

***COMMITTEE OF THE WHOLE  
AGENDA  
February 2, 2015  
1:00 p.m.  
Council Chamber***

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

---

Note: If required, there will be a 15-minute break at 3:00 p.m.

***Chair: Acting Mayor***

**1. *DELEGATIONS/STAFF PRESENTATIONS* – (10 minutes each)**

1:00 p.m.

**1.1 Ron McNutt, Canadians for Safe Technology**

**2. *PUBLIC WORKS AND DEVELOPMENT SERVICES***

Note: Owners and/or Agents of Development Applications may be permitted to speak to their applications with a time limit of 10 minutes.

Note: The following items have been numbered to correspond with the Council Agenda:

**1101 2014-104-RZ, 23050 136 Avenue, R-1 and R-3 to R-2**

Staff report dated February 2, 2015 recommending that Maple Ridge Zone Amending Bylaw No. 7124-2014 to rezone from R-1 (Residential District) and R-3 (Special Amenity Residential District) to R-2 (Urban Residential District) to permit future subdivision into approximately 18 lots be given first reading and that the applicant provide further information as described on Schedules A, B, F and G of the Development Procedure Bylaw No. 5879-1999, along with a Subdivision application.

**1102 2014-110-RZ, 11716 Burnett Street, RS-1 to R-1**

Staff report dated February 2, 2015 recommending that Maple Ridge Zone Amending Bylaw No. 7123-2014 to rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit subdivision into 3 lots be given first reading and that the applicant provide further information as described on Schedule B of the Development Procedure Bylaw No. 5879-1999, along with the information required for a Subdivision application.

**1103 2014-037-RZ, 21447 121 Avenue, RS-1 to R-1**

Staff report dated February 2, 2015 recommending that Maple Ridge Zone Amending Bylaw No. 7095-2014 to rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit future subdivision into approximately 2 lots be given second reading and be forwarded to Public Hearing.

**3. *FINANCIAL AND CORPORATE SERVICES (including Fire and Police)***

**1131 New Building Canada Fund – Small Communities Fund Program**

Staff report dated February 2, 2015 recommending that an application be made to the New Building Canada Fund – Small Communities Fund Program for the Downtown Core Road and Utility Rehabilitation Project – Phase 4; and that the City fund its share of project costs.

**1132 2015 Property Assessment Review**

Staff report dated February 2, 2015 providing a review of the preliminary 2015 property assessments.

**4. *COMMUNITY DEVELOPMENT AND RECREATION SERVICES***

**1151**

**5. *CORRESPONDENCE***

**1171**

6. ***OTHER ISSUES***

1181

7. ***ADJOURNMENT***

8. ***COMMUNITY FORUM***

**COMMUNITY FORUM**

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

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

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

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

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

For more information on these opportunities contact:

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

Checked by: \_\_\_\_\_  
Date: \_\_\_\_\_

## City of Maple Ridge

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** First Reading  
Maple Ridge Zone Amending Bylaw No. 7124-2014  
23050 136 Avenue

**MEETING DATE:** February 2, 2015  
**FILE NO:** 2014-104-RZ  
**MEETING:** C of W

---

### EXECUTIVE SUMMARY:

An application has been received to rezone a portion of the subject property (Appendix A) from R-1 (Residential District) and R-3 (Special Amenity Residential District) to R-2 (Urban Residential District) to permit a future subdivision into approximately 18 lots. To proceed further with this application additional information is required as outlined below.

### RECOMMENDATIONS:

In respect of Section 879 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. School District Boards, 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;

That Zone Amending Bylaw No. 7124-2014 be given first reading; and

That the applicant provide further information as described on Schedules A, B, F and G of the Development Procedures Bylaw No. 5879-1999 and a Subdivision application.

### DISCUSSION:

#### a) Background Context:

Applicant: Aplin Martin Consultants (David Laird)  
Owner: Rajinder S Chhina

Legal Description:	Lot 2, Section 29, Township 12, NWD Plan 5116, except Plans BCP42569 and BCP48907		
OCP:			
Existing:	Eco Clusters, Conservation		
Proposed:	Eco Clusters, Conservation		
Zoning:			
Existing:	R-1 (Residential District), R-3 (Special Amenity Residential District)		
Proposed:	R-2 (Urban Residential District)		
Surrounding Uses:			
North:	Use:	Single Family Residential, Park	
	Zone:	RS-1b (One Family Urban (Medium Density), A-2 (Upland Agricultural)	
	Designation:	Low/Medium Density Residential, Conservation	
South:	Use:	Park	
	Zone:	RS-3 (One Family Rural Residential)	
	Designation:	Conservation	
East:	Use:	Rural Residential, currently under application 2013-085-RZ for Single Family Residential and Park	
	Zone:	RS-3 (One Family Rural Residential), currently under application 2013-085-RZ for R-2 (Urban Residential District)	
	Designation:	Eco Clusters, Conservation	
West:	Use:	Single Family Residential, Street Townhouse, Park	
	Zone:	R-1 (Residential District), R-3 (Special Amenity Residential District), RST (Street Townhouse Residential), RS-3 (One Family Rural Residential)	
	Designation:	Eco Clusters, Conservation	
Existing Use of Property:	Rural Residential		
Proposed Use of Property:	Single Family Residential		
Site Area:	1.711 hectares (4.23 acres)		
Access:	136 Avenue, 230 A Street, 134 Loop		
Servicing requirement:	Urban Standard		
Previous Applications:	RZ/093/06		

**b) Site Characteristics:**

The subject property is located on the south side of 136 Avenue and east of the Hampstead development on 230A Street. The property slopes down from north to south and most of the property is forested except the north end where an older house fronts onto 136 Avenue. A tributary of Cattell Brook is located on the property to the east (23060 136 Avenue) and the 30 metre setback to the watercourse encroaches slightly onto the northeast corner of this property.

**c) Project Description:**

The property was included in application RZ/093/06 along with the Hampstead site to the west (Appendix B) which rezoned this property to R-1 (Residential District), R-3 (Special Amenity Residential District) and RS-1b (One Family Urban (Medium Density) Residential) for a future subdivision of approximately 16 lots (Appendix C). A parcel of land at the south end of the site was dedicated as park at that time. The application received final approval from Council on July 26, 2011. The owner did not proceed with the subsequent subdivision of the land, but opted to wait until the Hampstead development had completed the new roads (230A Street and 134 Loop) which provide access to this site.

Since that time the new R-2 (Urban Residential District) zone has been adopted. The owner is proposing to rezone a portion of the R-1 zoned area and the R-3 zoned area to the R-2 zone and revise the subdivision plan for a total of 18 lots, an increase of 2 lots, and approximately 500m<sup>2</sup> of additional park area (Appendix D and Appendix E). The applicant is not proposing to change the zoning for proposed Lot 1 (RS-1b) or Lots 2, 3 and 9 – 11 (R-1).

On the property to the east (Robinson site, 23154 136 Avenue) development application 2013-085-RZ has been received to rezone the site to R-2 (Urban Residential District) for approximately 27 lots. That application received first reading on October 22, 2013, and is expected to proceed to second reading in the next few weeks.

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

**d) Planning Analysis:**

**Official Community Plan:**

The development site is located south of the Blaney Hamlet in the Silver Valley Area Plan. The site, as a whole, is currently designated Eco-Clusters, Conservation and Low/Medium Density Residential. The area to be rezoned with this application is designated Eco-Clusters which has a density range of 5-15 units per hectare (upha) and development can include a variety of housing types. The previously proposed subdivision would have had a density of 9.4 upha, and the revised subdivision proposal (18 lots on the 1.7ha site) will have a density of 10.5 upha, which is in the middle of the density range for Eco-Clusters development.

In addition, the applicant is proposing that approximately 500m<sup>2</sup> of additional park land be dedicated for protection of the natural environment. This will provide additional green space between the groups of lots. An OCP amendment will be required to re-designate the park from Eco-Clusters to Conservation. The land use boundaries for the rest of the site will not change from those approved with the previous rezoning application (RZ/093/06).

**Zoning Bylaw:**

The current application proposes to rezone a portion of the property from R-1 (Residential District) and R-3 (Special Amenity Residential District) to R-2 (Urban Residential District) (Appendix F). This would permit a future subdivision of approximately 18 lots.

The minimum lot size for the R-1 zone is 371m<sup>2</sup> and for the R-3 zone is 213m<sup>2</sup>. The minimum lot size for the proposed R-2 zoned lots is 315m<sup>2</sup>. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

**Development Permit:**

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.

**Development Information Meeting:**

A Development Information Meeting is not required for this application as fewer than 25 lots are proposed.

**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) Parks Department;
- e) School District; and
- f) Canada Post.

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

This application has not been forwarded to the Engineering Department for comments at this time; therefore, an evaluation of servicing requirements has 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 879 of the *Local Government Act* for consultation during an Official Community Plan amendment, it is recommended that no additional consultation is required beyond the early posting of the proposed OCP amendments on the City's website, together with an invitation to the public to comment.

**g) Development Applications:**

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

1. An OCP Application (Schedule A);
2. A complete Rezoning Application (Schedule B);
3. A Watercourse Protection Development Permit Application (Schedule F);
4. A Subdivision Application.

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

#### **CONCLUSION:**

The development proposal is in compliance with the policies of the OCP. Justification has been provided to support an OCP amendment to redesignate a small portion of the site from Eco-Clusters to Conservation. It is, therefore, recommended that Council grant First Reading subject to additional information being provided and assessed prior to Second Reading.

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

"Original signed by Ann Edwards"

---

**Prepared by:** Ann Edwards, CPT  
Senior Planning Technician

"Original signed by Christine Carter"

---

**Approved by:** Christine Carter, M.PL, MCIP, RPP  
Director of Planning

"Original signed by David Pollock" for

---

**Approved by:** Frank Quinn, MBA, P. Eng  
GM: Public Works & Development Services

"Original signed by J.L. (Jim) Rule"

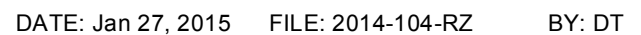
---

**Concurrence:** J. L. (Jim) Rule  
Chief Administrative Officer

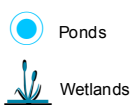
The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Previous rezoning application (RZ/093/06)
- Appendix C – Previous Subdivision proposal for 16 lots
- Appendix D – Areas to be zoned R-2 and Park dedication
- Appendix E – Proposed 18 lot Subdivision Plan
- Appendix F – Zone Amending Bylaw No. 7124-2014





Scale: 1:2,500

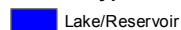



**Streams & Rivers (Topographic)**


**Feature Type**

- Indefinite Creek Centreline
- - Ditch Centreline
- River Centreline

**Rivers & Lakes (Topographic)**  
**Feature Type**



 2014-104-RZ

 RZ/093/06

23050 136 AVENUE

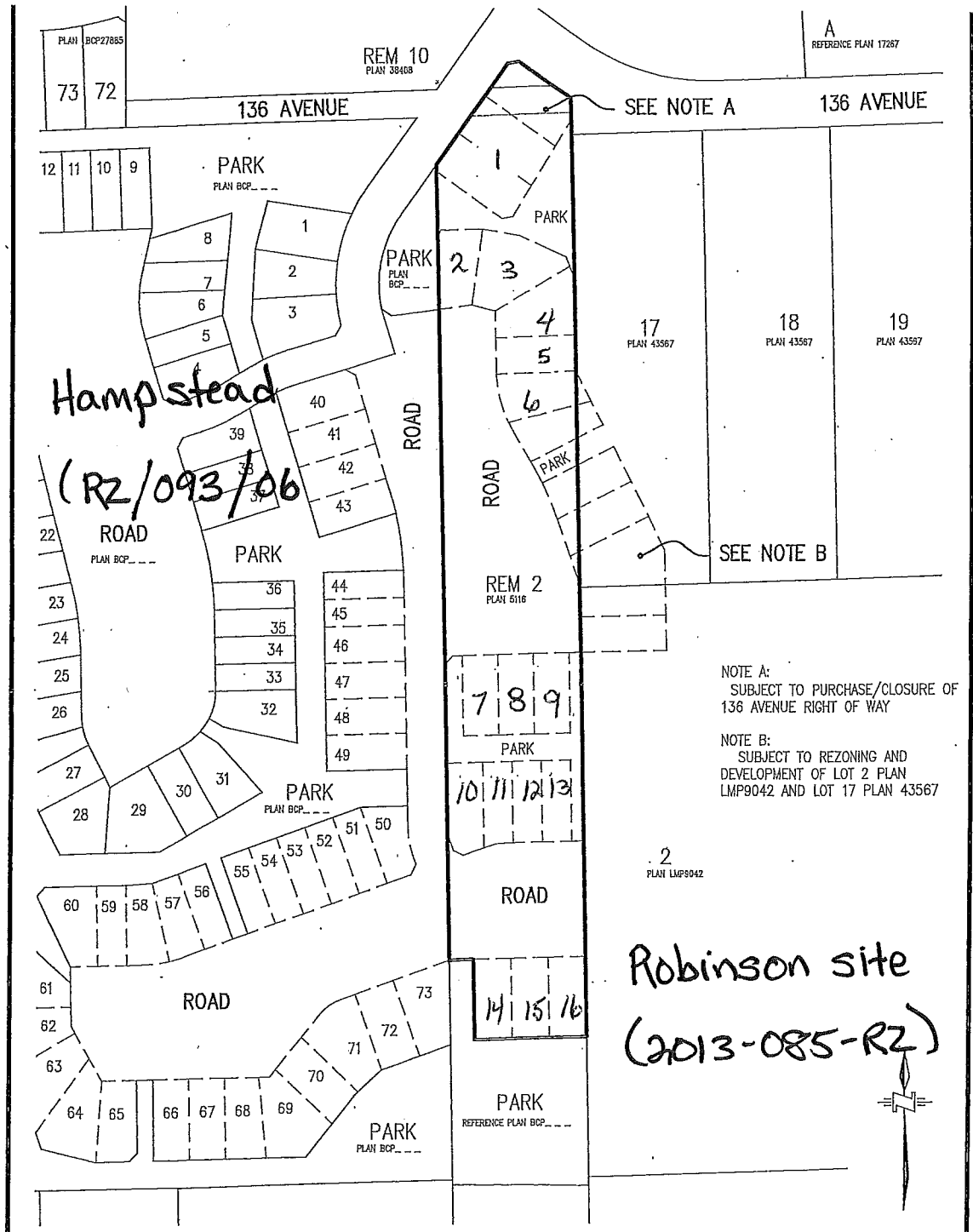


CITY OF MAPLE RIDGE  
PLANNING DEPARTMENT

DATE: Jan 27, 2015

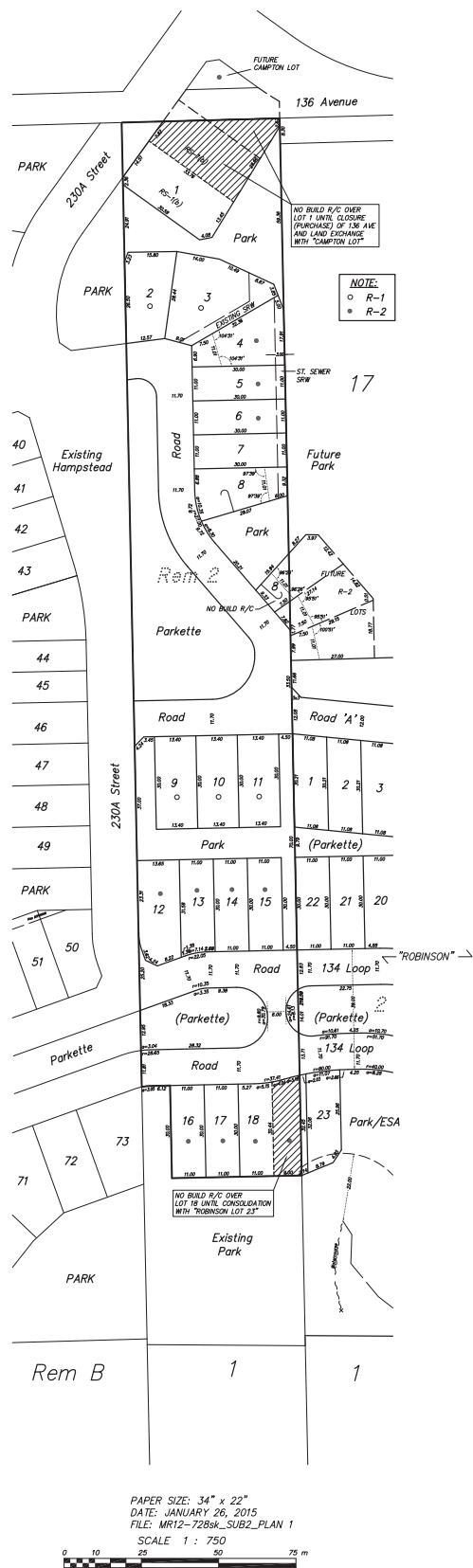
FILE: 2014-104-RZ

BY: DT





# APPENDIX E



## APPENDIX F

## CITY OF MAPLE RIDGE

**BYLAW NO. 7124-2014**

**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. 7124-2014."
2. That parcel or tract of land and premises known and described as:

Lot 2 Section 29 Township 12 New Westminster District Plan 5116 Except Plans BCP42569 and BCP48907

and outlined in heavy black line on Map No. 1632 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to R-2 (Urban Residential District).

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

**READ** a first time the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

**READ** a second time the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

**PUBLIC HEARING** held the       day of       , 20

**READ** a third time the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

ADOPTED, the            day of            , 20

## PRESIDING MEMBER

CORPORATE OFFICER



# MAPLE RIDGE ZONE AMENDING

Bylaw No. 7124-2014

Map No. 1632

From: R-1 (Residential District)  
R-3 (Special Amenity Residential District))  
To: R-2 (Urban Residential District)



SCALE 1:3,000

## City of Maple Ridge

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** First Reading  
Maple Ridge Zone Amending Bylaw No. 7123-2014  
11716 Burnett Street

**MEETING DATE:** February 2, 2015  
**FILE NO:** 2014-110-RZ  
**MEETING:** C of W

---

### EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 11716 Burnett Street, from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit future subdivision into three (3) lots. To proceed further with this application additional information is required as outlined below.

### RECOMMENDATIONS:

That Zone Amending Bylaw No. 7123-2014 be given first reading; and

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

### DISCUSSION:

#### a) Background Context:

Applicant: Dhaliwal Developers Ltd., (Inc.No. BC1013455)  
Owner: Dhaliwal Developers Ltd., (Inc.No. BC1013455)

Legal Description: South half Lot 5, except part in plan LMP2415, Section 17,  
Township 12, New Westminder District Plan 8881

OCP:  
Existing: Urban Residential  
Proposed: Urban Residential

Zoning:  
Existing: RS-1 (One Family Urban Residential)  
Proposed: R-1 (Residential District)

#### Surrounding Uses:

North: Use: Single Family Residential  
Zone: RS-1 (One Family Urban Residential) (in Rezoning process to R-1)  
Designation: Urban Residential



South:	Use:	Single Family residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
East:	Use:	Single Family residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
West:	Use:	Commercial
	Zone:	CS-1 (Service Commercial)
	Designation:	Town Centre Commercial
Existing Use of Property:		Single Family Residential
Proposed Use of Property:		Single Family Residential
Site Area:		0.149 HA. (0.37 acres)
Access:		117 Ave
Servicing requirement:		Urban Standard

**b) Background:**

This site was the subject of a Rezoning and Subdivision application in 2010 (RZ/074/10 and SD/074/10) which was never completed because it expired. The proposal is identical to the earlier application.

**c) Site Characteristics:**

The subject property is approximately 0.149 ha (0.37 acres) in size, is generally flat, and is bound by single family residential properties to the north, east and south, and a commercial property to the west (Pioneer Motor Group, Mr. Quick Lube) (see Appendix A).

**d) Project Description:**

The current application proposes to rezone the subject property from RS-1 (One-Family Urban Residential) to R-1 (Residential District), to permit future subdivision into three (3) single family residential lots. Access is proposed to be off 117<sup>th</sup> Avenue.

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

**e) Planning Analysis:**

**Zoning Bylaw:**

The current application proposes to rezone the subject property from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit future subdivision into three (3) lots with a minimum of 446 m<sup>2</sup>.

The adjacent properties are zoned RS-1 (One Family Urban Residential) and CS-1 (Service Commercial). The property to the north (11736 Burnett Street) is in the process of rezoning to R-1 Residential District, plus the block of houses to the east on 117<sup>th</sup> Ave are all R-1 (Residential District) zoned, making the proposed zone consistent with the surrounding neighbourhood.

The minimum lot size for the proposed R-1 (Residential District) zone is 371 m<sup>2</sup>. Proposed lot sizes for the application are respectively 446.4 m<sup>2</sup>, 471.6 m<sup>2</sup> and 472.3 m<sup>2</sup>.

The proposed building envelopes are in compliance with the setbacks for this zone. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

#### **Official Community Plan (OCP)**

The development site is currently designated *Urban Residential-Neighbourhood Residential*. The Neighbourhood Residential designation allows for single detached dwellings and other housing forms, subject to the Neighbourhood Residential Infill policies. The rezoning and subdivision of this property into three Single Family lots and use of the R-1 (Residential District) zone is in compliance with the OCP.

#### **Advisory Design Panel:**

A Form and Character Development Permit is not required because this is a single family project. Therefore, this application does not need to be reviewed by the Advisory Design Panel.

#### **Development Information Meeting:**

A Development Information Meeting is not required for this application because it is in compliance with the OCP and is less than 25 dwelling units.

#### **f) 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) Licenses, Permits & Bylaws; and
- e) 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 requirements has not been undertaken. We anticipate that this evaluation will take place between First and Second Reading.

**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); and
2. A Subdivision Application.

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

**CONCLUSION:**

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

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

"Original signed by Therese Melser"

---

**Prepared by:**                      **Therese Melser**  
   **Planning Technician**

"Original signed by Christine Carter"

---

**Approved by:**                      **Christine Carter, M.PL, MCIP, RPP**  
   **Director of Planning**

"Original signed by David Pollock"                      for

---

**Approved by:**                      **Frank Quinn, MBA, P. Eng**  
   **GM: Public Works & Development Services**

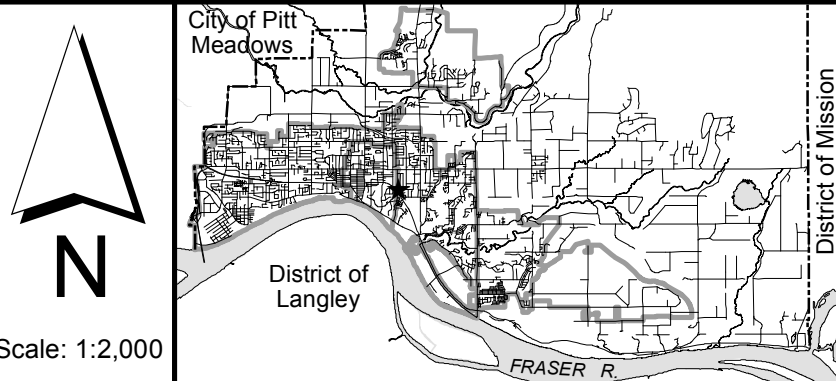
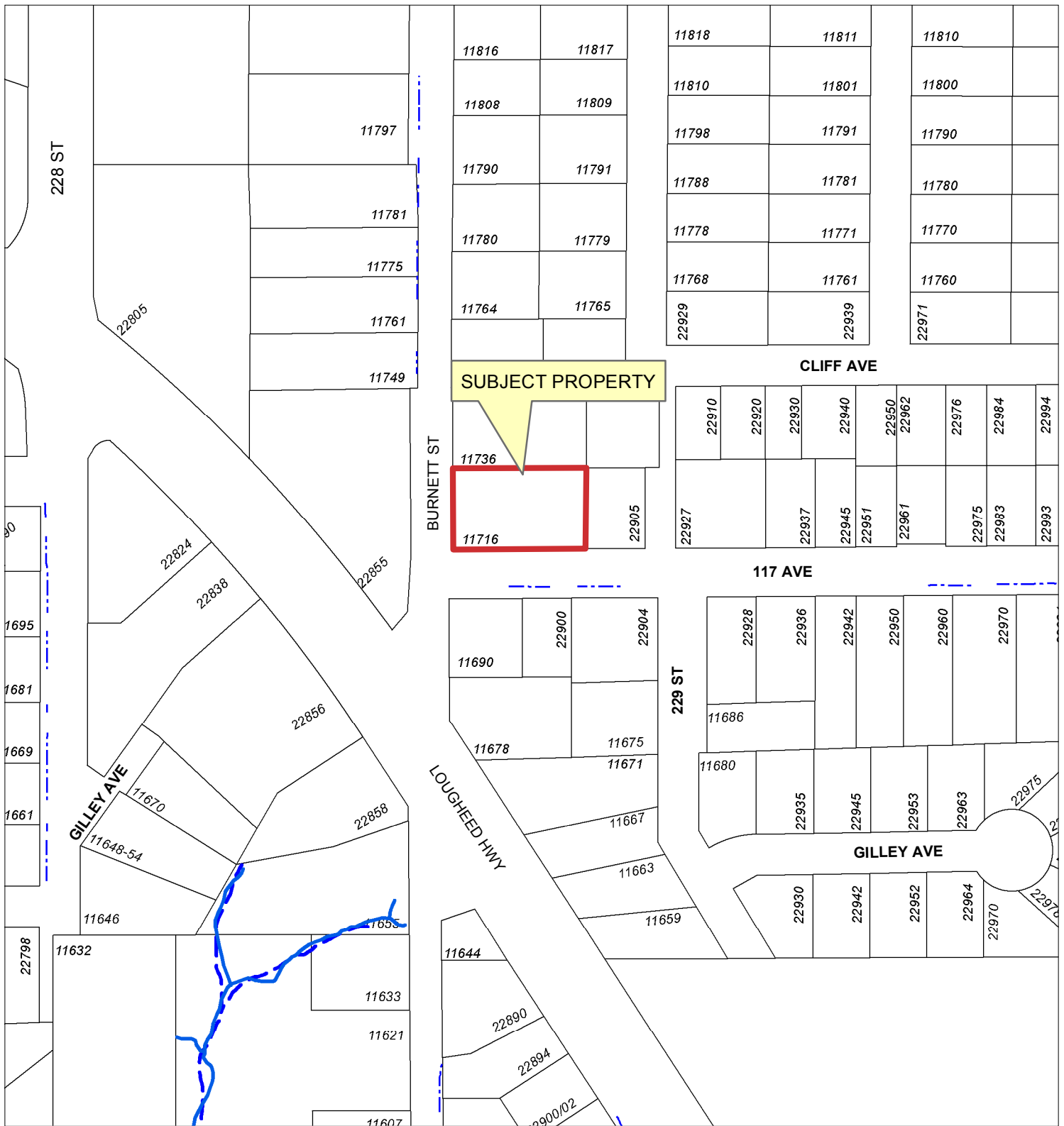
"Original signed by J.L. (Jim) Rule"

---


**Concurrence:**                      **J. L. (Jim) Rule**  
   **Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map  
Appendix B – Zone Amending Bylaw No. 7123-2014  
Appendix C – Proposed Site Plan



## 11716 BURNETT STREET



**CITY OF MAPLE RIDGE**  
PLANNING DEPARTMENT

DATE: Nov 20, 2014
FILE: 2014-110-RZ
BY: PC

## APPENDIX B

## CITY OF MAPLE RIDGE

## BYLAW NO. 7123-2014

**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. 7123-2014."
2. That parcel or tract of land and premises known and described as:

South Half Lot 5, Except Part in Plan LMP2415, Section 17 Township 12 New  
Westminster District Plan 8881

and outlined in heavy black line on Map No. 1631 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to R-1 (Residential District).

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

**READ** a first time the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

**READ** a second time the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

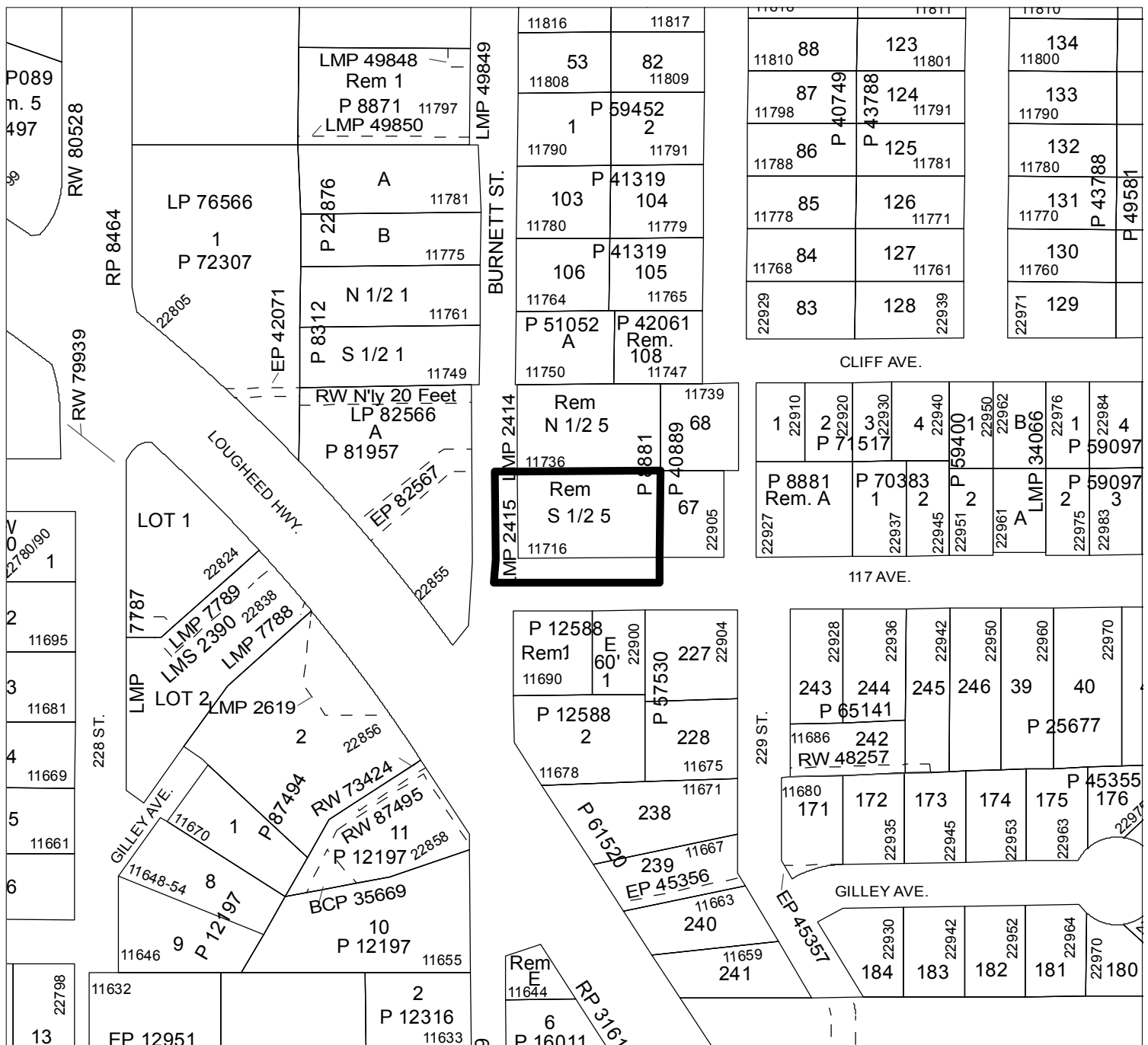
**PUBLIC HEARING** held the       day of       , 20

**READ** a third time the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

ADOPTED, the            day of            , 20

**PRESIDING MEMBER**

CORPORATE OFFICER



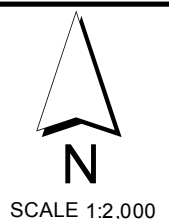
# MAPLE RIDGE ZONE AMENDING

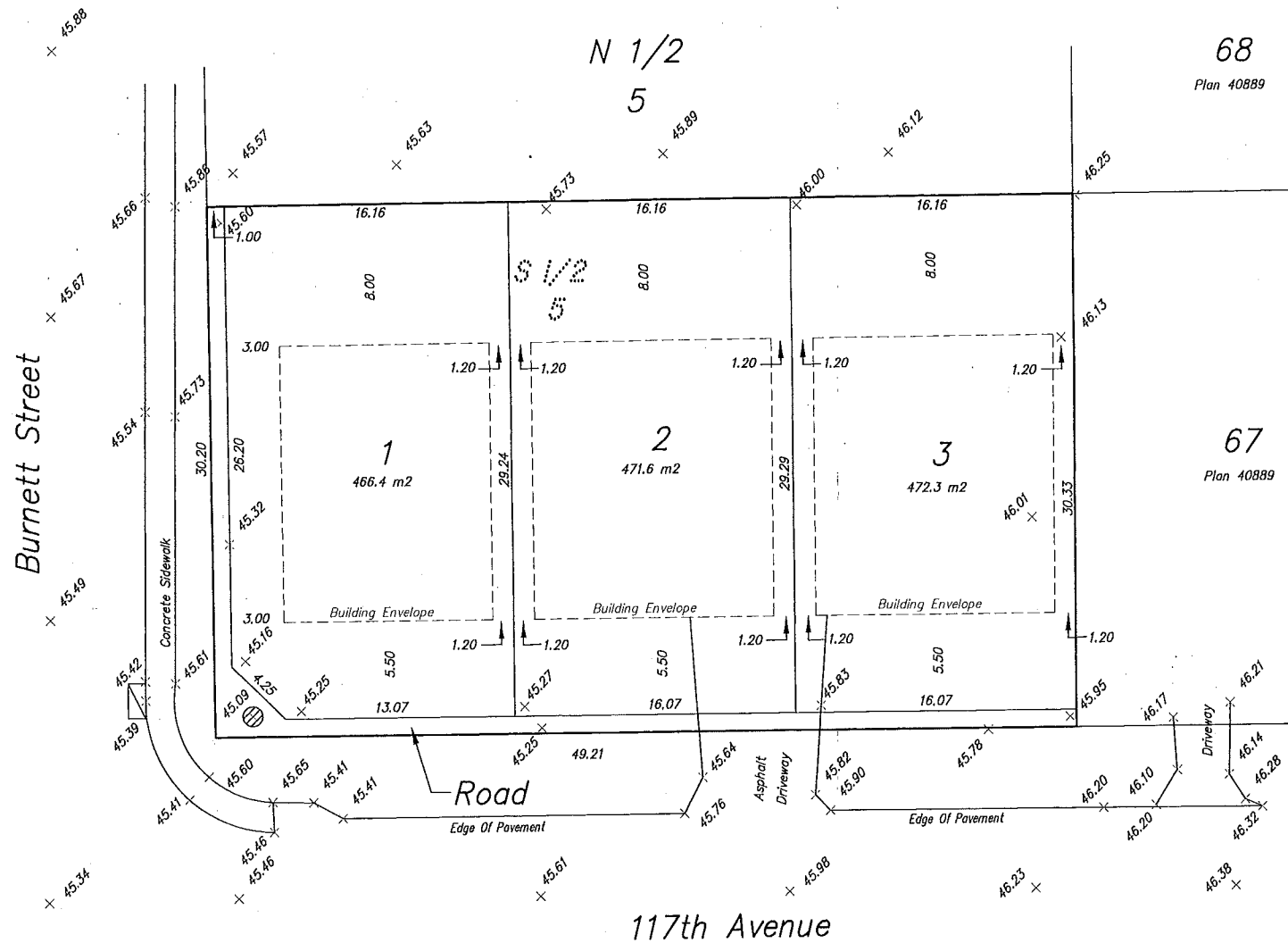
Bylaw No. 7123-2014

Map No. 1631

From: RS-1 (One Family Urban Residential)

To: R-1 (Residential District)





Client:

Wideen Homes

Project:

11716 Burnett Street  
Maple Ridge, BC

Drawing Title:

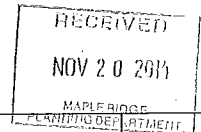
Grading Sketch Plan  
Of South Half Lot 5,  
Except Part In Plan  
LMP2415, Sec 17 Tp 12  
NWD Plan 8881

Benchmark Notes:

Elevations Are Geodetic  
Referred to Monument: 88H4351  
Monument Elevation: 45.500m  
Located At: North side of Lougheed  
Highway & East of Burnett Street

Legend:

- × Ground Elevation
- ▣ Catch Basin
- ⊗ Lawn Drain



Scale: 1:250

Sheet Size: 11" X 17"

Date: January 24, 2011

File: MR11-537skGRADES

1  
Of  
1

**City of Maple Ridge**

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** **Second Reading**  
**Zone Amending Bylaw No. 7095-2014**  
**21447 121 Avenue**

**MEETING DATE:** February 2, 2015  
**FILE NO:** 2014-037-RZ  
**MEETING:** C of W

---

**EXECUTIVE SUMMARY:**

An application has been received to rezone the subject property, located at 21447 121 Avenue, from RS-1 (One Family Urban Residential) to R-1 (Residential District), to permit future subdivision into approximately two lots. Council granted first reading to Zone Amending Bylaw No. 7095-2014 on July 8, 2014. The minimum lot size for the current RS-1 (One Family Urban Residential) zone is 668m<sup>2</sup>, and the minimum lot size for the proposed R-1 (Residential District) zone is 371m<sup>2</sup>.

This application is in compliance with the Official Community Plan (OCP).

**RECOMMENDATIONS:**

- 1) That Maple Ridge Zone Amending Bylaw No. 7095-2014 be given second reading, and be forwarded to Public Hearing;
- 2) That the following terms and conditions be met prior to final reading:
  - i) Approval from the Ministry of Transportation and Infrastructure;
  - ii) Road dedication, as required;
  - iii) Removal of the existing building;
  - iv) 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.

**DISCUSSION:**

**1) Background Context:**

Applicant: Derek Bakstad  
Owner: Derek Bakstad

Legal Description: Lot "D" District Lot 245 Group 1 New Westminster District Plan 19628



OCP:		
	Existing:	Urban Residential
	Proposed:	Urban Residential
Zoning:		
	Existing:	RS-1 (One Family Urban Residential)
	Proposed:	R-1 (Residential District)
Surrounding Uses:		
North:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
South:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential); and proposed R-1 (Residential District) 2014-023-RZ at third reading
	Designation:	Urban Residential
East:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
West:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
Existing Use of Property:		Single Family Residential
Proposed Use of Property:		Single Family Residential
Site Area:		987 m <sup>2</sup> (0.24 acres)
Access:		121 Avenue
Servicing requirement:		Urban Standard
Companion Applications:		2014-037-SD/VP

## 2) Project Description:

The subject property is located on the north side of 121 Avenue, and is approximately 987 m<sup>2</sup> (0.24 acres) in size. The subject property is currently vacant and is bound by single family residential properties to the north, west, east and south (see Appendix A). The subject property is flat with some vegetation around the perimeter of the rear yard. The applicant proposes to rezone the subject property from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit future subdivision into two single family residential lots.

## 3) Planning Analysis:

### i) Official Community Plan:

The OCP designates the property *Urban Residential*, and is subject to the *Major Corridor* infill policies of the OCP. 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 proposed rezoning to R-1 (Residential District) is in conformance with the *Urban Residential* designation and infill policies.

ii) **Zoning Bylaw:**

The applicant proposes to rezone the subject property from RS-1 (One Family Urban Residential) to R-1 (Residential District) (see Appendix B) to permit future subdivision into approximately two lots (see Appendix C). The minimum lot size for the current RS-1 (One Family Urban Residential) zone is 668 m<sup>2</sup>, and the minimum lot size for the proposed R-1 (Residential District) zone is 371 m<sup>2</sup>.

iii) **Proposed Variances:**

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

1. *Maple Ridge Subdivision and Development Servicing Bylaw No. 4800-1993, Schedule "B"*: To reduce the road right-of-way width for a Collector Street standard from 20 metres to 18 metres.
2. *Maple Ridge Zone Amending Bylaw No. 3510-1985, Part 6, C, 11 (b)*: Height increase from 9.0 metres to 11.0 metres

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

iv) **Development Permits:**

A Form and Character Development Permit is not required for this single family residential development.

v) **Advisory Design Panel:**

A Form and Character Development Permit is not required and therefore this application does not need to be reviewed by the Advisory Design Panel.

vi) **Development Information Meeting:**

A Development Information Meeting was not required for this development as it did not require an OCP amendment and there is less than 25 dwelling units proposed, as per Council Policy 6.20 for Development Information Meetings.

**4) Environmental Implications:**

The subject property is located within the Fraser River Escarpment area, where stormwater must be directed to Municipal storm sewer, as per Council Policy 6.23 - *Control of Surficial and Groundwater Discharge in the Area Bounded by 207 Street, 124 Avenue, 224 Street and the Crest of the Fraser River Escarpment*. The applicant should retain as many of the existing trees as possible on the rear yard perimeter of the subject property.

**5) Traffic Impact:**

As the subject property is located within 800 metres of the Lougheed Highway, a referral has been sent to the Ministry of Transportation and Infrastructure, and granted Preliminary Approval on September 15, 2014, for one year, pursuant to section 52(3)(a) of the Transportation Act.

**6) Interdepartmental Implications:**

**i) Engineering Department:**

A Rezoning Servicing Agreement is not required for this rezoning application, as there are no works or services required for the rezoning. All deficient services will be provided through a Subdivision Servicing Agreement at the time of subdivision.

**CONCLUSION:**

As this application is in compliance with the OCP, it is recommended that second reading be given to Maple Ridge Zone Amending Bylaw No. 7095-2014, and that application 2014-037-RZ be forwarded to Public Hearing.

“Original signed by Adam Rieu”

---

**Prepared by:** Adam Rieu  
Planning Technician

“Original signed by Christine Carter”

---

**Approved by:** Christine Carter, M.PL, MCIP, RPP  
Director of Planning

“Original signed by David Pollock” for

---

**Approved by:** Frank Quinn, MBA, P.Eng  
GM: Public Works & Development Services

“Original signed by J.L. (Jim) Rule”

---

**Concurrence:** J. L. (Jim) Rule  
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map

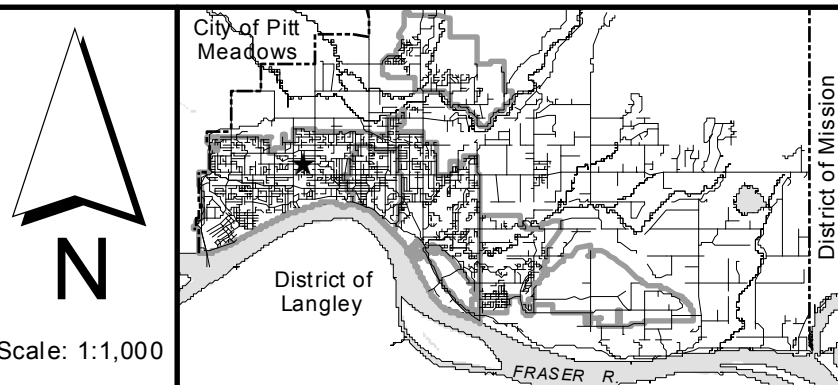
Appendix B – Zone Amending Bylaw No. 7095-2014

Appendix C – Proposed Subdivision Plan

# APPENDIX A

P 21731	21382	121 AVE.										21395	P 99ZZ	P 25																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
	21410	7	21420	8	21434	F	21444	G	21454	H	21474	21480	21484	21486	21500																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						

Subject Property



21447-121 Ave



CORPORATION OF  
THE DISTRICT OF  
MAPLE RIDGE  
PLANNING DEPARTMENT

DATE: May 13, 2014 2014-037-RZ

BY: JV

## CORPORATION OF THE DISTRICT OF MAPLE RIDGE

### BYLAW NO. 7095-2014

#### 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 Corporation of the District of Maple Ridge enacts as follows:

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7095-2014."

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

Lot "D" District Lot 245 Group 1 New Westminster District Plan 19628

and outlined in heavy black line on Map No. 1621 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to R-1 (Residential District).

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

**READ** a first time the 8<sup>th</sup> day of July, 2014.

**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

---

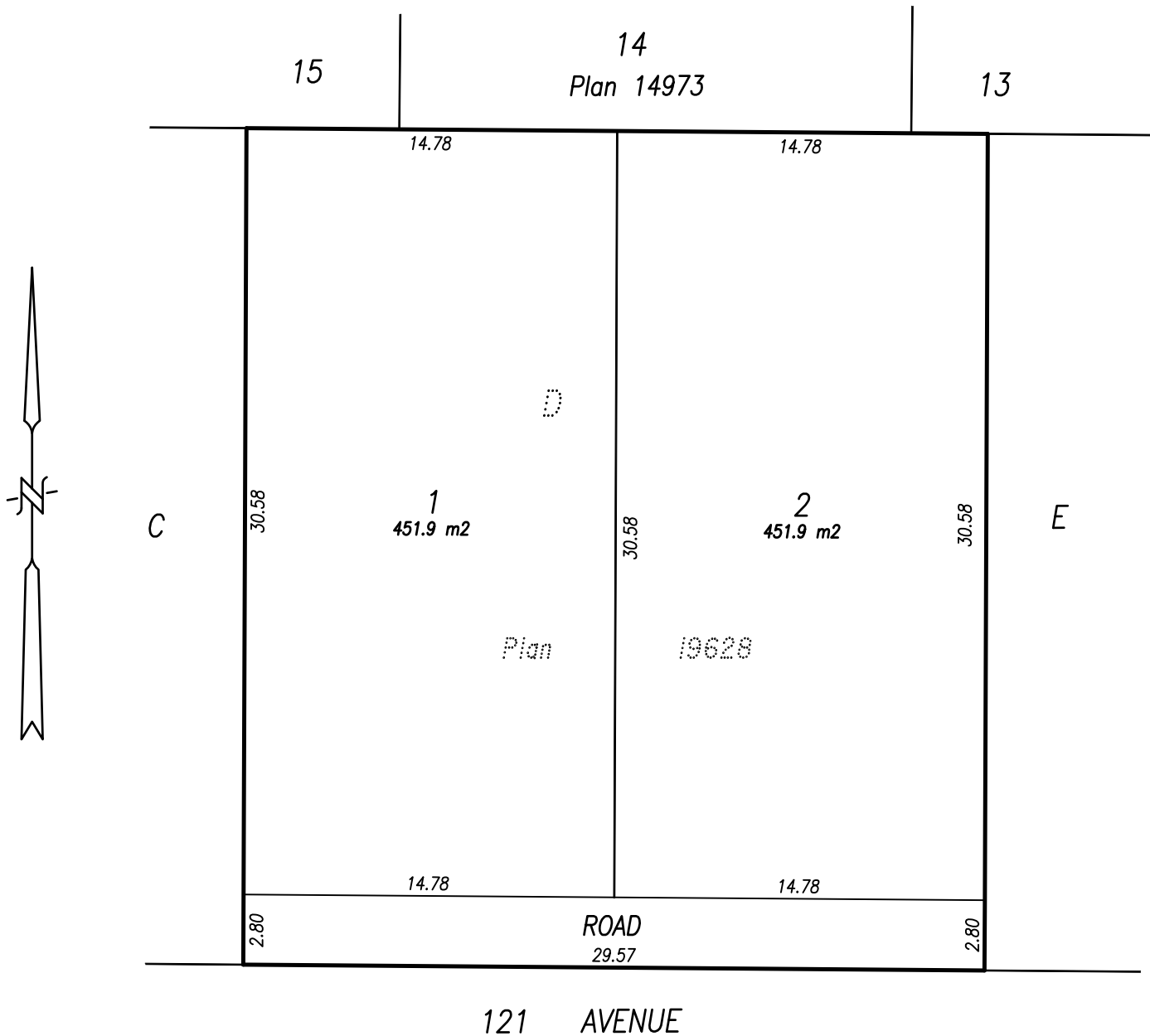
CORPORATE OFFICER



## PROPOSED SUBDIVISION OF LOT 'D' D.L.245 GP.1 N.W.D. PLAN 19628

City of Maple Ridge

Scale 1:250



**TO:** Her Worship Mayor Nicole Read and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** New Building Canada Fund – Small Communities Fund Program

**MEETING DATE:** February 2, 2015  
**MEETING:** C.O.W.

---

**EXECUTIVE SUMMARY:**

The Province of British Columbia, in partnership with the Federal Government, launched the first intake for the New Building Canada Fund – Small Communities Fund (NBCF-SCF) Program on October 22, 2014, and the deadline is February 18, 2015.

To be eligible for funding, a project must be endorsed by Council, to indicate support for the project and to demonstrate that their share of funding has been, or is being secured, and must identify the source of the applicant's share of the project costs.

This report recommends the City make application on behalf of the Downtown Core Road and Utility Rehabilitation Project. With the first three phases having been completed over the past number of years, Phase 4 is the final component. This report also outlines the considerations supporting the recommendation for this project, as well as the funding details.

**RECOMMENDATION:**

1. That the City make application to the New Building Canada Fund–Small Communities Fund for the Downtown Core Road and Utility Rehabilitation Project - Phase 4; and further,
2. That the City will fund its share of eligible project costs, and all ineligible project costs, for the Downtown Core Road and Utility Rehabilitation Project - Phase 4. The sources of funding are: the Sewer Capital Fund (\$600,000), a potential contribution from TransLink (estimated at \$200,000) and the remainder from General Revenue Fund surplus (up to \$600,000).

**BACKGROUND:**

Senior governments grant monies to local governments and their partners on a periodic basis, but they resist committing those funds on an ongoing basis. Where this is most problematic is in relation to municipal infrastructure. Local governments have been working through the Federation of Canadian Municipalities (FCM) for some time. FCM explains the problem this way:

*Public infrastructure is the backbone of our economy and quality of life... Municipalities own over 60% of the country's infrastructure but collect just eight cents of every tax dollar paid in Canada, with the other 92 cents going to federal, provincial and territorial governments.*



*On their own, municipalities don't have the revenue tools to rebuild infrastructure, especially while they are expected to meet growing needs for policing, housing, the environment and immigrant settlement, including many responsibilities downloaded from other governments.*

The Small Communities Fund grant program (NBCF-SCF), part of the New Building Canada Plan, opened for applications on October 22, 2014, and the deadline is February 18, 2015. The City of Maple Ridge may submit one application. In selecting a project for application, the following criteria have been taken into account:

- the grant program criteria and how strongly the project aligns with senior government objectives, which contributes to the likelihood of a successful application. Typically these programs are oversubscribed, meaning there are more applications than there is funding available. In fact, the Province of BC website states “It is anticipated that there will be significant demand for limited funds.”
- maximizing value to Maple Ridge taxpayers. A priority is placed on projects funded by general taxes, over those that are funded by development. This also strengthens the application with the Province, the deciding body for the Small Communities Fund.
- funding gaps. There are projects in the capital program that cannot proceed without additional funding.
- the ongoing cost of the resulting asset. Costs to operate and maintain the asset should be within the existing financial place, and consideration and/or funding given to its future replacement. If a project will create a new financial burden for taxpayers, the impact to future tax rates must be clearly communicated, and the financial plan amended accordingly.

The “Downtown Core Road and Utility Rehabilitation Project - Phase 4” is recommended, as it strongly aligns with the program criteria and the above considerations.

The City has made significant investment in the downtown over recent years, and created a downtown core that is a vibrant social gathering place for festivals and events. Even more importantly, Maple Ridge’s population is expected to grow significantly in coming years, and in order to accommodate this growth in a sustainable manner, planned densification has been occurring and is ongoing.

The City has been laying the groundwork to support this population growth for a number of years, more recently with the completion of an expanded transit hub, a Town Centre Area Plan, a park, streetscapes and underground infrastructure. We are preparing now for residential density and jobs. The fibre optic network will support high value jobs in the commercial sector and will allow for high tech business and the development of Intelligent Transportation Systems (ITS). The civil infrastructure works will replace aging infrastructure, while expanding capacity to support future density in both residential and commercial sectors. The densification of the downtown continues to attract new businesses such as Thrifty’s, Chances Gaming Centre, and Club 16, new restaurants, as well as retaining financial and other institutions in a sustainable, compact, pedestrian-friendly manner.

Phase 4 is the final phase of the Downtown Core Road and Utility Rehabilitation Project. The City has a significant investment in valuable infrastructure, and it needs to be renewed, both to serve existing

and future population, and also to prevent much higher costs later in remedial work if the renewal work isn't done in a timely manner. Phase 1 involved Memorial Peace Park and the portion of 224 Street in front of the park; Phase 2 involved Lougheed Highway from 222 Street to 224 Street, plus 224 Street from Lougheed Highway north to 119 Avenue and from McIntosh Avenue to Dewdney Trunk Road; and, Phase 3 involved Lougheed Highway from 226 Street to 228 Street. Phase 4 will allow the continued rehabilitation and capacity enhancement work on Lougheed Highway from 224 Street to 226 Street, filling the gap in Lougheed Highway improvements to complete the 222 Street to 228 Street segment.

The previous senior government infrastructure grant program supported earlier phases of this project with about \$3.7 million in funding. Phase 4 is estimated to cost \$3.5 million. The current annual capital program doesn't have the capacity to fund these works, and as a result, the Financial Plan includes a draw upon the City's limited accumulated surplus. If the grant application is successful, the program will potentially provide \$2.3 million toward this project, and very little accumulated surplus will be required. This will free up funding capacity that may assist in dealing with other Council priorities.

Appendix 1 provides a diagram intended to provide additional context to the Small Communities Fund within the overall New Building Canada Plan. Appendix 2 and 3 provide excerpts from the Small Communities Fund Program Guide. The full guide can be found by searching for "Small Communities Fund Program Guide" at: <http://www2.gov.bc.ca/>

**a) Desired Outcome:**

To build, rehabilitate, and replace required community infrastructure at a reduced cost to the community. Phase 4 is the final component to the Downtown Core Road and Utility Rehabilitation Project, and would provide connectivity with the second and third phases of the project, and provide for the ongoing densification of the downtown core.

**b) Strategic Alignment:**

Revitalization of the downtown core into a vibrant space has been an ongoing focus of the City through the first three phases of the Downtown Core Road and Utility Rehabilitation Project. This final phase allows for the completion of this project. The City qualifies to submit one application to the NBCF-SCF. In selecting a project, criteria mentioned earlier in the report were taken into account to ensure an alignment with existing goals and objectives, and seeks to maximize value to Maple Ridge citizens.

**c) Citizen/Customer Implications:**

If the grant application is successful, the City can substantially reduce the need to use accumulated surplus to fund this project. Those savings can be used to advance other priorities.

**d) Interdepartmental Implications:**

The grant application process can be onerous and will require staff resources from the proponent departments in order to fulfill the February 18, 2015 deadline.

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

The Downtown Core Road and Utility Rehabilitation Project-Phase 4, totals \$3.5 million. The City's one-third share is \$1,166,667 million, of which \$200,000 is expected to come from TransLink; \$600,000 is identified in the Financial Plan as coming from the Sewer Capital Fund with the remainder coming from the General Revenue Fund accumulated surplus. A potential grant of \$2.3 million would offset the General Revenue component.

**f) Alternatives:**

If Council chooses not to adopt the resolutions, the application cannot proceed. If Council wishes to support a different project, serious consideration must be given not only to program criteria but also to the February 18, 2015 deadline, and to whether all of the supporting documents, business case, drawings/maps and funding could be pulled together in time.

**CONCLUSIONS:**

The Province of British Columbia, in partnership with the Federal Government, launched the New Building Canada Fund – Small Communities Fund (NBCF-SCF) Program with the first intake for this funding now open to receive applications. This report recommends that Phase 4 of the Downtown Core Road and Utility Rehabilitation be submitted for funding assistance.

*"Original signed by Laura Benson"*

---

Prepared by:	Laura Benson, CPA, CMA <b>Manager of Sustainability and Corporation Planning</b>
-----------------	---

*"Original signed by David Pollock, for"*

---

Approved by:	Frank Quinn, MBA, P.Eng <b>General Manager: Public Works and Development Services</b>
-----------------	--

*"Original signed by Paul Gill, for"*

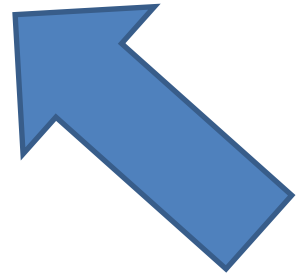
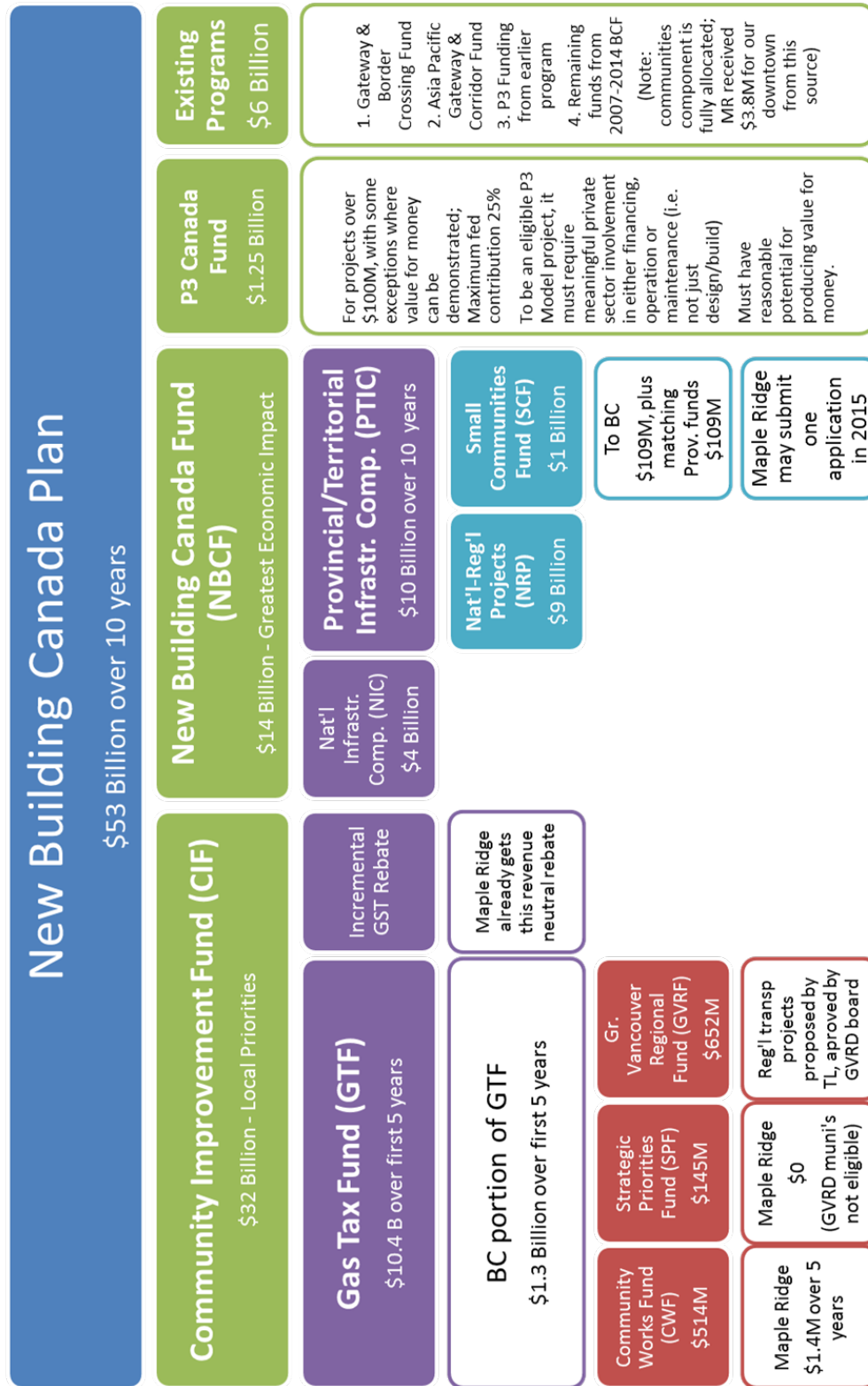
---

Concurrence by:	J.L. (Jim) Rule <b>Chief Administrative Officer</b>
--------------------	--

Attachment:

Appendix 1 – Diagram of New Building Canada Plan

This diagram was prepared in-house and is intended to provide context to the Small Communities Fund within the overall New Building Canada Plan.



## City of Maple Ridge

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** 2015 Property Assessment Review

**MEETING DATE:** February 02, 2015  
**MEETING:** C.O.W

---

### EXECUTIVE SUMMARY:

Property assessment information for 2015 was received from BC Assessment on January 02, 2015. This information is preliminary as property owners have the opportunity to appeal their assessments until February 02, 2015 and appeals will be heard until March 13, 2015. The purpose of this report is to give Council a sense of the 2015 assessments based on the information currently available.

### RECOMMENDATION:

No resolution required; receive for information only.

### DISCUSSION:

#### 2015 Property Assessments

For the purpose of valuation, BC Assessment bases 2015 property assessments on market conditions as at July 1, 2014.

The changes in the assessment roll are generally comprised of two components:

1. Market value fluctuations
2. Real growth due to new construction

For taxation purposes, properties in Maple Ridge are classified into seven classifications which are Residential, Utilities, Major Industry, Light Industry, Business and Other, Recreational/Non-Profit, and Farm Land. Where the term Commercial is used in this report it refers to a combination of Light Industry, Business and Other. The majority (91.09%) of Maple Ridge's taxable assessed value is in the Residential Class.

For 2014, market values in the Residential and Commercial Classes decreased by an average of about 1%. In 2015, the average Residential Class market increase is about 2% and the average Commercial Classes increase is around 6%.

Decisions concerning the municipal budget are made independent of market value fluctuations. As in past years, municipal tax rates will be:

- i) adjusted to offset average market value increases/decreases in each class
- ii) increased based on the tax increase included in the approved financial plan

As a result, properties that experience market value changes above the average for their class will experience higher than average tax increases and properties that experience value changes below the average will experience lower than average tax increases. It is therefore important for property owners to keep in mind that their own tax experience will vary based on the assessment change for their property in relation to the overall averages for their property class. Local governments do not have the legislative authority to smooth tax increases among properties.

To demonstrate this variability from property to property, we have been tracking the taxes assessed against a sample of properties for a number of years and the data from that analysis is attached in Appendix "A". The data is illustrative in nature as we do not yet know what the tax rates will be from the other agencies. In this example, we have assumed a 1% increase for School taxes and a 3% increase for all other agencies.

While the impact to the average home amounts to an overall municipal tax increase of around 3%, there is significant variation around this average. The sample property in the Whonnock area (Sample 3) will see a municipal tax decrease of around 1.8% whereas the sample property in Upper Hammond (Sample 8), which saw an increase in assessed value of 15% in 2015, will experience a municipal tax increase closer to 16%. This variation in tax impact is the direct result of the assessment changes experienced by each individual property.

This is why it is important that property owners review their assessment notices closely and refer any questions or concerns to BC Assessment. Property owners who believe their assessments to be incorrect have until February 02 to appeal to BC Assessment for a review. Property taxes are based on final assessed values and cannot be appealed.

The second major component of the change in the assessment roll is due to new construction. Overall new construction is approximately 1.3% which, once adjusted for our incentive program, comes in at the anticipated budgeted amount of 1%. As the information is preliminary, we will monitor this area to see if further modifications are required to the financial plan.

## **NEIGHBOURHOOD ANALYSIS**

The following is a brief look at the effects of growth on the assessments of various neighbourhoods throughout the City to give Council a sense of how these changes impact individual areas.

### **Residential Properties:**

Of the total assessment base in Maple Ridge, approximately 91% is attributable to the residential class. While the total growth factor in the Residential Class is 1.3%, specific neighbourhoods continue to contribute to the bulk of that increase.

## Residential Properties (continued)

<u>Neighbourhood</u>	<u>Growth Contribution to Assessment Base</u>	<u>% of Total Growth</u>
Cottonwood/Albion	\$ 35,862,600	25%
Silver Valley/Fern Cres	\$ 30,065,737	21%
Kanaka Creek	\$ 24,619,600	17%
Laity – 207(Rvr-DTR)	\$ 11,733,400	8%
Strata Units	\$ 36,707,136	25%
All other neighbourhoods	\$ 7,212,800	4%

Though the average market value in the Residential Class increased by about 2% the change, in assessed value for specific areas, varies.

% of properties	Percentage of Change in Assessment			
	Zero or Less	0.1% to 5%	5.1% to 10%	10.1% +
	36%	32%	21%	11%
		↑ Average 2015		

The following information provides a sense of the impact of assessment changes experienced in specific neighbourhoods.

### Haney Residential

Boundaries: S – Lougheed; W – Burnett and 224; N – 124A, 125, 128; E – 234 and 235

This area is comprised of mostly single family homes which are 30 years or older. New construction in this area is limited. The neighbourhood represents 10% of the City's overall residential inventory. The average home in this area, valued at \$435,262 in 2014 and paying \$1,942 in municipal taxes, has seen an increase in value of about 6.5%, which is substantially higher than the city average of 2%, and will experience a general purposes tax increase of around 7.5%.

% of properties	Percentage of Change in Assessment			
	Zero or Less	0.1% to 5%	5.1% to 10%	10.1% +
	2%	23%	65%	10%
			↑ Average 2015	

### Cottonwood/Albion

Boundaries: S - Kanaka Way and 128; W - Cottonwood Dr; N – DTR; E – 240

This area now makes up approximately 6% of the City's overall residential inventory and was the biggest growth contributor in 2014 at 25% of overall growth. It is comprised of mostly single family homes.

**Cottonwood/Albion** (continued)

The average home here, valued at \$470,191 in 2014 and paying \$2,098 in municipal taxes, has increased in value by slightly more than 1% and the municipal tax increase will be around 2%.

% of properties	Percentage of Change in Assessment			
	Zero or Less	0.1% to 5%	5.1% to 10%	10.1% +
	16%	78%	3%	3%
		↑		
		Average		
		2015		

**Kanaka Creek**

Boundaries: S, SW – Loughheed; N – Kanaka Way and 128; E – 248

This area, comprised mostly of single family homes, continues to develop and contributed 17% to the overall residential growth. It represents approximately 8% of the City's overall residential inventory.

The average home in this area, valued at \$500,600 in 2014 and paying \$2,234 in municipal taxes, has decreased in value by just under 1% and as a result will experience a minimal general purpose tax increase.

% of properties	Percentage of Change in Assessment			
	Zero or Less	0.1% to 5%	5.1% to 10%	10.1% +
	64%	30%	6%	0%
	↑			
	Average			
	2015			

**Silver Valley and Fern Cres.**

Boundaries: S – 128; N – Silver Valley Rd; W – Marc Rd. & 224; E – 264

This area now makes up approximately 8% of the City's overall residential inventory and, at 21% of the overall growth, continues to be one of the biggest growth contributors. It is comprised of mostly single family homes some of which are on large lots and acreages.

The average home here, valued at \$752,645 in 2014 and paying \$3,360 in municipal taxes, has increased in value by slightly less than 1% and the municipal tax increase will be around 2%.

% of properties	Percentage of Change in Assessment			
	Zero or Less	0.1% to 5%	5.1% to 10%	10.1% +
	12%	84%	3%	1%
		↑		
		Average		
		2015		



### **Whonnock and Ruskin**

Boundaries: S – Lougheed; N – 132; W – 248; E – 287

This established rural neighbourhood is made up of large residential lots and acreages of which 2% still enjoy farm status.

The average home in this area was valued at \$576,700 in 2014 and paid \$2,574 in municipal taxes, is now assessed at \$586,874, an increase of just over 1%. It will likely experience a general purposes tax increase of approximately 2%.

% of properties	Percentage of Change in Assessment			
	Zero or Less	0.1% to 5%	5.1% to 10%	10.1% +
	70%	15%	10%	5%
		↑		
		Average		
		2015		

### **Strata Townhouses**

There are currently 3,843 properties in Maple Ridge which are classed as residential strata townhouses and 120 of those are new this year. Market value for these types of properties experienced an average decrease of 1.4%.

The average townhouse assessed in 2014 at \$294,000 and paying \$1,312 in municipal taxes now has an average assessment of \$290,000 and will experience a nominal tax increase.

% of properties	Percentage of Change in Assessment			
	Zero or Less	0.1% to 5%	5.1% to 10%	10.1% +
	66%	32%	2%	0%
	↑			
	Average			
	2015			

### **Strata Apartments**

The number of Strata Apartments grew by 50 in 2014 to a total of 3,026 as a result of the TCIP. The average market value for these types of units decreased by 2% in 2014.

The average apartment, which was assessed in 2014 at \$197,000 and paid \$879 in municipal taxes, is now assessed at \$193,000 and will likely see a slight decrease in municipal taxes.

% of properties	Percentage of Change in Assessment			
	Zero or Less	0.1% to 5%	5.1% to 10%	10.1% +
	91%	8%	1%	0%
	↑			
	Average			
	2015			

### **Business Class and Light Industry Class**

Of the almost 30,000 properties which make up Maple Ridge, 4% of properties fall into the Business and Light Industry Classes. Combined growth in these two classes is around 1% after adjusting for incentive program and they contribute approximately 7% of the total growth in the assessment base.

The commercial sector growth contribution to the assessment base is approximately \$14M.

The biggest contributors are two properties owned by South Coast BC Transportation, previously exempt from taxation but now fully taxable on a value of \$3.3M. The ongoing warehouse development at 113 Avenue & Kingston Street, which contributed \$1.5M last year, this year contributed an additional \$1.7M to the commercial assessment base. A property on 272 Street, previously used for worship and exempt from taxes, has been converted to office space and is now fully taxable adding \$1.6M to the commercial assessment base. Enhancements to the office building at 11965 Fraser Street provide an additional \$2.6M. This last project qualified for our incentive program.

The average market value increase in the Business and Light Industry Classes is just over 6%.

Business Class					
Percentage of Change in Assessment					
	Zero or Less	0.1% to 5%	5% -10%	10% - 20%	over 20%
% of properties	24%	37%	14%	16%	9%
			↑		
			Average		
			2015		
Light Industrial Class					
Percentage of Change in Assessment					
	Zero or Less	0.1% to 5%	5% -10%	10% - 20%	over 20%
% of properties	20%	48%	12%	11%	9%
			↑		
			Average		
			2015		

The following information is intended to give an idea of what is occurring in some of the more concentrated areas for these classes.

### **Maple Meadows Industrial Park**

This area represents 20% of Business Class properties. These are mostly commercial strata units and some warehousing facilities. Of the 312 commercial properties in the park, 112 are classed Light Industry. These 112 properties account for 56% of all Light Industry properties in Maple Ridge and represent 50% of the Light Industry assessment base. Overall market change in the park is close to the City average and tax increases for most properties here will therefore also be close to the City average.

### **Maple Meadows Industrial Park** (continued)

% of properties	Percentage of Change in Assessment				
	Zero or Less	0.1% to 5%	5% -10%	10% - 20%	over 20%
	8%	80%	4%	5%	3%
			↑ Average 2015		

### **Albion Industrial**

This area represents 4% of Business Class folios and 16% of Light Industry Class folios and accounts for approximately 10% of the taxable commercial assessment base. A few properties in this area saw significant market value increases, causing the average assessment increase for the area to come in higher than the City average at 13%. Most properties (75%) experienced assessment value changes of less than 10%.

% of properties	Percentage of Change in Assessment				
	Zero or Less	0.1% to 5%	5% -10%	10% - 20%	over 20%
	31%	23%	21%	14%	11%
				↑ Average 2015	

### **Lougheed and Dewdney Trunk Commercial, West of 207 Street**

These two commercial corridors represent only 5% of Business Class folios in number but account for 23% of total Business Class assessments. There were significant market value increases in this area as well with 31% of properties seeing increases higher than 20%. The average market increase in this area is 9% which is above the City average and will result in a higher than average tax increase.

% of properties	Percentage of Change in Assessment				
	Zero or Less	0.1% to 5%	5% -10%	10% - 20%	over 20%
	15%	21%	18%	15%	31%
			↑ Average 2015		

### **Kanaka & Webster's Corner Business Parks**

These two business parks started development in 2010 and represent 8% of Commercial folios and account for 4% of the combined Business and Light Industry assessment base. Overall market change in these two areas is close to the City average and tax increases for most properties here will therefore also be close to the City average.

**Kanaka & Webster's Corner Business Parks** (continued)

% of properties	Percentage of Change in Assessment				
	Zero or Less	0.1% to 5%	5% -10%	10% - 20%	over 20%
	1%	47%	29%	23%	nil
			↑ Average 2015		

**CONCLUSIONS:**

Though the assessment information is preliminary, it does give an indication of how assessments have changed since the last valuation. While the average assessment changes for Residential and Commercial Classes are 2% and 6% respectively, there is some variability around this average. As a result, the property tax impact to individual properties will vary, depending on how their experience relates to the average for their property class.

Property owners with concerns have until February 02 to contact BC Assessment about those concerns and appeals are being held until March 13. A revised roll incorporating any changes due to appeals or corrections will be made available to us in early April.

"Original signed by Silvia Rutledge"

Prepared by: Silvia Rutledge  
Manager of Revenue & Collections

"Original signed by Paul Gill"

Approved by: Paul Gill, BBA, CGA  
General Manager: Corporate & Financial Services

"Original signed by J.L. (Jim) Rule"

Concurrence: J.L. (Jim) Rule  
Chief Administrative Officer

The following appendix is attached hereto:  
Appendix A – Sample Tax Properties

# Appendix A - Sample Tax Properties (History of Assessed Values and Taxation)

## % Change in Assessed Values

Location	2010	2011	2012	2013	2014	2015
1 Silver Valley	-6.1%	1.9%	-4.3%	-0.7%	-3.2%	1.7%
2 Albion/Kanaka	-5.2%	11.2%	0.0%	-6.8%	-0.6%	0.2%
3 Whonnock	-8.5%	6.4%	2.7%	0.0%	0.6%	-2.7%
4 Central MR	-0.8%	8.9%	0.5%	-3.1%	-2.8%	11.1%
5 Central MR- strata	-9.9%	2.7%	-5.8%	-3.1%	0.0%	-3.7%
6 West MR	3.0%	5.4%	-2.1%	0.0%	7.0%	2.3%
7 Lower Hammond	-6.4%	-2.3%	0.1%	-9.8%	8.6%	13.1%
8 Upper Hammond	-7.6%	5.9%	-4.7%	0.0%	2.3%	15.3%
<b>Total</b>	<b>-4.9%</b>	<b>5.3%</b>	<b>-1.8%</b>	<b>-2.2%</b>	<b>0.9%</b>	<b>3.9%</b>

## % Change in Taxation (General Purpose, Fire, Drainage & Parks Levy)

Location	2010	2011	2012	2013	2014	2015
1 Silver Valley	3.0%	1.5%	0.3%	4.0%	0.9%	2.6%
2 Albion/Kanaka	3.9%	10.9%	4.8%	-2.3%	3.5%	1.2%
3 Whonnock	0.3%	6.0%	7.6%	4.9%	4.8%	-1.8%
4 Central MR	8.7%	8.5%	5.3%	1.6%	1.3%	12.1%
5 Central MR- strata	-1.3%	2.4%	-1.2%	1.6%	4.2%	-2.8%
6 West MR	12.9%	5.0%	2.6%	4.8%	11.5%	3.3%
7 Lower Hammond	2.7%	-2.7%	4.9%	-5.5%	13.1%	14.2%
8 Upper Hammond	1.3%	5.5%	-0.1%	4.8%	6.6%	16.3%
<b>Total</b>	<b>4.2%</b>	<b>4.9%</b>	<b>3.0%</b>	<b>2.5%</b>	<b>5.1%</b>	<b>4.9%</b>