firetruck;
- Consider to blend and expand the amenity area into the environmental setback;
- Maintenance path of the Westside of the building is hidden – provide a looping path or additional connections to the building to reduce CPTED concerns;
- Consider more variety in the play structures.

CARRIED

Meredith Mitchell did not vote

6. QUESTION PERIOD - NIL

7. CORRESPONDENCE - NIL

8. ADJOURNMENT

There being no further business, the meeting adjourned at 5:31 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, July 21, 2021.

Stephen Heller, Chair

/sc

MAPLE RIDGE
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City of Maple Ridge
Public Art Steering Committee
MEETING MINUTES

The Minutes of the Regular Meeting of the Public Art Steering Committee (PASC), held via Zoom teleconference on July 8, 2021 at 4:00 pm.

COMMITTEE MEMBERS PRESENT

Councillor Gordy Robson	Council Liaison
Susan Hayes, Chair	Member at Large – Artist
Wan-Yi Lin	Member at Large – Artist
Steven Bartok, Vice Chair	Member at Large – Architect
Leigh Smith	Member at Large – Community
Donald Luxton	Member at Large – Developer/Community

STAFF PRESENT

Yvonne Chui	Staff Liaison/Manager, Arts and Community Connections
Sabina Chand	Committee Clerk, Legal and Legislative Services

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

R/2021-017
It was moved and seconded

That the July 8, 2021 Public Art Steering Committee meeting amended Agenda be approved as circulated.

CARRIED

3. ADOPTION OF THE MINUTES

3.1 Public Art Steering Committee Regular Meeting – May 6, 2021

R/2021-018
It was moved and seconded

That the minutes of the Maple Ridge Public Art Steering Committee meeting dated May 6, 2021 be adopted.

CARRIED

4. DELEGATIONS

4.1 Public Art Development Proposal, Karen and Yorke Graham, MacLean Homes

Dave Webster, MacLean Homes representative provided a brief update on the new building "Edge 3" in Maple Ridge and introduced the artists Karen and Yorke Graham who have been selected to develop a design concept in the entry way of the building.

The artist team shared two sculpture design proposals that featured the use of vintage tools and farm equipment. Members asked questions and provided feedback on both concepts. Discussion continued surrounding the use of recycled material, maintenance and the importance of child-safety requirements.

Note: K. Graham, Y. Graham and D. Webster left at 4:27 pm

R/2021-019
It was moved and seconded

That the Public Art Steering Committee form a Selection Panel consisting of Susan Hayes, Wan-Yi Lin, Leigh Smith, Steven Bartok, Donald Luxton and Dave Webster to review and approve the concept for the MacLean's Home Edge 3 development. The Staff Liaison will coordinate and facilitate the process in a non-voting capacity as per guidelines; AND

That a summary of the feedback from the Panel including a community engagement session coordinated by the Staff Liaison was provided to the Artist Team to consider in their revised proposal. Artists will resubmit a revised proposal for approval at a future Public Art Steering Committee meeting in the fall.

CARRIED

5. NEW AND UNFINISHED BUSINESS

5.1 Project Updates:

5.1.1 Annual PASC Update to Council

The Chair thanked all members for their continued work on the committee and noted that the annual PASC report was provided to Council on July 13, 2021: City of Maple Ridge - All Presentations. Councillor Robson also thanked committee members for their dedication and expertise to the community.

5.1.2 Hammond Community Centre Renovations

No further update.

5.1.3 Kanaka Regional Park – updated timeline

The Staff Liaison provided an update on the Kanaka Regional Park public art proposed timeline for community engagement with local schools to commence this fall and painting in spring 2022 depending on the weather conditions.

It was noted that a replacement for the ACT Arts Centre community representative will be joining the Committee in September.

5.1.4 Street Banners 2022-2025

The Chair opened the floor to suggestions of themes for 2023 and 2025 street banners. Members suggested and approved reconnection as a theme for 2022; agriculture for 2023; active living/sport for 2024 to coincide with the BC Summer Games and to revisit suggestions for 2025 at a future meeting.

Looking at four designs – two from community members and two from local First Nations.

R/2021-020
It was moved and seconded

That Steven Bartok be appointed from the Public Art Steering Committee to be part of the Selection Panel to review the 2022 street banner designs.

CARRIED

5.1.5 Albion Community Centre

The Staff Liaison advised that details of the Albion Community Centre public art project will be provided to the Selection Panel for review prior to distribution, specifically Steven Bartok, Leigh Smith and Susan Hayes.

5.1.6 Expanded Community Public Art Grant Stream

The Chair provided background information on the current community public art grant program to encourage and support projects by local artists and businesses and groups. Discussion ensued to explore the grant expansion budget from $1,500 to $5,000 per project to promote opportunities for public art development and community engagement between artists and residents/business owners. With re-start and recovery from Covid19, this enhancement may be a good pilot for our community

The Staff Liaison advised that the revised program will be drafted for review by the Committee in the fall. Wan-Yi Lin and Leigh Smith volunteered to assist the Staff Liaison with the draft document.

R/2021-021
It was moved and seconded

That the Public Art Steering Committee increase the Community Public Art Grant Program budget to $50,000 allocation for 2022 which is within the Committee's funding envelope.

CARRIED

Note: Councillor Robson left at 4:45 pm

6 LIAISON UPDATES

6.1 Staff Liaison - NIL

6.2 Council Liaison - NIL

7 TASK FORCE UPDATES

7.1 Public Art Plan Framework and Policy – NIL

7.2 Artist in Residence Program

The Staff Liaison noted that a follow up presentation by the Artists in Residence will be provided this fall.

8 ROUNDTABLE

Committee members shared details on upcoming events related to public art in the community.

9 ADJOURNMENT – 5:07 pm

Susan Hayes

Susan Hayes, Chair

/sc

MAPLE RIDGE
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City of Maple Ridge
Economic Development Committee
SPECIAL MEETING MINUTES

The Minutes of the Special Meeting of the Economic Development Committee (EDC) held via Zoom teleconference on July 22, 2021 at 4:00 pm.

COMMITTEE MEMBERS PRESENT

Councillor Ahmed Yousef, Chair	Council Liaison
Mehdi Vezvaei, Vice Chair	Member at Large
Al Hogarth	Chamber of Commerce Representative
Chrislana Gregory	Member at Large
Dominic Kotarski	Member at Large
Donna Telep	Business Improvement Association Representative

STAFF PRESENT

Wendy Dupley	Director of Economic Development
Bruce Livingstone	Business Retention and Expansion Officer
Mark Halpin	Manager of Transportation
Sabina Chand	Committee Clerk, Legal and Legislative Services

GUEST

Chris Fields	Consultant, Principal, Rynic

ABSENT

Camilla Brown	Member at Large

1. CALL TO ORDER

At this time, the Chair welcomed the new Business Improvement Association representative for 2021, Donna Telep.

2. NEW AND UNFINISHED BUSINESS

2.1 Economic Development Strategy – Chris Fields, Principal, Rynic

At the June 3, 2021 regular EDC meeting, the Committee passed a resolution to hold a special meeting to debrief on the progress of the Economic Development Strategy Plan.

Chris Fields recapped the Economic Development Discovery Workshop that occurred on July 19, 2021 and provided an opportunity for members to share their feedback and ask further questions. The Committee asked C. Fields to share the presentation slides of the Plan overview via email.

Note: C. Fields left at 4:30 pm

2.2 Strategic Transportation Plan Project Update, Mark Halpin, Engineering, City of Maple Ridge

Mark Halpin provided a detailed overview of the Strategic Transportation Plan (STP) project and highlighted the following: STP was last updated in 2014, currently in phase 2 which includes the review of existing conditions (community profile and travel patterns), interim report will be submitted to Council this fall and Plan will be implemented spring 2022. Discussion followed on the STP community survey sample size and challenges in obtaining input from large numbers.

3. QUESTION PERIOD - NIL

4. ADJOURNMENT

There being no further business, the meeting adjourned at 5:04 p.m.

The next regular meeting of the Economic Development Committee will be held on Thursday, September 16, 2021 at 4:00 pm.

Coucillor A. Yousef, Chair

/sc

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CITY OF MAPLE RIDGE

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	Sept 28, 2021
		FILE NO:	05-1880-20-2021
FROM:	Chief Administrative Officer	**MEETING:**	Council
SUBJECT:	**2021 Council Expenses**		

EXECUTIVE SUMMARY:

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

RECOMMENDATION:

For information.

DISCUSSION:

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

Prepared by: **Trevor Hansvall**
Accountant 1

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

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

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

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

702.1

Month of Event	Reason for expense	Conferences & Seminars	Community Events	Cell Phones / iPads	Totals
Dueck, Judy					
January	Portable electronic device charges (e.g. IPad)			5.35	
February	Portable electronic device charges (e.g. IPad)			5.35	
March	Portable electronic device charges (e.g. IPad)			5.35	
	Ridge Meadows Hospice Society White Dove Dinner		41.31		
April	Portable electronic device charges (e.g. IPad)			5.35	
May	Portable electronic device charges (e.g. IPad)			5.35	
June	Portable electronic device charges (e.g. IPad)			5.35	
July	Portable electronic device charges (e.g. IPad)			5.35	
August	Portable electronic device charges (e.g. IPad)			5.35	
September					
October					
November					
December					
		-	41.31	42.80	84.11

Month of Event	Reason for expense	Conferences & Seminars	Community Events	Cell Phones / iPads	Totals
Duncan, Kiersten					
January	Cell phone charges			48.15	
	Portable electronic device charges (e.g. IPad)			5.35	
February	Cell phone charges			48.15	
	Portable electronic device charges (e.g. IPad)			5.35	
March	Cell phone charges			48.15	
	Portable electronic device charges (e.g. IPad)			5.35	
April	Cell phone charges			48.15	
	Portable electronic device charges (e.g. IPad)			5.35	
May	Cell phone charges			48.15	
	LMLGA Conference & AGM	200.00			
	Portable electronic device charges (e.g. IPad)			5.35	
June	Cell phone charges			48.15	
	Portable electronic device charges (e.g. IPad)			5.35	
July	Cell phone charges			48.15	
	Portable electronic device charges (e.g. IPad)			5.35	
August	Cell phone charges			48.15	
	Portable electronic device charges (e.g. IPad)			5.35	
September					
October					
November					
December					
		200.00	-	428.00	628.00

Month of Event	Reason for expense	Conferences & Seminars	Community Events	Cell Phones / iPads	Totals
Meadus, Chelsa					
January	Portable electronic device charges (e.g. IPad)			5.35	
February	2020 Business Excellence Award Virtual Gala		25.00		
	Portable electronic device charges (e.g. IPad)			5.35	
March	Portable electronic device charges (e.g. IPad)			5.35	
	Ridge Meadows Hospice Society White Dove Dinner		40.00		
April	Portable electronic device charges (e.g. IPad)			5.35	
May	Portable electronic device charges (e.g. IPad)			5.35	
June	Portable electronic device charges (e.g. IPad)			5.35	
July	Portable electronic device charges (e.g. IPad)			5.35	
August	Portable electronic device charges (e.g. IPad)			5.35	
September					
October					
November					
December					
		-	65.00	42.80	107.80

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

Month of Event	Reason for expense	Conferences & Seminars	Community Events	Cell Phones / iPads	Totals
Robson, Gordy					
January	Portable electronic device charges (e.g. IPad)			5.35	
February	2020 Business Excellence Award Virtual Gala		25.00		
	Portable electronic device charges (e.g. IPad)			5.35	
March	Portable electronic device charges (e.g. IPad)			5.35	
	Ridge Meadows Hospice Society White Dove Dinner		40.00		
April	Portable electronic device charges (e.g. IPad)			5.35	
May	Portable electronic device charges (e.g. IPad)			5.35	
June	Portable electronic device charges (e.g. IPad)			5.35	
July	Portable electronic device charges (e.g. IPad)			5.35	
August	Portable electronic device charges (e.g. IPad)			5.35	
September					
October					
November					
December					
		-	65.00	42.80	107.80

Month of Event	Reason for expense	Conferences & Seminars	Community Events	Cell Phones / iPads	Totals
Svendsen, Ryan					
January	Portable electronic device charges (e.g. IPad)			5.35	
February	LGLA Annual Leadership Forum	200.00			
	Portable electronic device charges (e.g. IPad)			5.35	
March	Portable electronic device charges (e.g. IPad)			5.35	
April	Portable electronic device charges (e.g. IPad)			5.35	
May	Portable electronic device charges (e.g. IPad)			5.35	
June	Portable electronic device charges (e.g. IPad)			5.35	
July	Portable electronic device charges (e.g. IPad)			5.35	
August	Portable electronic device charges (e.g. IPad)			5.35	
September					
October					
November					
December					
		200.00	-	42.80	242.80

Month of Event	Reason for expense	Conferences & Seminars	Community Events	Cell Phones / iPads	Totals
Yousef, Ahmed					
January	Portable electronic device charges (e.g. IPad)			5.35	
February	2020 Business Excellence Award Virtual Gala		25.00		
	Portable electronic device charges (e.g. IPad)			5.35	
March	Portable electronic device charges (e.g. IPad)			5.35	
	Ridge Meadows Hospice Society White Dove Dinner		41.31		
April	Portable electronic device charges (e.g. IPad)			5.35	
May	Portable electronic device charges (e.g. IPad)			5.35	
June	Portable electronic device charges (e.g. IPad)			5.35	
July	Portable electronic device charges (e.g. IPad)			5.35	
August	Portable electronic device charges (e.g. IPad)			5.35	
September					
October					
November					
December					
		-	66.31	42.80	109.11
TOTALS		400.00	262.62	642.00	1,304.62

MAPLE RIDGE
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City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	Sept 28, 2021
		FILE NO:	05-1630-01-2021
FROM:	Chief Administrative Officer	**MEETING:**	Council

SUBJECT: **Disbursements for the month ended August 31, 2021**

EXECUTIVE SUMMARY:

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

RECOMMENDATION:

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

GENERAL	$	16,039,973
PAYROLL	$	2,163,854
PURCHASE CARD	$	88,125
	$	18,291,952

DISCUSSION:

a) Background Context:

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

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

b) Citizen/Customer Implications:

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

702.2

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

Highlights of larger items included in Financial Plan or Council Resolution

• BA Blacktop – Pavement rehabilitation program	$	918,809
• BC Hydro– Electricity	$	161,886
• Cedar Crest Lands (BC) Ltd – Westview turf replacement	$	170,384
• City of Surrey - Annual dispatch operating charges	$	164,756
• Double V Construction Ltd – Albion Community Centre	$	1,043,791
• Drake Excavating (2016) Ltd - 225 St pump station replacement	$	382,680
• Eurovia British Columbia - 232 St road improvements	$	515,928
• Ridge Meadows Recycling Society– Monthly contract for recycling	$	277,733
• Sandpiper Contracting Llp– Sanitary sewer replacement (223 St)	$	130,740

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

• Greater Vancouver Sewerage & Drainage – 2021 requisition	$	8,226,128

d) **Policy Implications:**

Corporate governance practice includes reporting the disbursements to Council monthly.

CONCLUSION:

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

Prepared by: **Trevor Hansvall**
Accountant 1

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

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

Concurrence: **Al Horsman**
Chief Administrative Officer

CITY OF MAPLE RIDGE

MONTHLY DISBURSEMENTS - August 2021

VENDOR NAME	DESCRIPTION OF PAYMENT		AMOUNT
0946235 BC Ltd	Roadside mowing		46,856
865274 BC Ltd	Security refund		36,518
Atlas Power Sweeping	Power sweeping & grinding		16,595
BA Blacktop	Pavement rehabilitation program	918,809	
	Tennis court restoration (Belle Morse Park)	76,834	995,643
Badger Daylighting Lp	Hydro-excavation - multiple locations		27,328
BC Earth Exchange	Asphalt & concrete recycling		24,111
BC Hydro	Electricity		161,886
BC SPCA	Contract payments		67,848
BGC Engineering Inc	Fraser River escarpment study and management program		68,530
CUPE Local 622	Union dues		36,351
Cedar Crest Lands (BC) Ltd	Westview turf replacement		170,384
City of Surrey	Annual dispatch operating charges		164,756
Civicplus	Software maintenance		15,381
Cobing Building Solutions	Building maintenance - various locations		42,409
Double V Construction Ltd	Albion Community Centre		1,043,791
Drake Excavating (2016) Ltd	225 St pump station replacement		382,680
Eurovia British Columbia	232 St road improvements & 116 Ave multi use path		515,928
Family Education & Support Centre	Community network coordination	30,000	
	Pathways project	5,700	35,700
Farm Tek Turf Services Inc	Sand & soil blend spread & delivery		32,718
Fortis BC Energy Inc	Natural Gas		28,346
Frazer Excavation Ltd	Road resurfacing program		79,483
Greater Vancouver Sewerage & Drainage	2021 requisition		8,226,128
Guillevin International Inc	Firefighter equipment		28,021
Image Painting & Restoration	Painting & restoration services		18,541
Lafarge Canada Inc	Roadworks material		18,558
Leaders International Executive	Recruitment fees		18,825
Mainland Construction	Pavement restoration (Mcintosh Ave)		20,627
Maple Leaf Disposal Ltd	Refuse container and litter collection		16,975
Maple Ridge & PM Arts Council	Arts Centre contract	58,646	
	Program revenue (Jul)	41,855	100,501
Municipal Pension Plan BC	Employer/employee remittance		547,265
Nova Pole International	Street pole inventory		20,630
Park N Play Design Company Ltd	Removal & installation of play equipment (Westview Park)		73,207
Pine Creek Development Ltd	Security refund		116,642
Ponte Bros Contracting Ltd	Replace sanitary service connections (River Rd, Eagle St, Telep Ave)		105,627
Prime Traffic Solutions Ltd	Traffic control		56,394
RF Binnie & Associates Ltd	Professional fees/consulting		21,525
Receiver General For Canada	Employer/employee remittance		850,168
RG Arenas (Maple Ridge) Ltd	Ice rentals		67,242
Ridge Meadows Recycling Society	Litter pick up	1,352	
	Monthly contract for recycling	277,733	279,086

VENDOR NAME	DESCRIPTION OF PAYMENT		AMOUNT
Sandpiper Contracting Llp	Sanitary sewer replacement (223 St)	130,740	
	Sanitary sewer service repairs (multiple locations)	64,655	195,395
Scottish Line Painting Ltd	Thermoplastic road markings		16,261
Strata Plan LMS Commercial	Panorama strata fees		17,749
Suncor Energy Products	Gasoline & diesel fuel		69,524
Targa Contracting Ltd	Sanitary sewer upgrades (240 St)		139,724
Thunderbird Plastics Ltd	5000 15L Recycling box containers		39,144
Urban Systems	South Alouette & Kanaka integrated storm water plan		25,366
Warrington PCI Management	Tower common costs		70,000
Westridge Security Ltd	Community patrols & static guard service		15,499
WSP Canada Inc	Bridge inspections	16,818	
	Engineering design services (Rockridge reservoir)	20,705	37,523
X10 Networks	Software maintenance		19,574

Disbursements In Excess $15,000		**15,224,965**
Disbursements Under $15,000		**815,008**
Total Payee Disbursements		**16,039,973**
Payroll	PP21/16 & PP21/17	**2,163,854**
Purchase Cards - Payment		**88,125**
Total Disbursements August 2021		**18,291,952**

Langley City
THE PLACE TO BE

City Hall 20399 Douglas Crescent, **Langley**, BC Canada V3A 4B3
T 604.514.2800 **F** 604.530.4371 **www.city.langley.bc.ca**

File: 0410.03

September 15, 2021

Honourable Josie Osborne
Minister of Municipal Affairs

VIA Email: MAH.Minister@gov.bc.ca

Dear Minister:

Re: Appointment of Directors to Regional District Board

The following resolution was passed by the Metro Vancouver Regional District Board at its July 30, 2021 meeting:

That the MVRD Board request the Ministry of Municipal Affairs to amend the Local Government Act in section 198 [appointment and term of office for municipal directors], as necessary to require municipal councils to appoint the Mayor, or the Mayor's designate, as the municipal director to the regional district board

Metro Vancouver's background report to this motion, entitled "Municipal Director Appointment Process", is attached for reference.

At its September 13, 2021 Regular Council meeting, the Council for the City of Langley passed the following resolution:

WHEREAS the Local Government Act sets out the procedure for the appointment of directors to the regional district board;

WHEREAS section 198 of the Local Government Act states: After the first appointment under section41 (2) (e) [first board for regional district], each municipal director is to be appointed at pleasure by the council from among its members and that the Local Government Act does not stipulate any criteria in making those appointment decisions;

WHEREAS the appointment of directors to the regional district board under the Municipal Act (now Local Government Act) was changed after 2000 to "at the pleasure of Council" and that there have been no criteria constraining municipal council's appointment decision since 1965;

WHEREAS the governance structure of regional districts has been lauded as a model structure that provides for "a regional federation of autonomous partners, representing both municipal and non-municipal territory and allows each Regional District to tailor most of its individual functions, both regionally and sub-regionally, to its own evolving needs. The Regional District legislation was designed to promote inter-municipal cooperation, to provide services to non-municipal urban fringe or rural communities, and to stimulate consensus-based planning and co-ordination across regions;"[1]

WHEREAS regional districts are "part of the municipal system not separate from it. The regional district does not sit over the municipalities with the municipal units serving the region. Rather it is the reverse: the regional district exists to further the interests of its municipal members;"[2]

WHEREAS the current section 198 of the Local Government Act provides ability, accountability, autonomy, and a democratic process for each municipal council to appoint the director to the regional board that best represents the views of majority of council on regional-scale services matters;

WHEREAS the Metro Vancouver Regional District is a federation of 21 municipalities, one Electoral Area and one Treaty First Nation that collaboratively plans for and delivers regional-scale services;

WHEREAS the Metro Vancouver Regional District Board, at its July 30, 2021 meeting, passed a resolution to request the Ministry of Municipal Affairs to amend the Local Government Act in section 198 [appointment and term of office for municipal directors], as necessary to require municipal councils to appoint the Mayor, or the Mayor's designate, as the municipal director to the regional district board;

WHEREAS Metro Vancouver Regional District Board has not outlined the impetus and rationale for the proposed amendment to section 198 of the Local Government Act;

WHEREAS the proposed resolution passed by the Metro Vancouver Regional Board to amend the Local Government Act to require municipal councils to appoint the Mayor, or the Mayor's designate, as the municipal director to the regional district board would affect all regional district boards in BC and that a broad consultation with all local governments in BC is necessary and required to consider this amendment;

THEREFORE, BE IT RESOLVED THAT the Ministry of Municipal Affairs conduct a broad consultative process in partnership with the Union of British Columbia Municipalities, Lower Mainland Local Government Association, and all local governments in BC to solicit feedback with tangible and objective rationale to support the amendment to section 19 of the Local Government Act to require municipal councils to appoint the Mayor, or the Mayor's designate, as the municipal director to the regional district board; and that this motion be forwarded to Honourable Josie Osborne, Minister of Municipal Affairs, and all municipal councils in BC.

Yours truly,
CITY OF LANGLEY

Kelly Kenney
Corporate Officer

Cc BC Municipalities

Enclosure

Footnotes in Resolution:

1 40 Years: A Regional District Retrospective Summary of Proceedings, Local Government Knowledge Partnership, Ministry of Community & Rural Development, Local Government Management Association of British Columbia, 2009, https://www.uvic.ca/hsd/publicadmin/assets/docs/LGI/RetrospectiveMar2009/Summary.pdf

2 A Primer on Regional Districts in British Columbia, Ministry of Community Services, 2006, https://www.regionaldistrict.com/media/28095/Primer_on_Regional_Districts_in_BC.pdf

To: MVRD Board of Directors

From: Mayors Committee

Date: July 9, 2021 Meeting Date: July 30, 2021

Subject: **Municipal Director Appointment Process**

MAYORS COMMITTEE RECOMMENDATION

That the MVRD Board request the Ministry of Municipal Affairs to amend the *Local Government Act*, in section 198 [appointment and term of office for municipal directors], as necessary to require municipal councils to appoint the Mayor, or the Mayor's designate, as the municipal director to the regional district board.

At its July 9, 2021 meeting, the Mayors Committee considered the attached report titled "Municipal Director Appointment Process", dated June 18, 2021. The committee discussed seeking a statutory amendment to the provisions in the *Local Government Act* to require the appointment of the Mayor or designate as the municipal director on the regional district board. The Committee subsequently adopted the recommendation as presented above in underline style.

This matter is now before the Board for its consideration.

Attachment

"Municipal Director Appointment Process", dated June 18, 2021

46632665

metrovancouver
SERVICES AND SOLUTIONS FOR A LIVABLE REGION

ATTACHMENT

To: Mayors Committee

From: Chris Plagnol, Corporate Officer

Date: June 18, 2021 Meeting Date: July 9, 2021

Subject: **Municipal Director Appointment Process**

RECOMMENDATION
That the Mayors Committee receive for information the report dated June 18, 2021, titled "Municipal Director Appointment Process".

EXECUTIVE SUMMARY
BC's regional districts are each governed by a board of directors which is composed of municipal directors, Treaty First Nations directors, and electoral area directors representing their local jurisdictions. As set out in the *Local Government Act*, the electoral area director is elected to the board, while the other directors are appointed. The decision to appoint rests with the municipal council or the treaty first nation governing body. The Act does not stipulate any criteria in making those appointment decisions, such as the Mayor should be the default appointment. To do so would require a statutory amendment to the *Local Government Act*.

PURPOSE
To outline the process and procedures related to the appointment of municipal directors to the Metro Vancouver board.

BACKGROUND
At its meeting of May 26, 2021, the Mayors Committee discussed the process by which directors, particularly Mayors or their designates, are appointed to the regional district board, and adopted the following resolution:

> *That the Mayors Committee direct staff to review the process and procedures for Mayor or their designate and Director appointments and report back.*

This report provides for the committee's consideration information on the municipal director appointment process.

REGIONAL DISRICT GOVERNANCE
The 27 regional districts in BC are modeled as a federation composed of municipalities, electoral areas, and Treaty First Nations, each of which has representation on the regional district board. The board is the governing body of the regional district, and is ultimately responsible for the services provided and the actions taken. This board is composed of one or more directors appointed from each member municipal council and each Treaty First Nation governing body, and of one or more directors elected from each electoral area, based on the population of the jurisdiction represented.

Metro Vancouver's Boards
In Metro Vancouver's case, the MVRD board represents 21 municipalities, one Electoral Area and one Treaty First Nation, composed of 40 directors as follows:

- 38 municipal directors
- 1 treaty first nation director
- 1 electoral area director

It is important to note that in addition to the MVRD Board, Metro Vancouver is also governed by 3 other boards. The *GVS&DD Act* provides that the GVS&DD board comprises those persons who are directors for each jurisdiction within the GVS&DD on the MVRD board, together with the electoral area director. The *GVWD Act* contains a similar provision. Finally, the *MVHC Articles of the Company* stipulate that the directors for the MVHC board will mirror those appointed to the MVRD board.

Appointment Process
The *Local Government Acts* sets out the procedure for the appointment of directors. For municipal directors, section 198 of the Act states:

> After the first appointment under section 41 (2) (e) [*first board for regional district*], each municipal director is to be appointed at pleasure by the council from among its member.

There is a significant phrase in this section and that is that each municipal director is to be appointed <u>at pleasure by the council</u> from among its members. This means that the decision to appoint (or remove) municipal directors rests entirely with the municipal council (as does the appointment of Alternate Directors, which is not addressed in this report). The Act does not stipulate any criteria in making those appointment decisions, such as the Mayor or Mayor's designate should be the default appointment, followed by councillors.

Since 1965, the *Municipal Act* (now *Local Government Act*) stipulated that municipal directors were appointed annually (after 2000, this provision was changed to "at the pleasure of council"). And since 1965, there have been no criteria constraining municipal council's appointment decision.

Electoral area directors and treaty first nation directors follow different provisions. The electoral area director is directly elected for a four-year term until the next general local election, as set out in section 199 of the Act. The treaty first nation director is appointed by the nation's governing body and does not follow the "at pleasure" provision described above, but rather the term is set in accordance with section 254 of the Act.

If the MVRD Board wishes to make changes to the appointment process presented above, the next step would be to seek legislative change to the *Local Government Act*. In this case, the statutory change would affect all regional district boards in BC. The Ministry would have to consider the effect of this more global change, and may restrict this provision to Metro Vancouver only and/or conclude that the same amendment is appropriate for other regional district boards.

ALTERNATIVES

This is an information report. No alternatives are presented.

FINANCIAL IMPLICATIONS

Directors appointed to the regional district board are remunerated in accordance with the Remuneration Bylaw. The process to appoint directors to the board does not affect the remuneration budget.

CONCLUSION

The process to appoint directors (municipal directors, treaty first nation directors, and electoral area directors) to regional district boards is prescribed by the *Local Government Act*. While the electoral area directors are directly elected to the boards, the municipal directors and treaty first nation directors are appointed by their municipal council and governing body respectively. The Act does not stipulate that the municipal director appointment must be the Mayor or the Mayor's designate. As such, to introduce any appointment selection criteria for municipal directors would require a statutory amendment. This information is brought forward for the committee's information.

46272792

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

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.

MAPLE RIDGE
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City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	September 28, 2021
		FILE NO:	01-0110-01-2021
FROM:	Chief Administrative Officer	**MEETING:**	Council

SUBJECT: Council Workplan Matrix – September 28, 2021

EXECUTIVE SUMMARY:
Council last adopted a provisional update to the Workplan Matrix on July 27, 2021 with direction to staff to include additional work items. The Council Workplan Matrix has been updated to reflect the requests of Council and provide a schedule for forthcoming projects. The Matrix does not represent an exhaustive list of the work undertaken by departments, but is a snapshot of key priority projects identified by Council.

RECOMMENDATION:

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

DISCUSSION:

a) **Background Context:**

On July 27, 2021 Council received an updated version of the Workplan Matrix reflective of progress to date. Review of the Matrix identified additional work items to be included on the Matrix. Specifically, updates and additions include:

Report Title	Work Plan Status	Date
School District No. 42	Update	27-Sep-21
Energy Step Code & EV Charging Infrastructure	Update	28-Sep-21
PRC Master Plan Process	New	12-Oct-21
Building Permit Services Review	New	12-Oct-21
Overview of ALC Revision of Secondary Dwelling Regulations	New	26-Oct-21
Economic Development Strategy	Update	26-Oct-21
City-Wide Community Amenity Contributions	New	9-Nov-21
Update of Inventory of Supportive Recovery and Assisted Living Registered Homes in Maple Ridge	New	Q4 2021
Fire Master Plan	Update	Q1 2022

The attached Council Workplan Matrix provides a schedule for upcoming reports that Council will see over the course of the third and fourth quarters of 2021. Work items included in the Matrix relate directly to Council's Strategic Plan and are not comprehensive of all the work undertaken by departments.

CONCLUSION:

The attached Council Workplan Matrix – September 28, 2021 captures when strategically aligned work items will be presented to Council through the end of 2021.

Dan Olivieri

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

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

Concurrence: **Al Horsman**
Chief Administrative Officer

Attachments:
(A) Council Workplan Matrix – September 28, 2021

Council Workplan Matrix - September 28, 2021

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
05-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
05-Feb-19	Workshop	2019 Community to Community Forum	CPC	Awaiting easing of COVID-19 regulations to host in-person forum	**Delayed**	Relations
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
05-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

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

Council Workplan Matrix - September 28, 2021

Date est.	Meeting	Report Title	Dept	Outcome/Next Steps	Status	Strategic Alignment
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
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
02-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,**	Growth
02-Apr-19	Workshop	Council Engagement Program Recommendations	Comms	2019-2022 Engagement Program endorsed by Council	**Endorsed Apr 2, 2019**	Pride
09-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
09-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

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Council Workplan Matrix - September 28, 2021

Date est.	Meeting	Report Title	Dept	Outcome/Next Steps	Status	Strategic Alignment
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
07-May-19	CoW	Award of Contract for Hammond Community Centre Renovation Design Services	Park/Fac	Contract awarded renovation design	**Awarded May 7, 2019**	Growth
07-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
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	**Complete**	Growth
04-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 Lougheed Corridor Study. Investigating the viability to	**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**	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
02-Jul-19	CoW	2019 Community Grants Awards	Finance	Grant awarded	**Awarded July 9, 2019**	Pride
09-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	**Complete**	Relations
01-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

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Council Workplan Matrix - September 28, 2021

Date est.	Meeting	Report Title	Dept	Outcome/Next Steps	Status	Strategic Alignment
01-Oct-19	Workshop	RCMP Update	Police	Update on community policing efforts in Maple Ridge	**Complete**	Safety
08-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
08-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 11 including cycles and other conveyances	**Adopted Nov 12,**	Growth
22-Oct-19	Workshop	Official Community Plan Development Permit Exemptions	Planning	OCP DP Exemptions Report and Delegation	**Complete**	Growth
05-Nov-19	CoW	Business Planning - Capital Plan	Admin	Capital Program - 5-year project / financial overview	**Complete**	Growth
12-Nov-19	Workshop	Green Infrastructure Strategy	Planning	Policy review process for endorsement	**Endorsed**	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	Presentation on the activities and events supported by the City's Festival services	**Complete**	Pride

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Council Workplan Matrix - September 28, 2021

Date est.	Meeting	Report Title	Dept	Outcome/Next Steps	Status	Strategic Alignment
03-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,**	Environment
03-Dec-19	CoW	Traffic Calming Policy 2019 Update	Eng	Review of amended existing policy for adoption at a future Council meeting	**Complete**	Growth
03-Dec-19	Workshop	Lougheed Corridor	Planning	Present draft concept options with community consultation to follow	**Complete**	Growth
03-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 dyking 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
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

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Council Workplan Matrix - September 28, 2021

Date est.	Meeting	Report Title	Dept	Outcome/Next Steps	Status	Strategic Alignment
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
09-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
08-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
24-Nov-20	Council	Abernethy Way Extension Study (240 Street to 256 Street Study Update)	Eng	- Endorsed route for the alignment of Abernethy Way Extension from 240 Street to 256 Street - Project now in capital planning stage	**Endorsed Nov 24, 2020**	Growth
08-Dec-20	Council	2018-394-RZ, Maple Ridge Zoning Bylaw	Planning	Review of recommended changes July 21, 2020 - Initial introduction to recommended updates Apr 9, 2019 - 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	**Adopted Dec 8, 2020**	Growth

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Council Workplan Matrix - September 28, 2021

Date est.	Meeting	Report Title	Dept	Outcome/Next Steps	Status	Strategic Alignment
26-Jan-21	Workshop	2020 Citizen Survey	CPC	- Presentation by Sentis Research on survey results - Review of draft survey and invitation letter Sep 8, 2020 - Options report for statistically significant community survey Apr 14, 2020	**Complete**	Pride
09-Feb-21	Workshop	Community Social Safety Initiative	All Depts	- Initiated Public Consultation outcomes report targeting September, 2021 - Integrated Safety Ambassador Team Initiative Report to Council. Endorsed June 8, 2021 - Quarterly Council updates - Developed public CSSI performance dashboard Jan 26, 2020 - Action Plan 85% operationalized - Partners Meetings June 22, 2020 & Jan 13, 2021 - Reinvigorated CSET - Established Action Team with monthly meetings - Established Advisory Team July 2, 2019 - Process report Feb 12, 2019	**In Progress**	Safety
23-Feb-21	Workshop	Town Centre Visioning Public Engagement Outcomes (consultant presentation)	Planning	- Report on outcomes from public consultation process - Initial scoping report and process outline Mar 31, 2020	**Complete**	Growth
30-Mar-21	Workshop	Council Procedure Bylaw	LLS	- Legal review of proposed changes - Update of bylaw to reflect changes directed by Council May 14, 2019 - Follow up to prior presentation, major re-write of bylaw required Dec 3, 2019	**In Progress**	Pride
13-Apr-21	Workshop	Strategic Transportation Plan Project Process	Eng	Project introduction, feedback and direction	**In Progress**	Growth
27-Apr-21	Council	2020-031-RZ, Vape Retail Prohibition	Planning	- Proposed bylaw for second reading prior to public hearing Feb 9, 2021 - First reading September 15, 2020 - Discussion paper presented in May 26, 2020	**Adopted Apr 27, 2021**	Safety
11-May-21	Workshop	Albion Flats Area	Eng	- Detailed presentation of agricultural, environmental, and operational findings - Endorsement of Land Use concept Nov 12, 2019 - Presentation of land use concepts July 23, 2019 - Review of drainage constraints and options May 21, 2019 Report on process and next steps Jan 22, 2019	**In Progress**	Growth

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Council Workplan Matrix - September 28, 2021

Date est.	Meeting	Report Title	Dept	Outcome/Next Steps	Status	Strategic Alignment
25-May-21	CoW	Greenhouse Gas Targets - OCP Amending Bylaw	CPC	- Targets adopted May 25, 2021 - Present of findings from public consultation process, OCP Amending Bylaw and identification of publicly supported actions - Community Energy & Emissions Scoping Report with first reading of new GHG reduction targets Sep 29, 2020 - Metro Vancouver 2040 amendments to GHG targets and request for comments Jan 14, 2020	**Adopted May 25, 2021**	Environment
22-Jun-21	Workshop	Cannabis Regulation Options Report	Planning	- Background report on production and processing regulations Feb 12, 2019 - Review of options for the regulation of retail cannabis operations	**In Progress**	Safety
27-Jul-21	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-Sep-21	Other	CSSI Partner Meeting	Bylaws	- Host third meeting of CSSI Partner Group Sept 22, 2021 - Regular meetings will occur semi-annually	**In Progress**	Relations
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	**In Progress**	Safety
28-Sep-21	Workshop	Energy Step Code (Building Bylaw)	CPC	- Report on outcomes and feedback from Green Infrastructure Committee - Options referred to the Green Infrastructure Committee for comment Apr 27, 2021 - Overview of BC Energy Step Code and options for adoption	**In Progress**	Environment

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

Council Workplan Matrix - September 28, 2021

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	- Report on outcomes and feedback from Green Infrastructure Committee - Options referred to the Green Infrastructure Committee for comment Apr 27, 2021 - Review of EV charging requirements and impacts since adoption - Adoption of EV charging infrastructure requirements including 'rough-in' electric June 25, 2019 - Report on costing and other questions from Council Mar 12, 2019	**In Progress**	Environment
28-Sep-21	Workshop	Council Workplan Matrix Update	CPC	Update of Matrix for Q3 & Q4 2021	**In Progress**	Pride
12-Oct-21	Workshop	Integrated Stormwater Management Plans	Eng	- 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
12-Oct-21	Workshop	Building Permit Services Review	Building	Preliminary findings from consultant service review	**In Progress**	Growth
12-Oct-21	Workshop	PRC Master Plan	PRC	Seek approval and inform Council on process for new 2022 PRC Master Plan	**New**	Growth
18-Oct-21	AFC	DCC Bylaw Amendment-minor rate update	Finance	Annual minor amendment to ensure alignment with capital program	**In Progress**	Growth
19-Oct-21	CoW	Lougheed Corridor Area Plan - OCP Amendment	Planning	- Proposed OCP Amendment resulting from Lougheed Corridor concept planning process - Council endorsement of the proposed concept plan Nov 10, 2020 - Updated draft concept plans based on Council feedback May 12, 2020 - Presentation of draft concept plan options Dec 3, 2019 - Update on public consultation results June 25, 2019 - Summary presentation by Metro Vancouver Feb 26, 2019	**In Progress**	Growth
26-Oct-21	Workshop	Civic Land and Property Strategy	LLS	Report providing an inventory of City lands and recommendations for future disposition and acquisitions	**In Progress**	Growth
26-Oct-21	Workshop	Town Centre Parking Strategy	Eng	- Identify project milestones, reporting and engagement plan - Project introduction, feedback and direction	**New**	Growth

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Council Workplan Matrix - September 28, 2021

Date est.	Meeting	Report Title	Dept	Outcome/Next Steps	Status	Strategic Alignment
26-Oct-21	Workshop	Economic Development Strategy	Ec Dev	- Adoption of final strategy - Report to Council in Closed on outcomes of stakeholder engagement Sep 13, 2021 - Endorsements of strategy development process June 7, 2021	**In Progress**	Growth
26-Oct-21	Workshop	Committee Review	LLS	- Overview of council advisory committees, special committees & task forces May 28, 2019 - Phase 1 & 2 complete, commencing review of Policy 3.10 Sep 29, 2020 - Presented terms of reference and established Audit & Finance, Community Development & Enterprise Services, Corporate Governance & Human Resources committees Oct 27, 2020 - Update to Council on the final phase of review process	**In Progress**	Pride
26-Oct-21	Workshop	Thornhill Background Report	Planning	- Report results of background studies - Staff directed to prepare scoping report outlining necessary studies, costs and timeline Mar 30, 2021 - Initial background report as requested by Council during business planning	**In Progress**	Growth
26-Oct-21	Workshop	Overview of ALC Revision of Secondary Dwelling Regulations	Planning	- Presentation of ALC changes coming into effect on Dec 31, 2021. - If needed, amendments to the City's Zoning Bylaw, and/or other documents, will be brought forward following the presentation to Council.	**New**	Growth
09-Nov-21	Workshop	City-Wide Community Amenity Contributions	Planning	- Interim update on CAC fees - A full review of the policy to be undertaken as part of the 2022 work plan	**New**	Growth
09-Nov-21	Workshop	Aquifer Mapping	Planning	- Review of mapping discussion with Council - Council direction to use existing provincial map Mar 19, 2019 - EAC recommendation for OCP Amending Bylaw	**In Progress**	Environment
09-Nov-21	Workshop	Fraser River Escarpment Review	Eng	- Draft consultant report for review - Award of Contract for Risk Assessment Dec 1, 2020 - Review of existing gap analysis data and recommendations May 5, 2019	**In Progress**	Environment
23-Nov-21	Workshop	Post-Secondary Demand	Ec Dev	With School District 42 and provincial partners, develop/implement an action plan to secure funding for demand analysis research in support of a business case for local post-secondary education offerings	**In Progress**	Growth

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

Council Workplan Matrix - September 28, 2021

Date est.	Meeting	Report Title	Dept	Outcome/Next Steps	Status	Strategic Alignment
29-Nov-21	Special Council Meeting	2022-2026 Business Planning	Fin	Day 1 of staff presentations and Council review	**In Progress**	Growth
30-Nov-21	Special Council Meeting	2022-2026 Business Planning	Fin	Day 2 of staff presentations and Council review	**In Progress**	Growth
14-Dec-21	Workshop	Assessment of Residential Water Metering	Eng	- Review of Business case for Maple Ridge and Metro Vancouver meter analysis tool - Initial report outlining business case on Metro-Vancouver tool Dec 8, 2020	**In Progress**	Growth
Q4 2021	Workshop	Update of Inventory of Supportive Recovery and Assisted Living Registered Homes in Maple Ridge	Planning	- Update on project status and outcomes to-date	**New**	Safety
Q4 2021	Workshop	Environmental Communications	Planning	Report on communication tools to clarify environmental permitting process and why it is required	**In Progress**	Environment
Q4 2021	Workshop	Town Centre Implementation Strategy		- Presentation of implementation plan based on Town Centre Visioning recommendations - Next steps pending the outcomes of the CSSI engagement and Economic Development Strategy	**In Progress**	Growth
Q4 2021	Workshop	Integrated Court	Bylaw	Presentation from Crown Counsel representatives Update from Provincial Crown Council on community court initiative Mar 12, 2019	**In Progress**	Safety
Q1 2022	Workshop	Connected Community Strategy (Fibre Strategy)	IT	- Follow up to Council after RFP process - Project update and broadening of scope to Connected Community Strategy Apr 19, 2021 - Report recommending development of a Fibre Strategy Dec 10, 2019	**In Progress**	Growth
Q1 2022	Workshop	Economic Development Committee Update	Ec Dev	- Report to Council on Committee activities	**In Progress**	Growth
Q1 2022	Workshop	Fire Master Plan	Fire	- Progress update on Fire Master Plan review	**In Progress**	Safety

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

Council Workplan Matrix - September 28, 2021

Date est.	Meeting	Report Title	Dept	Outcome/Next Steps	Status	Strategic Alignment
Q1 2022	Workshop	North East Albion Plan	Planning	Scoping report outlining the process for reviewing land use and servicing requirements was presented on Jan. 22	**In Progress**	Growth
Q1 2022	Workshop	Emergency Provision of Drinking Water	Eng	- Council update will occur in early 2022, once regional review is complete - Report on post-disaster potable water supply. - Currently collaborating with Water Subcommittee of REAC and IPREM to complete regional analysis - Initial discussion paper May 21, 2019	**In Progress**	Growth
Q1 2022	Workshop	Implications of Climate Change on Storm Water Management	Eng	- Discussion regarding the implications of climate change - Report based on findings of Storm Water Management Plans completing in 2021	**In Progress**	Growth
Q2 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
Q2 2022	Workshop	Green Infrastructure Strategy Update	Planning	- Identify existing/potential municipal ecosystem health and wildlife management priorities for watersheds, green corridors, and major hubs - Provide an update on the status of the project - Formerly Ecological Network Management Strategy	**In Progress**	Environment
TBD	Other	MLA Joint Meeting	LLS	Awaiting confirmation of meeting date	**Ongoing**	Relations
TBD	Other	Ridge Meadows Chamber of Commerce	LLS	Awaiting confirmation of meeting date	**Ongoing**	Relations

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

1000 Bylaws

CITY OF MAPLE RIDGE
BYLAW NO. 7587-2019

A Bylaw to amend Schedule "A" Zoning Bylaw Map forming part of Zoning Bylaw No. 7600 - 2019 as amended

---

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7587-2019."

2. Those parcel (s) or tract (s) of land and premises known and described as:

   Lot 9 Except: The South 52.5 Feet Section 20 Township 12 New Westminster District Plan 11845;

   South Half Lot 10 Section 20 Township 12 New Westminster District Plan 11845;

   North Half Lot 10 Section 20 Township 12 New Westminster District Plan 11845;

   and outlined in heavy black line on Map No. 1814 a copy of which is attached hereto and forms part of this Bylaw, is/are hereby rezoned to RM-1 (Low Density Townhouse Residential).

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

READ a first time the 28th day of January, 2020.

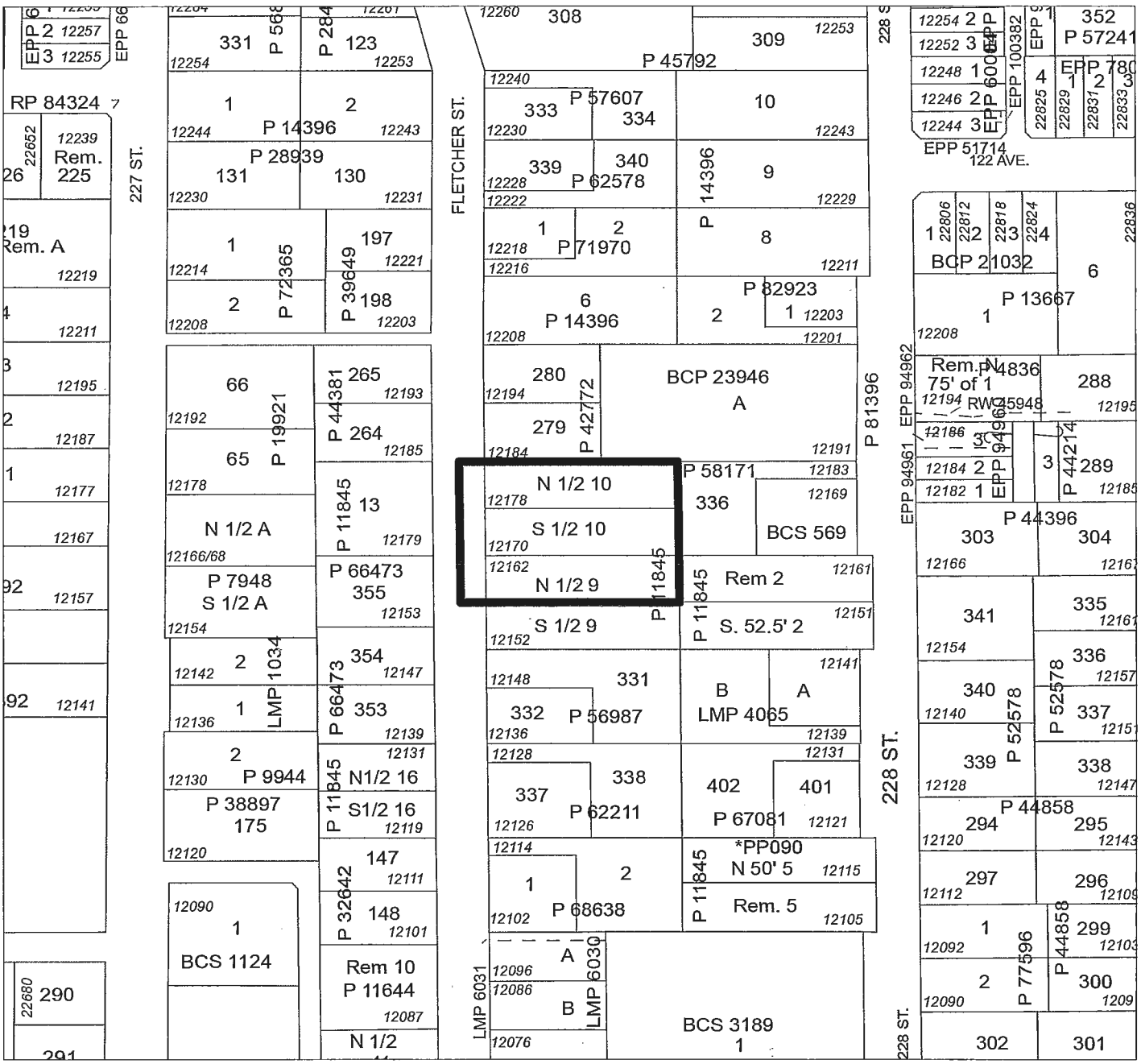
READ a second time the 13th day of July, 2021.

PUBLIC HEARING held the 21st day of September, 2021.

READ a third time the day of , 20

ADOPTED, the day of , 20

PRESIDING MEMBER **CORPORATE OFFICER**



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7587-2019

Map No. 1814

From: RS-1 (Single Detached Residential)

To: RM-1 (Low Density Townhouse Residential)

MAPLE RIDGE
British Columbia

N

SCALE 1:2,000

CITY OF MAPLE RIDGE
BYLAW NO. 7609-2020

A Bylaw to amend Map "A" forming part of Zoning Bylaw No. 7600-2019 as amended

---

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7609-2020."

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

   Lot 1 District Lot 278 Group 1 New Westminster District Plan EPP104217

   and outlined in heavy black line on Map No. 1824 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to C-2 (Community Commercial).

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

READ a first time the 25th day of February, 2020.

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

PUBLIC HEARING held the 21st day of September, 2021.

READ a third time the day of , 20

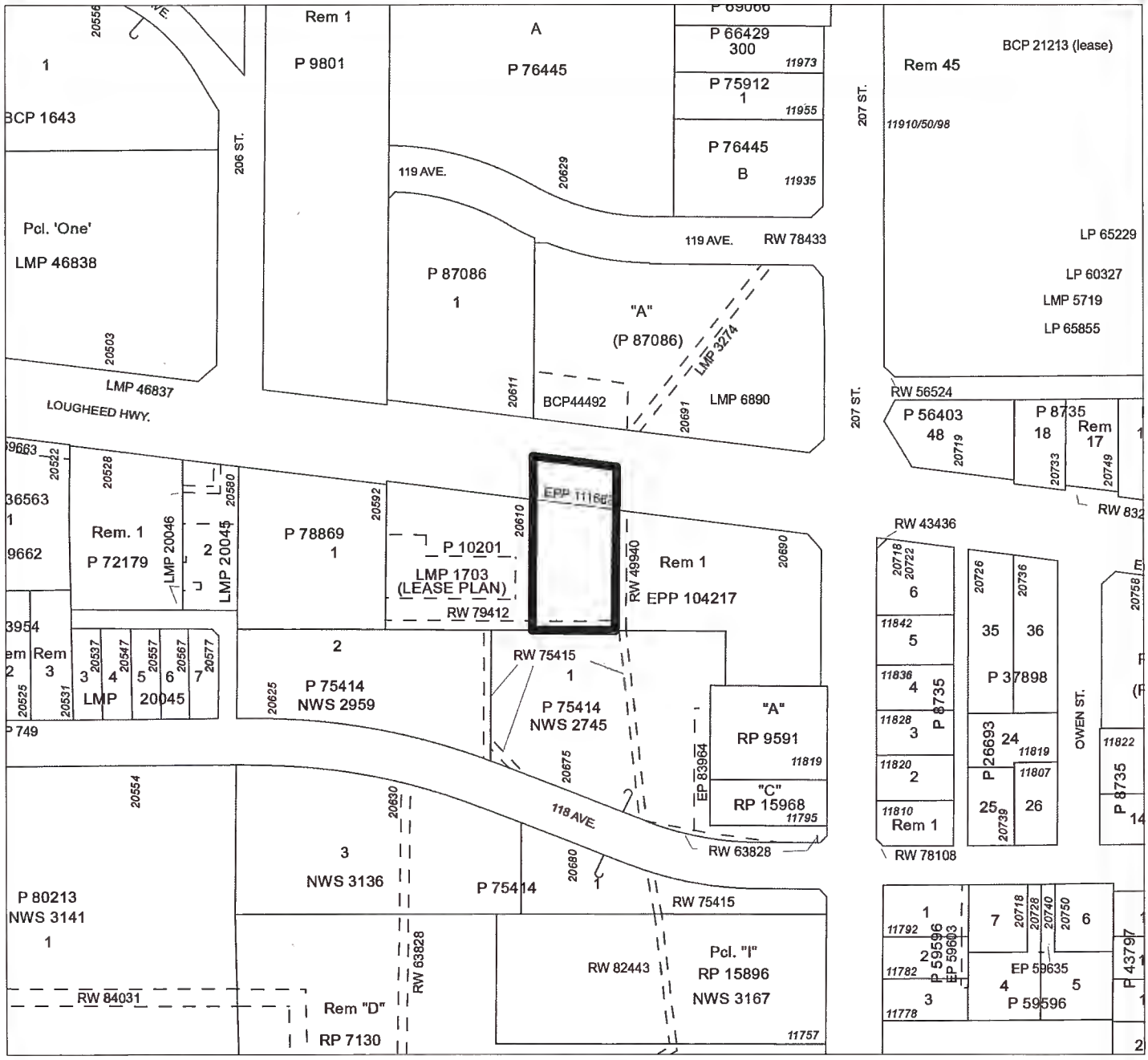
APPROVED by the Ministry of Transportation and Infrastructure this day of , 20

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER

1002.1



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7609-2020

Map No. 1824

From: RS-1 (One Family Urban Residential)

To: C-2 (Community Commercial)

MAPLE RIDGE
British Columbia

N

SCALE 1:2,500

CITY OF MAPLE RIDGE
BYLAW NO. 7776-2021

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7776-2021."

2. That Part 4 Section 401.3 (1) (g) (ii) be amended as follows:

   a. By adding the following clause immediately following in correct alphabetical order:

   (d) 333.5 metres from any other Cannabis Retail Use specific to the following Lot:

   i) Lot 1 District Lot 278 Group 1 New Westminster District Plan EPP104217

3. Maple Ridge Zoning Bylaw No. 7600-2019 as amended accordingly.

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

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

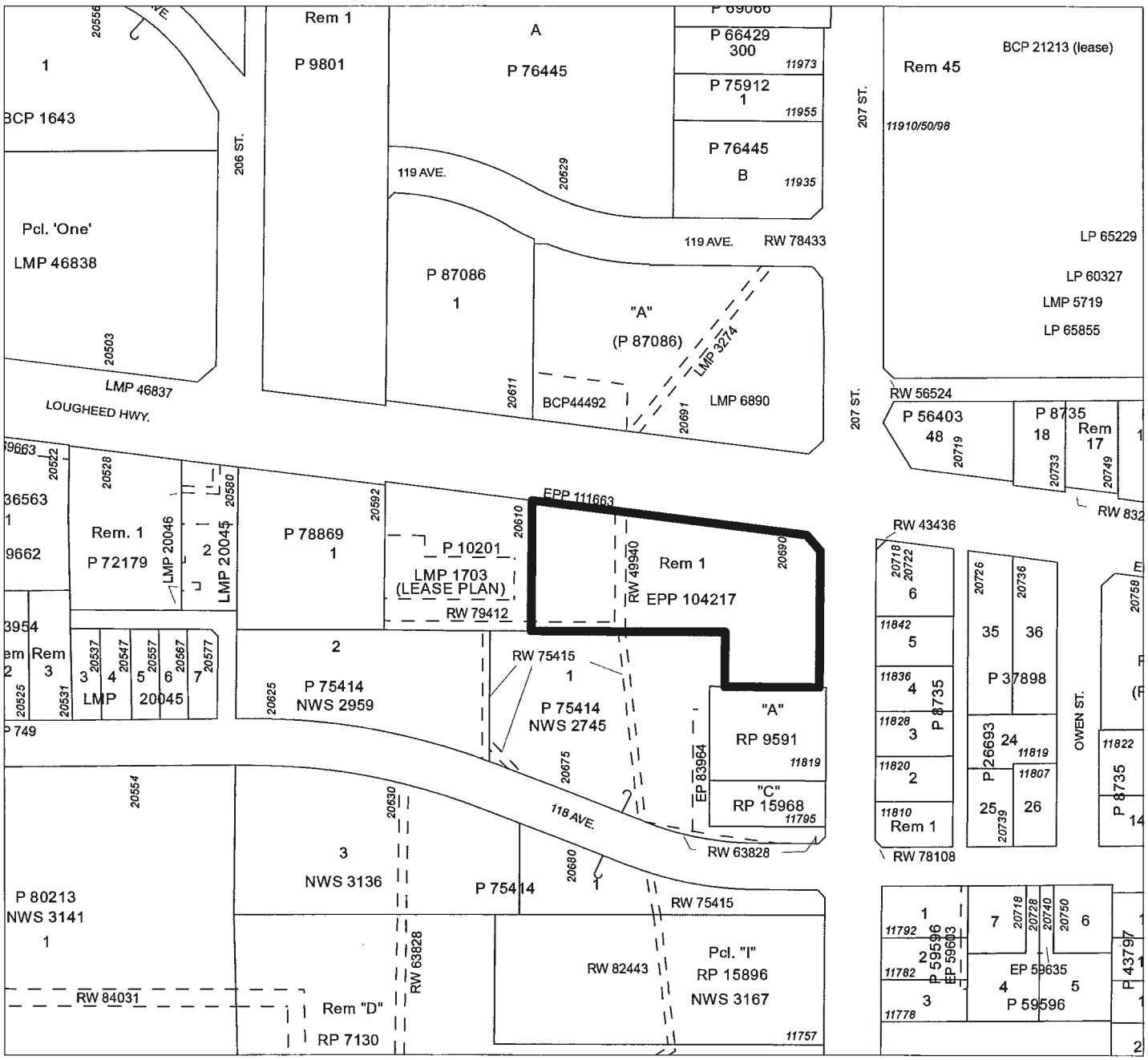
PUBLIC HEARING held the 21st day of September, 2021.

READ a third time the day of , 20

ADOPTED, the day of , 20

PRESIDING MEMBER **CORPORATE OFFICER**

1002.2



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7776-2021

Map No. 1899

Purpose: Site Specific Text Amendment

MAPLE RIDGE
British Columbia

N

SCALE 1:2,500

CITY OF MAPLE RIDGE
BYLAW NO. 7695-2020

A Bylaw to amend Schedule "A" Zoning Bylaw Map forming part of Zoning Bylaw No. 7600 - 2019 as amended

---

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7695-2020."

2. Those parcels or tracts of land and premises known and described as:

   Lot 2 Section 21 Township 12 New Westminster District Plan 18013
   Lot 3 Section 21 Township 12 New Westminster District Plan 18013

   and outlined in heavy black line on Map No. 1860 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to R-1 (Single Detached (Low Density) Urban Residential).

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

READ a first time the 12th day of January, 2021.

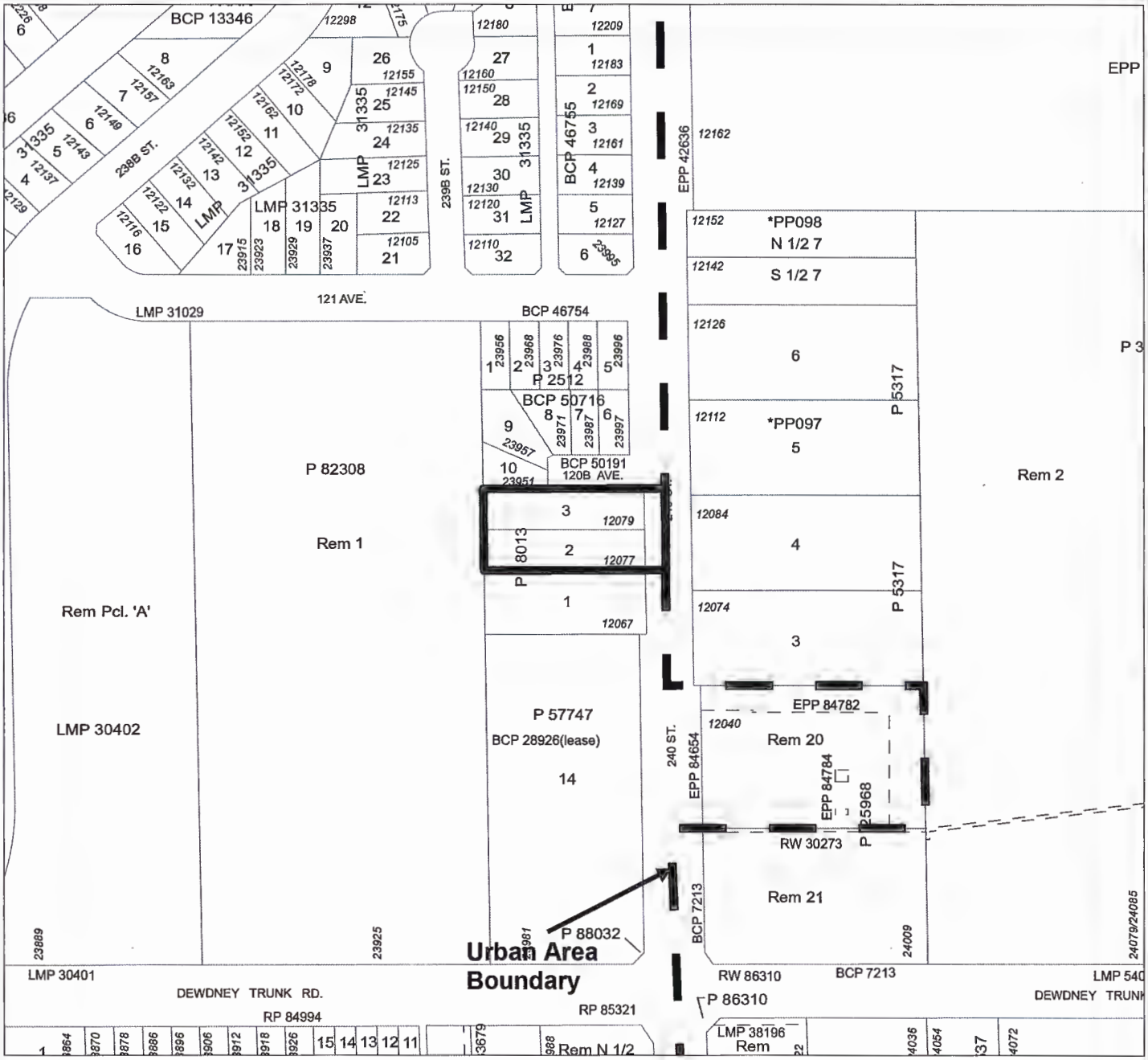
READ a second time the 27th day of July, 2021.

PUBLIC HEARING held the 21st day of September, 2021.

READ a third time the day of , 20

ADOPTED, the day of , 20

PRESIDING MEMBER **CORPORATE OFFICER**



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7695-2020

Map No. 1860

From: RS-3 (Single Detached Rural Residential)

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

MAPLE RIDGE
British Columbia

— — Urban Area Boundary

N

SCALE 1:2,500

CITY OF MAPLE RIDGE
BYLAW NO. 7769-2021

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7769-2021."

2. That in PART 4 – GENERAL REGULATIONS, Section 402.14 Home Occupation be amended by deleting provision 8. and replacing with the following:

   8. A Home Occupation shall be permitted the parking or storage of a Vehicle provided that it is used in connection with the Home Occupation and in accordance with the provisions outlined in Section 402.19 Parking and Storage of Commercial Vehicles of this Bylaw.

3. Maple Ridge Zoning Bylaw No. 7600 – 2019 is amended accordingly.

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

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

PUBLIC HEARING held the 21st day of September, 2021.

READ a third time the day of , 20

ADOPTED, the day of , 20

PRESIDING MEMBER	**CORPORATE OFFICER**

CITY OF MAPLE RIDGE
BYLAW NO. 7775-2021

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7775-2021."

2. That Part 4 Section 401.3 (1) (g) (ii) be amended as follows:

   a. By adding the following clause immediately following in correct alphabetical order:

   (c) 394.5 metres from any other Cannabis Retail Use specific to the following Lot:

   i) Parcel 100 District Lot 222 Group 1 New Westminster District Explanatory Plan 84469

3. Maple Ridge Zoning Bylaw No. 7600-2019 is hereby amended accordingly.

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

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

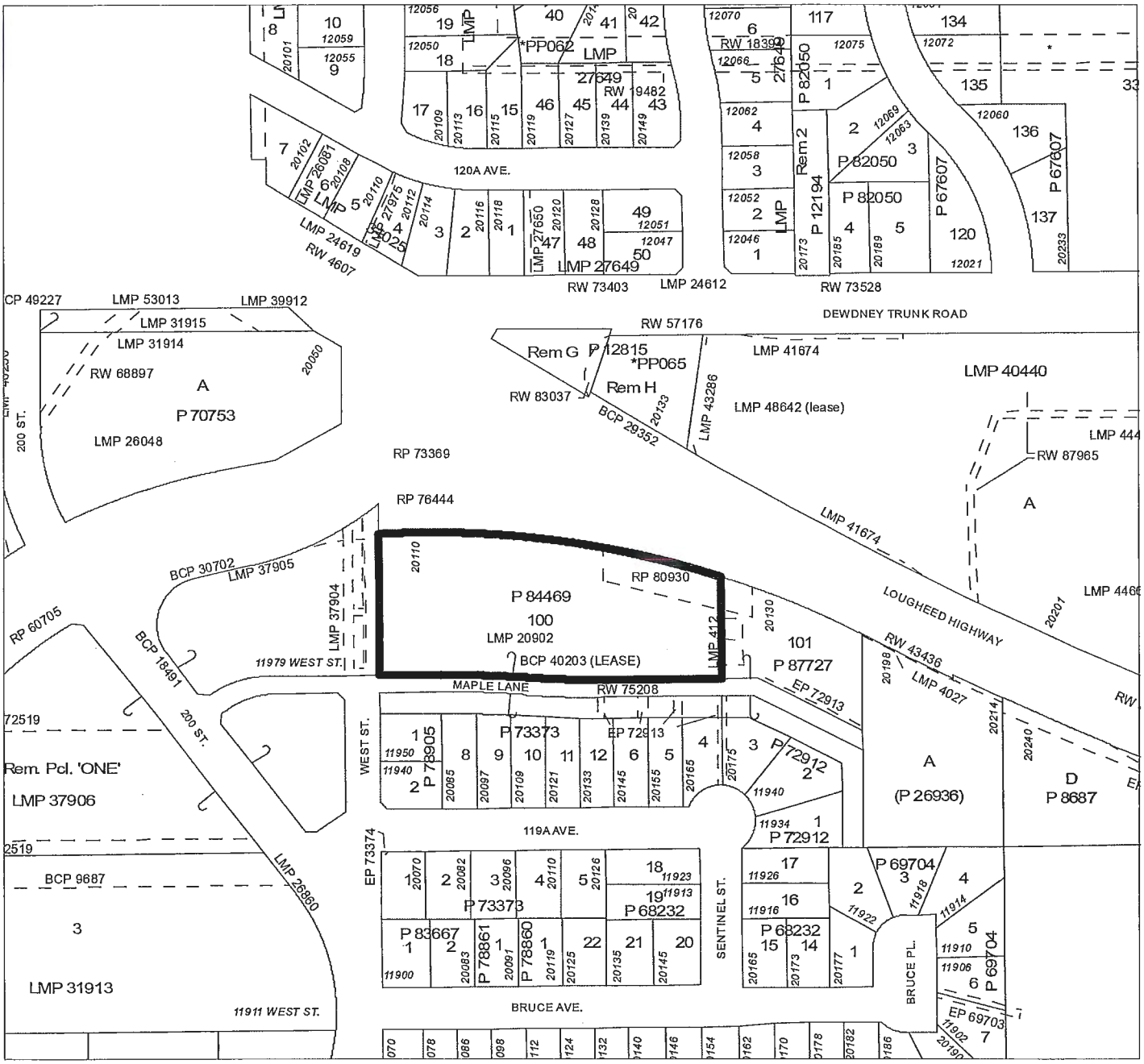
PUBLIC HEARING held the 21st day of September, 2021.

READ a third time the day of , 20

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7775-2021

Map No. 1909

Purpose: Site Specific Text Amendment

MAPLE RIDGE
British Columbia

SCALE 1:2,500

1100 *Reports and Recommendations*

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	September 21, 2021
		FILE NO:	2021-342-AL
FROM:	Chief Administrative Officer	**MEETING:**	C o W

SUBJECT: **Non-Farm Use Application**
21973 132 Avenue

EXECUTIVE SUMMARY:

A Non-Farm Use Application (ALC Application 63251) has been received to permit the existing full-service restaurant (the restaurant) to continue to operate on lands located within the Agricultural Land Reserve (ALR), for the property located at 21973 132 Avenue. The restaurant use is known as 'The Ranch Pub and Grill' and forms part of the Maple Ridge Equi-Sports Center. This facility has been in operation since the mid 1950's and in 1974 a Land Use Contract (LUC) was applied to the subject property to permit a variety of equestrian and recreational-based uses. Subsequent amendments were made to the LUC and in 1983 a members only kitchenette and lounge was permitted and supported by the Agricultural Land Commission. This lounge and kitchenette have since evolved into the current restaurant use, which is the subject of the Non-Farm Use application.

The subject property is currently designated *Agricultural* in the Official Community Plan (OCP), reflecting its inclusion within the Agricultural Land Reserve (ALR). The subject property is assessed as "Farm" under the Assessment Act (Farm Status). The subject property is currently regulated by Land Use Contract No. K117112.

The Province has made changes to the *Local Government Act* requiring municipalities to enact zoning regulations for all properties affected by Land Use Contracts prior to June 30, 2022 and that all Land Use Contracts will automatically be terminated after June 30, 2024. It is through this process that the subject Non-Farm Use application has been triggered. In order to continue the restaurant use on the subject property, a Non-Farm Use application is required as the current LUC does not permit a full-service restaurant, nor is this Commercial Use permitted by the Agricultural Land Commission (ALC).

Please note that the City cannot authorize the proposed use until an approval is received from the ALC.

RECOMMENDATION:

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

DISCUSSION:

a) Background Context:

Applicant:	MREC Holdings Ltd.
Legal Description:	Parcel "9" Section 30 Township 12 New Westminster District Plan 66399

1101

OCP:	
Existing:	Agricultural
Zoning:	
Existing:	Land Use Contract
Surrounding Uses	
North:	
Use:	Park and Trail (North Alouette Greenway)
Zone:	A-2 Upland Agricultural
Designation:	Agricultural
South:	
Use:	Single Family Residential and Vacant
Zone:	A-2 Upland Agricultural
Designation:	Agricultural
East:	
Use:	Single Family Residential and Agricultural
Zone:	A-2 Upland Agricultural
Designation:	Agricultural
West:	
Use:	Single Family Residential and Agricultural
Zone:	A-2 Upland Agricultural
Designation:	Agricultural
Proposed Use of Property:	Single Family Residential, Agricultural, and Commercial (Restaurant)
Site Area:	6.45 Ha (16 acres)
Access:	220 Street

b) Background Information:

The subject property is located on the north side of 132 Avenue, east side of Park Lane, south of the North Alouette Greenway and south-west of the North Alouette River (See Appendix A). The topography is relatively flat and there are some trees located around the perimeter of the property. Access to the subject property is located from 220 Street. The total area is approximately 6.45 ha (16 acres) with the restaurant use located in the south-east corner (see Appendix B).

The subject property is known as the Maple Ridge Equi-Sports Centre, which is an equestrian-based facility that provides boarding, lessons and a range of competitions and horse shows throughout the year. The facility is made up of a series of riding rings, barns, a single-family dwelling and a full-service restaurant (The Ranch Pub and Grill). The larger facility has been in operation since the mid 1950's, with equestrian and recreational uses implemented through a Land Use Contract in 1974. A members only kitchenette and lounge was permitted in 1983, as part of an amendment to the Land Use Contract, as well as with permission from the ALC; however, it is noted that this lounge and kitchenette has evolved into a full-service restaurant. The subject property is assessed as "Farm" under the Assessment Act (Farm Status).

Land Use Contract

Between 1971 and 1978, the *Municipal Act* (now called the *Local Government Act*) allowed local governments to enter into Land Use Contracts with property owners. In May 2014, the Province made changes to the *Local Government Act* requiring municipalities to enact zoning regulations for all properties affected by Land Use Contracts prior to June 30, 2022 and that all Land Use Contracts will automatically be terminated after June 30, 2024.

It is noted that since early 2021, the City has been adopting underlying zoning in order to meet Provincial deadlines related to Land Use Contracts across the City. The subject property will be included in a future report to Council for the termination of the current LUC and will include the implementation of appropriate zoning that reflects approved land uses. A list of the current and permitted uses are outlined below which form part of the Land Use Contract for the subject property:

- One Single Family Dwelling;
- One Office;
- One Instruction and meeting room, related only to the operation of the Centre;
- One Grooms quarters;
- One House Arena;
- One Tennis Court;
- The Boarding of Horses;
- The Training of Horses;
- Horse Riding Lessons;
- Horse Shows; and
- Kitchenette and lounge to a maximum of 50 seats for members only.

c) Project Description:

The day-to-day operations of the Maple Ridge Equi-Sports Centre include equestrian-based activities such as boarding and lessons. The facility also hosts tournaments, competitions and show events, including: The Hunter Jumper Show; Schooling Shows (supporting education within the community); Cross Country Events; The Canadian Cup Dressage Festival; Horse Trials; and the Canadian Pony Club Rally. These events are often multi-day activities and attract participants from across British Columbia, Alberta and the United States. As outlined by the applicant, the members and participants rely on the food and beverage services being provided to them by the restaurant for most of their meals during and after events. For larger events, the restaurant will typically close to the public so staff can be devoted to providing on demand service to participants and spectators. This Commercial Use is recognized as both complimentary and supportive to the ongoing and current equestrian activities at the subject property.

The Non-Farm Use application does not propose an expansion to any of its current facilities. The intent of the subject application is to permit the continued commercial restaurant use on lands in the ALR. All other uses and facilities on the subject property are currently permitted by the City of Maple Ridge, through the current Land Use Contract, current ALC regulations, and previous decisions by the ALC.

The removal of the above-mentioned Land Use Contract will be the subject of a future report to Council, and the outcome of the Non-Farm Use application will determine the direction and permitted uses for zone implementation on the subject property. Ultimately, should the Agricultural Land Commission permit the full-service restaurant, this use will be reflected in the Zone Amending Bylaw to be brought forward to Council at a later date.

d) Planning Analysis:

Official Community Plan:

The subject property is located within the ALR and is designated *Agricultural* in the OCP. The City of Maple Ridge recognizes that agriculture is a vital component of the community's rural character and of the local economy. There is an acknowledgement that agriculture can occur in different forms throughout the community, and as such, Agri-Tourism is recognized as one such use. As stated in

the OCP, *"Agri-Tourism is a form of tourism that attracts visitors who are interested in experiencing forms of agriculture and agriculturally related aspects of an area".* The subject application is currently providing equestrian-based agri-tourism uses, which are currently permitted through ALR regulations and the Land Use Contract. It should be noted that the restaurant use plays a complimentary and significant role to the existing agri-tourism uses through the provision of food and beverage services to those participating in the various facility activities and events.

The following policies in the OCP are supportive of the existing equestrian-based uses and further support the restaurant use in its complimentary role to the Maple Ridge Equi-Sports Centre.

In Section 6.5 *Additional Employment Generating Opportunities*, OCP Policies 6-67 and 6-68 state the following:

Maple Ridge will actively promote and market the outdoor resource theme by:

a) supporting and strengthening businesses that cater to tourists;
b) supporting businesses involved with outdoor recreational activities and physical fitness;
c) facilitating growth in the eco-tourism, cycling and equestrian industry.

Maple Ridge will promote agricultural tourism opportunities by:

a) Aligning land use bylaws to permit supportive non-farm uses such as agri-tourism, bed and breakfasts, and on-farm sales;
b) Assisting agricultural landowners to identify and develop agricultural opportunities (e.g. value added, agri-tourism, bed and breakfast, recreation).

Based on Policies 6-67 and 6-68 there is support for the continued restaurant use on the subject property. Additionally, this Commercial Use has been in existence for several decades and that traffic, access, site design and compatibility with adjacent land uses has been consistently demonstrated over that time period.

The applicant states that the restaurant use is extremely important to the equestrian-related business, with the operating costs of the barns and facilities relying heavily on income generated from the restaurant use. It is further stated that the restaurant provides food and beverage services not only to the general public, but also to the equestrian members during the various shows and horse events throughout the year. This service is considered an asset to the larger venue and those utilizing the facilities for the events. The restaurant, known as The Ranch Pub and Grill, has strong ties to the community and has hosted hundreds of community fundraisers and non-profit events over the years. The identity and location of the restaurant is strongly linked to the equestrian community and removal of the Commercial Use would negatively impact the ability of the facility to continue hosting equestrian events that bring people into the community.

Agricultural Plan

The Maple Ridge Agricultural Plan identifies a long-term vision for Agriculture in Maple Ridge. Language within the Agricultural Plan includes reference to diversifying agricultural activities, whereby:

Diverse agricultural activity occurs on farms of all sizes and uses many channels to distribute agricultural products and services to the consumer public.

And further identified in 'Goal 8' of the Agricultural Plan:

Pursuing diversity in local agriculture is a way of ensuring that agricultural land use is capable of adaptive response to, and recovery from, challenges to food security, and other amenities valued by society. More diversity creates more ability for successful response and promotes resiliency in agricultural land use. Diversified agricultural activity (equestrian, agro-tourism) will protect the land base through active use, create demand for services and workers, and support the infrastructure also required for food production.

Zoning Bylaw:
The subject property is currently regulated by a Land Use Contract which permits Agricultural, Residential, and Commercial uses (permitted LUC uses outlined above in the 'Background Information' section).

Should Council approve the subject Non-Farm Use application and forward to the Agricultural Land Commission, their decision may be reflected in the zoning that is enacted as part of the Land Use Contract termination process. Ultimately, should the Agricultural Land Commission permit the full-service restaurant, this use will be reflected in the Zone Amending Bylaw to be brought forward to Council at a later date.

e) Interdepartmental Implications:

The applicant will be required to work with the various departments and compliance will be generated through the Business Licence application process related to permitting and appropriate plan review.

Engineering Department:
There are no Engineering requirements generated by the subject application.

Building Department:
Should the owner wish to expand the restaurant that is currently operating on site, building permits and associated trades permits would be required. Additional washrooms would need to be installed in order to meet occupant load standards.

Fire Department:
The entire operation is in compliance with the British Columbia Fire Code and has been for many years. There are no concerns with the continued restaurant use.

Economic Development:
There is support in allowing the restaurant use to continue, as this use is seen as an important tourism and recreation asset in the community.

f) Alternatives:

The recommendation is to forward the application to the Agricultural Land Commission for consideration. Should Council not support the restaurant use, 'The Ranch Pub and Grill', at the Maple Ridge Equi-Sports Centre, Council may elect to deny forwarding this Non-Farm Use application to the Agricultural Land Commission, in which case it will be considered closed and the application will not proceed further. If this alternative option is the decision of Council, the restaurant use will no longer be permitted and the use will be required to cease operations.

CONCLUSION:

The recommendation is to forward the application to the Agricultural Land Commission for consideration. Should Council not support the proposed full-service restaurant use, Council may elect not to forward this application to the ALC.

"Original signed by Chuck Goddard"

Co Prepared by: **Krista Gowan, HBA, MA**
Planner 1

"Original signed by Adam Rieu"

Co Prepared by: **Adam Rieu**
Planner 1

"Original signed by Chuck Goddard"

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

"Original signed by Chuck Goddard"

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

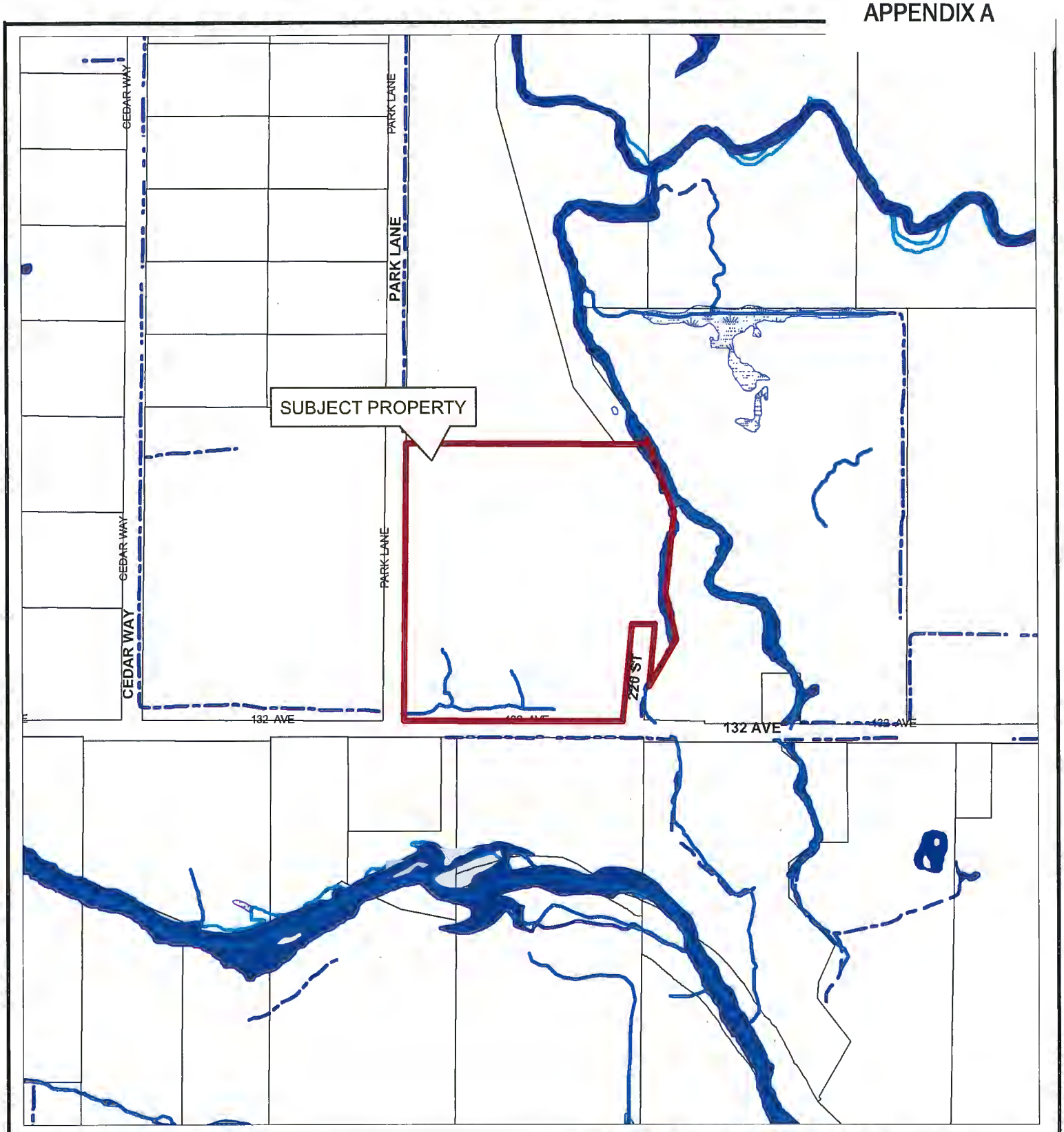
"Original signed by Al Horsman"

Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendix is attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map

APPENDIX A



N

Scale: 1:5,000

Legend

- Street Name Labels
- Stream
- Ditch Centreline
- Edge of River
- Edge of Marsh
- Edge of Flooded Area
- Indefinite Creek
- River Centreline (Topographic)
- Flooded Area
- Lake or Reservoir
- Marsh
- River

21973 132 AVENUE
PID: 001-264-486

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

FILE: 2021-342-AL
DATE: Sep 2, 2021
BY: PC

APPENDIX B

N

Scale: 1:5,000

Legend

- Stream
- Ditch Centreline
- Indefinite Creek
- River Centreline (Topographic)
- Lake or Reservoir
- River

21973 132 AVENUE
PID#: 001-264-486

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2021-342-AL
DATE: Jun 24, 2021

BY: BD

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	September 21,2021
		FILE NO:	2021-101-RZ
FROM:	Chief Administrative Officer	**MEETING:**	C o W

SUBJECT: **First Reading**
Zone Amending Bylaw No. 7784-2021;
21938, 21952, 21964, 21976 and 21988 Lougheed Highway

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties located at 21938, 21952, 21964, 21976 and 21988 Lougheed Highway, from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential) zone, to permit a six-storey market strata residential aparment building. The subject properties are located within the concept plan for the Lougheed Transit Corridor area, which identifies a future land use of *Transit Corridor Multi-Family.* This concept plan has been endorsed by Council. The Official Community Plan (OCP) designates the subject properties as *Urban Residential-Major Corridor Residential.*

The current design concept for this project consists of 147 apartment units within a proposed six (6) storey structure. The proposed design does not include ground floor commercial. All required parking will be underground.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution, Policy 6.31 at a rate of $3,100.00 per apartment dwelling unit, for an estimated amount of $455,700.00.

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

RECOMMENDATIONS:

1. **That Zone Amending Bylaw No. 7784-2021 be given first reading; and**

2. **That the applicant provides further information as described on Schedules C, D, and E of the *Development Procedures Bylaw No. 5879–1999.***

DISCUSSION:

a) Background Context:

Applicant: Nexst Investments Ltd.

Legal Description: Lot 20 District Lot 397 Group 1 New Westminster District Plan 8614;
Lot 21 District Lot 397 Group 1 New Westminster District Plan 8614;
Lot 22 District Lot 397 Group 1 New Westminster District Plan 8614;
Lot 23 District Lot 397 Group 1 New Westminster District Plan 8614; and
Lot 24 District Lot 397 Group 1 New Westminster District Plan 9218.

OCP:		
Existing:		Urban Residential-Major Corridor Residential
Proposed:		Transit Corridor Multi-Family under Lougheed Transit Corridor Concept Plan
Within Urban Area Boundary:		Yes
Area Plan:		Lougheed Transit Corridor (endorsed concept plan)
OCP Major Corridor:		Yes
Zoning:		
Existing:		RS-1 (Single Detached Residential)
Proposed:		RM-2 (Medium Density Apartment Residential)
Surrounding Uses:		
North:	Use:	Single-Family Residential
	Zone:	RS-1 (Single Detached Residential)
	Designation:	Urban Residential
South:	Use:	Single-Detached Residential
	Zone:	RS-1 (Single Detached Residential
	Designation:	Urban Residential
East:	Use:	Single-Family Residential
	Zone:	RS-1 (Single Detached Residential)
	Designation:	Urban Residential
West:	Use:	Single-Family Residential
	Zone:	RT-1 (Two-Unit Urban Residential)
	Designation:	Urban Residential
Existing Use of Property:		Single-Family
Proposed Use of Property:		Multi-Family
Site Area:		0.42 ha (1.04 acres)
Access:		Rear Lane
Servicing requirement:		Urban Standard

b) Site Characteristics:

The five properties are located at 21938, 21952, 21964, 21976 and 21988 Lougheed Highway, and comprise approximately 0.42 ha (1.04 acres) in area (see Appendices A and B). The subject properties slope gradually from the north-east to the south-west. Located on the subject properties are older single-family homes that face onto Lougheed Highway. Access to the subject properties is obtained from the rear lane to the south. The property addressed as 21964 Lougheed Highway has two access points, one from the lane and the other from Lougheed Highway. There is mature landscaping and a variety of tree species located throughout the subject properties.

The subject properties are located 400 meters of the Haney Bypass and Lougheed Highway intersection. This intersection is a major traffic intersection within the City. In addition, the BC Transit R-3 Rapid Bus Lougheed Highway route travels past the subject properties with a bus stop located at Laity Street.

c) Project Description:

The five subject properties are proposed to be rezoned from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential) to facilitate a purpose market strata apartment building with approximately 147 residential units with underground parking. The RM-2 (Medium Density Apartment Residential) zone does not permit commercial use. The current design concept has the lobby facing Lougheed Highway and vehicles entering from the rear lane.

The subject properties fall within the Ministry of Transportation and Infrastructure (MOTI) jurisdiction as Lougheed Highway is a controlled access highway at this location. The rezoning bylaw will require the approval of the MOTI before the bylaw could be granted final reading by Council. The applicant will need to coordinate with the MOTI early in the development approval process in order to fulfill the Ministry's requirements.

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

d) Planning Analysis:

Official Community Plan:

The subject properties are located with the Urban Area Boundary just west of the Town Centre Area Plan, and are designated as *Urban Residential-Major Corridor Residential* within the OCP.

This proposed rezoning to RM-2 (Medium Density Apartment Residential) for a residential apartment building achieve several of the OCP policies including:

3-18 *Maple Ridge will support a range of densities within the Urban Area Boundary. Urban Residential consists of two residential categories with the following characteristics:*

a) *Major Corridor Residential–General Characteristics Major Corridor Residential is characterized by the following:*

i. *has frontage on an existing Major Road Corridor as identified on Figure 4 Proposed Major Corridor Network Plan, or has frontage on a road built in whole or part to a collector, arterial, TransLink Major Road, or Provincial Highway standard;*

The subject properties are located on Lougheed Highway which is classified as a Major Road Corridor. In addition, the BC Transit R-3 Rapid Bus route runs along Lougheed Highway with a bus stop being located west of the subject properties at Laity Street.

b) *includes ground-oriented housing forms such as single detached dwellings, garden suites, duplexes, triplexes, fourplexes, courtyard residential developments, townhouses, apartments, or small lot intensive residential, subject to compliance with Major Corridor Residential Infill policies.*

The proposed development is an apartment building which is a supported land use.

In addition to compliance with the OCP the subject properties are located within the Lougheed Transit Corridor, which is subject to a Council directive that endorses the Lougheed Corridor Concept Plan. The subject properties are identified within the Lougheed Transit Corridor Plan as *Transit Corridor Multi-Family* that states the following:

> *"Transit Corridor Multi-Family Purpose: To continue multi-family residential densification through lot consolidation along key arterials such as Dewdney Trunk Road and Lougheed Highway. Supported multi-family residential forms of development include townhouses and apartments. The maximum height for an apartment use is six storeys. Development proposed adjacent to existing single detached dwelling or townhouse use will be encouraged to ensure buildings are designed in a sensitive manner by stepping down building face(s) at interface points with adjacent existing buildings."*

In addition, the proposed zoning matrix contained with the Lougheed Transit Corridor document identifies that the RM-2 (Medium Density Apartment Residential) zone is supported by *Transit Corridor Multi-Family.*

Development applicants such as application 2021-101-RZ, which is the subject of this report, that fall within the Lougheed Transit Corridor can proceed in advance of the adoption of an area plan. Council has endorsed the Lougheed Transit Corridor concept plan which the property is located.

Zoning Bylaw:

The current application proposes to rezone the subject properties located at 21938, 21952, 21964, 21976 and 21988 Lougheed Highway from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential) zone (see Appendix C) to permit a six-storey market strata residential aparment building (see Appendix D). The RM-2 (Medium Density Apartment Residential) zone is identified in the Council endorsed Lougheed Transit Corridor Concept plan for the *Transit Corridor Multi-Family* land use designation. While the application is at an early stage, the applicant has indicated in conversations with staff that the parking structure is likely to be two stories underground to accommodate the required parking. They do not expect to be requesting a parking variance. The unit mix is also un-determined at this time but will be outlined fully at second reading.

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. The Lougheed Transit Corridor Area Plan has been envisioned to contain specific Development Permit Guidelines to support the built form identified in the Plan. To date these Development Permit Guidelines have not been completed; therefore, the Multi-Family Development Permit Guidelines will apply.

Advisory Design Panel:

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

Development Information Meeting:

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

e) Interdepartmental Implications:

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

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

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

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 Development Variance Permit (Schedule E).

Additional information will be required to be submitted in support of the application which includes but is not limited to: a complete stormwater management plan that is in keeping with the City's requirements, a parking study to support parking reductions that may be requested by the applicant as the current application submission package has not included this level of detail, and the incorporation of Public Art in keeping with the Developer Public Art Program.

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 Wendy Cooper"

Prepared by: **Wendy Cooper, MSc., MCIP, RPP**
Planner

"Original signed by Chuck Goddard"

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

"Original signed by Chuck Goddard"

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

"Original signed by Al Horsman"

Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Zone Amending Bylaw No. 7784-2021
Appendix D – Building Concept

APPENDIX A

N

Scale: 1:2,500

Legend

Active Applications (RZ/SD/DP/VP)

21938/52/64/76/88 LOUGHEED HWY
PID'S: 011-428-732, 011-374-985, 011-374-977, 011-374-969, 003-183-921

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

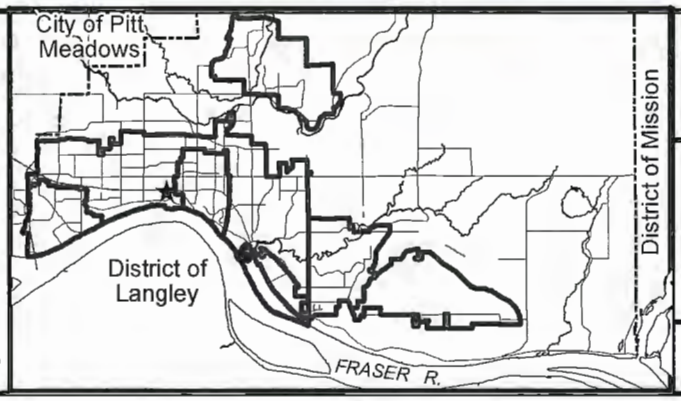
FILE: 2021-101-RZ
DATE: May 25, 2021

BY: PC

APPENDIX B

N

Scale: 1:2,500



21938/52/64/76/88 LOUGHEED HWY
PID'S: 011-428-732, 011-374-985, 011-374-977, 011-374-969, 003-183-921

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2021-101-RZ
DATE: May 25, 2021

BY: PC

CITY OF MAPLE RIDGE
BYLAW NO. 7784-2021

A Bylaw to amend Schedule "A" Zoning Bylaw Map forming part of
Zoning Bylaw No. 7600-2019 as amended

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7784-2021."

2. Those parcel (s) or tract (s) of land and premises known and described as:

   Lot 20 District Lot 397 Group 1 New Westminster Plan 8614;
   Lot 21 District Lot 397 Group 1 New Westminster Plan 8614;
   Lot 22 District Lot 397 Group 1 New Westminster Plan 8614;
   Lot 23 District Lot 397 Group 1 New Westminster Plan 8614; and
   Lot 24 District Lot 397 Group 1 New Westminster Plan 9218

   and outlined in heavy black line on Map No. 1903 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to RM-2 (Medium Density Apartment Residential).

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

   READ a first time the day of , 20

   READ a second time the day of , 20

   PUBLIC HEARING held the day of , 20

   READ a third time the day of , 20

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

   ADOPTED, the day of , 20

PRESIDING MEMBER **CORPORATE OFFICER**

MAPLE RIDGE ZONE AMENDING

Bylaw No. 7784-2021

Map No. 1903

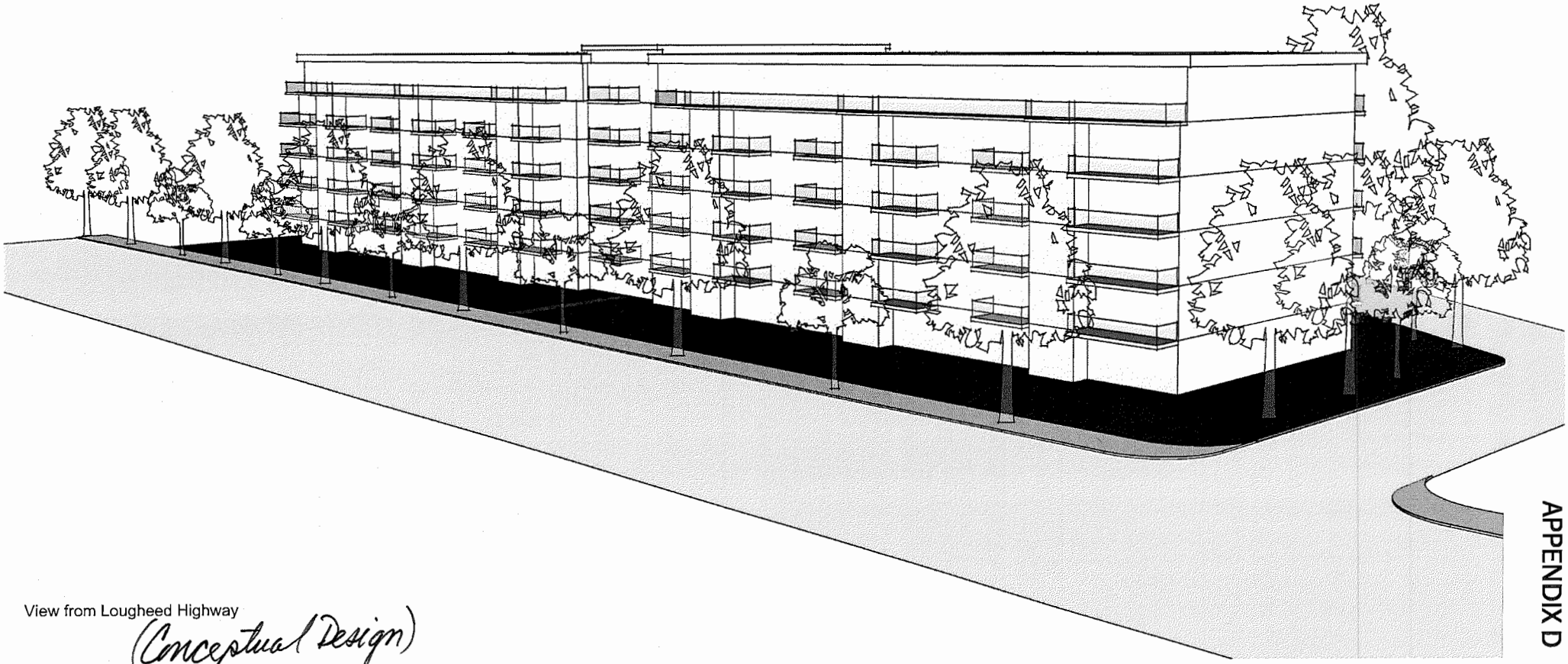
From: RS-1 (Single Detached Residential)

To: RM-2 (Medium Density Apartment Residential)

MAPLE RIDGE
British Columbia

N

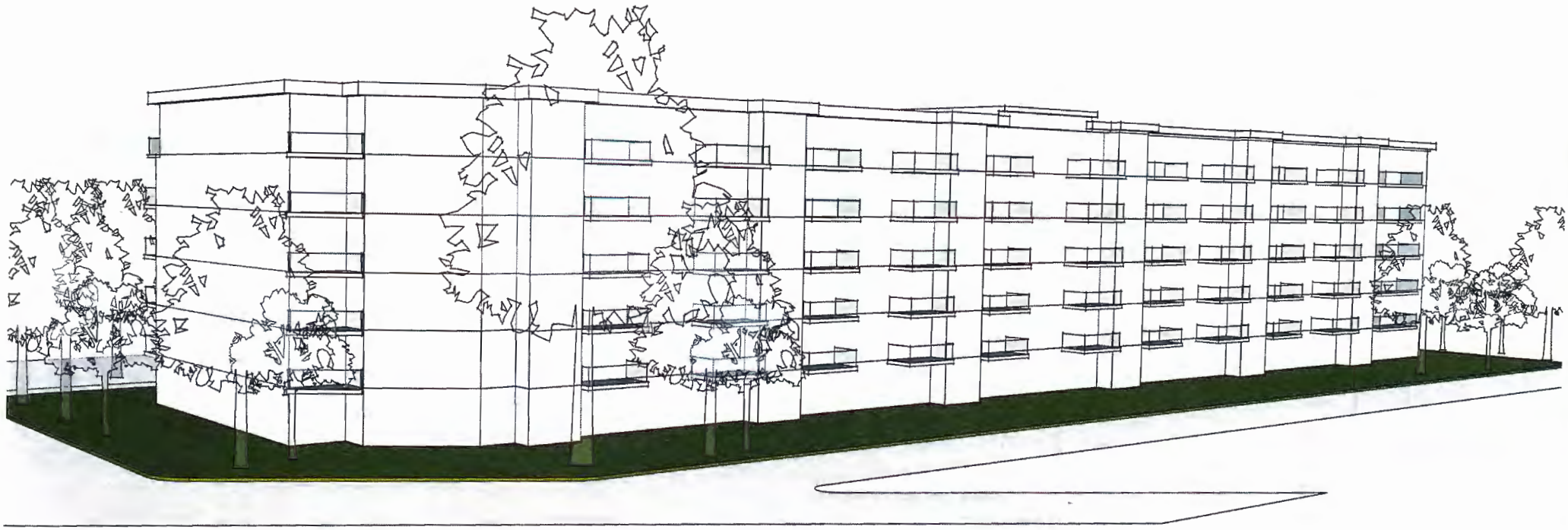
SCALE 1:2,500



View from Lougheed Highway

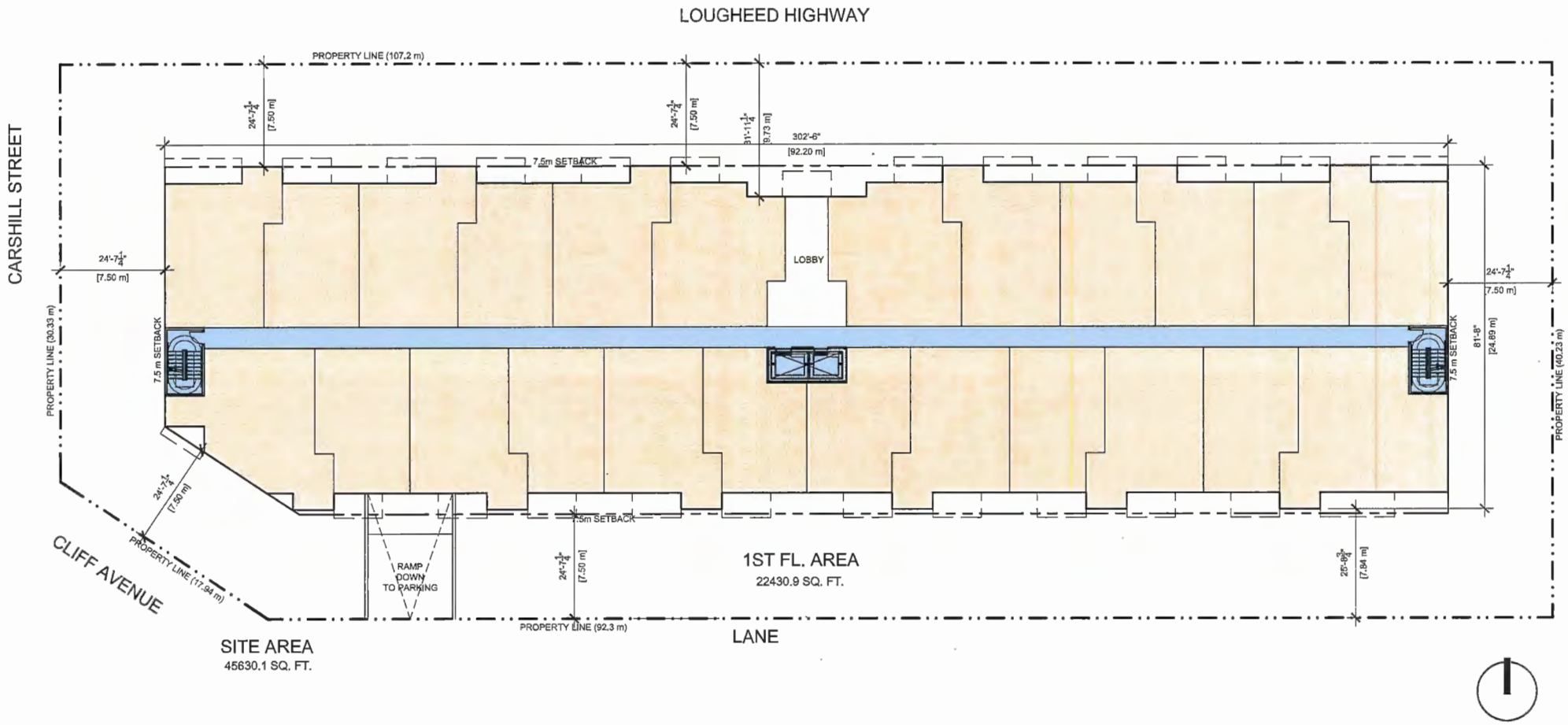
(Conceptual Design)

APPENDIX D



View from Lane

(Conceptual Design.)



(Conceptual Design) - 1ST Floor Only

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	MEETING DATE:	September 21, 2021
		FILE NO:	2021-152-RZ
FROM:	Chief Administrative Officer	MEETING:	C o W

SUBJECT: First Reading
Zone Amending Bylaw No. 7786-2021
11646 and 11648-54 228 Street

EXECUTIVE SUMMARY:

An application has been received to rezone a portion of the subject properties, located at 11646 and 11648-54 228 Street from RS-1 (Single Detached Residential) to RM-1 (Low Density Townhouse Residential), to permit the future construction of eight townhouse dwelling units. To proceed further with this application additional information is required as outlined below.

As per Council Policy 6.31, which was updated December 12, 2017, this application is subject to the Community Amenity Contribution (CAC) Program, at a rate of $4,100 per dwelling unit. Therefore, an estimated CAC amount of $32,800.00 would be required.

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;
   i. The Board of any Regional District that is adjacent to the area covered by the plan;
   ii. The Council of any municipality that is adjacent to the area covered by the plan;
   iii. First Nations;
   iv. Boards of Education, Greater Boards and Improvements District Boards; and
   v. The Provincial and Federal Governments and their agencies.

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

2. That Zone Amending Bylaw No. 7786-2021 be given first reading; and

3. That the applicant provides further information as described on Schedules C, D, E, F and G of the *Development Procedures Bylaw No. 5879–1999.*

DISCUSSION:

a) Background Context:

Applicant:	Propel Development Planning Inc.
Legal Description:	Lot 8 Section 17 Township 12 Plan NWP12197 Lot 9 Section 17 Township 12 Plan NWP12197
OCP:	
Existing:	Ground-Oriented Multi-Family
Proposed:	Ground-Oriented Multi-Family
Within Urban Area Boundary:	Yes
Area Plan:	Town Centre Area Plan
OCP Major Corridor:	No
Zoning:	
Existing:	RS-1 (Single Detached Residential)
Proposed:	RM-1 (Low Density Townhouse Residential)

Surrounding Uses:

North:	Use:	Vacant
	Zone:	RS-1 (Single Detached Residential)
	Designation:	Ground-Oriented Multi-Family
South:	Use:	Single-Family Residential
	Zone:	RS-1 (Single Detached Residential)
	Designation:	Ground-Oriented Multi-Family (95%) Conservation (5%)
East:	Use:	Vacant
	Zone:	RS-1 (Single Detached Residential) (73%) C-3 (Town Centre Commercial) (27%)
	Designation:	Conservation (67%) Low-Rise Apartment (33%)
West:	Use:	Single-Family Residential
	Zone:	RS-1 (Single Detached Residential)
	Designation:	Low-Rise Apartment

Existing Use of Property:	Vacant
Proposed Use of Property:	Multi-Family
Site Area:	0.218 hectares (0.538 acres)
Access:	228 Street
Servicing requirement:	Urban Standard

b) Site Characteristics:

The subject properties predominantly abut 228 Street with a small portion abutting Gilley Avenue (See Appendices A and B). The subject properties are uniquely shaped and are affected by geotechnical and environmental constraints to the east (rear of properties). There are multiple variations of vegetation found throughout the site but is predominately located on the periphery of the site and in and around the watercourse which is also located just outside of the site.

c) Project Description:

The current application is proposing to construct eight townhouse dwelling units in three separate buildings on the site. Due to the aforementioned site constraints, multiple site design iterations were made to the Planning Department. The current preliminary site design shown in Appendix D was accepted as it met the preliminary environmental and geotechnical setback requirements, as well as, achieving the number of units desired by the developer. However, because the proposal is based off of preliminary information, the applicant will have to submit a environmental assessment report prepared by a qualified professional to "ground truth" the site and prove out project details prior to second reading. Park/conservation dedication will be required and is dependent on the environmental assessment report. The information therein may affect the unit yield and Floor Space Ratio (FSR) which may require the applicant to apply for the density bonus provisions to a maximum of 0.75 at $344.46 per square metre. This would mean an increase from the current 0.6 FSR which does not require the applicant to pay a density bonus. These changes may alter the proposed site plan and design of the proposed dwelling units. Under the current proposal, the townhouse units will have rooftop patios that will contribute to their private outdoor area requirements as per the RM-1 Zone. Furthermore, the proposed development appears to achieve the common open area and outdoor amenity space requirements. Again, a more detailed analysis will be required prior to second reading.

At this time, it is anticipated that variances will be required for the proposed development. These variances may include varying the interior lot line setback from 6.0 metres to 2.3 metres on the north property line and 2.9 metres on the south property line as well as a height variance from 9.5 metres to 11.0 metres. The lot line setback variances are supportable due the site constraints located on the rear (east) side of the property and it is not believed that the interior lot line variances will affect adjacent properties whilst also achieving side-by-side double parking for each dwelling unit. The height variance is supported due to the location of the proposed development as it is located in the Town Centre. Additionally, adjacent land use designations, most notably the *Low-Rise Apartment*, *Ground-Oriented Multi-Family*, and *Town Centre Commercial* would not be affected by a height variance of 1.5 metres as the *Low-Rise Apartment* and *Town Centre Commercial* designations, specifically, support heights of 4 storeys or more. Furthermore, section 3.18 of the *Town Centre Area Plan* supports a maximum height of 3 storeys which is generally 11.0 metres in height within the *Ground-Oriented Multi-Family* designation. Due to these variables, the variances being requested for the proposed development are supportable and will be detailed to Council in a future staff report.

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

d) Planning Analysis:

Official Community Plan:

The development site is located within the *Town Centre Area Plan* and is currently designated Ground-Oriented Multi-Family. For the proposed development an OCP amendment will not be required to allow the proposed RM-1 zoning.

Zoning Bylaw:

The current application proposes to rezone the properties located at 11646, 11648-54 228 Street from RS-1 (Single Detached Residential) to RM-1 (Low Density Townhouse Residential) (see Appendix C) to permit the construction of eight townhouse dwelling units (see Appendix D). The minimum lot size for the proposed RM-1 zone is 1,000m^2. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

Development Permits:

Pursuant to Section 8.11 of the OCP, a Town Centre Development Permit (*South of Lougheed*) application is required for all multi-family residential, flexible mixed use and commercial development located in the Town Centre.

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

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

- All areas designated Conservation on Schedule "B" or all areas within 50 metres of an area designated Conservation on Schedule "B", or on Figures 2, 3 and 4 in the Silver Valley Area Plan;
- All lands with an average natural slope of greater than 15 %; and
- All floodplain areas and forest lands identified on Natural Features Schedule "C".

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

Advisory Design Panel:

A Town Centre 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) Utility companies; and
g) Ministry of Transportation and Infrastructure.

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

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

f) Development Applications:

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

1. A complete Rezoning Application (Schedule C);
2. A Town Centre Development Permit Application (Schedule D);
3. A Development Variance Permit (Schedule E);
4. A Watercourse Protection Development Permit Application (Schedule F); and
5. A Natural Features Development Permit Application (Schedule G).

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

CONCLUSION:

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

It is expected that once complete information is received, Zone Amending Bylaw No. 7786-2021 will be amended and an OCP Amendment to adjust the *Conservation* boundary will be required.

The development proposal is in compliance with the policies of the OCP. Justification has been provided to support an OCP amendment to adjust the *Conservation* boundary to encompass the future dedicated parkland. It is, therefore, recommended that Council grant first reading subject to additional information being provided and assessed prior to second reading.

"Original signed by Tyson Baker"

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

"Original signed by Chuck Goddard"

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

"Original signed by Chuck Goddard"

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

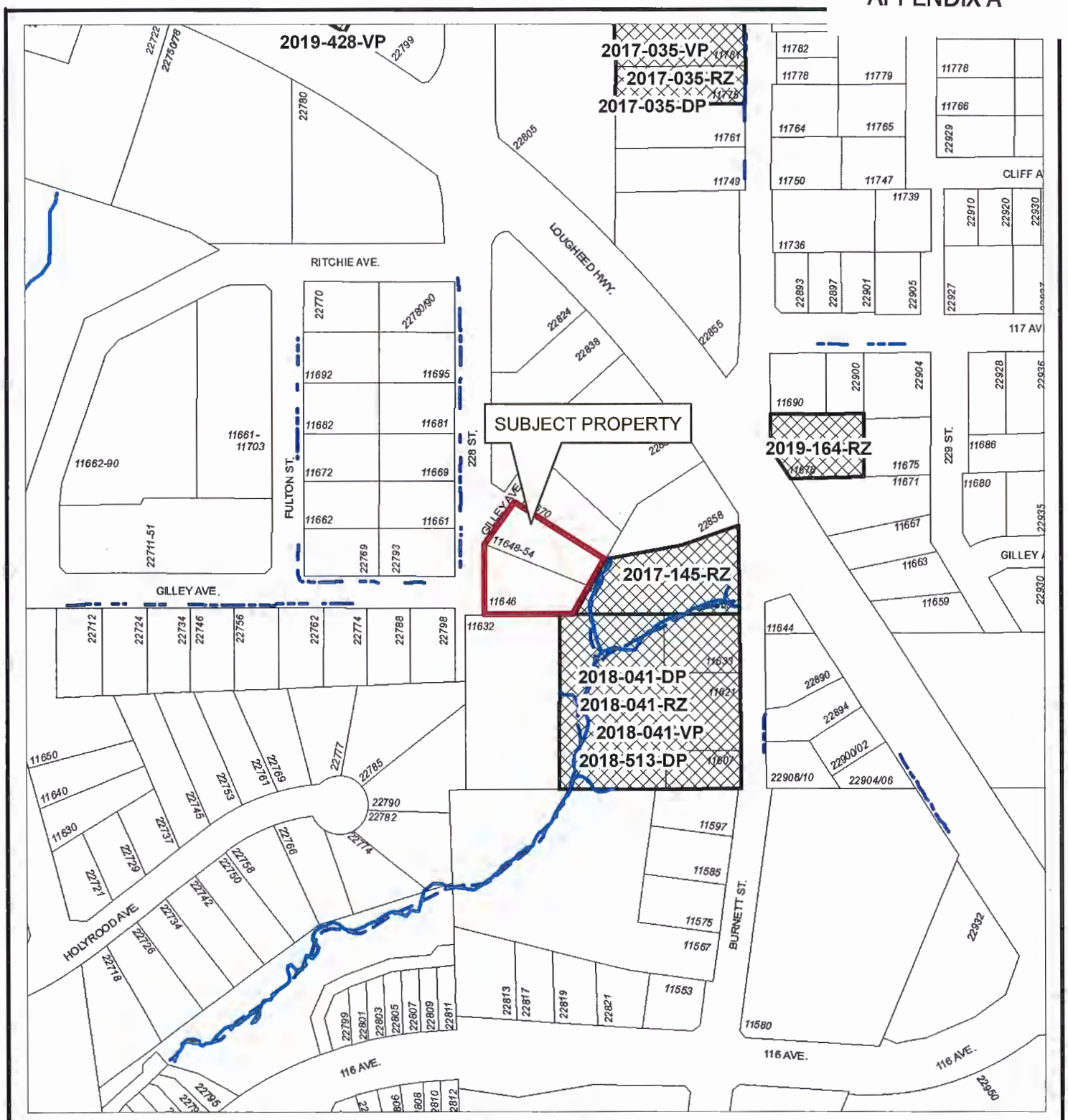
"Original signed by Al Horsman"

Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Zone Amending Bylaw No. 7786-2021
Appendix D – Proposed Site Plan

APPENDIX A



N

Scale: 1:2,500

Legend

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

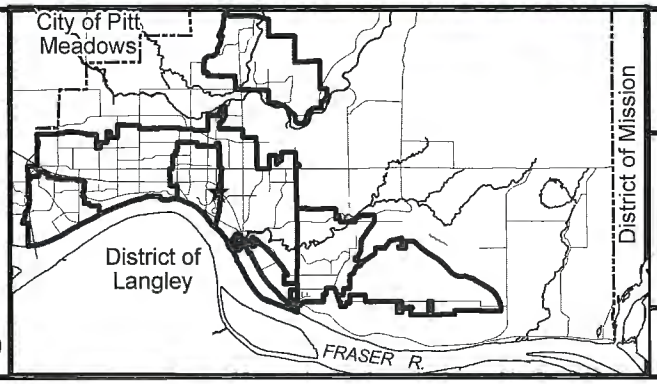
11646 228 STREET
PID: 009-652-281

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

FILE: 2021-152-RZ
DATE: Mar 23, 2021
BY: PC

APPENDIX B



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Scale: 1:2,500

11646 228 STREET
PID: 009-652-281

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2021-152-RZ
DATE: Mar 23, 2021

BY: PC

CITY OF MAPLE RIDGE
BYLAW NO. 7786-2021

A Bylaw to amend Schedule "A" Zoning Bylaw Map forming part of
Zoning Bylaw No. 7600-2019 as amended

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7786-2021."

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

   Lot 8 Section 17 Township 12 New Westminster District Plan 12197

   Lot 9 Section 17 Township 12 New Westminster District Plan 12197

   and outlined in heavy black line on Map No. 1905 a copy of which is attached hereto and forms part of this Bylaw, is/are hereby rezoned to RM-1 (Low Density Townhouse Residential).

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

   READ a first time the 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

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

   ADOPTED, the day of , 20

PRESIDING MEMBER **CORPORATE OFFICER**

MAPLE RIDGE ZONE AMENDING

Bylaw No. 7786-2021

Map No. 1905

From: RS-1 (Single Detached Residential)

To: RM-1 (Low Density Townhouse Residential)

MAPLE RIDGE
British Columbia

N

SCALE 1:2,500

1 SITE PLAN
1 : 200

PROJECT DATA

CIVIC ADDRESS
11646 228 STREET, MAPLE RIDGE, BC

LEGAL DESCRIPTION
LT 9; SEC 17; TWP 12; NWD; PL NWP12197

PID
009-652-302

ZONING
CURRENT: RS-1 (ONE FAMILY URBAN RESIDENTIAL)
PROPOSED REZONING: RM-1 (TOWNHOUSE RESIDENTIAL)

TOWN CENTRE AREA
CENTRAL BUSINESS DISTRICT

LOT SIZE
MIN. REQUIRED
AREA: 1000.0 m²
WIDTH: 7.0 m
DEPTH: 30.0 m

PROVIDED
AREA: 2176.37 m² (23 426.28 SF)
WIDTH: 55.75 m
DEPTH: 42.85 m

LOT COVERAGE
REQUIRED: N/A

PROVIDED
AREA: 470.09 m² (5 060 SF)
21.60 % (= 470.09 X 100 /2176.37)

DENSITY RATIO
MAX. ALLOWED: 1305.82 m² (14,053.77 SF (= 23 426.28 X 0.6))
PROPOSED: APROX. 1006.00 m² (10850.02 SF) = (144 m² x 7)
PROPOSED PER 3-BED UNIT: 144 m² (1550 SF)
PROPOSED PER DOUBLE GARAGE UNIT: 126.81 m² (1 365 SF)

HEIGHT
MAX. ALLOWED: 9.5 m
PROPOSED: 11 m (3-STOREY TOWNHOUSE)

SETBACK
REQUIRED
FRONT: 5.0 m
REAR: 7.5 m
SIDE (INTERIOR): 6.0 m
SIDE (EXTERIOR): 7.5 m

PROPOSED
FRONT: 5.0 m
REAR: 22.00 m
SIDE (NORTH): 2.3 m (3.7 m VARIANCE REQUIRED)
SIDE (SOUTH): 2.9 m (4.6 m VARIANCE REQUIRED)

COMMON OPEN AREAS
TOTAL REQUIRED
360 m² (3875 SF) = (45 m² x 8)

PROPOSED
OUTDOOR AMENITY AREA: 73 m² (785 SF)
PRIVATE OUTDOOR AREA (917.11.3) : 287 m² (3089 SF) (35.9 m² / UNIT)
TOTAL: 360 m²

PROPOSED DEVELOPMENT
TOTAL: 8 TOWNHOUSES (8 DOUBLE GARAGE UNITS)

PARKING REQUIREMENT
REQUIRED
EACH RESIDENTIAL: 2 STALLS PER UNIT,
VISITOR: 0.8 STALL (0.1 PER UNIT, WHERE ON-STREET SUPPLY AVAILABLE)

PROPOSED
EACH RESIDENTIAL (TOWNHOUSE): 2 STALLS PER UNIT
VISITOR: 2 STALL (LEVEL-2 CHARGING ROUGH-IN READY)

BICYCLE PARKING
REQUIRED
LONG TERM BICYCLE STORAGE
N/A (WITHIN INDIVIDUAL UNIT)

SHORT TERM BICYCLE STORAGE
1 STALL (1.20 = 3 / 20 X 8)

PROPOSED
SHORT TERM BICYCLE STORAGE
1 STALL

NO	DESCRIPTION	DATE
14	ISSUED FOR CLIENT	2021 07 14
13	ISSUED FOR CLIENT	2021 06 16
12	ISSUED FOR CLIENT	2021 06 11
11	ISSUED FOR CLIENT	2021 05 04
10	ISSUED FOR CLIENT	2021 05 28
9	ISSUED FOR CLIENT	2021 04 22
8	ISSUED FOR REZONING APPLICATION	2021 03 19
7	ISSUED FOR CLIENT	2021 02 25
6	ISSUED FOR CLIENT	2021 02 23
5	ISSUED FOR CLIENT	2021 02 12
4	ISSUED FOR CLIENT	2021 02 11
3	ISSUED FOR CLIENT	2021 02 09
2	ISSUED FOR CLIENT	2021 02 08
1	ISSUED FOR CLIENT	2021 02 03

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Drawings shall not be scaled. The Contractor shall verify and be responsible for all dimensions, datum, and elevations pertinent to executing the work. Discrepancies and variations shall be reported to the Architect prior to commencing construction.
These Design Documents are prepared Solely for the use by the Party with whom the SK Architect has entered into a Contract and there are no Representations of any kind made by the SK Architect to any Party with whom the SK Architect has not entered into contract.

Client
JAG MANHAS

Project
11646 228 STREET TOWNHOUSE DEVELOPMENT

Address
11646 228 STREET
MAPLE RIDGE, BC

Sheet
OPTION 8 REVISED

Project number 21007

A100k

Scale 1 : 200

SKArch
22420 Dewdney Trunk
Suite 225, Maple Ridge
T. 604.516.8953 www

APPENDIX D

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	MEETING DATE:	September 21, 2021
		FILE NO:	2021-324-RZ
FROM:	Chief Administrative Officer	MEETING:	C o W

SUBJECT: First Reading
Zone Amending Bylaw No. 7788-2021
20660 & 20670 123 Avenue and 20679 Tyner Avenue

EXECUTIVE SUMMARY:

An application has been received to rezone a portion of the subject property, located at 20660 & 20670 123 Avenue and 20679 Tyner Avenue, from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached (Low Density) Urban Residential), to permit a future development of a bare-land strata subdivision to create approximately ten (10) bare-land strata lots. This development proposal would be dedicating parkland which will require an amendment to the Official Community Plan. To proceed further with this application, additional information is required as outlined in this report.

As per Council Policy 6.31, which was updated December 12, 2017, this application is subject to the Community Amenity Contribution (CAC) Program, at a rate of $5,100.00 per lot. Therefore, an estimated CAC amount of $51,000.00 would be required.

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;
   i. The Board of any Regional District that is adjacent to the area covered by the plan;
   ii. The Council of any municipality that is adjacent to the area covered by the plan;
   iii. First Nations;
   iv. Boards of Education, Greater Boards and Improvements District Boards; and
   v. The Provincial and Federal Governments and their agencies.

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

2. That Zone Amending Bylaw No. 7788-2021 be given first reading; and

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

DISCUSSION:

a) **Background Context:**

Applicant:	Aplin & Martin Consultants Ltd.
Legal Description:	Lot F, District Lot 241, Plan NWP17056 Lot G, District Lot 241, Block 5, Plan NWP17056 Lot 14, District Lot 241, Plan NWP26346
OCP:	
Existing:	Urban Residential
Proposed:	Urban Residential
Within Urban Area Boundary:	Yes
Area Plan:	General Land Use Area Plan
OCP Major Corridor:	Yes
Zoning:	
Existing:	RS-3 (Single Detached Rural Residential)
Proposed:	R-1 (Single Detached (Low Density) Urban Residential)

Surrounding Uses:

North:	Use:	Place of Worship
	Zone:	P-4 (Place of Worship)
	Designation:	Institution (66%) Conservation (34%)
South:	Use:	Single-Family Residential
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	Urban Residential (77%) Conservation (23%)
East:	Use:	Parkland (City of Maple Ridge)
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	Conservation
West:	Use:	Single-Family Residential
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	Urban Residential

Existing Use of Property:	Single-Family Residential
Proposed Use of Property:	Bare-land Strata Lots (Single-Family Residential) Parkland (Dedicated)
Site Area:	0.906 HA (2.238 acres)
Access:	123 Avenue
Servicing requirement:	Urban Standard

b) Site Characteristics:

The subject properties predominantly abut 123 Avenue with a small portion abutting Tyner Avenue (See Appendices A and B). The eastern most parcel (20679 Tyner Avenue) is affected by geotechnical and environmental constraints in and around McKenney Creek. From an aerial view (Appendix B) the majority of the vegetation will be located within the future parkland whilst vegetation outside of the parkland will be encouraged to be retained subject to an arborist report.

c) Project Description:

The current application is proposing to rezone the subject properties from RS-3 to R-1 to allow the creation of ten (10) single-family bare-land strata lots to be created through a subsequent subdivision application. Due to the aforementioned site constraints, the creation of R-1 lots through a traditional fee-simple process would not have been possible due to the City's road dedication standards for the internal road giving access to the lots and servicing requirements. To achieve the creation of R-1 lots, the proposal will be in the form of a bare-land strata. The internal road will become common property and maintained by the strata corporation. The lots, however need to meet the R-1 zones lot requirements. Services will be installed by the developer and maintained on-site by the future strata corporation as they will be common property.

The current subdivision plan (as attached to this report – see Appendix D) that was submitted will need to meet environmental and geotechnical setback requirements. Should Council grant first reading, the applicant must submit a detailed environmental assessment report from a qualified professional and will subsequently be reviewed by City staff. This information may affect lot yields and revisions to the proposal may be required. This information will be required prior to second reading. Preliminary review of the site plan indicates that the proposed lots meet the minimum lot area requirements of the R-1 zone (371.0m^2); however, some lots (approximately four (4)) are 11.0m wide and do not meet the minimum width requirements of R-1 zone which requires a minimum width of 12.0 m. Therefore, a variance application will be required to vary the minimum lot width of the aforementioned lots. The Approving Officer typically will support small variances of this scale as long as the lot area of 371.0m^2 is achieved.

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:

<u>Official Community Plan</u>:

The development site is located within the *General Land Use Area Plan* and is currently designated *Urban Residential* and *Conservation*. For the proposed development, an OCP amendment will not be required to allow the proposed R-1 zoning. There will, however, be an OCP boundary adjustment to encompass the area being dedicated as parkland, which will be designated *Conservation*.

Zoning Bylaw:

The current application proposes to rezone the properties located at 20660 & 20670 123 Avenue and 20679 Tyner Avenue from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached (Low Density) Urban Residential) (see Appendix C) to permit the future creation of ten (10) lots (see Appendix D). The minimum lot size for the proposed R-1 zone is 371.0m^2. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

Development Permits:

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

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

- All areas designated Conservation on Schedule "B" or all areas within 50 metres of an area designated Conservation on Schedule "B", or on Figures 2, 3 and 4 in the Silver Valley Area Plan;
- All lands with an average natural slope of greater than 15 %; and
- All floodplain areas and forest lands identified on Natural Features Schedule "C".

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

Advisory Design Panel:

Not required.

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; and
f) Ministry of Transportation and Infrastructure.

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

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

f) **Early and Ongoing Consultation:**

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

g) **Development Applications:**

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

1. A complete Rezoning Application (Schedule B);
2. A Development Variance Permit (Schedule E);
3. A Watercourse Protection Development Permit Application (Schedule F);
4. A Natural Features Development Permit Application (Schedule G); and
5. 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 proposed layout has not been reviewed in relation to the relevant bylaws and regulations governing subdivision applications. Any subdivision layout provided is strictly preliminary and must be approved by the Approving Officer.

It is recommended that Council not require any further additional OCP consultation. It is expected that once complete information is received, Zone Amending Bylaw No.7788-2021 will be amended and an OCP Amendment to adjust the Conservation boundary may be required.

The development proposal is in compliance with the policies of the OCP. Justification has been provided to support an OCP amendment to adjust the *Conservation* boundary to encompass the future dedicated parkland. It is, therefore, recommended that Council grant first reading subject to additional information being provided and assessed prior to second reading.

"Original signed by Tyson Baker"

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

"Original signed by Chuck Goddard"

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

"Original signed by Chuck Goddard"

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

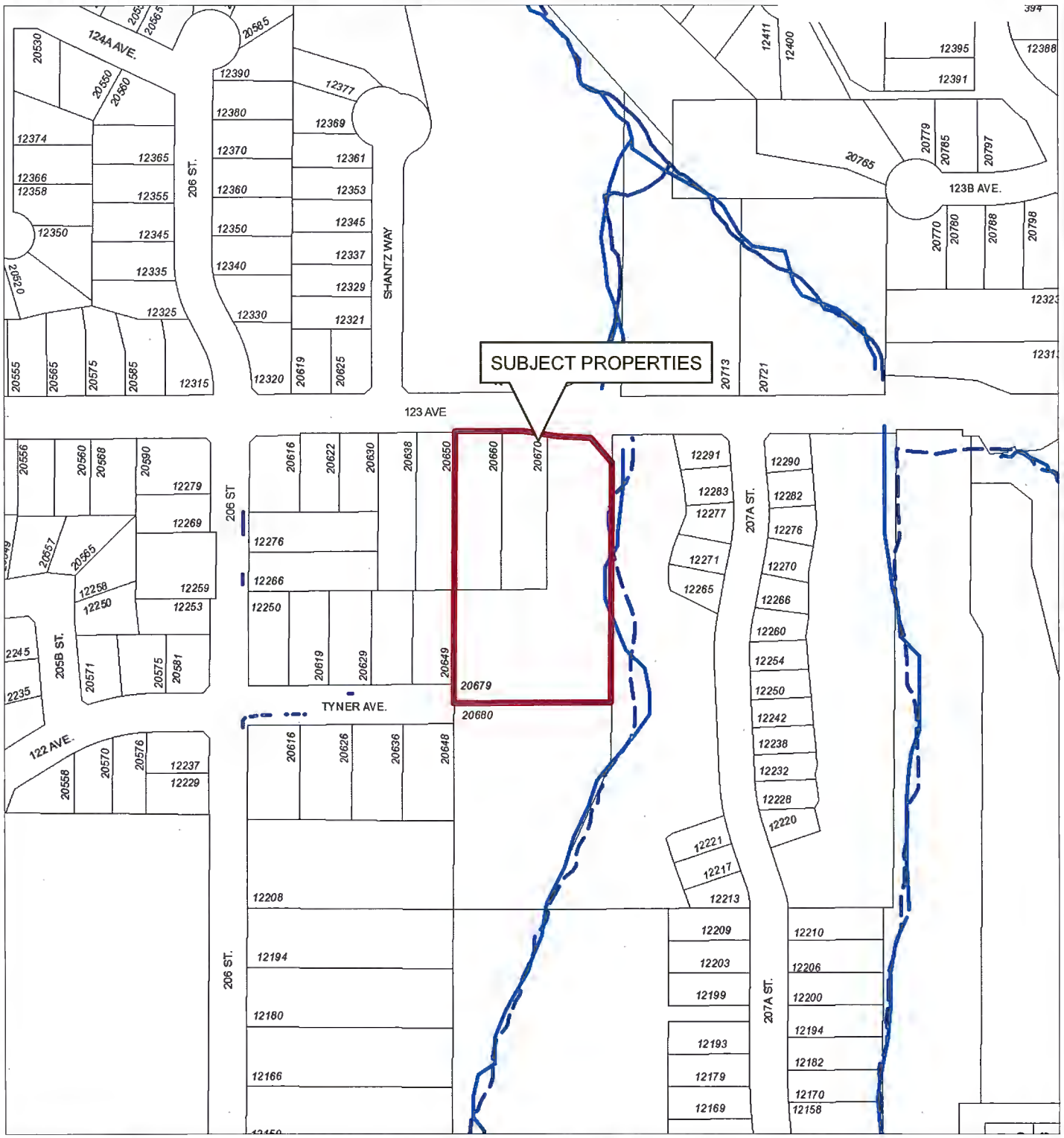
"Original signed by Al Horsman"

Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Zone Amending Bylaw No. 7788-2021
Appendix D – Proposed Site Plan

APPENDIX A



N

Scale: 1:2,500

Legend

- Stream
- Ditch Centreline
- Indefinite Creek
- River Centreline (Topographic)

20660/70 123 AVENUE & 20679 TYNER AVENUE
PID'S: 001-987-682, 002-249-006 & 008-892-563

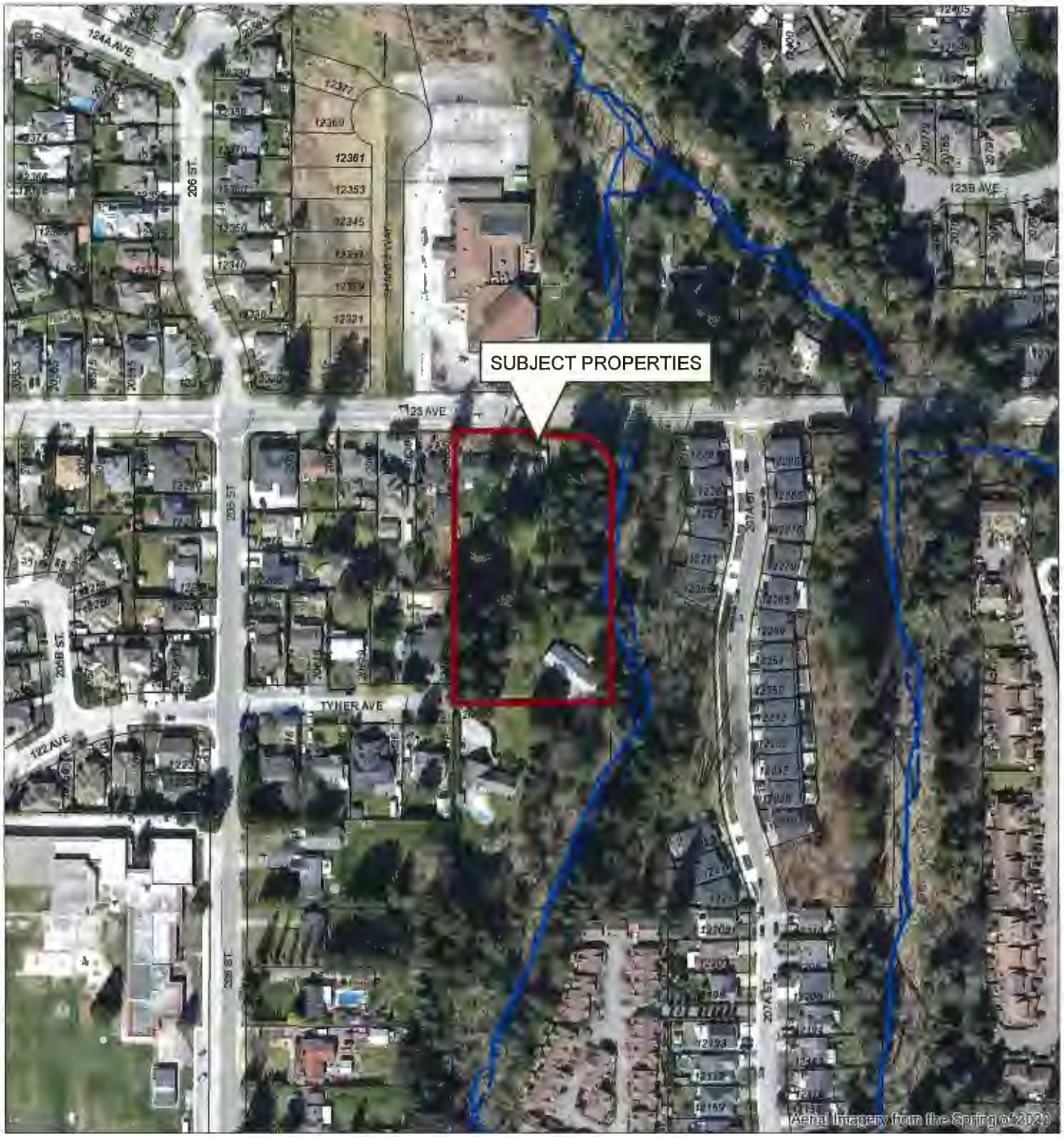
PLANNING DEPARTMENT

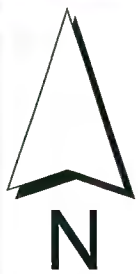
MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2021-324-RZ
DATE: Jun 14, 2021
BY: PC

APPENDIX B





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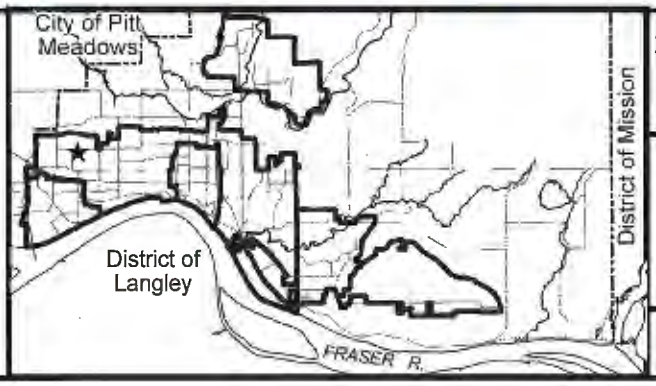


20660/70 123 AVENUE & 20679 TYNER AVENUE
PID'S: 001-987-682, 002-249-006 & 008-892-563

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

FILE: 2021-324-RZ
DATE: Jun 14, 2021
BY: PC

CITY OF MAPLE RIDGE
BYLAW NO. 7788-2021

A Bylaw to amend Schedule "A" Zoning Bylaw Map forming part of
Zoning Bylaw No. 7600-2019 as amended

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7788-2021."

2. That parcels of land and premises known and described as:

   Lot F District Lot 241 Group 1 New Westminster District Plan 17056

   Lot G Except Part Dedicated Road on Plan LMP7229 District Lot 241 Group 1 New Westminster District Plan 17056; and

   Lot 14 Except Part in Plan LMP7015 District Lot 241 Group 1 New Westminster District Plan 26346;

   and outlined in heavy black line on Map No. 1907 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to R-1 (Single Detached (Low Density) Urban Residential).

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

READ a first time the day of , 20

READ a second time the day of , 20

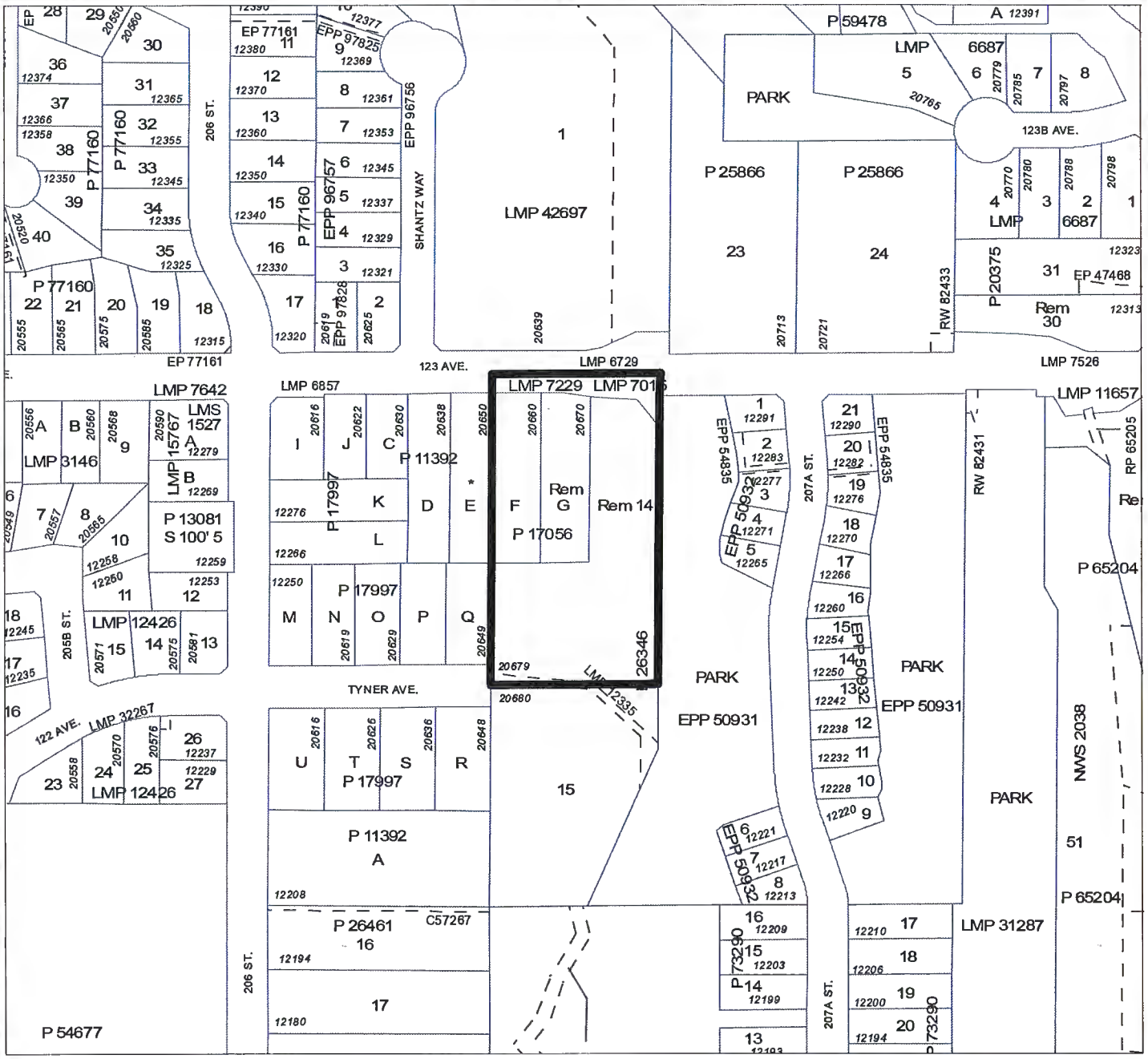
PUBLIC HEARING held the day of , 20

READ a third time the day of , 20

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

ADOPTED, the day of , 20

PRESIDING MEMBER **CORPORATE OFFICER**



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7788-2021

Map No. 1907

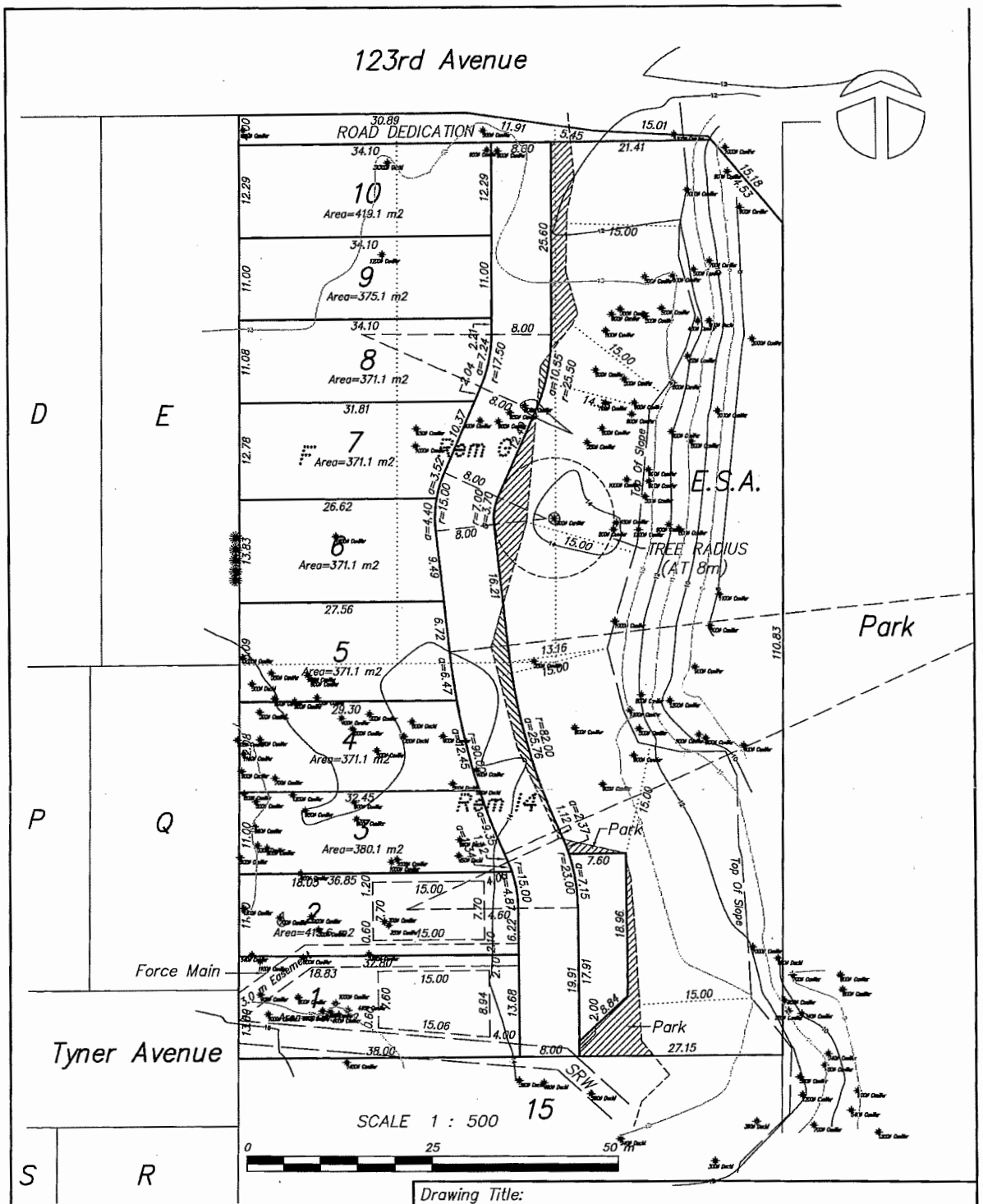
From: RS-3 (Single Detached Rural Residential)

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

MAPLE RIDGE
British Columbia

N

SCALE 1:2,500



Client: Woodlock Developments

Project: 20660 & 20670 123rd Ave. And 20679 Tyner Avenue Maple Ridge, BC

Drawing Title: Survey Sketch Plan Of Lot 14 (Except Part In Plan LMP7015) NWD Plan 26346 And Lot G (Except Part Dedicated Road On Plan LMP7229) NWD Plan 17056 And Lot F Plan 17056 All Of DL 241 Gp. 1

Terra Pacific
Land Surveying Ltd
22371 St. Anne Avenue, Maple Ridge, BC
Phone: 604-463-2509 Fax: 604-463-4501

Notes:
Bare Land Strata Lots R-1 Zoning
Riparian Compensation – Gain (Area=200.8 m2)
Riparian Compensation – Loss (Area=43.8 m2)

Paper Size: 17" x 11"
Date: April 16, 2021
Revised: April 21, 2021
File: MR21-789skSUB_rev

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	September 21, 2021
		FILE NO:	2021-341-RZ
FROM:	Chief Administrative Officer	**MEETING:**	C o W

SUBJECT: **First Reading**
Zone Amending Bylaw No. 7780-2021;
22108, 22118, 22126, 22136, 22146, 22154 and 22164 Lougheed Highway

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EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties, located at 22108, 22118, 22126, 22136, 22146, 22154 and 22164 Lougheed Highway, from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential), to permit the future construction of a six storey, 224 unit residential apartment building.

Pursuant to Council policy the proposed development is subject to the Community Amenity Contribution, Policy 6.31 at a rate of $3,100.00 per apartment dwelling unit for an estimated amount of $694,400.00.

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

RECOMMENDATIONS:

1. **That Zone Amending Bylaw No. 7780-2021 be given first reading; and**

2. **That the applicant provides further information as described on Schedules C, D, and E of the *Development Procedures Bylaw No. 5879–1999.***

DISCUSSION:

a) Background Context:

Applicant:	Lovick Scott Architects Ltd.
Legal Descriptions:	Lot 4, District Lot 397, New Westminster Plan 8614; Lot 5, District Lot 397, New Westminster Plan 8614; Lot 6, District Lot 397, New Westminster Plan 8614; Lot 7, District Lot 397, New Westminster Plan 8614; Lot 8, District Lot 397, New Westminster Plan 8614; Lot 9, District Lot 397, New Westminster Plan 8614; and Lot 10, District Lot 397, New Westminster Plan 8614.
OCP:	
Existing:	Low-Rise Apartment
Proposed:	Low-Rise Apartment

Within Urban Area Boundary:	Yes
Area Plan:	Town Centre Area Plan
OCP Major Corridor:	Yes

Zoning:

Existing:	RS-1 (Single Detached Residential)
Proposed:	RM-2 (Medium Density Apartment Residential)

Surrounding Uses:

North:	Use:	Church
	Zone:	P-4 (Place of Worship)
	Designation:	Institutional
South:	Use:	Single-Family Residential
	Zone:	RS-1 (Single Detached Residential)
	Designation:	Single-Family Residential
East:	Use:	Salvation Army, Ridge Meadows Ministries
	Zone:	C-3 (Town Centre Commercial)
	Designation:	Town Centre Commercial
West:	Use:	Single-Family Residential
	Zone:	RS-1 (Single Detached Residential)
	Designation:	Urban Residential

Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Residential Apartment Building
Site Area:	0.57 ha (1.40 ares)
Access:	Rear Lane
Servicing requirement:	Urban Standard

b) Site Characteristics:

The seven subject properties are located on Lougheed Highway between 221 Street and 222 Street, that comprise approximately 0.57 ha (1.40 acres) in area (see Appendices A and B). The subject properties are relatively flat and contain older single-family residential dwellings which face onto Lougheed Highway with their access being located at the rear of the properties from a lane.

There are large hedges on the properties adjacent to Lougheed Highway consisting of a variety of trees and plants providing a natural buffer to Lougheed Highway. Fronting the properties along Lougheed Highway is a sidewalk.

The subject properties are located 44.5 metres from the intersection of Lougheed Highway and the Haney Bypass, that is a major transportation intersection within the City. This section of Lougheed Highway has several movement lanes to bring traffic into, as well as, bypassing the Town Centre. In addition, the entire frontage of the development on Lougheed Highway does not permit parking nor stopping making ground floor commercial not desirable.

c) Project Description:

The proposed development is to rezone the seven subject properties from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential) to facilitate a six storey, 224-unit apartment building with two levels of underground parking.

The current development proposal proposes the following unit mix:

- Studio Units 128 (57.2%)
- One Bedroom Units 34 (15.2%)
- One Bedroom plus Den Units 9 (4.0%)
- Two Bedroom Units 37 (16.5%)
- Two Bedroom plus Den units 16 (7.1%)

The proposed development unit mix is heavy on Studio Units and One Bedroom Units. At this stage, the applicant has not provided details on units that could be allocated for aging in place.

The main pedestrian entrance to the development is proposed from the Lougheed Highway side of the building, while the vehicle access is proposed from the rear lane located on the south side of the building (see Appendix E). The building and landscaping will be reviewed in detail as part of a future Development Permit application. This review will ensure that the building design elements celebrate and visually enhance this major crossroad by achieving an aesthetically pleasing interface between the public and private realms. To achieve this there could be additional design elements incorporated into the building, enhancements to the landscaping and the incorporation of public art in accordance with the Developer Public Art Program.

The subject properties are located just to the east of the Lougheed Transit Corridor Study area, and are within the Town Centre Area Plan.

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

d) Planning Analysis:

Official Community Plan:

The subject properties are located within the Town Centre Area Plan and are currently designated *Low-Rise Apartment* which supports the proposed zoning of RM-2 (Medium Density Apartment Residential). No OCP amendment is required to accomodate this proposal. The proposed development is subject to the Town Centre Precinct South of Lougheed, Development Permit Guidelines found in Chapter 8 of the OCP.

The following OCP – Town Centre Are Plan policies apply to this proposal:

3-1 An increase in residential and commercial density is encouraged in the Town Centre, particularly within the Central Business District (see Figure 2 for boundaries of CBD). Land use should include a mix of housing types catering to various demographics, including affordable and special needs housing, within walking distance to a broad mixture of uses, including shops, services, cultural facilities, and recreation.

The subject properties are located in the Central Business District. The proposed development will increase, if approved, the number of residential units within the Central Business District. However, the unit mix is disproportionally skewed toward Studio Units in comparison to other market housing projects. The City's Housing Action Plan suggests that relative to the region, we have fewer medium sized multi-residential units, such as one and two bedroom units. In the full submission, additional information is needed to understand the marketing background for the proposed unit mix, as well as, ensuring that this project will contribute toward achieving the objectives of the OCP and Housing Action Plan for a healthy housing mix in the community.

The subject properties are located within walking distance to a board range of shops, services, cultural-recreation facilities and several transit options available within the Central Business District and West Coast Express.

3-6 Along arterial and collector streets and also within the Central Business District, Maple Ridge shall generally not support changes in land use designation and zoning that would have the effect of reducing employment opportunities or housing density.

The proposed development is not requiring a change in the land use designation from *Low-Rise Apartment* and the density is consistent with the RM-2 (Medium Density Apartment Residential) zone supported by the Zoning Matrix. The proposal will increase the housing density in the Central Business District which will support and enhance the exiting business and services.

3-10 Land assembly or lot consolidation proposed in conjunction with development, redevelopment, conversion, or infilling should meet the following conditions:

d. The land assembly proposal will incorporate adequate impact mitigation measures such as the provision of buffers, landscaping, site design, building arrangements and building design to ensure compatibility with abutting existing land uses.

The proposal is consolidating seven contiguous lots from 221 Street to an existing commercial building to the east leaving no residual parcels of land. To the north, the proposed development abuts Lougheed Highway and to the south is a lane to provide a buffer to the residential uses to the south. Through the design of the building and site landscaping, a buffer measures will be included to reduce the impact of the proposed development on the existing residential homes south of the lane.

3-15 Concealed parking structures are encouraged in all commercial, mixed-use, multi-family uses, and institutional uses in the Town Centre. Below grade parking structures are particularly encouraged for Low-Rise, Medium, and High-Rise Apartment, Mixed-Use, Flexible Mixed-Use/Live-Work, Commercial, and Institutional buildings. Above grade concealed parking is a viable option where building height (six or more storeys) coupled with challenging site conditions make it cost prohibitive to provide all required parking spaces in an underground structure. Above grade parking structures should be designed in such a manner that the pedestrian realm, streetscape façade, and protected views of the Town Centre are not impaired.

The proposed development includes an underground parking structure located below the apartment building with vehicle access of the lane, the impact on the pedestrian realm is minimized.

Zoning Bylaw:

The current application proposes to rezone the subject properties located at 22108, 22118, 22126, 22136, 22146, 22154 and 22164 Lougheed Highway from RS-1 (Single Detached Residential) to - RM-2 (Medium Density Apartment Residential) (see Appendix C) to permit the future construction of a six-storey, 224 unit market strata residential apartment building (see Appendix D and E). The seven properties will be consolidated to create one parcel of land.

The RM-2 (Medium Density Apartment Residential) zone incorprates two Density Bonus provisions to permit additional Floor Space Ratio (FSR) from the base FSR of 1.8 times the lot area up to a maximum of 2.5 times the lot area. These two bonused are:

- All parking spaces are provided within an underground parking structure in an amount equal to 0.1 times the lot area; and
- Providing a voluntary cash contrubution at a rate of $161.46 per square metre ($15.00 per square foot) for an added FSR up to 0.6 times the lot area as the subject properties are located within the Town Centre Area. The applicant proposes to utilize both of these Density Bonuses provisions of the RM-2 (Medium Density Apartment Residential) zone.

An initial review indicates small variances in the setback have been incorporated into the design to create a design that will fit the developing neighbourhood context. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

Off-Street Parking and Loading Details:

The current proposal has the following vehicle parking stalls:

Stall Type	Required	Proposed
Residential	219	219
Visitor	45	22
Total Stalls	264	241

The chart below shows the bicycle parking details:

Bicycle Parking Type	Required	Proposed
Long Term	56	70
Short Term	57	68

The Maple Ridge Town Centre Parking Standards apply to this project as the properties are located with the Central Business District (CBD). The required residential parking of 219 parking spaces is proposed to be provided, however, visitor parking is proposed to be reduced by 23 stalls.

The visitor parking standards for the CBD has two standards for visitor parking: one where on-street parking is available at a rate of 0.10 space per unit and the other at a rate of 0.20 space per unit where no on-street supply is available. A cursory review of the proposed visitor parking indicates that there is no on-street parking available except for a very short street frontage on 221 Street that can only accommodate two stalls; therefore, the higher visitor parking rate of 0.20 space per unit will

apply. The current proposal requires 45 visitor parking stalls, while the current design incorporates only 22 visitor parking stalls which is slightly over a 50% reduction in visitor parking stalls. This reduction in visitor parking stalls is not supportable. The applicant will need to provide a detailed parking study to support and justify the proposed parking reduction. Alternatively, the unit count can be lowered by reducing the number of studio unit (57%) and increasing the one and two bedroom units. The properties are located within 930m^2 radius from a City Parking Garage so the reduction in visitor parking could also be achieved by payment-in-lieu at a current rate of $8,000.00 per parking stall required not provided on site. The estimated amount required would be $184,000.00 payment-in-lieu subject to Council approval.

Development Permits:

Pursuant to Section 8.11 of the OCP, a Town Centre South of Lougheed Precinct Development Permit, application is required for all multi-family residential, flexible mixed-use and commercial development located in the Town Centre.

Advisory Design Panel:

A Form and Character Development Permit is required and must be reviewed by the Advisory Design Panel prior to second reading.

Development Information Meeting:

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

e) Interdepartmental Implications:

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

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

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

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

f) Development Applications:

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

1. A complete Rezoning Application (Schedule C);
2. A Town Centre Development Permit Application (Schedule D); and
3. A Development Variance Permit (Schedule E).

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

CONCLUSION:

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

"Original signed by Chuck Goddard"

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

"Original signed by Chuck Goddard"

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

"Original signed by Chuck Goddard"

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

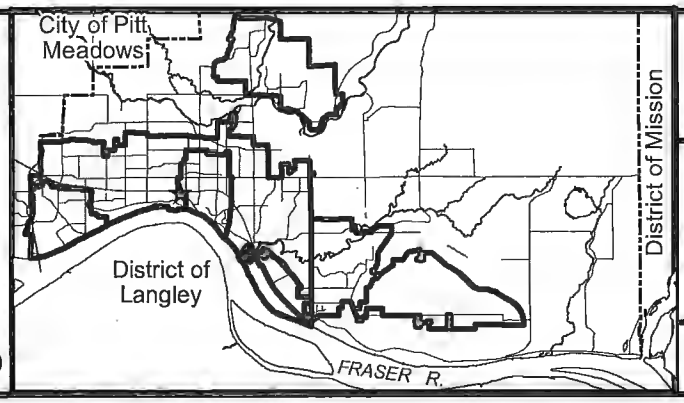
"Original signed by Al Horsman"

Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Zone Amending Bylaw No. 7780-2021
Appendix D – Proposed Site Plan
Appendix E – Proposed Elevations

APPENDIX A



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Scale: 1:2,700

22108/18/26/36/46/54/64 Lougheed Hwy

PID #s: 011-374-926, 004-922-522, 011-374-918, 000-989-029, 002-844-711, 011-374-900, 005-683-823

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2021-341
DATE: Jun 24, 2021

BY: BD

APPENDIX B

N

Scale: 1:2,700

Legend

- Stream
- Ditch Centreline
- Indefinite Creek

22108/18/26/36/46/54/64 Lougheed Hwy

PID #s: 011-374-926, 004-922-522, 011-374-918, 000-989-029, 002-844-711, 011-374-900, 005-683-823

PLANNING DEPARTMENT

MAPLE RIDGE British Columbia

mapleridge.ca

FILE: 2021-341
DATE: Jun 24, 2021

BY: BD

CITY OF MAPLE RIDGE
BYLAW NO. 7780-2021

A Bylaw to amend Schedule "A" Zoning Bylaw Map forming part of
Zoning Bylaw No. 7600-2019 as amended

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7780-2021."

2. Those parcels or tracts of land and premises known and described as:

   Lot 4 District Lot 397 New Westminster Plan 8614;
   Lot 5 District Lot 397 New Westminster Plan 8614;
   Lot 6 District Lot 397 New Westminster Plan 8614;
   Lot 7 District Lot 397 New Westminster Plan 8614;
   Lot 8 District Lot 397 New Westminster Plan 8614;
   Lot 9 District Lot 397 New Westminster Plan 8614; and
   Lot 10 District Lot 397 New Westminster Plan 8614

   and outlined in heavy black line on Map No. 1901 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to RM-2 (Medium Density Apartment Residential).

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

   READ a first time the day of , 20

   READ a second time the day of , 20

   PUBLIC HEARING held the day of , 20

   READ a third time the day of , 20

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

   ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER

MAPLE RIDGE ZONE AMENDING

Bylaw No. 7780-2021

Map No. 1901

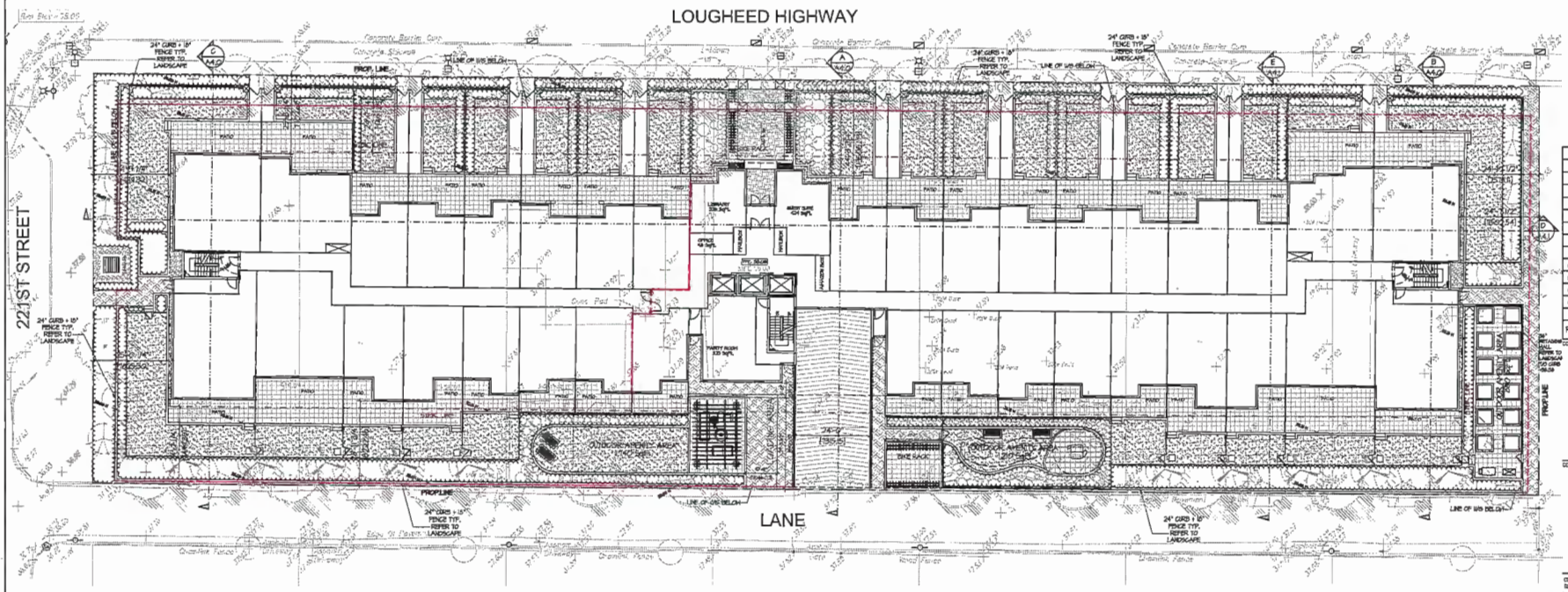
From: RS-1 (Single Detached Residential)

To: RM-2 (Medium Density Apartment Residential)

MAPLE RIDGE
British Columbia

N

SCALE 1:2,500



N

SITE LAYOUT
SCALE 1/16" = 1'-0"

REV	DATE	DESCRIPTION
05	JUN 15 21	ISSUED FOR REZONING
04	APR 22 21	ISSUED FOR REVIEW
03	MAR 25 21	ISSUED FOR REVIEW
02	MAR 12 21	ISSUED FOR REVIEW
01	FEB 11 21	ISSUED FOR REVIEW

CONSULTANT

CONSULTANT SEAL

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. DRAWINGS SHALL NOT BE SCALED

ARCHITECT

LOVICK SCOTT ARCHITECTS

3707 1ST AVENUE
BURNABY, BC V5C 3V6
ADMIN@LOVICKSCOTT.COM
604 298 3700 WWW.LOVICKSCOTT.COM
MEMBER OF THE AIBC, AAA, SAA, MAA

ARCHITECTURAL SEAL

SITE STATISTICS

CIVIC ADDRESS
22108 TO 22164 LOUGHEED HIGHWAY, MAPLE RIDGE, BC

OLD ZONING: RS-1
PROPOSED ZONING: RM-2

GROSS SITE AREA 60,447.212 SQ.FT. (5,662.18 SQ.M.)

DENSITY FSR
ALLOWABLE: 2.5 = 152,366.03 SQ.FT. (14,155.45 SQ.M.)
PROPOSED: 152,366 SQ.FT. / 60,447.212 = 2.41 FSR

UNIT COUNT:

TYPE	A STUDIO	B 1 BED	C 1 BED + DEN	D 2 BEDs	E 2BEDs + DEN	TOTAL
	128	34	9	37	16	224

ALLOWABLE 6 STOREYS,
PROVIDED 6 STOREYS

FIRE WALL: DIVIDED BUILDING TO 2 SEPARATE PARTS. (1423 SQ.M. + 924.8 SQ.M.)
EACH PART LESS THAN 1500 SQ.M. [3.2.2.50]

HEIGHT
ALLOWABLE 6 STOREYS, PROVIDED 6 STOREYS

PARKING REQUIRED
0.9 SPACE PER STUDIO = 128 X 0.9 = 115.2
1 SPACE 1-BED = (34+9) X 1 = 43
1.1 SPACE 2-BEDS = (37+12+4) X 1.1 = 58.3
0.1 PER UNIT FOR VISITOR = 22.4
= 238.9
TOTAL 239 STALLS REQUIRED

PARKING PROVIDED
152 + 89 = 241 TOTAL PARKING STALLS
PROVIDED [10 SMALL CAR] & [4 HCAP]

1 LOADING BAY PROVIDED

REQUIRED PARKING STALL SIZE
REGULAR STALLS
= 8'-2 1/2" (2.5 M) x 18'-0" (5.5 M), 24'-0" (7.3 M) AISLE
10% (MAX) SMALL STALLS
= 7'-10 1/2" (2.4 M) x 16'-0" (4.9 M)
HCAP STALLS = 12'-0" (3.6 M)

BICYCLE PARKING SPACE
LONG TERM, 1 PER 4 UNITS, TOTAL REQUIRED = 56
PROVIDED = 70
SHORT TERM, 6 FOR EVERY 20 UNITS, TOTAL REQUIRED = 67
PROVIDED = 68

SETBACKS	ALLOWED SURFACE	U/G	PROPOSED SURFACE	U/G
FRONT (NORTH)	7.5m	1.5m	7.7m	1.73m
REAR (SOUTH)	7.5m	1.5m	8.22m	1.5m
EXTERIOR (WEST)	7.5m	1.5m	7.62m	2.4m
INTERIOR (EAST)	7.5m	0.0	7.57m	0.78m

	A STUDIO	B 1-BED	C 1-BED + DEN	D 2-BEDs	E 2-BEDs + DEN	TOTAL
6/F	21	6	-	6	2	35
2ND	23	6	1	6	2	38
3RD	24	6	2	6	2	40
4TH	24	6	2	6	2	40
5TH	24	6	2	6	2	40
6TH	12	4	2	7	6	31
	128	34	9	37	16	224

	FLOOR AREA	RESIDENTIAL	COMMON	EFFICIENCY
6/F	25,272 SQ.FT.	19,976 SQ.FT.	5,296 SQ.FT.	79.0 %
2ND	25,578 SQ.FT.	21,106 SQ.FT.	4,460 SQ.FT.	82.5 %
3RD	25,711 SQ.FT.	22,428 SQ.FT.	3,283 SQ.FT.	87.2 %
4TH	25,755 SQ.FT.	22,472 SQ.FT.	3,283 SQ.FT.	87.2 %
5TH	25,760 SQ.FT.	22,477 SQ.FT.	3,283 SQ.FT.	87.2 %
6TH	24,210 SQ.FT.	20,981 SQ.FT.	3,283 SQ.FT.	86.4 %
TOTAL	152,366 SQ.FT.			84.9 % AVERAGE

COMMON OPEN AREA:
REQ. : 30% LOT AREA = 18,264.16 SQ.FT.
PROVIDED: 19,206 SQ.FT

OUTDOOR AMENITY AREA:
REQ. : 1.0 SQ.M. PER APARTMENT = 224 SQ.M.
PROVIDED 3,830 SQ.FT. [355 SQ.M]

PRIVATE OUTDOOR AMENITY AREA:
REQ. : 5% OF THE UNIT AREA OR 4.6 SQ.M., WHICHEVER IS GREATER.
PROVIDED AS PER PATIO OR BALCONY FOR EACH UNIT.

INDOOR AMENITY AREA:
REQ. : 1 SQ.M. PER UNIT = 224 SQ.M.
PROVIDED: 2,452 SQ.FT. = 227.7 SQ.M.

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DRAWN BY: AT
APPROVED: LSA

PROJECT
LOUGHEED APARTMEN
22108 TO 22164 LOUGHEED HWY.,
MAPLE RIDGE , BRITISH COLUMBIA

DRAWING
SITE LAYOUT & STATISTICS

PROJECT NUMBER: 20-048
DRAWING NUMBER: ASI

SCALE: 1/16" = 1'-0"

DATE: NOV. 2020
REVISION: JUN 15 2

APPENDIX D

VIEW OF NORTH WEST

LOVICK SCOTT ARCHITECTS

LOUGHEED LUXURY CONDOS

APPENDIX E

MAPLE RIDGE
British Columbia

mapleridge.ca City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	September 21, 2021
		FILE NO:	2016-238-RZ
FROM:	Chief Administrative Officer	**MEETING:**	C o W

SUBJECT: **First and Second Reading**
Official Community Plan Amending Bylaw No. 7265-2016;
Second Reading
Zone Amending Bylaw No. 7266-2016;
24212 112 Avenue

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property located at 24212 112 Avenue from RS-3 (Single Detached Rural Residential) to RS-1b (Single Detached (Medium Density) Residential), to permit a future subdivision of approximately 10 lots. The subject property is approximately 1.24 hectares (3 acres) in area, and the applicant intends to choose the Density Bonus option within the RS-1b (Single Detached (Medium Density) Residential zone, which is specific to the Albion Area, enabling single-family lot sizes of 371m² (3,993 ft²). The required amenity fee of $3,100.00 for each lot that is less than 557m² (5,995 ft²) will be collected as a condition of rezoning.

Pursuant to Council Policy, this application is subject to the Community Amenity Contribution Program at a rate of $5,100.00 per lot, for an estimated total amount of $51,000.00.

Council granted first reading to Zone Amending Bylaw No. 7266-2016 and considered the early consultation requirements for the Official Community Plan (OCP) amendment on September 20, 2016.

RECOMMENDATIONS:

1) **That, in accordance with Section 475 of the *Local Government Act,* opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7265-2016 on the municipal website, and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;**

2) **That Official Community Plan Amending Bylaw No. 7265-2016 be given first and second readings and be forwarded to Public Hearing;**

3) **That Zone Amending Bylaw No. 7266-2016 be given second reading, and be forwarded to Public Hearing;**

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

   i) **Amendment to Official Community Plan Schedule "A", Chapter 10.2 Albion Area Plan, Schedule 1: Albion Area Plan;**

   ii) **Road dedication as required;**

iii) **Park dedication as required, including construction of walkways, multi-purpose trails; and removal of all debris and garbage from park land;**

iv) **Registration of a Restrictive Covenant for the Geotechnical Report ,which addresses the suitability of the subject property for the proposed development;**

v) **Registration of a Restrictive Covenant for the protection of the Environmentally Sensitive areas (wetlands) on the subject property;**

vi) **Registration of a Restrictive Covenant for Stormwater Management;**

vii) **Removal of existing building/structures;**

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

ix) **That a voluntary contribution, in the amount of $51,000 ($5,100/lot) be provided in keeping with the Council Policy with regard to Community Amenity Contributions; and**

x) **That a voluntary contribution, in the amount of $31,000 ($3,100/lot) be provided as Amenity Contribution Density Bonus for Albion Area as described in Section 402.8 of the Zoning Bylaw No. 7600-2019.**

DISCUSSION:

1) Background Context:

Applicant:	Paul Hayes
Legal Description:	Lot 45, Section 10, Township 12, NWD Plan 43601
OCP:	
Existing:	Institutional, Conservation, Low Density Residential, and Low/Medium Density Residential
Proposed:	Low/Medium Density Residential and Conservation
Zoning:	
Existing:	RS-3 (Single Detached Rural Residential)
Proposed:	RS-1b (Single Detached (Medium Density) Residential), with density bonus to R-1 (Single Detached (Low Density) Urban Residential) sized lots
Within Urban Area Boundary:	Yes
Area Plan:	Albion Area Plan
OCP Major Corridor:	Yes

Surrounding Uses:

North:	Use:	Single Family Residential
	Zone:	RS-1b (Single Detached (Medium Density) Residential, with a density bonus to R-1 (Single Detached (Low Density) Urban Residential) sized lots
	Designation:	Low/Medium Density Residential
South:	Use:	Single Family Residential
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	Low Density Residential and Conservation
East:	Use:	Single Family Residential
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	Institutional, Low/Medium Density Residential, and Conservation
West:	Use:	Single Family Residential
	Zone:	RS-3 (Single Detached Rural Residential) (note: this property is under application 2012-013-RZ, to be rezoned as RS-1b with a density bonus to allow R-1 sized lots)
	Designation:	Institutional and Conservation

Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Single Family Residential
Site Area:	1.25 ha (3 acres)
Access:	112 Avenue
Servicing requirement:	Urban Standard

2) Project Description:

The applicant has requested to rezone the subject property from RS-3 (Single Detached Rural Residential) to RS-1b (Single Detached (Medium Density) Residential, with a Density Bonus, in accordance with the Albion Area Plan.

The density bonus Amenity Contribution regulation is detailed in section 402.8 of the Zoning Bylaw No. 7600–2019, and permits the following in the RS-1b Zone:

(i) Zone requirements consistent with the R-1 Zone shall apply and shall supersede the Zone requirements of the RS-1b Zone when a density bonus is provided; and

(ii) an Amenity Contribution of $3,100.00 shall be required for each lot in a subdivision with a minimum Lot Area of less than 557.0 square metres but not less than 371.0 square metres.

The proposed development consists of approximately 10 R-1 (Single Detached (Low Density) Urban Residential) sized lots, amounting to an Amenity Contribution of approximately $31,000.00.

Pursuant to Council Policy, this application is also subject to the Community Amenity Contribution Program at a rate of $5,100.00 per lot, for an estimated total amount of $51,000.00.

3) Planning Analysis:

i) Official Community Plan:

The subject property is currently designated as *Institutional, Conservation, Low Density Residential*, and *Low/Medium Density Residential*, and will require an Official Community Plan (OCP) amendment to redesignate the land as *Low/Medium Density Residential* and *Conservation* (see Appendix B).

The 1996 OCP identified a portion of the subject property for a future school/park site. In October 2015, the School District adopted its Strategic Facilities Plan, which identifies the properties located on 104 Avenue and 108 Avenue and 248 Street as their priorities. Additionally, as a component of the development application to the west, for the property located at 24152 112 Avenue, a referral was sent to the School District. The School District advised that:

> *"As previously stated in correspondence from the Board of Education to the City of Maple Ridge and as per the most recent Eligible School Sites Proposal accepted by the City of Maple Ridge in October 2015 the Board of Education will not require the OCP designated school site, located on 112 Avenue (24152 112 Avenue)."*

Based on this information, the property to the west of the subject property, located at 24152 112 Avenue, and the portion designated as *Institutional* on the subject property is not intended to be developed as a school site. Council gave third reading to the OCP and Zone amending bylaws to develop the western property on December 8, 2015, as part of application 2012-013-RZ. Based on this information, the re-designation from *Institutional* to *Low/Medium Density Residential* for the subject property is supportable.

The application is in compliance with the OCP and in compliance with the Zoning Bylaw No. 7600-2019, that permits a Density Bonus option in the *Low/Medium Density Residential* designation in the Albion Area Plan. The applicant intends to apply the Density Bonus option to this project, as discussed above in the Project Description.

ii) Zoning Bylaw:

The current application proposes to rezone the subject property from RS-3 (Single Detached Rural Residential) to RS-1b (Single Detached (Medium Density) Residential (see Appendix C), with a Density Bonus to permit future subdivision into approximately 10 single family lots (see Appendix D).

The application of the Density Bonus, which is specific to the Albion Area Plan, will permit the applicant to reduce the single-family lot size from the RS-1b (Single Detached (Medium Density) Residential base density of 557 m^2 to 371 m^2. An Amenity Contribution of $3,100 per lot for each lot that is less than 557 m^2 is required, as discussed in the Project Description above. Pursuant to Council resolution, this application is also subject to the Community Amenity Contribution Program.

iii) Development Permits:

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

The location of an indefinite watercourse as part of the Kanaka watershed, running mid-property south-eastbound, will require assessment.

iv) **Parkland Requirement:**

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

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

4) Interdepartmental Implications:

i) **Engineering Department:**

All servicing requirements will be subject of conditions for Subdivision approval.

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

Dedication of the south portion of the subject property is required.

5) School District No. 42 Comments:

Pursuant to Section 476 of the *Local Government Act*, consultation with School District No. 42 is required at the time of preparing or amending the OCP. A referral was sent to School District No. 42 before first reading, as described above. The subject property is no longer intended for a future school site, and the OCP amendment is supported. No recent feedback was received after the initial feedback.

6) Intergovernmental Issues:

i) **Local Government Act:**

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

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

CONCLUSION:

It is recommended that first and second reading be given to OCP Amending Bylaw No. 7265-2016, that second reading be given to Zone Amending Bylaw No. 7266-2016, and that application 2016-238-RZ be forwarded to Public Hearing.

"Original signed by Therese Melser"

Prepared by: **Therese Melser**
Planning Technician

"Original signed by Chuck Goddard"

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

"Original signed by Chuck Goddard"

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

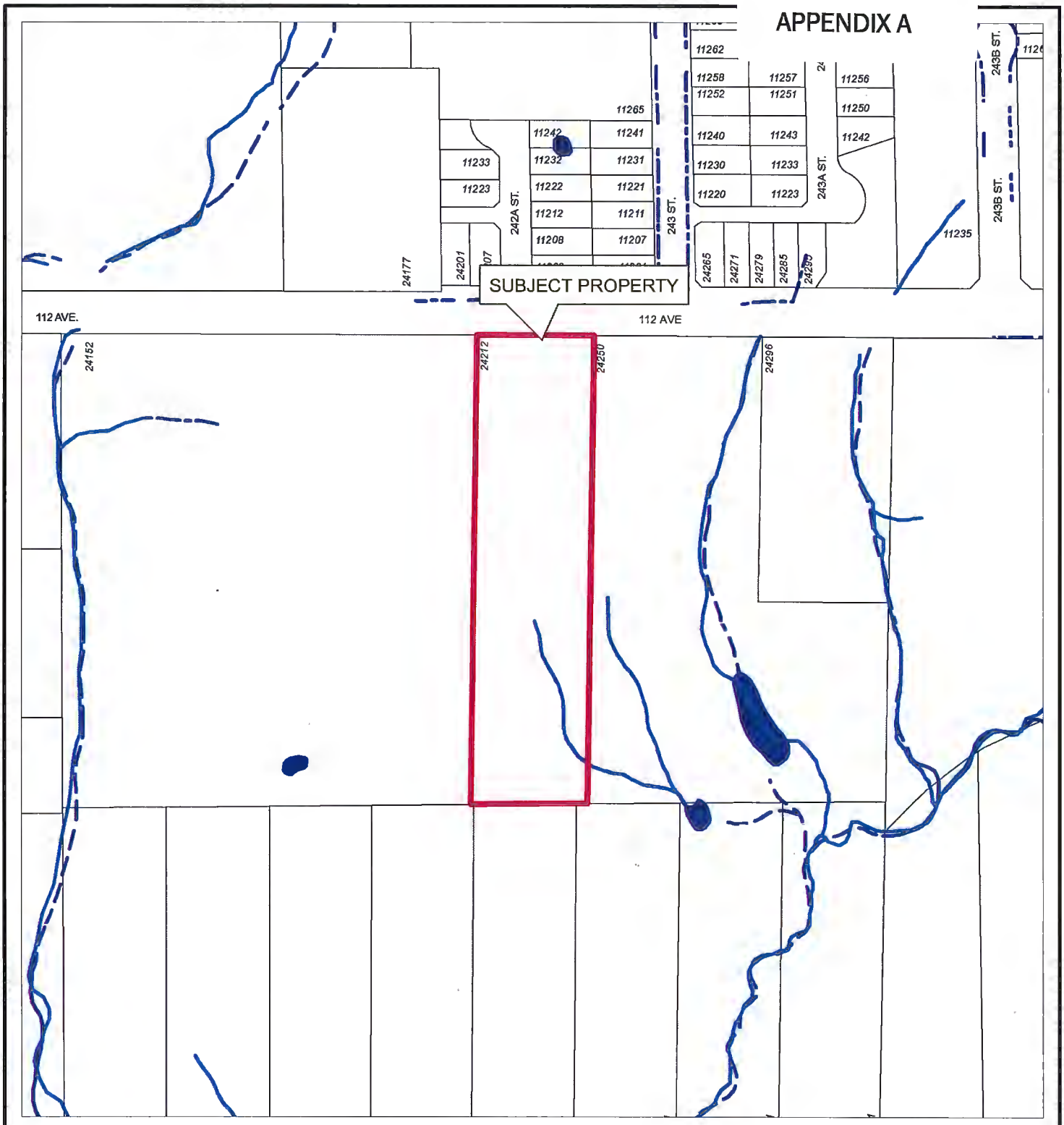
"Original signed by Al Horsman"

Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – OCP Amending Bylaw No. 7265-2016
Appendix D – Zone Amending Bylaw No. 7266-2016
Appendix E – Site Plan

APPENDIX A



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Scale: 1:2,500

Legend

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

24212 112 AVENUE

PLANNING DEPARTMENT

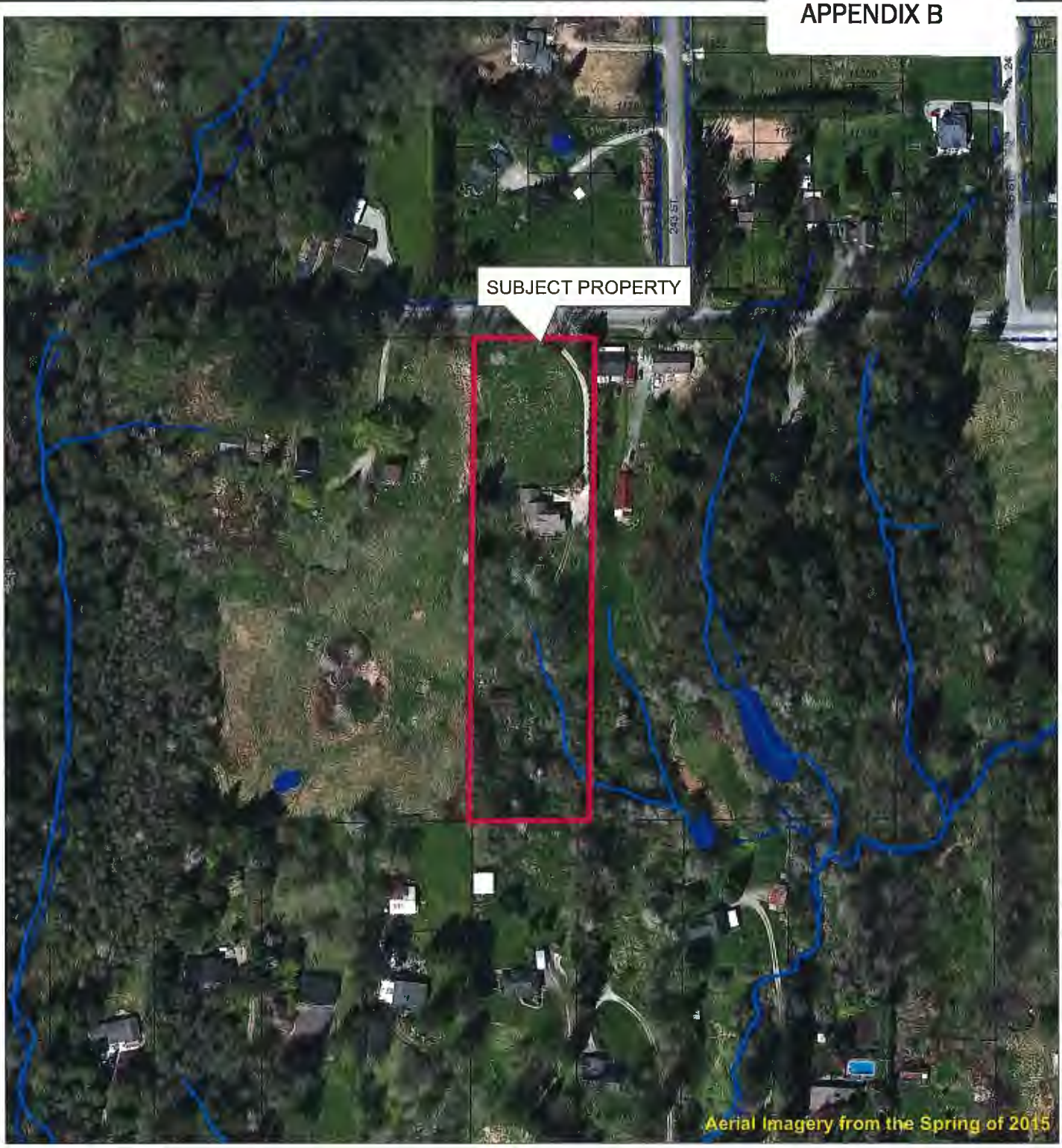
MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2016-238-RZ
DATE: Jun 29, 2016

BY: PC

APPENDIX B



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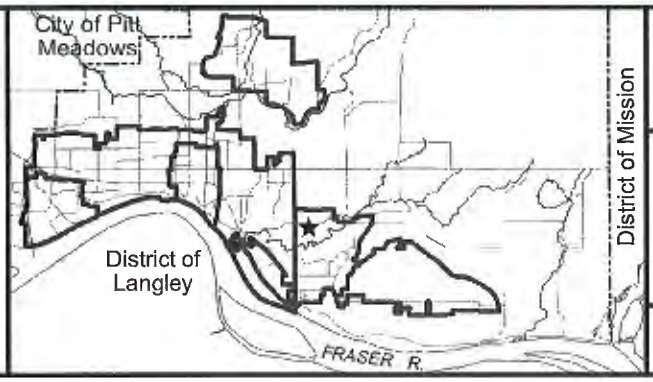


24212 112 AVENUE

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2016-238-RZ
DATE: Jun 29, 2016

BY: PC

APPENDIX C

CITY OF MAPLE RIDGE
BYLAW NO. 7265-2016

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

WHEREAS Section 882 of the Local Government Act provides that the Council may revise the Official Community Plan;

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

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7265-2016

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

   Lot 45 Section 10 Township 12 New Westminster District Plan 43601

   and outlined in heavy black line on Map No. 928, a copy of which is attached hereto and forms part of this Bylaw, is hereby designated/amended as shown.

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

   Lot 45 Section 10 Township 12 New Westminster District Plan 43601

   and outlined in heavy black line on Map No. 929, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended by removing Conservation.

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

READ a first time the day of , 20

READ a second time the day of , 20

PUBLIC HEARING held the day of , 20

READ a third time the day of , 20

ADOPTED, the day of ,20 .

PRESIDING MEMBER **CORPORATE OFFICER**

MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7265-2016

Map No. 928

Purpose: To Amend Albion Area Plan Schedule 1

From: Institutional, Low Density Residential, Low/Medium Density Residential and Conservation

To: Park; Low/Medium Density Residential; Conservation

MAPLE RIDGE
British Columbia

N

SCALE 1:2,500

MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7265-2016

Map No. 929

Purpose: To Amend Schedule C as shown

To Add To Conservation

To Remove from Conservation

MAPLE RIDGE
British Columbia

N

SCALE 1:2,500

APPENDIX D

CITY OF MAPLE RIDGE

BYLAW NO. 7266-2016

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

---

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7266-2016."

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

   Lot 45 Section 10 Township 12 New Westminster District Plan 43601

   and outlined in heavy black line on Map No. 1687 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RS-1b (Single Detached (Medium Density) Residential).

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

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

READ a second time the day of , 20

PUBLIC HEARING held the day of , 20

READ a third time the day of , 20

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER

MAPLE RIDGE ZONE AMENDING

Bylaw No. 7266-2016

Map No. 1687

From: RS-3 (Single Detached Rural Residential)

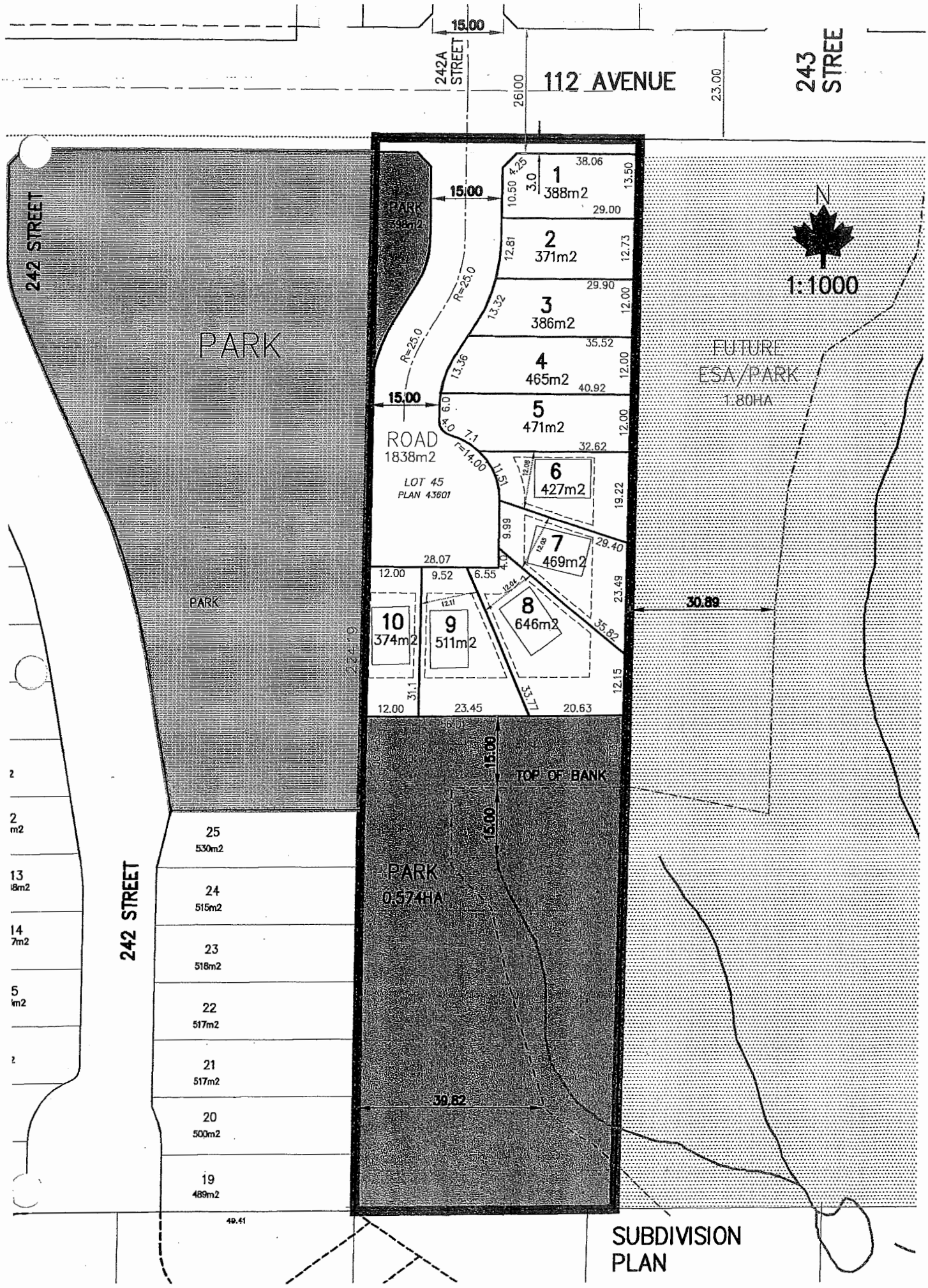
To: RS-1b (Single Detached (Medium Density) Residential)

MAPLE RIDGE
British Columbia

N

SCALE 1:2,500

APPENDIX E



SUBDIVISION PLAN

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	September 21, 2021
		FILE NO:	2020-409-RZ
FROM:	Chief Administrative Officer	**MEETING:**	C o W

SUBJECT: **Second Reading**
Zone Amending Bylaw No. 7701-2021
11089 240 Street, 11101 239 Street and 11094 Buckerfield Drive

---

EXECUTIVE SUMMARY:

An application has been received to rezone the three subject properties, located at 11089 240 Street, 11101 239 Street and 11094 Buckerfield Drive, from RS-3 (Single Detached Rural Residential), R-1 (Single Detached (Low Density) Urban Residential) and R-2 (Single Detached (Medium Density) Urban Residential) to R-1 (Single Detached (Low Density) Urban Residential) and R-2 (Single Detached (Medium Density) Urban Residential), to permit a future subdivision of approximately 19 single-family lots.

The minimum lot size for the R-1 (Single Detached (Low Density) Urban Residential) zone is 371m^2 and the minimum lot size for the R-2 (Single Detached (Medium Density) Urban Residential) zone is 315m^2. All of the 19 lots being proposed in this subdivision meet the required minimum lot size of *Zoning Bylaw No. 7600-2019,* as amended.

Pursuant to Council Policy 6.31, this application is subject to the Community Amenity Contribution (CAC) Program. The applicant will be requested to pay $5,100.00 per lot, for an estimated amount of $96,900.00 based on the proposed 19 lots.

The Parks Department has agreed to accept cash-in-lieu for parkland dedication proposed for this rezoning and it is recommended that Council require the developer to pay to the City an amount that equals 5% of the market value of the land required for parkland purposes, as determined by an independent appraisal.

RECOMMENDATIONS:

1) **That Zone Amending Bylaw No. 7701-2021 be given second reading and be forwarded to Public Hearing;**

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

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

   i) **Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;**

ii) **Road dedication on Buckerfield Drive and Harris Drive as required;**

iii) **Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;**

iv) **Registration of a Restrictive Covenant for slope protection on proposed Lots 1 and 2;**

v) **Registration of a Restrictive Covenant for Stormwater Management;**

vi) **Discharge of Restrictive Covenant for No Build Area for future subdivision and servicing on the property located at 11101 239 Street;**

vii) **Discharge of Statutory Right-of-Way for temporary turnaround over the property located at 11089 240 Street;**

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

ix) **That a voluntary contribution, in the amount of $ $5,100.00 per lot be provided in keeping with the Council Policy with regard to Community Amenity Contributions.**

DISCUSSION:

1) **Background Context:**

Applicant: Morningstar Communities Ltd.

Legal Descriptions: Lot 3 District Lot 404 Group 1 New Westminster District Plan BCP46902
Lot 62 District Lot 404 Group 1 New Westminster District Plan EPP32520
Lot A District Lot 404 Group 1 New Westminster District Plan EPP48959

OCP:
Existing: Urban Residential
Proposed: Urban Residential

Within Urban Area Boundary: Yes
OCP Major Corridor: Yes

Zoning:
Existing: RS-3 (Single Detached Rural Residential), R-1 (Single Detached (Low Density) Urban Residential) and R-2 (Single Detached (Medium Density) Urban Residential)
Proposed: R-1 (Single Detached (Low Density) Urban Residential) and R-2 (Single Detached (Medium Density) Urban Residential)

Surrounding Uses:

North:	Use:	Single Family Residential and Street Townhouse Residential
	Zone:	R-2 (Single Detached (Medium Density) Urban Residential) and RST (Street Townhouse Residential)
	Designation:	Urban Residential and Conservation
South:	Use:	Agricultural
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	Urban Residential
East:	Use:	Single-Family Residential and Townhouse Residential
	Zone	R-3 (Single Detached (Intensive) Urban Residential), RM-1 (Low Density Townhouse Residential) and RS-3 (Single Detached Rural Residential)
	Designation:	Medium Density Residential, Low/Medium Density Residential and Conservation
West:	Use:	Single-Family Residential
	Zone:	R-1 (Single Detached (Low Density) Urban Residential) and R-2 (Single Detached (Medium Density) Urban Residential)
	Designation:	Urban Residential and Conservation

Existing Use of Property:	Vacant lots and Single-Family Residential
Proposed Use of Property:	Single-Family Residential
Site Area:	4.5 ha (11.1 acres)
Access:	Buckerfield Drive, Harris Drive and 239 Street
Servicing requirement:	Urban Standard
Previous Applications:	2011-084-RZ/DP/SD

2) Background:

The subject properties are located at 11089 240 Street, 11101 239 Street and 11094 Buckerfield Drive and total approximately 4.5 hectares (11.1 acres) in size (see Appendices A and B). There are existing homes on 11089 240 Street and on 11101 239 Street, while the property at 11094 Buckerfield Drive is currently a vacant lot. All three lots are currently zoned for single-family use. Rainbow Creek runs to the north of the property at 11101 239 Street. The subject properties slope down to the south-east towards 240 Street.

The main lot being subdivided is at 11089 240 Street on which the majority of the 19 lots will be created, along with a large remainder area which is not being rezoned at this time.

The small lot at 11101 239 Street is a remnant R-1/R-2 split-zoned lot that was created as part of Subdivision Application 2011-084-SD. At the time of subdivision, a no-build covenant was placed on a portion of the parcel until such time as future subdivision. The subject lot is also adjacent to Rainbow Creek, which was previously addressed as part of Watercourse Protection Development Permit 2011-084-DP.

The other small lot at 11094 Buckerfield Drive is a remnant R-2 zoned lot that was created as part of Subdivision Application No. 2014-109-SD. At the time of subdivision, a no-build covenant was placed over the entire lot, until such time as future subdivision.

3) Project Description:

The applicant is proposing to rezone the three subject properties, located at 11089 240 Street, 11101 239 Street and 11094 Buckerfield Drive, from RS-3 (Single Detached Rural Residential), R-1 (Single Detached (Low Density) Urban Residential) and R-2 (Single Detached (Medium Density) Urban Residential) to R-1 (Single Detached (Low Density) Urban Residential) and R-2 (Single Detached (Medium Density) Urban Residential), to permit a future subdivision of approximately 19 single-family lots.

The applicant is proposing to retain the existing farm house on the larger property located at 11089 240 Street, as this house will continue to be used for the foreseeable future. Retaining the existing house will necessitate a variance to the front yard setback. This variance will be described further in this report and will require a future report to Council.

The development of this new subdivision will result in the completion of the road pattern established by previous developments, by connecting three roads that currently dead-end: Buckerfield Drive, Harris Drive and 239 Street (see Appendix C).

4) Planning Analysis:

i) Official Community Plan:

The Official Community Plan (OCP) designates the subject properties as *Urban Residential*, and development of the properties are subject to the Major Corridor Residential policies of the OCP along 240 Street, and Neighbourhood Residential Infill policies along Buckerfield Drive and Harris Drive. These policies require that development be compatible with the surrounding neighbourhood, with particular attention given to site design, setbacks and lot configuration with the existing pattern of development in the area.

The R-1 (Single Detached (Low Density) Urban Residential) and R-2 (Single Detached (Medium Density) Urban Residential) lots will match the existing lots in the immediate area that are also zoned R-1 and R-2. This new development will match the character of the surrounding neighbourhood and will help to complete the existing development pattern by connecting Buckerfield Drive and Harris Drive with 239 Street. Therefore, the proposed rezoning to R-1 (Single Detached (Low Density) Urban Residential) and R-2 (Single Detached (Medium Density) zones along Buckerfield Drive and Harris Drive, complies with the *Urban Residential Neighbourhood Residential* designation and infill policies.

ii) Zoning Bylaw:

The proposal is to rezone the three subject properties to approximately 19 single-family lots (see Appendix D). The lots will be rezoned accordingly:

- Fifteen R-1 (Single Detached (Low Density) Urban Residential);
- Three R-2 (Single Detached (Medium Density) Urban Residential) lots; and
- One RS-3 (Single Detached Rural Residential).

The minimum lot size for the current R-1 (Single Detached (Low Density) Urban Residential) zone is 371m^2, while the minimum lot size for the R-2 (Single Detached (Medium Density) Urban Residential) zone is 315m^2 and the minimum lot size for the RS-3 (Single Detached Rural Residential) zone is 0.8 hectares (1.0 acre). All of the 19 lots being proposed in this subdivision meet the required minimums of *Zoning Bylaw No. 7600-2019,* as amended.

iii) **Proposed Variances:**

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

- *Maple Ridge Zoning Bylaw No. 7600-2019, Part 4, Section 611.7 1. a): To vary the minimum setbacks for buildings and structures for single detached residential from the front lot line from 7.5m to 3.26m.*

The requested variances to the RS-3 (Single Detached Rural Residential) zone will be the subject of a future Council report.

iv) **Development Permits:**

The property at 11101 239 Street was the subject of a previous Watercourse Protection Development Permit under Development Permit 2011-084-DP. No further Development Permit application will be required for this project.

v) **Advisory Design Panel:**

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

vi) **Development Information Meeting (Public Comment Opportunity):**

Due to the COVID-19 pandemic, it was not possible for the developer to host an in-person Development Information Meeting. In lieu of Development Information Meetings, an interim process has been established to allow for a ten day Public Comment Opportunity. The notification requirements are the same as for the Development Information Meeting and include a mail-out, newspaper advertisements, and notice on the development signs that provides the contact information for the developer and the Public Comment period.

The Public Comment Opportunity was held between July 5 and July 15, 2021. The developer received a total of 14 responses, six responses were in support, five responses were neutral and three responses were against. A summary of the residents' concerns and the applicant's responses is attached to this report (see Appendix E).

vii) **Parkland Requirement:**

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

It is recommended that Council require the developer to pay to the City an amount that equals the market value of 5% of the land required for parkland purposes. The amount payable to the City in lieu of park dedication must be derived by an independent appraisal at the developer's expense. Council consideration of the cash-in-lieu amount will be the subject of a future Council report.

5) Environmental Implications:

The property at 1101 239 Street was the subject of a previous Watercourse Protection Development Permit under Development Permit 2011-084-DP. No further Development Permit application will be required for this project.

6) Interdepartmental Implications:

i) Engineering Department:

The Engineering Department will require the developer to construct a temporary pedestrian facility along the 240 Street frontage as a condition of rezoning. Because of this work, a Rezoning Servicing Agreement will be required. The extension of the sanitary, storm and water main to the new proposed lots will be required as a condition of the subdivision. A crosswalk may be required at the 110 Avenue/240 Street intersection, which will need to be reviewed by the applicant's traffic professional.

ii) Parks, Recreation and Culture Department:

The Parks Planning and Development Section has reviewed the development application and supports accepting 5% cash-in-lieu for the parkland dedication requirement.

iii) Fire Department:

The Fire Department has no issues in moving this project forward.

iv) Building Department:

The Building Department has reviewed the development application and will require a Slope Protection covenant on Lots 1 and 2. A Geotechnical and Stormwater covenant will also be required to be registered on title. Previous covenants to be discharged as required.

7) School District No. 42 Comments:

Pursuant to Section 476 of the *Local Government Act*, consultation with School District No. 42 is required at the time of preparing or amending the OCP. A referral was sent to School District No. 42 on April 15, 2021 and the School District responded on April 19, 2021, with the following information:

"The proposed application would affect the student population for the catchment areas currently served by Blue Mountain Elementary and Garibaldi Secondary School.

Blue Mountain Elementary has an operating capacity of 291 students. For the 2020-21 school year the student enrolment at Blue Mountain Elementary is 305 students (105% utilization) including 93 students from out of catchment.

Garibaldi Secondary School has an operating capacity of 1050 students. For the 2020-21 school year the student enrolment at Garibaldi Secondary School is 946 students (90% utilization) including 273 students from out of catchment."

CONCLUSION:

It is recommended that second reading be given to Zone Amending Bylaw No. 7701-2021 and that application 2020-409-RZ be forwarded to Public Hearing.

It is further recommended that Council require, as a condition of subdivision approval, the developer to pay to the City an amount that equals 5% of the market value of the land, as determined by an independent appraisal, in lieu of parkland dedication.

"Original signed by Rene Tardif"

Prepared by: **Rene Tardif, BA, M.PL**
Planner 1

"Original signed by Chuck Goddard"

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

"Original signed by Chuck Goddard"

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

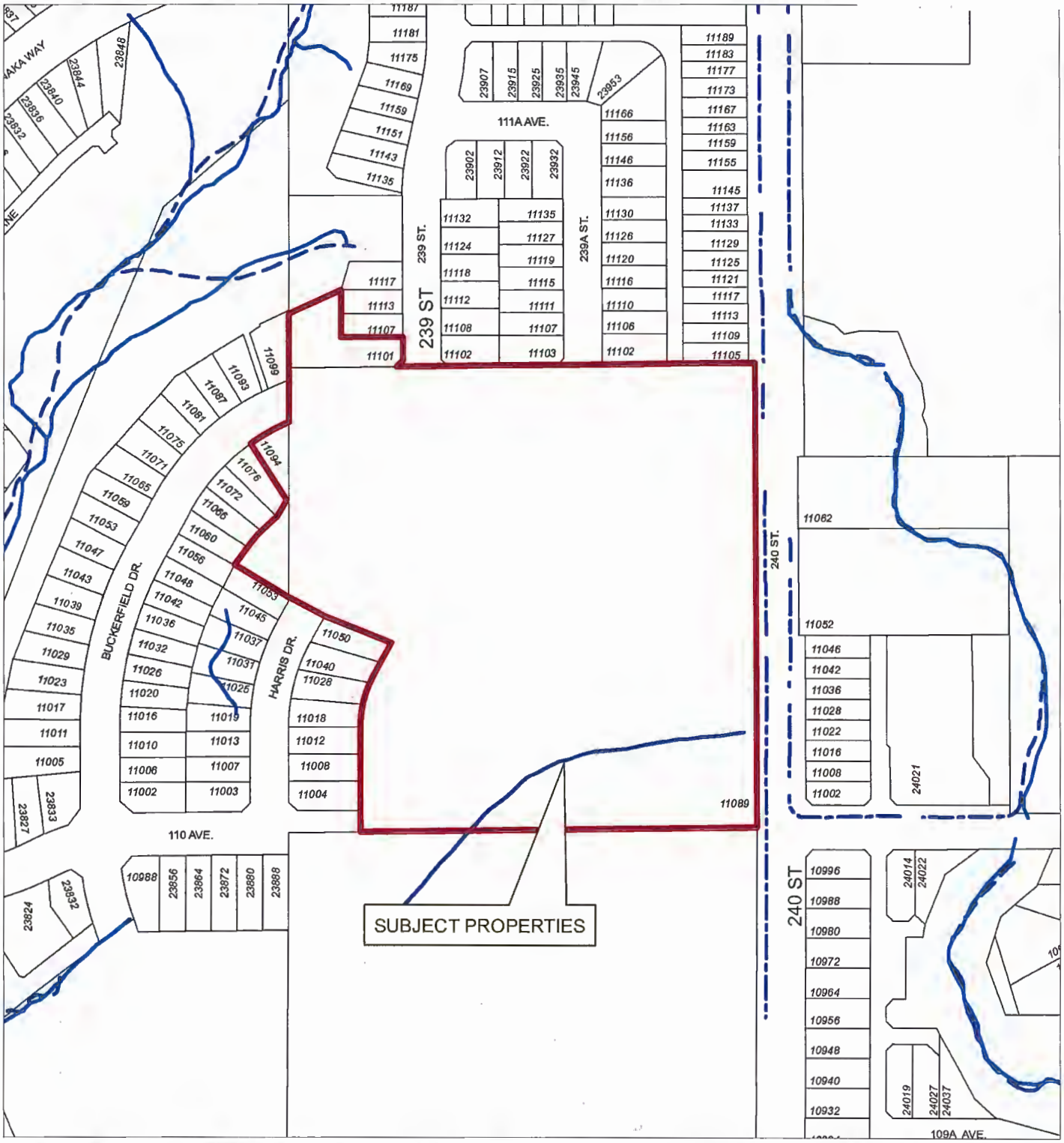
"Original signed by Al Horsman"

Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Subdivision Plan
Appendix D – Zone Amending Bylaw No. 7701-2021
Appendix E – Development Information Meeting Summary

APPENDIX A



N

Scale: 1:2,500

Legend

- Stream
- Ditch Centreline
- Indefinite Creek

11089 240 ST, 11101 239 ST,
11904 BUCKERFIELD DR.

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

FILE: 2020-409-RZ
DATE: Nov 19, 2020

BY: BD

APPENDIX B

N

Scale: 1:2,500

Legend

- Stream
- Ditch Centreline
- Indefinite Creek

11089 240 ST, 11101 239 ST,
11904 BUCKERFIELD DR.

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

FILE: 2020-409-RZ
DATE: Nov 19, 2020

BY: BD

APPENDIX C

PRELIMINARY PLAN OF SUBDIVISION OF: PART OF LOT 62, PLAN EPP32520; LOT A, PLAN EPP48959 AND OF PART OF LOT 3, PLAN BCP46902 ALL OF DISTRICT LOT 404, GROUP 2, N.W.D.

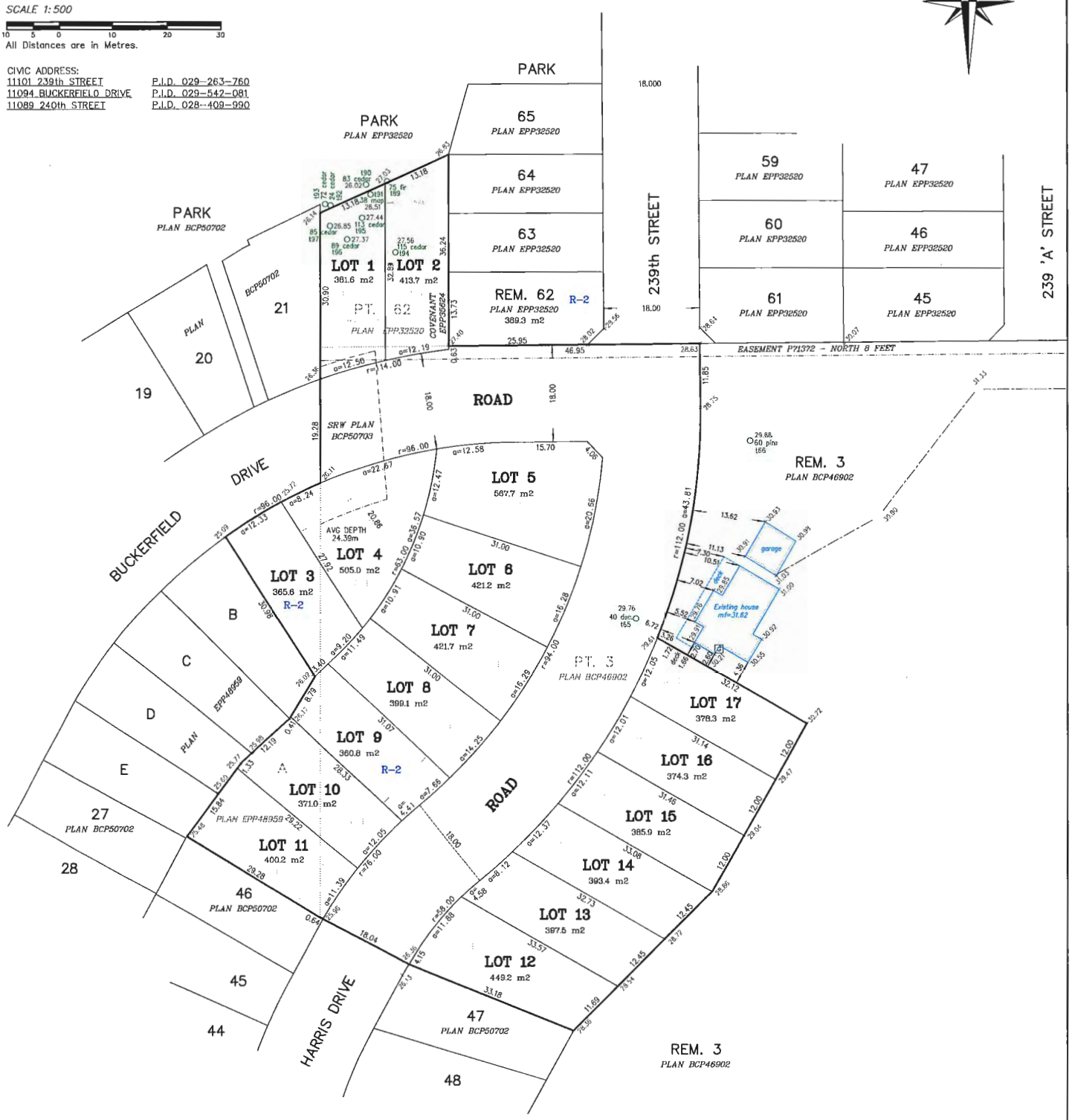
SCALE 1:500

10 5 0 10 20 30

All Distances are in Metres.

CIVIC ADDRESS:

11101 239th STREET	P.I.D. 029-263-760
11094 BUCKERFIELD DRIVE	P.I.D. 029-542-081
11089 240th STREET	P.I.D. 028-409-990



Onderwater Land Surveying Ltd.
B.C. Land Surveyors
#104 – 5630 176 'A' Street
Cloverdale, B.C.
FILE: JMR20-142_PS2 MARCH 22rd 2021

CITY OF MAPLE RIDGE
BYLAW NO. 7701-2021

A Bylaw to amend Schedule "A" Zoning Bylaw Map forming part of
Zoning Bylaw No. 7600-2019 as amended

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7701-2021."

2. Those parcels or tracts of land and premises known and described as:

   Lot 3 District Lot 404 Group 1 New Westminster District Plan BCP46902
   Lot 62 District Lot 404 Group 1 New Westminster District Plan EPP32520
   Lot A District Lot 404 Group 1 New Westminster District Plan EPP48959

   and outlined in heavy black line on Map No. 1860 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to R-1 (Single Detached (Low Density) Urban Residential) and R-2 (Single Detached (Medium Density) Urban Residential).

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

READ a first time the 9th day of February, 2021.

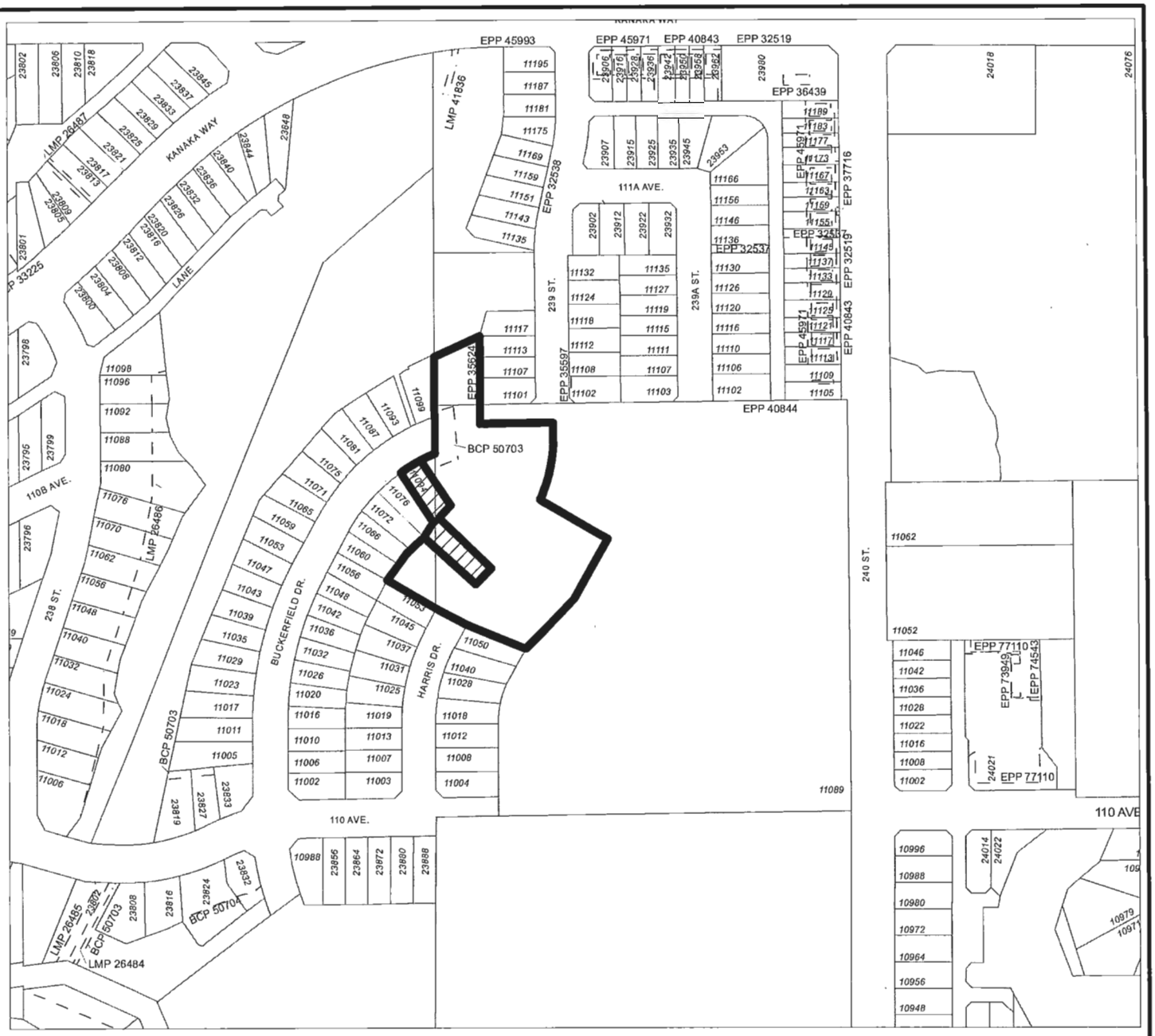
READ a second time the day of , 20

PUBLIC HEARING held the day of , 20

READ a third time the day of , 20

ADOPTED, the day of , 20

PRESIDING MEMBER **CORPORATE OFFICER**



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7701-2021

Map No. 1860

From: RS-3 (Single Detached Rural Residential)
R-1 (Single Detached (Low Density) Urban Residential)
R-2 (Single Detached (Medium Density) Urban Residential)

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

MAPLE RIDGE
British Columbia

N

SCALE 1:3,000

MORNINGSTAR

580 – 8621 201 Street
Langley, BC V2Y 0G9
Head Office: 604-521-0038
Fax: 604-521-0078
www.mstarhomes.com

August 24, 2021

Planning Department
City of Maple Ridge
11995 Haney Place, Maple Ridge

Attention: Rene Tardif

Re: 2020-409-RZ – Subdivision Application:
1089 240 Street, 11101 239 Street, and 11094 Buckerfield Drive, Maple Ridge

Summary of PCO Concerns & Responses:

Participant 2: Request for stop signs for traffic calming purposes at the proposed 3-way intersection.

Response: Relayed his concern to the City and noted that the City will ultimately be the ones making this decision as guided by transportation and engineering guidelines set by the province. We will follow-up with this owner as soon as a decision regarding this matter has been made.

Participant 6: Concerned about weeds growing on adjacent property that is a part of the subdivision which are impacting their property.

Response: We sent our landscaper (GLE) to remove weeds per their request.

Participant 6: Concerned about existing drainage issues and the removal of a temporary French drain used on the lot adjacent to them which is a part of the proposed subdivision

Response: We recognized that water pools on existing farmland where the proposed subdivision will be developed and noted that the French drain will be removed, but drainage should improve once a permanent stormwater management plan is implemented which meets the City's 3 tier principals.

Participant 6: Concerned about increased street parking upon the completion of the subdivision

Response: There will be additional frontage created in our development which will provide for more on-street parking, and each home will have 4 on lot private parking spaces (two in the garage and two in the driveway).

Participant 6: Concerned about construction traffic during the build out of the project.

Response: The City determines the flow of construction traffic during detailed design, as part of the traffic management plan. We also have internal policies in place to ensure that trucks and machinery move efficiently with as little disruption to the neighbourhood as possible.

Participant 7: General concerns about development, such as connecting existing roads that presently dead-end, removal of greenspace, increase in traffic & noise during and after construction, damage to existing houses caused by construction-related activities (ground-shaking), and overall changes to the neighbourhood feel.

Response: We acknowledged that development may not be ideal of everyone, but we will address any concerns raised by neighbours during the construction process in a timely manner. Our development completes two adjacent developments by connecting 3 dead-end roads, which were always intended to connect, so there is limited flexibility in changing the road patterns set by previous developments.

Participant 8 & 9: Both owners expressed concerns about weeds and shrubs becoming overgrown where 239 Street dead-ends, as it is often used for parking.

Response: We have arranged for our landscaper (GLE) to clean up this area later this month.

1200 *Staff Reports*

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	September 28, 2021
		FILE NO:	16-8330-20
FROM:	Chief Administrative Officer	**MEETING:**	Council

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

EXECUTIVE SUMMARY:

The Ministry of Transportation and Infrastructure (MoTI) is seeking a letter of support from the City of Maple Ridge for a grant submission to the Federal Government under the Canadian Federal Government's Disaster Mitigation & Adaptation Fund (DMAF). This submission is a funding opportunity for several structures on Highway 7 between Coquitlam and Hope and Highway 1 between Horseshoe Bay and Abbotsford. While MoTI has a long-term plan to replace aging structures on Highway 1 and Highway 7, securing federal funding support enables MoTI to pursue this goal at an accelerated rate.

This report recommends submission of a letter on behalf of the City of Maple Ridge outlining support for the MoTI DMAF submission.

RECOMMENDATION:

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

DISCUSSION:

a) **Background Context:**
Highway 7 is a key corridor in the Lower Mainland. It is an important connector for the City of Maple Ridge used for moving people and for commercial and industrial activities. MoTI has completed several recent improvements along Highway 7 east of Maple Ridge including the widening of the Highway to four lanes for several sections between Maple Ridge and Mission. MoTI currently has a planned widening and safety improvement project from 266 Street to 287 Street that is in the design stage. In addition to these larger projects, MoTI has an Asset Management Program that identifies and prioritizes improvements for structural assets such as bridges and culvert crossings. Replacement of these assets includes design elements to help mitigate current and future risks related to climate change and natural hazards such as floods, wildfires, droughts, and seismic events. An example of asset management related works on Highway 7 is the recently completed seismic upgrades for the Kanaka Creek Bridge on Highway 7 located approximately 200m south of Kanaka Way.

MoTI is pursing a funding opportunity through a competitive federal grant application for several structures on Highway 7 between Coquitlam and Hope, and Highway 1 between Horseshoe Bay and Taylor Way and between Abbotsford and Hope. While MoTI has a long-term plan to replace aging structures on Highway 1 and Highway 7, securing federal funding support enables MoTI to pursue this goal at an accelerated rate. Specific projects slated for renewal are yet to be determined.

MoTI is seeking a letter of support outlining the importance of a resilient and reliable Highway 1 through the Fraser Valley that connects the various municipalities south of the Fraser River and the importance of Highway 7 that acts as a secondary route north of the Fraser River. This letter will be included within the DMAF application as a supporting document.

MoTI is not seeking financial or any other forms of assistance from the City of Maple Ridge. There is no guarantee that MoTI will be chosen as a successful applicant to receive federal funding.

The deadline for the DMAF submission is October 15, 2021 and MoTI is intending to be prepared to submit by September 30, 2021.

If Council supports the report recommendation, staff will prepare a letter on behalf of Council in support of the MoTI DMAF application.

b) **Strategic Alignment:**
While the initiative as outlined is undertaken and managed by MoTI, many aspects align with priorities as outlined in Council's Strategic Plan. This is an example of inter-government relations with both agencies collaborating to achieve shared strategic objectives to improve resiliency of the regions transportation system in preparation for potential natural disasters and mitigation of climate related impacts.

c) **Business Plan/Financial Implications:**
At this time, there are no additional direct implications.

CONCLUSION:

The Ministry of Transportation and Infrastructure is applying to the Federal Government for grant funding under the Disaster Mitigation & Adaptation Fund to help accelerate renewal of structural infrastructure on Highway 7 and Highway 1, and is requesting a letter of support for their application.

Prepared by: **Mark Halpin, BA, PMP**
Manager of Transportation

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:

(A) British Columbia Ministry of Transportation and Infrastructure 2021-09-16 Letter titled: Request for letter of support for federal funding of Highway 1 and Highway 7 structures.

September 16, 2021

Mark Halpin, Manager of Transportation
City of Maple Ridge
11995 Haney Place
Maple Ridge, BC
V2X 6A9

Sent via email: mhalpin@mapleridge.ca

RE: Request for letter of support for federal funding of Highway 1 and Highway 7 structures

Dear Mark,

The Canadian Federal Government's Disaster Mitigation & Adaptation Fund (DMAF) is a national, competitive & merit-based contribution program intended to support infrastructure projects designed to mitigate current & future climate related risks and disasters triggered by natural hazards such as floods, wildfires, droughts, and seismic events. This program can provide up to 50% federal funding share for successful projects. More information about the funding program can be found here: https://www.infrastructure.gc.ca/dmaf-faac/index-eng.html

The British Columbia Ministry of Transportation & Infrastructure (MoTI) has received approval to pursue this funding opportunity for several structures on Highway 7 between Coquitlam and Hope, and Highway 1 between Horseshoe Bay and Taylor Way and between Abbotsford and Hope. While MoTI has a long-term plan to replace aging structures on Highway 1 and Highway 7, securing federal funding support enables MoTI to pursue this goal at an accelerated rate.

As you may be aware, MoTI recently completed seismic upgrades to Kanaka Creek Bridge. Furthermore, consideration of the changing climate and extreme weather events are incorporated into all new structures built by MoTI. However, there remains other aging structures on Highway 7 and Highway 1 that will benefit from an accelerated plan.

MoTI is seeking a letter of support outlining the importance of a resilient and reliable Highway 1 through the Fraser Valley that connect the various municipalities south of the Fraser River and the importance of Highway 7 that acts as a secondary route north of the Fraser River. This letter will be included within the DMAF application as a supporting document.

This letter may reference the significance of the highway to the economy of City of Maple Ridge, the impact of prolonged highway closures on community quality of life, the provision of services and goods to the City, the health of residents any other negative effects that the City

Ministry of Transportation & Infrastructure
Lower Mainland District
South Coast Region
Mailing Address:
#310 – 1500 Woolridge Street
Coquitlam, BC V3K 0B8
Telephone: (604) 527-2221
Facsimile: (604) 527-2222
Web Address:
www.gov.bc.ca/tran

may have experienced during the closure of each Highway due to disasters triggered by natural hazards.

MoTI is not seeking financial or any other forms of assistance from the City of Maple Ridge. There is no guarantee that MoTI will be chosen as a successful applicant to receive federal funding.

The deadline for the DMAF submission is October 15th, 2021 and MoTI is intending to be prepared to submit by Sept 30.

Thank you for your consideration. I look forward to your reply and I am available to discuss at your leisure. I can be reached at Elena.Farmer@gov.bc.ca or 236-468-1935.

Sincerely,

Elena Farmer
District Manager, Transportation
Lower Mainland District

Cc: Maziar Kazemi, A/Operations Manager (MoTI)

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	Her Worship Mayor Mike Morden and Members of Council	**MEETING DATE:**	September 28, 2021
		File No.:	01-0530-04
FROM:	Chief Administrative Officer	**MEETING:**	Council
SUBJECT:	Amendment to 2021 Council Meeting Calendar		

EXECUTIVE SUMMARY:

Further to discussion of the Council Workplan Matrix and in consideration of the number of items coming forward to Council for discussion and decision, staff requests that consideration be given to holding one additional Council Workshop Meeting in the month of October and November 2021. Proposed dates are October 19 and November 2 with start times to be 10:00 a.m.

RECOMMENDATION:

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

That staff proceed with the required legislative notice.

DISCUSSION:

Additional Council Workshop meetings are requested to allow Council full discussion time of items being brought forward by staff. If Council approves the amendment to the schedule, staff will post notice in accordance with Section 94 *[public notice]* of the *Community Charter*.

Prepared by: **Stephanie Nichols**
Corporate Officer

Reviewed by: **Patrick Hlavac-Winsor**
General Manager, Legal and Legislative Services
General Counsel

Concurrence: **Al Horsman**
Chief Administration Officer

Attachment:
- Appendix 1 –Revised Council Calendar October and November, 2021

MAPLE RIDGE
British Columbia
mapleridge.ca

2021 Council Meeting Calendar

NOTE: Calendar subject to change

January

Su	Mo	Tu	We	Th	Fr	Sa
					1	2
	NO MEETINGS					
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24 / 31	25	26	27	28	29	30

February

Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28						

March

Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
		SPRING BREAK				
21	22	23	24	25	26	27
28	29	30	31			

April

Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

May

Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
			LMLGA			
16	17	18	19	20	21	22
23 / 30	24 / 31	25	26	27	28	29

June

Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
				FCM		
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

July

Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

August

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
			BREAK			
8	9	10	11	12	13	14
			BREAK			
15	16	17	18	19	20	21
			BREAK			
22	23	24	25	26	27	28
			BREAK			
29	30	31				

September

Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
			BREAK			
5	6	7	8	9	10	11
12	13	14	15	16	17	18
			UBCM			
19	20	21	22	23	24	25
26	27	28	29	30		

October

Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24 / 31	25	26	27	28	29	30

November

Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

December

Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
			BREAK			
26	27	28	29	30	31	
			BREAK			

Acting Mayor Schedule

Jan: Cllr. Meadus
Feb-Mar: Cllr. Robson
Apr-May: Cllr. Dueck
Jun-Jul: Cllr. Svendsen
Aug-Sep: Cllr. Yousef
Oct-Nov: Cllr. Meadus
Dec: Cllr. Meadus

Meeting Information

Closed Council (not public)

Council Chambers

Committee of the Whole

Council Chambers 1:30 pm

Council Meeting - Workshop

Council Chambers 11:00 am

Council Meeting - Regular

Council Chambers 7:00 pm

Public Hearing

Council Chambers 7:00 pm

Other Information

Statutory Holiday

Business Planning

Council Conference/Training

Doc#2625682