

District of Maple Ridge

**COMMITTEE OF THE WHOLE
AGENDA
March 19, 2012
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.

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

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 2011-081-RZ, Lot 6, Plan 60014-Southwest corner of 104 Avenue and Slatford Place, RS-3 to RS-1b and R-1

Staff report dated March 19, 2012 recommending that Maple Ridge Zone Amending Bylaw No. 6906-2012 be deferred pending adoption of an Albion Flats Concept Plan.

1102 RZ/109/08, 22031 Dewdney Trunk Road, Heritage Designation and Revitalization and Tax Exemption Agreement

Staff report dated March 19, 2012 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 6907-2012 be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Heritage Designation and Revitalization and Tax Exemption Agreement Bylaw No. 6902-2012 be given second reading and be forwarded to Public Hearing.

1103 2011-008-RZ, Various Addresses, Ansell Street Area

Staff report dated March 19, 2012 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 6903-2012 to designate the subject area from Suburban Residential to Estate Suburban Residential be given first and second reading and be forwarded to Public Hearing.

1104 2011-008-RZ, 12610 and 12640 Ansell Street, RS-3 to RS-2

Staff report dated March 19, 2012 recommending that Maple Ridge Zone Amending Bylaw No. 6794-2011 to permit future subdivision into four lots be given second reading and be forwarded to Public Hearing.

1105 2011-068-RZ, 25339 130 Avenue, RS-3 to RS-2

Staff report dated March 19, 2012 recommending that Maple Ridge Zone Amending Bylaw No. 6842-2011 to permit subdivision into four single family lots be given second reading and be forwarded to Public Hearing.

1106 Award of Contract (Reference No. ITT-EN12-14, Project No. E04-010-073) Ansell Street Sanitary Sewer Local Area Service

Staff report dated March 19, 2012 recommending that Contract E04-10-073: Ansell Street Sanitary Sewer Local Area Service be awarded to Strohmaier's Excavating Ltd. and that the Corporate Officer be authorized to execute the contract.

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

1131 Disbursements for the month ended February 29, 2012

Staff report dated March 19, 2012 recommending that the disbursements for the month of February 2012 be approved.

4. *COMMUNITY DEVELOPMENT AND RECREATION SERVICES*

1151 Proposed Capital Budget Adjustment to Fund Playground Equipment

Staff report dated March 19, 2012 recommending that the Capital Plan be amended to allow the use of remaining funds from the construction of the Maple Ridge Park Washroom Project for purchase and installation of playground equipment at Albion Sports Complex and Birch Park.

1152 Katie's Place Lease Renewal

Staff report dated March 19, 2012 recommending that the Corporate Officer to authorized to sign and seal the Katie's Place Domestic Animal Resource and Education Society Lease.

1153 Deer Fern Park Concept Plan

Staff report dated March 19, 2012 recommending that the concept plan for Deer Fern Park be approved.

1154 Cedar Park Concept Plan

Staff report dated March 19, 2012 recommending that the concept plan for Cedar Park be approved.

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: 12/03/15



District of Maple Ridge

TO: His Worship Mayor Ernie Daykin
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First Reading
Maple Ridge Zone Amending Bylaw No. 6906-2012
Lot 6, Plan 60014- Southwest corner of 104th Avenue and Slatford Place

MEETING DATE: March 19, 2012
FILE NO: 2011-081-RZ
MEETING: C of W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property from RS-3 (One Family Rural Residential) to RS-1b One Family Urban (Medium Density) and R-1 (Residential District)(Appendix A). The proposed lot or road pattern for this site has not yet been determined. The site was removed from the Agricultural Land Reserve in 1998 and was the subject of an earlier and lengthy rezoning application process (RZ/41/00). In 2001, a similar application was received. A council report considered this proposal premature for many reasons, paramount being the need to complete a comprehensive Area Plan that would encompass all properties within the study area. Such a plan would consider environmental protection, drainage, infrastructure and transportation provisions. Council of the day endorsed a land use process that the applicant was to follow. In an August 2001 staff report, it was suggested that the Albion Flats Land Use Plan proceed after the OCP review, noting that advancing the Albion Area Land Use Plan would delay the OCP review. The OCP review occurred between 2002 and 2006 and was approved in November of 2006. The 2006 OCP identified that the Albion Flats would not be available for urban development until a comparative analysis to review land use, social, economic and environmental goals was completed. In 2009, Council directed that an Area Planning process be undertaken. Council received an update report on this process in January 2012.

During the current Albion Flats Concept planning process, the applicant submitted a new rezoning application on July 7, 2011 for residential purposes. The applicant was aware that the site is located within the Council defined Albion Flats Study Area (Appendix B). The applicants feel that their plans for a residential subdivision have been delayed long enough and that they have completed the requested studies at significant expense. The applicants feel the proposed use is appropriate and will blend in well with whatever uses emerge in the vicinity.

While it is recognized that the owners of the land have spent considerable time and effort in advancing their application, the recent comments from the ALC need to be taken into account. Given the ALC comments and given that the OCP directed Albion Flats Concept Plan Study (Appendix C) is ongoing, it is recommended that this application be considered premature and be deferred until the current Albion Flats Concept Plan is completed and approved. The highest and best use of this land is yet to be determined based on community needs, senior agency approvals and the numerous OCP objectives, particularly those surrounding the need to enhance employment generating and shopping opportunities in the District. A decision at this time to allow residential use of this strategic parcel of land may negatively impact future land use options for the entire Albion Flats study area south of 105th Avenue.

At this point, the Agricultural Land Commission supports future commercial and employment development on the south side of 105th Avenue. The loss of any land in this area of the Albion Flats could limit commercial/employment options in the area. The 2011 Albion Flats Concept Plan forwarded to the ALC showed civic, environmental and community garden uses for the applicants site. These uses may have to be accommodated elsewhere in the study area if not on this site. This could only be accomplished on lands south of 105th Avenue and would not be the highest and best use of these commercially strategic and highly visible lands. In addition, should the Agricultural Land Commission deny any application(s) for additional commercial development for lands on the north side of 105th Avenue, Council may wish to pursue a reconfiguration of the land uses south of 105th Avenue to maximize the amount of commercial or employment lands in the area. Should this occur, the subject site may be best suited for commercial or employment use, or needed to accommodate the relocation of civic uses currently situated elsewhere on the plan. Should the ALC exclude lands on the north of 105th Avenue as a result of individual applications for exclusion, the need for alternative uses of the subject site may not be as prevalent.

RECOMMENDATION:

That Zone Amending Bylaw No. 6906-2012 be deferred pending adoption of an Albion Flats Concept Plan.

DISCUSSION:

a) Background Context:

Applicant:	Jorden Cook Associates
Owner:	John Wynnyk Steve Wynnyk
Legal Description:	Lot: 6, D.L.: 405, Plan: 60014
OCP:	
Existing:	Agricultural
Proposed:	Urban Residential
Zoning:	
Existing:	RS-3 (One Family Rural Residential)
Proposed:	RS-1b (One Family Urban (medium density) Residential) and R-1 (Residential District)
Surrounding Uses:	
North:	Use: Park and Single Family Residential Zone: RS-3 (One Family Rural Residential) and RS-1b (One Family Urban (medium density) Residential)
	Designation: Urban Residential and Parks within the ALR
South:	Use: Agricultural Zone: RS-2 (One Family Suburban Residential) and RS-3 (One Family Rural Residential)
	Designation: Agriculture
East:	Use: Park and Single Family Residential

	Zone:	RS-1b (One Family Urban (medium density) Residential), RS-2 (One Family Suburban Residential) and RS-3 (One Family Rural Residential)
West:	Designation:	Conservation and Urban Residential
	Use:	Fairgrounds, Ice Rink and Sports Fields
	Zone:	CD-4-88 (Agricultural Events, Special Events, etc)
	Designation:	Parks within the ALR

Existing Use of Property:	Vacant
Proposed Use of Property:	Single Family Residential
Site Area:	5.304 HA. (13 acres)
Access:	104 Avenue and Salford Place
Servicing requirement:	Full Urban

b) Project Description:

At this time the current application has been assessed to determine its compliance with the Official Community Plan 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 if Council grants First Reading. Such assessment may impact proposed lot boundaries and yields, Official Community Plan designations and Bylaw particulars, and may require application for further development permits.

c) Background:

A number of staff authored background reports were prepared for Council's consideration throughout 2001 in regards to the initial Albion Flats Land Use Plan. All recommended that before advancing any development applications in the Albion Flats that the proper background studies be completed. Council gave preliminary support in 2001 to rezoning the subject property, contingent upon the landowners at their own expense undertaking site analysis works including a land use concept plan, stormwater management strategy, and drainage study. This work was undertaken in cooperation with other landowners and included preliminary servicing, drainage, environmental and transportation studies. However, this work did not proceed to Second Reading or Public Hearing. During this period of time the District was commencing a review of the Official Community Plan. It was during this work that the overall Albion Flats again became a significant discussion point. It was understood that the site was outside the Urban Area Boundary and Fraser Sewer Area, and the "Green Zone" designation of the site became apparent at this time. The Green Zone designation meant that any lands designated for Agriculture would require GVRD approval prior to development occurring, even if the properties were no longer within the Agricultural Land Reserve. In the newly adopted Official Community Plan, this site, along with 5 other areas, was given a "Starred" designation indicating that Regional consideration was required.

As a result of the adoption of the 2006 OCP and its policies (6-15, 6-16) to undertake comprehensive strategic planning, the Albion Flats was identified as being unavailable for urban development until a comprehensive analysis of potential land uses, social, economic and environmental goals was completed. However, being a "Starred" property, Council requested that the Region remove this property (along with 5 other sites) from the Green Zone. In October 2008, Metro Vancouver granted this request for removal. The property was therefore considered available for urban development, subject to the completion of an Official Community Plan amendment and a rezoning application.

In November of 2009 Council gave approval to an Albion Flats Area Planning Process to begin with a defined study area that included this strategically located site. On January 11, 2010 Council directed that a concept plan be prepared; the Agricultural Land Commission was advised of the work programme and HB Lanarc was hired to proceed with the study. In early May 2011, Council endorsed a Concept Plan which was forwarded to the Commission for consideration. The Concept Plan as endorsed by Council indicated the subject property would be used for community garden plots, conservation, and a playing field.

The Commission responded in late November 2011 they were prepared to cooperate towards future commercial and industrial development at Albion Flats in conjunction with restoration of an agricultural future for lands north of 105th Avenue.

Council received a report in January 2012 on the implications of the Commissions comments. Council has directed that an application for the lands south of 105th Avenue be prepared. Prior to taking this step, however, Council has advised the property owners north of 105th Avenue that they may wish to privately pursue the exclusion of their land through an application by landowners. The Council endorsed option identifies that the District will proceed with an exclusion application on lands to the south in the fall of 2012.

Once acted on by Council, this Commission decision opens up a significant economic development opportunity for all lands south of 105th Avenue irrespective of whether or not they are currently in the Agricultural Land Reserve. The subject site at Slatford and 104th Avenue is such a site where new and higher uses could now be considered in light of changes in the immediate area. The delays and personal expense incurred by the property owners over the last two decades should be acknowledged. However, the strategic nature of this site within the Albion Flats and its potential for greater community benefit demands consideration. There remain numerous unanswered questions regarding the optimum future use of the entire Albion Flats area to generate the maximum employment, business/commercial uses and recreational and agricultural use. This site may have a role to play in this optimization process of the bigger area. This land may be called upon to accommodate uses displaced by commercial uses seeking to optimize their footprints closer to Lougheed Highway. These are significant questions that can only be answered by looking at the Albion Flats in its entirety, once the available land base is known, and community priorities are clarified. For these reasons, it is not recommended at this time that properties within the Albion Flats Concept Plan study area be advanced on a parcel by parcel basis.

In its November 2011 letter, the Commission has required that the District prepare a comprehensive review of drainage and stream flow conditions in the area. This study is anticipated to begin in the fall of this year. A component of this work will include an estimate of the costs for drainage improvements, as well as a discussion regarding how such improvements would be funded or whether developing properties will contribute.

Residential development of this site may not contribute significantly to achieving Council's goal of improving long term commercial and employment opportunities within the District. It could in fact hinder such efforts as the land base available for commercial employment or community uses could shrink considerably, and the compatibility of these different land uses would also be questionable. The subject site represents 5.3 hectares (13 acres) or about 12% of the available privately owned land south of 105th Avenue. This is a significant portion and represents a prime opportunity, especially if the ALC rejects future requests from landowners north of 105th Avenue to exclude their lands. However, should the ALC exclude lands on the north side of 105th Avenue as a result of individual applications for exclusion, the need for alternative uses of the subject site may not be as prevalent.

d) **Planning Analysis:**

Official Community Plan:

Although designated Agricultural, the site also carries an OCP notation referring to specific Albion Flats (6.2.3) OCP Objectives and Policies that need to be taken into consideration before development can proceed. The OCP requires the District to coordinate its efforts in the Albion Flats with other jurisdictions to meet community, Regional and Provincial goals. Specifically the District must coordinate with Metro Vancouver, the ALC and Federal and Provincial agencies in determining the fate of the Albion Flats study area, of which this parcel is a part.

The OCP policies further require:

“Council prior to giving consideration to a change in land use, an extension of municipal services, or an amendment to the Urban Area Boundary, Maple Ridge will: develop and implement a comprehensive Strategy as outlined in 11.1.3 and collaborate with Regional and Provincial authorities to complete a comparative analysis to review land use, social, economic and environmental goals or what is known as a balanced triple bottom line analysis”.

This work is not completed but is in progress under the current Albion Flats Concept Plan process. A component of this required OCP work is the recently completed Agricultural Plan (2010), the future Urban Area Boundary Review, and the soon to begin Commercial and Industrial Land Use Strategy. All of these plans and studies have a direct impact on the potential use of this site and the Albion Flats in general.

Should this application proceed in advance of the Area Plan, an OCP amendment to re-designate the site from Agricultural to Urban Residential will be required. The Urban Area Boundary will also need amending to include the site within the Urban Area Boundary.

Zoning Bylaw:

The current application proposes to rezone the property located at Slatford Place and 104th Avenue from RS-3 (One Family Rural Residential) to RS-1b One Family Urban (Medium Density) and R-1 (Residential District). The lands to the north and east contain lots zoned RS-1b. The introduction of the smaller R-1 lot is intended to increase density and lot yield. Any variations from the requirements of the proposed zone(s) will require a Development Variance Permit application.

Development Permits:

Pursuant to Section 8.9 of the Official Community Plan, a Watercourse Protection Development Permit application is required to ensure the preservation, protection, restoration and enhancement of watercourse and riparian areas associated with Spencer and Mainstone creeks which flow through the site.

Pursuant to Section 8.10 of the Official Community Plan, a Natural Features Development Permit application is required for all development and subdivision activity to ensure the preservation, protection, restoration and enhancement for the natural environment and for development that is protected from hazardous conditions for;

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

to ensure the preservation, protection, restoration and enhancement of watercourse and riparian areas.

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) Parks Department;
- e) School District;
- f) Agricultural Land Commission;
- g) Ministry of Environment;
- h) Metro Vancouver.

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) Alternatives:

Council can choose to grant first reading to this rezoning application which would essentially earmark the site for residential uses and remove the (5.3 ha – 13 acres) site from the critical south-east portion of the Albion Flats Study Area. This loss would constitute approximately 12 % of the available non-government owned lands (39 ha) south-east of 105th avenue. Should Council wish to proceed with this option the following resolution must be passed: namely,

1. Grant First Reading of Zone Amending Bylaw No. 6906 – 2012 and consider the following in respect of an amendment to the Official Community Plan:

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 District'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 Official Community Plan Application (Schedule A);
2. A complete Rezoning Application (Schedule B or Schedule C);
3. Watercourse Protection Development Permit Application (Schedule F);
4. Natural Features Development Permit Application (Schedule G);
5. Subdivision Application, as per attached requirements.

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

CONCLUSION:

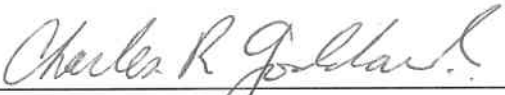
The lands strategic location within the Albion Flats Study Area and the many unanswered questions related to potential development of the larger area. This site will likely form a strategic piece of the overall land use puzzle.

While the applicant has sought residential development for many years and has faced both significant expense and some hurdles not of his own making, the fact remains that the residential use for the site does not appear to be the highest and best use. The insertion of residential uses could add a source of conflict to future commercial, employment or civic uses anticipated to be in the area. These users need large, highly visible tracts of lands.


The Agricultural Land Commission favours future development to be on the south side of 105th Avenue. The loss of any land in this area of the Albion Flats will limit commercial options in the area. This would not be the highest and best use of these commercially strategic and highly visible lands. In addition, should the Agricultural Land Commission deny any application(s) for additional commercial development for lands on the north side of 105th Avenue, Council may wish to pursue a

reconfiguration of the land uses on the draft Concept Plan to maximize the amount of commercial or employment lands in the area. Should this occur, the subject site may be best suited for commercial or employment use or to accommodate the relocation of civic uses currently situated elsewhere on the plan. Lastly it is noted that the ALC has required that a comprehensive drainage study be prepared for the Albion Flats. It is anticipated that any drainage improvements required would be shared by those owners situated south of 105th Avenue. Should this project advance, this applicant would not be contributing to the ALC required drainage improvements.


Therefore, it is recommended that this application for residential uses be considered premature and not proceed but be deferred until Albion Flats Concept Plan is completed and approved.



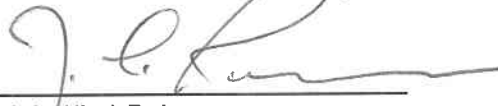
Prepared by: Charles R. Goddard BA MA
Manager of Development and Environmental Services
Approving Officer



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



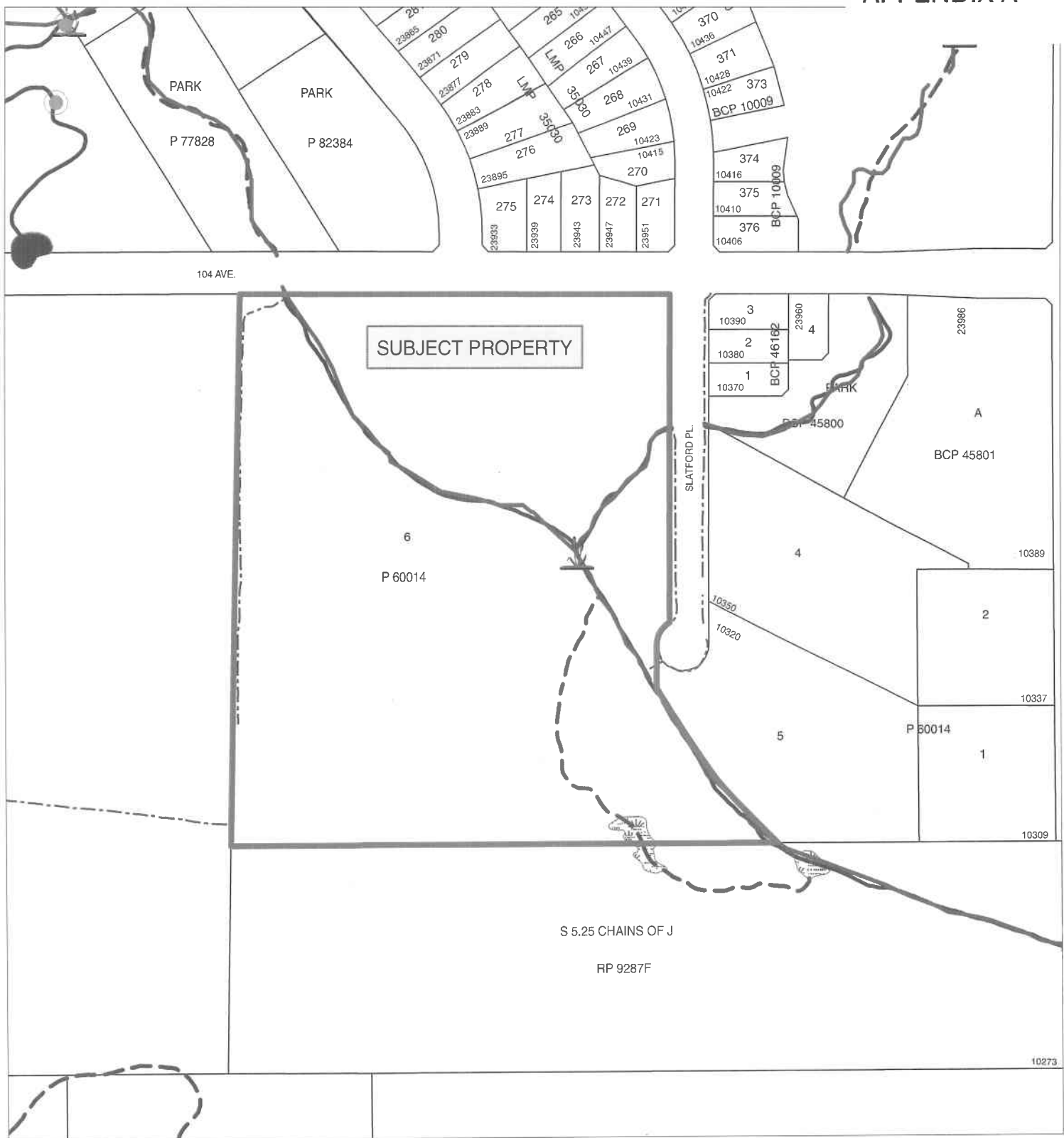
Approved by: Frank Quinn, MBA, P.Eng
GM: Public Works & Development Services



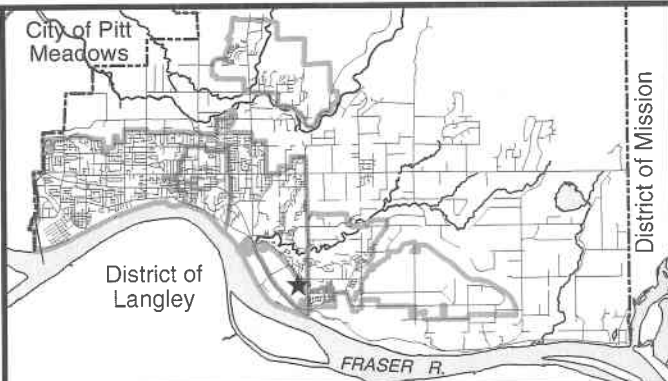
Concurrence: J. L. (Jim) Rule
Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Albion Flats Study Area Map
- Appendix C – Draft Concept Plan
- Appendix D – Zone Amending Bylaw No. 6906-2012



SCALE 1:2,500

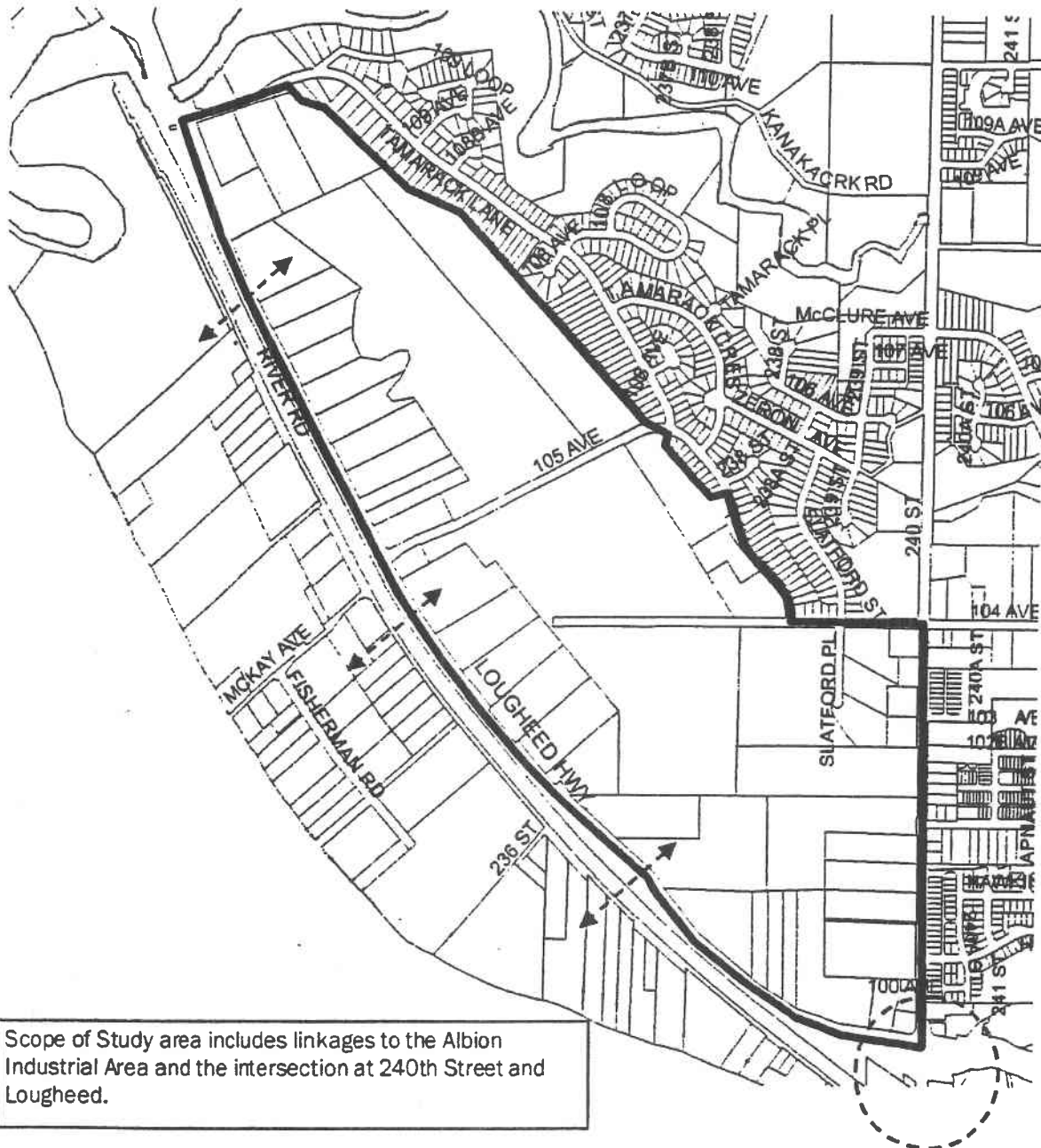


ROLL #94165-0600-6
S/W CORNER SLATFORD PL & 104 AVE



**CORPORATION OF
THE DISTRICT OF
MAPLE RIDGE**
PLANNING DEPARTMENT

DATE: Jul 7, 2011 FILE: 2011-081-RZ BY: PC



Draft Concept Plan



Proposed Land Use	Area hectares*	Area acres*
Agricultural Fairgrounds & Farm Cluster	5.6	13.8
Agriculture Fields & Community Garden	4.6	11.4
Auto Oriented Regional Serving Retail	9.8	24.2
Mixed Employment Node, Light Industrial, Business Office & Agri-Industrial	27.2	67.2
Green Space & Stream Setbacks	42.6	105.3
Institutional (school site)	2.1	5.2
Recreation (includes multi-purpose recreation facility)	20.0	49.4
Townhouse	8.0	19.8
Transit-Oriented Mixed Use	4.8	11.8
TOTAL	124.7	308.1

* Area calculations are approximate

As directed by Council, the Consultants original numbers have been refined.

CORPORATION OF THE DISTRICT OF MAPLE RIDGE

BYLAW NO. 6906-2012

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, in open meeting assembled, **ENACTS AS FOLLOWS**:

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 6906-2012."

2. The parcel of land known and described as:

Lot 6 District Lot 405 Group 1 New Westminster District Plan 60014

and outlined in heavy black line on Map No. 1561 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RS-1b (One Family Urban (Medium Density) Residential) and 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 , A.D. 20 .

READ a second time the day of , A.D. 20 .

PUBLIC HEARING held the day of , A.D. 20 .

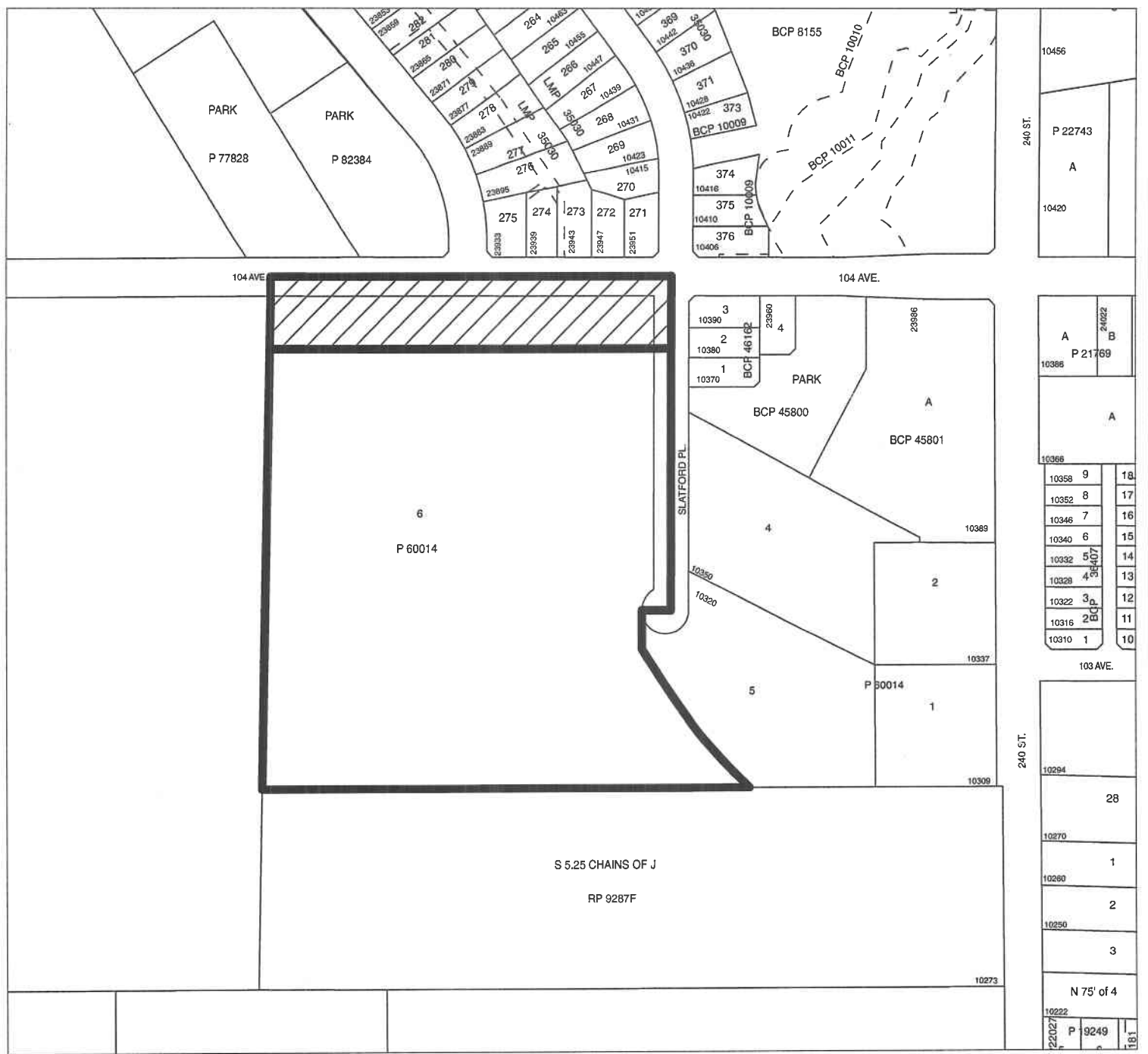
READ a third time the day of , A.D. 20 .

APPROVED by the Minister of Transportation this day of , A.D. 20 .

RECONSIDERED AND FINALLY ADOPTED, the day of , A.D. 20 .

PRESIDING MEMBER

CORPORATE OFFICER





MAPLE RIDGE ZONE AMENDING

Bylaw No. 6906-2012

Map No. 1561

From: RS-3 (One Family Rural Residential)

To:  RS-1b (One Family Urban (Medium Density) Residential)
 R-1 (Residential District)



SCALE 1:3,000



District of Maple Ridge

TO: His Worship Mayor Ernie Daykin
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First and Second Reading
Maple Ridge Official Community Plan Amending Bylaw No. 6907-2012;

Second Reading
Maple Ridge Heritage Designation and Revitalization and Tax Exemption
Agreement Bylaw No. 6902-2012
22031 Dewdney Trunk Road

MEETING DATE: March 19, 2012
FILE NO: RZ/109/08
MEETING: C of W

EXECUTIVE SUMMARY:

On March 13, 2012 Council gave First Reading to the Heritage Designation and Revitalization and Tax Exemption Agreement bylaw (HRA bylaw), for the property located at 22031 Dewdney Trunk Road. This is to allow for the preservation, relocation and rehabilitation of the existing heritage house on the subject site. The project involves converting the existing single-family heritage house into a duplex, rotating it by 90 degrees and relocating it on site closer to Dewdney Trunk Road, with a newly designed second duplex building proposed on the property, for a total of four units on the site.

Included in the HRA bylaw is a proposed five-year property tax exemption, on the municipal portion of property taxes, for the existing heritage building only (see Duplex 1 in Appendix B).

RECOMMENDATIONS:

1. That in accordance with Section 879 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. 6907-2012 on the municipal website and requiring that the applicant host a Development Information Meeting, and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a public hearing on the bylaw;
2. That Maple Ridge Official Community Plan Amending Bylaw No. 6907-2012 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
3. That it be confirmed that Maple Ridge Official Community Plan Amending Bylaw No. 6907-2012 is consistent with the Capital Expenditure Plan and Waste Management Plan;
4. That Maple Ridge Official Community Plan Amending Bylaw No. 6907-2012 be given First and Second Reading and be forwarded to Public Hearing;

5. That Maple Ridge Heritage Designation and Revitalization and Tax Exemption Agreement Bylaw No. 6902-2012 be given Second Reading and be forwarded to Public Hearing; and
6. That the following terms and conditions be met prior to final reading.
 - i. Approval from the Ministry of Transportation;
 - ii. Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of security as outlined in the Agreement;
 - iii. Registration of a Geotechnical report as a Restrictive Covenant which addresses the suitability of the site for the proposed development;
 - iv. Registration of a Restrictive Covenant for the Duplex Design to regulate the form and character of Duplex 2 (units 3 and 4) and a landscaping plan by the Landscape Architect, showing all the proposed landscaping on site, along with 100% of the landscaping securities;
 - v. Road dedication as required;
 - vi. Registration of a Restrictive Covenant protecting the Visitor Parking.

a) Background Context:

Applicant:	Wayne Bissky
Owner:	Grayston Contracting Ltd
Legal Description:	Lot: 141, DL: 396, Plan: 29594; PID: 003-072-762
OCP:	
Existing:	Urban Residential
Proposed:	Heritage Revitalization Agreement
Zoning:	
Existing:	RS-1 (One Family Urban Residential)
Proposed:	RS-1 (One Family Urban Residential) with a Heritage Revitalization Agreement
Surrounding Uses:	
North:	Use: Single Family Residential
	Zone: RS-1 (One Family Urban Residential)
	Designation: Urban Residential
South:	Use: Dewdney Trunk Road and Single Family Residential
	Zone: Road and RS-1 (One Family Urban Residential)
	Designation: Road and Urban Residential
East:	Use: Duplex
	Zone: RT-1 (Two Family Urban Residential)
	Designation: Urban Residential
West:	Use: York Street and Single Family Residential
	Zone: Road and RS-1 (One Family Urban Residential)
	Designation: Road and Urban Residential

Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Multi-Family Townhouse Residential
Site Area:	0.25 acre (1029.99 m ²)
Access:	York Street
Servicing:	Full Urban
Companion Applications:	None

b) Project Description:

History of the site and heritage house:

The subject site (see Appendix A) is listed in the Maple Ridge Heritage Inventory and its heritage value lies in the existing farmhouse that was constructed by Joseph Beeton in 1911. The house underwent extensions by lifting it to add a basement, additional rooms and a shed dormer along the east side but retains significant heritage value. A Statement of Significance was prepared by a Heritage professional and is attached to this report as part of the HRA document. In 1919, the Daykin family purchased the house and continued farming on the 10-acre lot. In 1966, the large farm plot was subdivided into 22 smaller single family lots to accommodate the changing needs of the community. This historic house was home to the Daykin family over the course of 52 years and resold in 1971. The historic structure, despite many external and internal changes to its fabric over the 98 years, preserves sufficient early fabric to maintain the character and charm of an early 20th century farmhouse.

Heritage Revitalization Agreement:

The subject HRA bylaw application was received in late 2008, making it the first one ever negotiated in the District. However, it was not the first one to be completed, as two more HRA applications followed in 2009 and 2010. Early in the negotiation process of the subject application, it was agreed that the application would proceed with only a Statement of Significance to support the HRA. A Statement of Significance provides information on the history of the site, identifies the site's heritage value, and lists the specific character defining elements. Additionally, the architect agreed to prepare architectural plans for the heritage building with notes clearly identifying what alterations will be made and also how character defining elements will be preserved. As such, a Statement of Significance, completed by a heritage consultant and the architectural plans are attached to the HRA bylaw document and outlines the heritage value and character defining elements of the site (see Schedule B of Appendix C).

The owner intends to rehabilitate and then relocate the heritage house on the same lot and add a new duplex (see Duplex 2 in Appendix B) in a design that is similar to the character of the existing heritage house. The historic structure, despite many external and internal changes over the 98 years, preserves sufficient early fabric to maintain the character and charm of an early 20th century farmhouse. The Statement of Significance is incorporated into the Heritage Agreement bylaw for reference.

An HRA, written in the form of a bylaw can vary or supplement provisions of the development related bylaws. Hence, the property will remain zoned RS-1 (One Family Urban Residential), but will be

regulated by HRA bylaw and a Duplex Design Covenant, each which will outline the responsibilities of the owners.

The Proposal:

The proposal is to convert the single-family site to multi-family with two duplex buildings that will be accessed from York Street. It is intended to rotate the existing heritage house by 90 degrees, north so that the side that is currently facing York Street will face Dewdney Trunk Road. The building will also be moved 30 feet closer to Dewdney Trunk Road. Then the interior of the house will be renovated, so that it is converted into two separate strata units. Changes to some of the “character-defining elements” listed in the Statement of Significance, are proposed to accommodate the change in use from single-family to duplex form.

The units in the heritage building (see Duplex 1 in Appendix B) are each to be two-bedroom units of 1742 ft² and 1318 ft². A new building containing two duplex units (see Duplex 2 in Appendix B) is also proposed for the site, each containing three bedrooms at sizes of 1396 ft² and 1407 ft².

Tax Exemption Bylaw

Under Section 225(2) (b) of the *Community Charter*, a municipality may exempt protected heritage properties from the municipal portion of taxation. It is proposed that upon approval and completion of a four unit development of the subject site, a five year tax exemption would be granted to the Duplex 1 (Beeton House rehabilitated), but is not applicable to Duplex 2. The tax exemption of heritage property is not new to the District. A 5-year tax exemption was granted to both the Miller Residence and Billy Miner Pub in exchange for protection of these properties through Heritage Revitalization Agreements, respectively passed in 2010 and 2011.

The municipal portion of the taxes for the “Beeton House” on the subject site was \$1564.75 for 2010 and \$1714.95 for the 2011 taxes.

c) Planning Analysis:

Official Community Plan:

Section 966 of the *Local Government Act* specifies provisions for local governments to negotiate HRA's within their jurisdictions. The mechanism provides flexibility and ensures the retention of non-conforming heritage resources that may otherwise be demolished. The existing house on subject site is listed on the heritage resource inventory and should be preserved for its character defining elements. Several policies (Policy 4-41 to 4-45) within the Official Community Plan recognize and encourage protection and management of heritage inventory within the District.

The subject property is designated “Urban Residential” and is subject to the Major Corridor Infill policies in the Official Community Plan and the proposed use is in compliance with this designation. Section 8.4 of the Official Community Plan specifies Development Permit Area exemptions. For this application an OCP amendment is proposed to establish a policy that will authorize waiving the requirement of a Development Permit where changes to a heritage building are proposed as part of

the original HRA bylaw and where the architectural plans specifying the changes are attached to the bylaw. A Development Permit Exemption is valid for heritage buildings as it is regulated by the HRA and Heritage Alteration Permit. Refer to Development Permit and Heritage Alteration Permit sections of this report for further details.

Zoning Bylaw:

The HRA bylaw has the power to supersede a Zoning Bylaw. As a result, the site will remain zoned RS-1 (One Family Urban Residential) and the HRA will establish the regulations for preserving heritage value as well as adding new development to the site. Schedule "F" of the attached HRA bylaw (Appendix C) outlines the zoning regulations that will apply to the subject site.

The closest applicable zoning to the development proposed for the subject site is RM-1 (Townhouse Residential District). The RM-1 zone permits a maximum density of 0.6 times the lot area and the subject development proposal is seeking a density of 0.75. Setbacks are also proposed that do not meet the requirements of the RM-1 zone. While the *Local Government Act* makes a provision that setbacks within a Zoning Bylaw may be varied, there is no such provision for density.

The proposed development compares to the requirements of the RM-1 (Townhouse Residential) zone) as follows:

	CRITERIA	PROPOSAL (HRA)	RM-1 ZONE
1.	Minimum Lot size (m ²)	854.1 m ²	557m ²
2.	Minimum Lot Depth	38.38	Not applicable
3.	Minimum Lot Width	22.25 m	18.0 m
4.	Maximum density	0.75 times the net lot area (640.57 m ²)	0.6 times the net lot area (512.46 m ²) plus 50m ² per unit basement area.
5.	Building Setbacks: Front	4.58 m	7.5 m
	Rear	7.45 m	7.5 m
	Interior Side	4.36 m	4.5 m (without window) or 6.0 m (with window)
	Exterior Side	2.94 m	7.5 m
6.	Maximum Height	9.6 m	10.5m and 2 1/2 storey
7.	Minimum Usable Open Space	457 m ²	150 m ²
8.	Minimum Common Amenity Area	Included in usable open space	20 m ²
9.	Minimum parking	9 spaces (8 residential plus 1 visitor)	9 spaces (8 residential plus 1 visitor)
10.	Landscaping	1m high landscape border around the visitor parking spot; all other parking spaces are concealed.	1m high landscape border for non-concealed parking spaces
11.	Off-Street Parking	8 residential (two tandem spaces) and 1 visitor space	8 residential and 0.8 visitor spaces

Off-Street Parking and Loading Bylaw:

As per the Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990, the proposed use (i.e. two duplexes or four units) requires 2 parking spaces per unit for residents plus 0.2 spaces per unit for visitors, requiring a total of 9 parking spaces (8 for residents and 1 visitor parking stall). The proposal is in compliance of this requirement and shows 2 car garages per unit and one parking space for visitors.

Development Permit and Heritage Alteration Permit

Neither of the first two HRA bylaws passed in 2010 and 2011 proposed any alterations to the heritage value of their respective sites that would result in the requirement for a Development Permit or a Heritage Alteration Permit. The subject HRA bylaw is the first to trigger the requirements under a Development Permit and a Heritage Alteration Permit.

Development Permit:

A site protected through a HRA bylaw is not exempt from Development Permit requirements, depending on intended use, such as the multi-family use for this application. As such, an amendment to the Official Community Plan is required for this proposal and the OCP Amending Bylaw is anticipated to be considered by Council with the Second Reading of the HRA bylaw. This OCP amendment is to establish a policy in Section 8.4 (Development Permit Area Exemptions) that will authorize waiving the requirement of a Development Permit where changes to a heritage building are proposed as part of the original HRA bylaw and where the architectural plans specifying the changes are attached to the bylaw. Any future changes proposed to a protected heritage site, that would normally require a Development Permit, would instead just require a Heritage Alteration Permit.

The design of the new duplex building that is proposed for the site will be protected over the long-term through a Building Design Restrictive Covenant.

Heritage Alteration Permit:

Section 971 of the *Local Government Act* requires that no alteration of a protected heritage building is permitted without a Heritage Alteration Permit, unless explicitly stated in the Heritage bylaw that protects the heritage site. The subject HRA bylaw template, that the Planning Department has used to date, contains a clause under the heading “Exemptions” (See Appendix C, page 2), which describes which of the minor and repair type of changes are permitted to a heritage building without triggering the requirement for a heritage alteration permit.

A Heritage Procedures Bylaw defining procedures involved in applying for and issuing a Heritage Alteration Permit, along with procedures for applying for a Heritage Revitalization Agreement, Heritage Designation, and adding sites to the Maple Ridge Community Heritage Register, is currently being drafted and is expected to be brought forward for Council consideration in the near future. In the interim, it is anticipated that a Heritage Alteration Permit application for the subject site will be brought forward to a future Council meeting wherein final reading of the HRA bylaw is scheduled.

d) **Review process:**

Advisory Design Panel:

Although it is proposed that a Development Permit be waived for this application, the applicant was requested to present at the Advisory Design Panel meeting and the project was reviewed by the panel on January 13, 2009. The Panel commended the applicant and encourages similar projects to be undertaken in the community. The panel supports retention of suitable existing trees and would like to receive a digital version of project-material for information purposes only. The Panel strongly recommended the following be addressed by the applicant and submitted to planning staff for review:

- use of appropriate material (siding, roofing and windows) to match the period (era)
- provide additional information on landscape materials;
- consistent detailing;
- pedestrian circulation on the east side; and
- Simplification of roof forms on the new building.

The project-architect has addressed all the concerns through some revisions and the rehabilitation plan.

Community Heritage Commission:

On February 3, 2009 this proposal was reviewed at the Community Heritage Commission meeting. The Commission was generally supportive of this project with the following comments:

- Use Statement of Significance that was prepared for the site as a guide for conservation of character-defining elements in conjunction with the "Standards & Guidelines for the Conservation of Historic Places in Canada";
- The above includes the horse chestnut tree at the front of the property; and
- When the project has been completed with the construction of additional units, the heritage house should be distinguishable from the new units. This does not mean that the project shouldn't appear uniform, but the average person should be able to recognize a difference in time between the existing unit and the new ones.

The project-architect has confirmed these are addressed through the rehabilitation plan. Members of the Commission are supportive of this application.

The Heritage Commission was briefed with an update on the project at the February 7, 2012 meeting and the members had no further comment.

Development Information Meeting:

On April 8, 2009 the project-architect conducted a Development Information Meeting at Maple Ridge Travelodge from 7:00 to 9:00 PM. This meeting was attended by 6 people who were generally

supportive of the project and had positive comments. They were pleased that the site was going to be improved and they found the proposal attractive.

e) Interdepartmental Implications:

Engineering Department:

The Engineering Department has reviewed the proposal and has the following comments:

- Road dedications of 3.0 m along Dewdney Trunk Road and 2.4 m along York Street to make it a collector standard road; corner truncation of 3m X 3m on the corner of York Street and Dewdney Trunk Road is required. Existing power pole may have to be moved.
- Road upgrades fronting the property including curb & gutter (on the east side of York Street), sidewalk (1.6 m wide concrete sidewalk on the east side of York Street), Street lighting and Street Trees (on the boulevard along Dewdney Trunk Road and York Street); pedestrian letdown at sidewalk intersection of York Street and Dewdney Trunk Road are required. Remove the existing sidewalk driveway crossing on Dewdney Trunk Road and reconstruct with standard barrier curb and sidewalk.
- Any new municipal service connection must be placed at 2% slope and the sewer main is on the west side of the road and will need crossing of a water main. Install a catch basin and lead at north end of the curb on York Street.
- Any trees along Dewdney Trunk Road must comply with the Highway and Traffic Bylaw for distance to the intersection and visibility sight line area along the boulevard. The municipal road boulevard must be planted with only lawn grass and Street Trees; any other shrubs or plants are to be planted on the private property. The existing chain link fence along west and south sides of the property is to be removed.
- Existing aboveground utility company plant fronting the site on both York Street and Dewdney Trunk Road will remain, in accordance with Schedule D of the Subdivision and Development Servicing Bylaw. However, all the utility company service connections to the development must be underground.

Parks & Leisure Services Department:

The Parks & Leisure Services Department have identified that after the HRA bylaw is registered and the project built, they will be responsible for maintaining the street trees. In the case of this project it is estimated that there will be an additional 6 trees which is based on the proposed landscape plan by DMG Landscape Architects, dated December 4, 2008. The Manager of Parks & Open Space has advised that the maintenance requirement of \$25.00 per new tree will increase their budget requirements by \$150.00.

Fire Department:

The Fire Department has reviewed the proposal and do not have any comments at this time.

Licences, Permits & Bylaws Department:

The Building Department has reviewed the proposal and has the following comment:

Ensure code compliance for the spatial separation requirement of structures and for the proposed driveway design (driveway slope, break-over angle, maximum angle of approach and departure, etc).

Financial Implications:

In accordance with Council's Landscape Security Policy, a refundable security equivalent to 100% of the estimated landscape cost, provided by a Landscape Architect, will be provided to ensure satisfactory provision of landscaping on site. This is a condition of the final reading as stated in this report.

f) Intergovernmental Issues:

Local Government Act:

In respect of Section 879 of the *Local Government Act* requirement for consultation during the development or amendment of an Official Community Plan, Council has considered at the March 13, 2012 Council Meeting, 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 recommends that no additional consultation be required in respect of this matter beyond the early posting of the proposed OCP amendments on the District's website, together with an invitation to the public to comment.

An amendment to the Official Community Plan requires the local government to consult with any affected parties and to adopt related bylaws in compliance with the procedures outlined in Section 882 of the Act. The amendment required for this application, Appendix D, has been considered and 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.

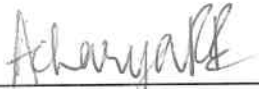
Ministry of Transportation:

On December 23, 2008 the District received a preliminary approval from the Ministry of Transportation for the proposed development. Final approval will be sought following Council giving Third Reading for the proposed development.

CONCLUSION:

As specified in Section 966 of the *Local Government Act* a Heritage Revitalization Agreement is a powerful tool for heritage conservation. A HRA bylaw is intended to provide flexibility that benefits the community, the municipality and the property owner. This is most importantly a way for local government to encourage property owners to revitalize or restore any property of potential heritage value. It is a tool that can supersede local zoning regulations and provide incentives to make it viable for owners to conserve and preserve property of heritage merit. This being the third HRA bylaw in the District, it is an effort towards preserving and rehabilitating the 1911 Beeton house which is listed on District's heritage resource inventory.

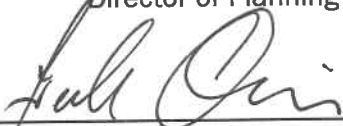
In respect of Section 879 of the *Local Government Act*, for consultation during an Official Community Plan amendment, it is recommended that no additional consultation is required except by way of holding a public hearing on the bylaw.



Prepared by: Rasika Acharya, B-Arch, M-Tech, UD, LEED® AP, MCIP
Planner



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



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



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

The following appendices are attached hereto:

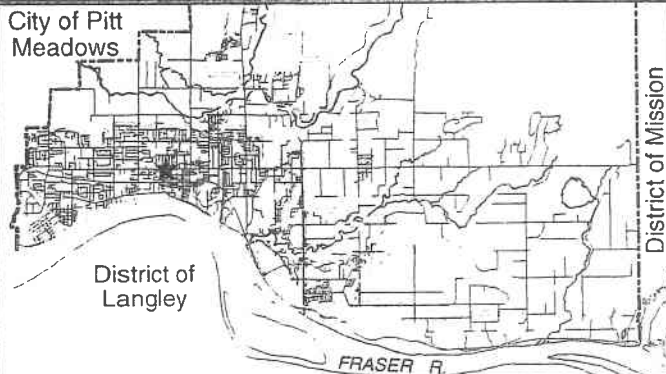
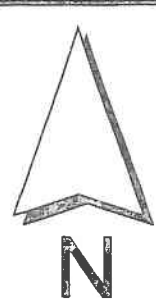
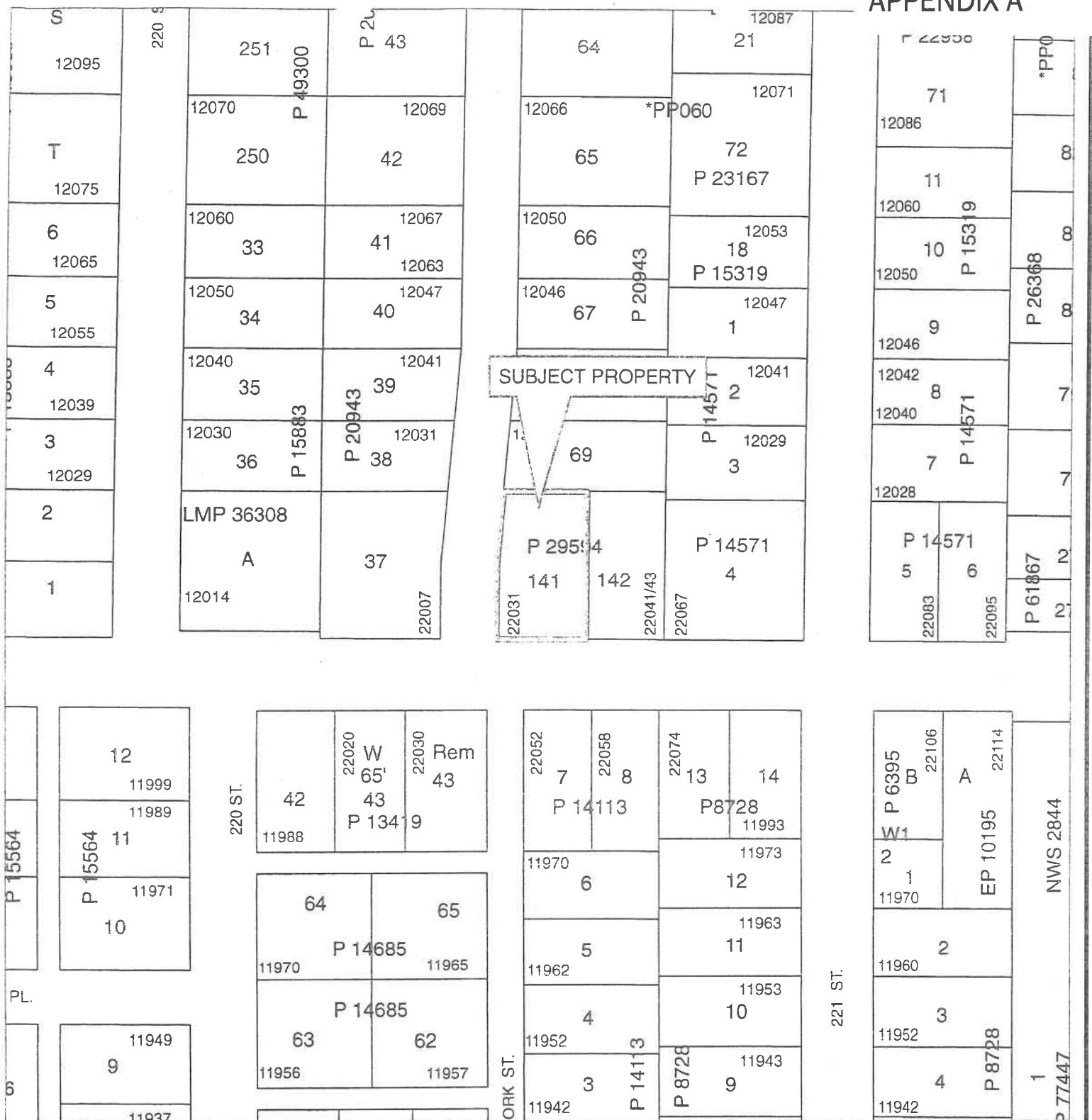
Appendix A – Subject Map

Appendix B – Proposed Site Plan with Proposed New Duplex and Landscaping Plan

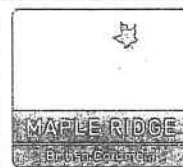
Appendix C – Heritage Revitalization Bylaw and Tax Exemption Agreement No. 6902-2012

Appendix D – Maple Ridge Official Community Plan Amending Bylaw No. 6907-2012

APPENDIX A



22031 DEWDNEY TRUNK ROAD



CORPORATION OF
THE DISTRICT OF
MAPLE RIDGE
PLANNING DEPARTMENT

DATE: Dec 10, 2008 FILE: RZ/109/08

BY: PC

Dimensions and spaces subject to change
to scale when printed on Arch D paper size

Dimensions and spaces subject to change
to scale when printed on Arch D paper size

and to AHC Blynn BDL. All four locations (Chowlog, specific representation and exact locations) provided by the architect are said to be at least 100 m from the site. The quality of the water samples taken by the architect (Chowlog) and current use of the site (Chowlog) are not of concern. The water samples taken by the architect (Chowlog) and current use of the site (Chowlog) are not of concern. The water samples taken by the architect (Chowlog) and current use of the site (Chowlog) are not of concern.

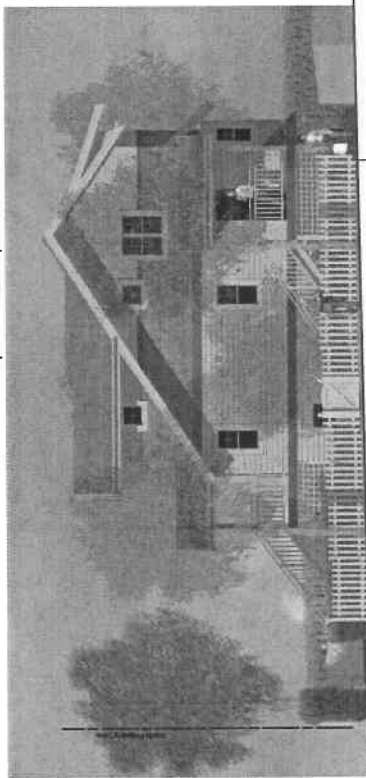
Heritage Revitalization Agreement

Duplex 2 Proposed Elevations

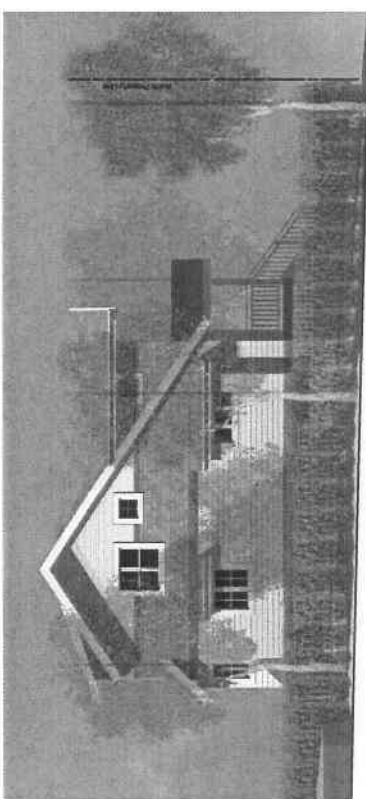
WAYNE STEPHEN BISSKY
ARCHITECTURE URBAN DESIGN
PLANNING
25 21405 Loughborough Highway,
Marine City, N.C. V2X 2R8
Tel: 604-467-8300 fax: 604-467-8305
e-mail: bssky@shaw.net

Issue:	July 2004, 2009
Scale:	As Noted
Drawn:	JL
Check:	0719
Sheet:	RC03

Issue: January 2, 2012
The name: 0719 DP Drawings 07/Dec/11.vmx



West Elevation
Scale: 1/8" = 1'-0"



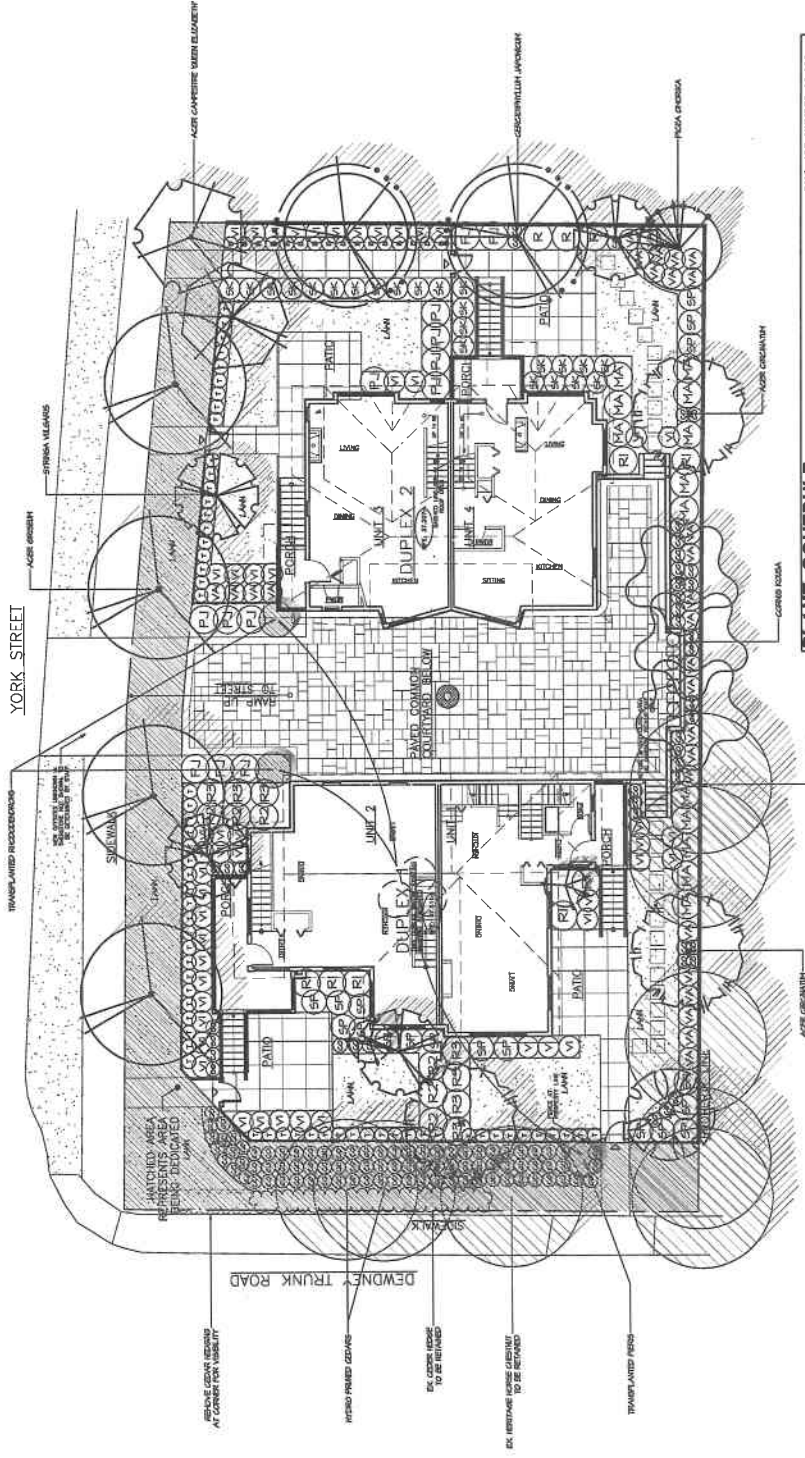
East Elevation
Scale: 1/8"=1'-0"

North Elevation
Scale: 1/8"=1'-0"

Architectural rendering of a two-story house with a gabled roof, multiple windows, and a small porch, set against a backdrop of trees and a fence.

South Elevation
Scale: 1/8" = 1'-0"

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PLANT SCHEDULE			DMG JOB NUMBER: 08-238		
NO.	SYMBOL	COMMON NAME	PLANTED SIZE	REMARKS	
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DMG
landscape architects
A Partnership of
L.D. Campbell & Associates Ltd.
Landscape Architects
1000 West 10th Avenue
Vancouver, BC V6H 1T6
Canada
Tel: (604) 681-2222
Fax: (604) 681-2223
Email: info@dmg.ca

RESIDENTIAL DEV.
22031 DEWDNEY TRUNK RD
MAPLE RIDGE, B.C.

LANDSCAPE PLAN

DATE	08/25/08	DRAWING NUMBER	08-238
SCALE	1/8"=1'-0"		
DESIGNER	J.P.		
CHECKED	J.P.		
DATE	08/25/08	OF 1	

CORPORATION OF THE DISTRICT OF MAPLE RIDGE

BYLAW NO. 6902-2012

A Bylaw to designate a property as a heritage property under Section 967 of the *Local Government Act* and to enter into a Heritage Revitalization Agreement under Section 966 of the *Local Government Act* and to grant a Tax Exemption under Section 225 of the *Community Charter*

WHEREAS the Municipal Council of the Corporation of the District of Maple Ridge considers that the property located at 22031 Dewdney Trunk Road, Maple Ridge, BC has heritage value and that certain portions of buildings on the property should be designated as protected under section 967 of the *Local Government Act*;

AND WHEREAS the District of Maple Ridge and Grayston Contracting Ltd. (Inc. No. 364839) wish to enter into a Heritage Revitalization Agreement for the Property;

AND WHEREAS the Municipal Council of the Corporation of the District of Maple Ridge wishes to exercise its discretion under section 225 of the *Community Charter* to exempt a portion of the Property from municipal property taxation subject to the terms of an exemption agreement;

AND WHEREAS the District of Maple Ridge has provided notice of a proposed tax exemption bylaw in accordance with section 227 of the *Community Charter*;

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

Citation

- 1.1 This Bylaw may be cited as “Maple Ridge Heritage Designation and Revitalization and Tax Exemption Agreement Bylaw 6902-2012”.

Interpretation

- 2.1 In this Bylaw, the terms “heritage value”, “heritage character” and “alter” have the corresponding meanings given to them in the *Local Government Act*.

Heritage Revitalization and Tax Exemption Agreement

- 3.1 The District of Maple Ridge enters into a Heritage Revitalization and a Tax Exemption Agreement (the “Agreement”) with the registered owner of the property located at 22031 Dewdney Trunk Road, Maple Ridge and legally described as PID: 003-072-762, Lot 141, District Lot 396, Group 1 New Westminster District Plan 29594 (the “Property”).
- 3.2 The Acting Mayor and Corporate Officer are authorized on behalf of the District of Maple Ridge Council to sign and seal the Agreement in the form attached as Appendix “1” to this Bylaw.
- 3.3 Subject to all of the terms and conditions set out in the Agreement, the Land and the Existing Heritage Building, excluding the New Building, as described in the Agreement, shall be exempt from District property taxation for a term of five (5) years effective from the date on which the Agreement comes into force.

4.1 Council hereby designates that portion of the Property on which is located the Existing Heritage Building, as described in the Agreement, as protected heritage property for the purposes of section 967 of the *Local Government Act* of British Columbia.

5.1 The following actions may be undertaken in relation to the Existing Heritage Building without first obtaining a heritage alteration permit from the District:

- (a) non-structural renovations or alterations to the interior of the building or structure that do not affect any protected interior feature or fixture and do not alter the exterior appearance of the building or structure; and
 - (b) non-structural normal repairs and maintenance that do not alter the exterior appearance of a building or structure.
- 5.2 For the purpose of section 5.1, “normal repairs” means the repair or replacement of elements, components or finishing materials of a building, structure or protected feature or fixture, with elements, components or finishing materials that are equivalent to those being replaced in terms of heritage character, material composition, colour, dimensions and quality.

ADOPTED this day of , 2012.

CORPORATE OFFICER

THIS AGREEMENT dated for reference the day of , 20 is

(the "Owner")

(the “District”)

(the “Land”);

F. Section 225 of the *Community Charter* authorizes a local government to enter into an agreement with the owner of eligible heritage property that is to be exempt from municipal taxation, respecting the extent of the exemption and the conditions on which it is made;

- G. The Owner and the District have agreed to enter into this Heritage Revitalization and Tax Exemption Agreement setting out the terms and conditions by which the heritage value of the Land and the Existing Heritage Building is to be preserved and protected, in return for specified supplements and variances to District bylaws and the exemption of the Land and the Existing Heritage Building, excluding the New Building, from District property taxation for a specified term;
- H. The date of final adoption of the bylaw to which this Agreement is attached is the "Effective Date";

THIS AGREEMENT is evidence that in consideration of the sum of ten dollars (\$10.00) now paid by each party to the other and for other good and valuable consideration (the receipt of which each party hereby acknowledges) the Owner and the District each covenant with the other as follows:

Conservation of the Existing Heritage Building

- 1. The Owner shall, promptly following the Effective Date, commence and complete the restoration, renovation and conservation of the Character Defining Elements in the Existing Heritage Building (the "Work"), as identified in the Statement of Significance attached as Schedule "B", which Work shall be done in accordance with the approved plans and specifications attached as Schedule "C" to this Agreement (the "Conservation Plans").
- 2. The Owner shall not alter the Character Defining Elements except in accordance with the Conservation Plans.
- 3. Prior to commencement of the Work, the Owner shall obtain from the District all necessary permits and licences, including a heritage alteration permit.
- 4. The Work shall be done at the Owner's sole expense in accordance with generally accepted engineering, architectural and heritage conservation practices. If any conflict or ambiguity arises in the interpretation of the Conservation Plans, the parties agree that the conflict or ambiguity shall be resolved in accordance with the *Standards and Guidelines for the Conservation of Historic Places in Canada*, Second Edition, published by Parks Canada in 2010, or any future update to this edition.
- 5. The Owner shall, at the Owner's sole expense, engage a member of the Architectural Institute of British Columbia or the British Columbia Association of Heritage Professionals or the Association of Professional Engineers and Geoscientists of British Columbia (the "Registered Professional") to oversee the Work and to perform the duties set out in section 6 of this Agreement.
- 6. The Owner shall cause the Registered Professional to:
 - (a) prior to commencement of the Work, provide to the District an executed and sealed Confirmation of Commitment in the form attached as Schedule "D" to this Agreement;
 - (b) erect on the Land and keep erected throughout the course of the Work, a sign of sufficient size and visibility to effectively notify contractors and tradespersons entering onto the Land that the Work involves protected heritage property and is being carried out for heritage conservation purposes;

- (c) throughout the course of the Work, effectively oversee the work of all contractors and tradespersons and inspect all materials leaving and arriving at the site to ensure that the Work is carried out in accordance with the Conservation Plans;
- (d) obtain the District's approval for any changes to the Work, including any amended permits that may be required;
- (e) upon substantial completion of the Work, provide to the District an executed and sealed Certification of Compliance in the form attached as Schedule "E" to this Agreement; and
- (f) notify the District within one (1) business day if the Registered Professional's engagement by the Owner is terminated for any reason.

Timing of Restoration

- 7. The Owner shall commence and complete all actions required for the completion of the Work in accordance with this Agreement within 12 months following the Effective Date.

Ongoing Maintenance

- 8. Following completion of the Work, the Owner shall, in perpetuity, maintain the Existing Heritage Building and the Land in good repair in accordance with the maintenance standards set out in Maple Ridge Heritage Site Maintenance Standards Bylaw No. 6710-2009.

Damage to or Destruction of the Existing Heritage Building

- 9. If the Existing Heritage Building is damaged, the Owner shall obtain a heritage alteration permit and any other necessary permits and licences and, in a timely manner, shall restore and repair the Existing Heritage Building to the same condition and appearance that existed before the damage occurred.
- 10. If, in the opinion of the District, the Existing Heritage Building is completely destroyed and the Owner wishes to construct a replacement building on the Land, such replacement building must be constructed in compliance with the District's Zoning Bylaw, in a style that is acceptable to the District and substantially similar to that of the destroyed Existing Heritage Building, after having obtained a heritage alteration permit and all other necessary permits and licences.
- 11. The Owner shall use its best efforts to commence and complete any repairs to the Existing Heritage Building, or the construction of any replica or replacement buildings, with reasonable dispatch.

Variations to District's Zoning Bylaw

- 12. District of Maple Ridge Zoning Bylaw No. 3510-1985 (the "Zoning Bylaw") is varied and supplemented in its application to the Land and the Existing Heritage Building in the manner and to the extent set out in Schedule "F" to this Agreement.

Heritage Designation

13. The Owner hereby irrevocably agrees to the designation of that portion of the Land containing the Existing Heritage Building as a municipal heritage site in accordance with section 967 of the *Local Government Act*, and releases the District from any obligation to compensate the Owner in any form for any reduction in the market value of the Land or those portions of the Land that may result from the designation.

Tax Exemption Conditions

14. The District hereby exempts from District property taxation, for five (5) years following the Effective Date, the Land and the Existing Heritage Building, excluding the New Building, on the following conditions:
 - (a) all items agreed to within this Agreement must be met;
 - (b) any other fees and charges related to the Land, the Existing Heritage Building, and the New Building due to the District of Maple Ridge are paid in full; and
 - (c) the Owner is not in contravention of any other District of Maple Ridge bylaw.
15. If any condition set out in section 14 above is not met to the satisfaction of the District, acting reasonably then the Owner must pay to the District the full amount of tax exemptions received, plus interest, immediately upon written demand.

Interpretation

16. In this Agreement, "Owner" shall mean the registered owner of the Land or a subsequent registered owner of the Land, as the context requires or permits.

Conformity with District Bylaws

17. The Owner acknowledges and agrees that, except as expressly varied by this Agreement, any development or use of the Land, including any construction, restoration and repair of the Existing Heritage Building and the New Building, must comply with all applicable bylaws of the District.

Statutory Authority Retained

18. Nothing in this Agreement shall limit, impair, fetter or derogate from the statutory powers of the District, all of which powers may be exercised by the District from time to time and at any time to the fullest extent that the District is enabled.

Indemnity

19. The Owner hereby releases, indemnifies and saves the District, its officers, employees, elected officials, agents and assigns harmless from and against any and all actions, causes of action, losses, damages, costs, claims, debts and demands whatsoever by any person, arising out of or in any way due to the existence or effect of any of the restrictions or requirements in this Agreement, or the breach or non-performance by the Owner of any term or provision of this Agreement, or by reason of any work or action of the Owner in performance of its obligations under this Agreement or by reason of any wrongful act or omission, default, or negligence of the Owner.

20. In no case shall the District be liable or responsible in any way for:

- (a) any personal injury, death or consequential damage of any nature whatsoever, howsoever caused, that be suffered or sustained by the Owner or by any other person who may be on the Land; or
- (b) any loss or damage of any nature whatsoever, howsoever caused to the Land, or any improvements or personal property thereon belonging to the Owner or to any other person,

arising directly or indirectly from compliance with the restrictions and requirements in this Agreement, wrongful or negligent failure or omission to comply with the restrictions and requirements in this Agreement or refusal, omission or failure of the District to enforce or require compliance by the Owner with the restrictions or requirements in this Agreement or with any other term, condition or provision of this Agreement.

No Waiver

21. No restrictions, requirements or other provisions of this Agreement shall be deemed to have been waived by the District unless a written waiver signed by an officer of the District has first been obtained, and without limiting the generality of the foregoing, no condoning, excusing or overlooking by the District on previous occasions of any default, nor any previous written waiver, shall be taken to operate as a waiver by the District of any subsequent default or in any way defeat or affect the rights and remedies of the District.

Inspection

22. Upon request, the Owner shall advise or cause the Registered Professional to advise the District's Planning Department of the status of the Work, and, without limiting the District's power of inspection conferred by statute and in addition to such powers, the District shall be entitled at all reasonable times and from time to time to enter onto the Land for the purpose of ensuring that the Owner is fully observing and performing all of the restrictions and requirements in this Agreement to be observed and performed by the Owner.

Enforcement of Agreement

- 23. The Owner acknowledges that it is an offence under section 981(1)(c) of the *Local Government Act* to alter the Land or the Existing Heritage Building in contravention of this Agreement, punishable by a fine of up to \$50,000.00 or imprisonment for a term of up to 2 years, or both.
- 24. The Owner acknowledges that it is an offence under section 981(1)(b) of the *Local Government Act* to fail to comply with the requirements and conditions of any heritage alteration permit issued to the Owner pursuant to this Agreement and section 972 of the *Local Government Act*, punishable in the manner prescribed in the preceding section.
- 25. The Owner acknowledges that, if the Owner alters the Land or the Existing Heritage Building in contravention of this Agreement, the District may apply to the B.C. Supreme Court for:
 - (a) an order that the Owner restores the Land or the Existing Heritage Building to its condition before the contravention;
 - (b) an order that the Owner undertakes compensatory conservation work on the Land or the Existing Heritage Building;

- (c) an order requiring the Owner to take other measures specified by the Court to ameliorate the effects of the contravention; and
 - (d) an order authorizing the District to perform any and all such work at the expense of the Owner.
26. The Owner acknowledges that, if the District undertakes work to satisfy the terms, requirements or conditions of any heritage alteration permit issued to the Owner pursuant to this Agreement upon the Owner's failure to do so, the District may add the cost of the work and any incidental expenses to the taxes payable with respect to the Land, or may recover the cost from any security that the Owner have provided to the District to guarantee the performance of the terms, requirements or conditions of the permit, or both.
27. The Owner acknowledges that the District may file a notice on title to the Land in the land title office if the terms and conditions of the Agreement have been contravened.
28. The District may notify the Owner in writing of any alleged breach of this Agreement to the Owner shall have the time specified in the notice to remedy the breach. In the event that the Owner fails to remedy the breach within the time specified, the District may enforce this Agreement by:
- (a) seeking an order for specific performance of this Agreement;
 - (b) any other means specified in this Agreement; or
 - (c) any means specified in the *Community Charter* or the *Local Government Act*,
- and the District's resort to any remedy for a breach of this Agreement does not limit its right to resort to any other remedy available at law or in equity.

Headings

29. The headings in this Agreement are inserted for convenience only and shall not affect the interpretation of this Agreement or any of its provisions.

Appendices

30. All schedules to this Agreement are incorporated into and form part of this Agreement.

Number and Gender

31. Whenever the singular or masculine or neuter is used in this Agreement, the same shall be construed to mean the plural or feminine or body corporate where the context so requires.

Successors Bound

32. All restrictions, rights and liabilities herein imposed upon or given to the respective parties shall extend to and be binding upon their respective heirs, executors, administrators, successors and assigns.

Severability

33. If any portion of this Agreement is held invalid by a court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder of this Agreement.

IN WITNESS WHEREOF the Owner and the District have executed this Agreement on the dates set out below.

GRAYSTON CONTRACTING LTD. by its
authorized signatory(ies):

Authorized Signatory:

Authorized Signatory:

Date _____

The Corporate Seal of **DISTRICT OF MAPLE RIDGE** was hereunto affixed in the presence of:

Mayor:

Corporate Officer:

Date _____

C/S

SCHEDULE "A"

PROPOSED PLAN

SCHEDULE "B"

STATEMENT OF SIGNIFICANCE

Statement of Significance

Beeton House

Alternative name: Daykin House

22031 Dewdney Trunk Road

Maple Ridge, BC

April 2009 (revised)



Description of Historic Place

The historic place is an early-20th-century farmhouse located at the northeast corner of Dewdney Trunk Road and York Street (220A Street), at 22031 Dewdney Trunk Road in Maple Ridge, B.C. It was built by Joseph Beeton in or around 1911 in what was then the town of Haney. The house, which has been expanded and modified over the years, is a simple structure with a gable roof and enclosed verandas at the front and rear. The large corner lot contains a historic landscape feature, a mature horse chestnut tree located at the front of the property along Dewdney Trunk Road. A shed on the northeast corner of the property may have been moved from the northwest corner; it does not comprise a part of the historic place.

Heritage Value

The house has architectural value as a representative early-20th-century farmhouse, with its characteristically simple, vernacular design. The house was built by Joseph Beeton in or around 1911. Shortly afterwards Beeton lifted the house to add a basement and a shed dormer along the east side, in order to provide additional bedrooms required by his growing family.

Calvert and Annie Daykin purchased the property in 1919 and continued to develop the 10-acre farm family farm. They built the craftsman bungalow immediately to the west (22007 Dewdney Trunk Road) in the 1920s to accommodate their increasing family. Additional changes were made to the subject house over the years, including replacing the open front verandah with a

smaller, enclosed porch; and most recently an addition along the west side, reportedly constructed around 2000, to enlarge all three levels of the house; this changed it from a simple, front-gabled house to a cross-gabled building.

The expanding house and the shrinking property have historical value in that they are representative of the long-time Lower Mainland family farm. The historic place was home to the several generations of the Daykin family over the course of 52 years, from 1919 to 1971. Ernie Daykin, the current Mayor of Maple Ridge, grew up here in the 1950s. The house also has representative value in that, despite the many external and internal changes to its fabric, it preserves sufficient early fabric to maintain the character and charm of an early-20th-century farmhouse.

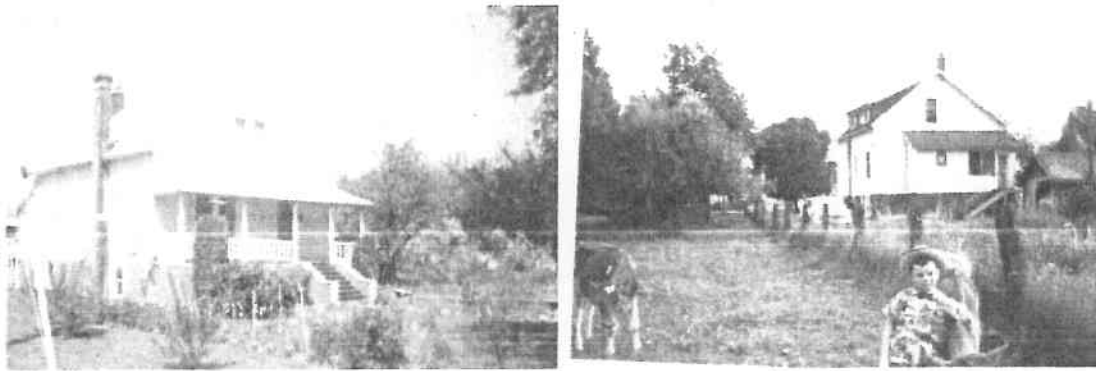
The farm, which began with a chicken hatchery, was expanded in 1940 to become a large Leghorn poultry operation as well as a dairy farm. The historic place has further historic value as an example of the modernization of the small family farm when, in 1947, the farm replaced its horses with one of the region's first Ford Ferguson Tractors. The large farm plot was subdivided in 1966 to produce 22 building lots, representing the suburbanization of Maple Ridge. The evolution of the house over the last century in response to the need for expansion and modernization transformed it from an early Haney farmhouse to a multi-family suburban residence on subdivided land, accommodating the changing needs of the resident families and the community.

Character-Defining Elements

The character-defining elements of the Beeton House include:

- Its location along the historic Maple Ridge thoroughfare, Dewdney Trunk Road
- The plain vernacular architectural features on the exterior, such as the front-facing, medium-pitched gabled roof, narrow horizontal wood siding, shingled dormer and basement walls, and simple wood trim
- The original one-over-one wood-sash windows
- The extant early interior features, including the chair rail and baseboards in the living room and dining room; the tongue-and-groove boards on the kitchen ceiling; the surviving original doors and door and window casings; and the hot-water radiators
- The staircase hall in the entry, including the stairs and their plain balusters and newel post
- The high ceilings on the ground floor
- The enduring heritage character of the historic place, despite many changes made over the past century
- The horse chestnut tree at the front of the property





Two last pictures c. 1955-58, courtesy Mayor Ernie Daykin. (Ernie Daykin is seen as a child with two calves.)

All other pictures by H. Kalman, Commonwealth, 2009.

SCHEDULE "C"

HERITAGE BUILDING PLANS & SPECIFICATIONS

Preliminary Only, Not for Construction

To make when printed on A2013 paper size

REVISIONS

NO.	DATE	DESCRIPTION
1	07/13	Initial Design
2	07/13	Revised Design
3	07/13	Final Design

PROJECT INFORMATION

Project Name: Main Floor Rehabilitation
 Project Location: 1000 Main Street, Suite 100, New York, NY 10001
 Project Owner: ABC Company
 Project Architect: XYZ Architects
 Project Engineer: ABC Engineers

DESIGN NOTES

1. All work shall be in accordance with the latest edition of the New York City Building Code (NYCBC) and the latest edition of the International Building Code (IBC).
 2. All materials shall be of the highest quality and shall be installed in accordance with the manufacturer's instructions.
 3. All work shall be completed within the specified time frame.

GENERAL NOTES

1. The design is preliminary and is not for construction.
 2. The design is subject to change without notice.
 3. The design is not a contract.

NOTES

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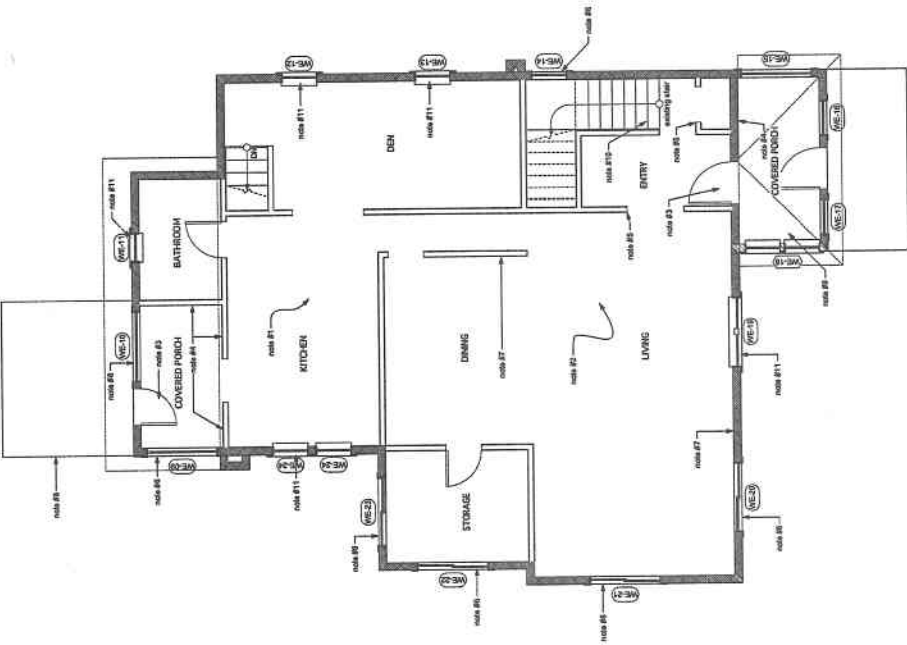
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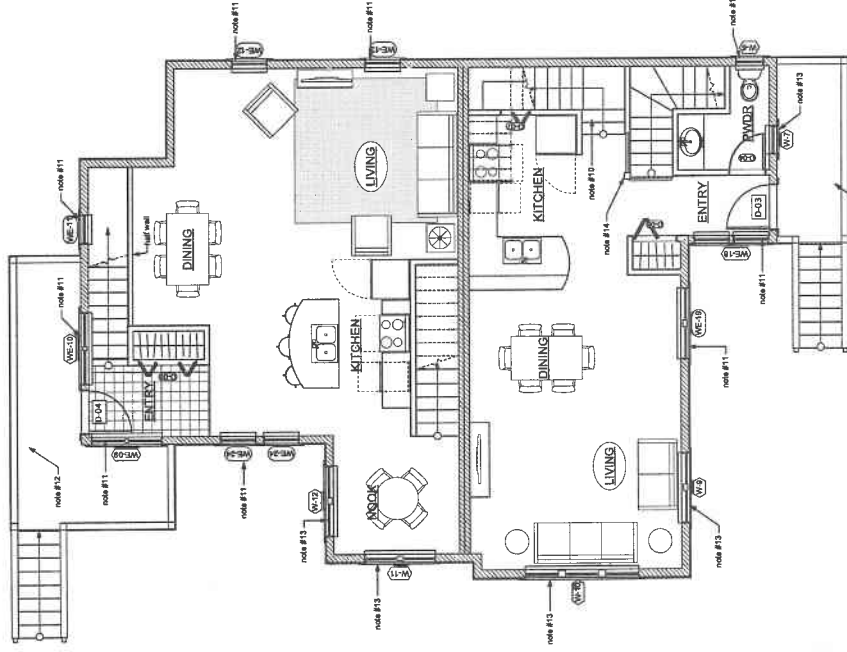
NOTES

1. The design is preliminary and is not for construction.
 2. The design is subject to change without notice.
 3. The design is not a contract.



Existing Main Floor Plan

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



Rehabilitated Main Floor Plan

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



Main Floor Rehabilitation Notes

1. Remove existing partitions and grooves between ceiling boards. Document the form, type and color of coatings and the condition of the wood. Fit in kind broken or deteriorated wood and replace with new wood of the same type and color. The new wood shall be installed in-kind and shall be finished to match the existing wood. The new wood shall be installed in-kind and shall be finished to match the existing wood.
2. Remove existing partitions and grooves between ceiling boards. Document the form, type and color of coatings and the condition of the wood. Fit in kind broken or deteriorated wood and replace with new wood of the same type and color. The new wood shall be installed in-kind and shall be finished to match the existing wood. The new wood shall be installed in-kind and shall be finished to match the existing wood.
3. Remove existing partitions and grooves between ceiling boards. Document the form, type and color of coatings and the condition of the wood. Fit in kind broken or deteriorated wood and replace with new wood of the same type and color. The new wood shall be installed in-kind and shall be finished to match the existing wood. The new wood shall be installed in-kind and shall be finished to match the existing wood.
4. Remove existing partitions and grooves between ceiling boards. Document the form, type and color of coatings and the condition of the wood. Fit in kind broken or deteriorated wood and replace with new wood of the same type and color. The new wood shall be installed in-kind and shall be finished to match the existing wood. The new wood shall be installed in-kind and shall be finished to match the existing wood.
5. Remove existing partitions and grooves between ceiling boards. Document the form, type and color of coatings and the condition of the wood. Fit in kind broken or deteriorated wood and replace with new wood of the same type and color. The new wood shall be installed in-kind and shall be finished to match the existing wood. The new wood shall be installed in-kind and shall be finished to match the existing wood.
6. Remove existing partitions and grooves between ceiling boards. Document the form, type and color of coatings and the condition of the wood. Fit in kind broken or deteriorated wood and replace with new wood of the same type and color. The new wood shall be installed in-kind and shall be finished to match the existing wood. The new wood shall be installed in-kind and shall be finished to match the existing wood.
7. Remove existing partitions and grooves between ceiling boards. Document the form, type and color of coatings and the condition of the wood. Fit in kind broken or deteriorated wood and replace with new wood of the same type and color. The new wood shall be installed in-kind and shall be finished to match the existing wood. The new wood shall be installed in-kind and shall be finished to match the existing wood.
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10. Remove existing partitions and grooves between ceiling boards. Document the form, type and color of coatings and the condition of the wood. Fit in kind broken or deteriorated wood and replace with new wood of the same type and color. The new wood shall be installed in-kind and shall be finished to match the existing wood. The new wood shall be installed in-kind and shall be finished to match the existing wood.
11. Remove existing partitions and grooves between ceiling boards. Document the form, type and color of coatings and the condition of the wood. Fit in kind broken or deteriorated wood and replace with new wood of the same type and color. The new wood shall be installed in-kind and shall be finished to match the existing wood. The new wood shall be installed in-kind and shall be finished to match the existing wood.
12. Remove existing partitions and grooves between ceiling boards. Document the form, type and color of coatings and the condition of the wood. Fit in kind broken or deteriorated wood and replace with new wood of the same type and color. The new wood shall be installed in-kind and shall be finished to match the existing wood. The new wood shall be installed in-kind and shall be finished to match the existing wood.
13. Remove existing partitions and grooves between ceiling boards. Document the form, type and color of coatings and the condition of the wood. Fit in kind broken or deteriorated wood and replace with new wood of the same type and color. The new wood shall be installed in-kind and shall be finished to match the existing wood. The new wood shall be installed in-kind and shall be finished to match the existing wood.
14. Remove existing partitions and grooves between ceiling boards. Document the form, type and color of coatings and the condition of the wood. Fit in kind broken or deteriorated wood and replace with new wood of the same type and color. The new wood shall be installed in-kind and shall be finished to match the existing wood. The new wood shall be installed in-kind and shall be finished to match the existing wood.

HRA03

Sheet

Drawn

Scale

As Noted

07/13

July 20th, 2009

Wayne Stephen Biskay

Architect

Urban Design

1000 Main Street, Suite 100, New York, NY 10001

1000 Main Street, Suite 100, New York, NY 10001

SCHEDULE "D"

CONFIRMATION OF COMMITMENT BY REGISTERED PROFESSIONAL

This letter must be submitted before issuance of a Heritage Alteration Permit or a building permit.

To: THE DISTRICT OF MAPLE RIDGE
(the authority having jurisdiction)

Re: THE BEETON/DAYKIN RESIDENCE

22031 Dewdney Trunk Road, Maple Ridge, B.C.

Address

PID: 003-072-762, Lot 141 District Lot 396 Group 1 New Westminster District Plan 29594

Legal Description

The undersigned has retained _____ as a coordinating registered professional with experience in heritage conservation to coordinate the design work and field reviews of the registered professionals required¹ for this heritage project. The coordinating registered professional shall coordinate the design work and field reviews of the registered professional required for the project in order to ascertain that the design will substantially comply with the *Standards and Guidelines for the Conservation of Historic Places in Canada*, the B.C. Building Code, and other applicable enactments respecting safety, not including the construction safety aspects.

For this project, field reviews are defined as those reviews of the work:

- a) at a project site of a development to which a Heritage Alteration Permit relates, and
- b) at fabrication location where building components are made that will replace deteriorated materials identified as character-defining elements for this project.

That a registered professional in his or her professional discretion considers necessary to ascertain whether the work substantially complies in all material respects with the plans and supporting documents prepared by the registered professional and with the Heritage Designation and Revitalization and Tax Exemption Agreement Bylaw No. 6902-2012, for which the Heritage Alteration Permit is issued.

The owner and the coordinating registered professional have read the Beeton/Daykin Residence Statement of Significance and the *Standards and Guidelines for the Conservation of Historic Places in Canada*. The owner and the coordinating registered professional each acknowledge their responsibility to notify the addressee of this letter of the date the coordinating registered professional ceases to be retained by the owner before the date that the coordinating registered professional ceases to be retained or, if that is not possible, then as soon as possible. The coordinating registered professional acknowledges the responsibility to notify the addressee of this letter of the date a registered professional ceases to be retained before the date the registered professional ceases to be retained or, if that is not possible, then as soon as possible.

The owner and the coordinating registered professional understand that where the coordinating registered professional or a registered professional ceases to be retained at any time during construction, work on the above project will cease until such time as:

- a) a new coordinating registered professional or registered professional, as the case may be, is retained, and

- b) a new letter in the form set out in Schedule C in the Heritage Designation and Revitalization and Tax Exemption Agreement Bylaw No. 6902-2012, is completed by the authority having jurisdiction.

The undersigned coordinating registered professional certifies that he or she is a registered professional as defined in the British Columbia Building Code, who also has experience with heritage conservation projects and agrees to coordinate the design work and field reviews of the registered professionals required for the project as outlined in the attached plans and specifications.

Coordinating Registered Professional

Owner

Name (Please Print)

Name (Please Print)

Address

Address

Phone

Name of Agent or Signing Office (if applicable)

(Professional's Seal and Signature)

Date

Owner's or Owner's appointed agent's signature (if owner is a corporation the signature of a signing officer must be given here. If the signature is that of the agent, a copy of the document that appoints the agent must be attached.)

Date

(if the coordinating registered professional is a member of a firm, please complete the following)

I am a member of the firm _____ and I sign this letter on behalf of the firm.

¹ It is the responsibility of the coordinating registered professional to ascertain which registered professionals are required.

SCHEDULE "E"

CERTIFICATION OF COMPLIANCE

This letter must be submitted after substantial completion of the project but prior to final inspection by the authority having jurisdiction.

TO: THE DISTRICT OF MAPLE RIDGE
(the authority having jurisdiction)

RE: _____
Discipline (e.g. Architectural, Engineering etc.) (Print)

Name of Project (Print)

Address of Project (Print)

Legal Description of Project (Print)

(Each registered professional shall complete the following:

Name (Print)

Address (Print)

Phone

Professional's Seal and Signature

Date

I hereby give assurance that:

- a) I have fulfilled my obligations for field review as outlined in Section 6 of the Heritage Designation and Revitalization and Tax Exemption Agreement Bylaw No. 6902-2012 and the attached Schedule C, Confirmation of Commitment by Owner.
- b) I am a registered professional as defined in the British Columbia Building Code.

(if the registered professional is a member of a firm, complete the following:)

I am a member of the firm _____ and I sign this letter on behalf of the firm.

SCHEDULE "F"

ZONING BYLAW NO. 3510-1985 VARIANCES AND SUPPLEMENTS

The RM-1 (Townhouse Residential District) zone regulations shall apply to the Lands identified in the Agreement to which this Schedule is attached, with the following exceptions:

- Part 6 Residential Zones, 602:
 - 5) Density, shall be amended as follows:
 - All buildings and structure shall not exceed a floor space ratio of 0.75 times the net lot area.
 - 6) SITING, shall be amended as follows:
 - The minimum setbacks from a property line shall be:
 - 4.5m from front lot line;
 - 5.7m from rear yard lot line;
 - 1.3m from exterior side yard lot line;
 - 0.7m from interior side yard lot line.

CORPORATION OF THE DISTRICT OF MAPLE RIDGE

BYLAW NO. 6907-2012

A Bylaw to amend Schedule "A" forming part of
the Official Community Plan Bylaw No.6425-2006 as amended

WHEREAS Section 882 of the Local Government Act provides that the Council may revise the Official Community Plan;

AND WHEREAS it is deemed desirable to amend Schedule "A" to the Official Community Plan;

NOW THEREFORE, the Municipal Council of the Corporation of the District of Maple Ridge, in open meeting assembled, **ENACTS AS FOLLOWS:**

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 6907-2012".
2. Schedule "A" of the Official Community Plan shall be amended as follows:

Chapter 8, Development Permit Area Guidelines, Section 8.4 Development Permit Area Exemptions is amended as follows:

1. Insert the following after item 1(j), as item 1(k):

Alterations to a heritage building protected through a heritage designation, provided that the building is subject to a Heritage Revitalization Agreement bylaw that has received final reading from Council, or a Heritage Alteration Permit that has received final approval.

3. Maple Ridge Official Community Plan Bylaw No.6425-2006 as amended is hereby amended accordingly.

READ A FIRST TIME the day of , A.D. 20 .

READ A SECOND TIME the day of , A.D. 20 .

PUBLIC HEARING HELD the day of , A.D. 20 .

READ A THIRD TIME the day of , A.D. 20 .

RECONSIDERED AND FINALLY ADOPTED, the day of , A.D. 20 .

PRESIDING MEMBER

CORPORATE OFFICE



Deep Roots
Greater Heights

District of Maple Ridge

TO: His Worship Mayor Ernie Daykin
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First and Second Reading
Maple Ridge Official Community Plan Amending Bylaw No. 6903-2012
Various Addresses (Ansell Street Area)

MEETING DATE: March 19, 2012
FILE NO: 2011-008-RZ
MEETING: C of W

EXECUTIVE SUMMARY:

This report is to amend the Official Community Plan (OCP) to re-designate the Subject Area (see Appendix A) from Suburban Residential to Estate Suburban Residential to harmonize the proposed sewage system and service with the land use designation. This is a required step for establishing a Local Area Service (LAS) agreement for Ansell Street (Academy Park Phase 2). Council authorized staff to proceed with the next steps at a Council Meeting held on May 10, 2011. There are currently two rezoning applications in process that will require this OCP amendment prior to proceeding to Second Reading, therefore this OCP Amending Bylaw (see Appendix B) is being brought forward prior to the LAS Bylaw, in order to prevent delays in processing the rezoning applications.

RECOMMENDATIONS:

1. That Maple Ridge Official Community Plan Amending Bylaw No. 6903-2012 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
2. That it be confirmed that Maple Ridge Official Community Plan Amending Bylaw No. 6903-2012 is consistent with the Capital Expenditure Plan and Waste Management Plan;
3. That Maple Ridge Official Community Plan Amending Bylaw No. 6903-2012 be given First and Second Readings and be forwarded to Public Hearing; and
4. That the following condition be met prior to Final Reading.
 - i. Amendment to Schedule "B" of the Official Community Plan;

DISCUSSION:

Applicant: District of Maple Ridge
Owners: See attached summary of properties (Appendix C)
Legal Descriptions: See attached summary of properties (Appendix C)

OCP:

Existing: Suburban Residential
Proposed: Estate Suburban Residential

Zoning:

Existing: RS-3 (One Family Rural Residential)
Proposed: This OCP Amending Bylaw is for the properties included in the LAS Bylaw that are currently designated Suburban Residential

Surrounding Uses:

North:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Suburban Residential
South:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Agricultural
East:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Agricultural
West:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential)
	Designation:	Estate Suburban Residential

Existing Use of Properties: Single Family Residential
Proposed Use of Properties: Single Family Residential
Site Areas: Various
Access: Ansell Street, 124 Avenue, 125 Avenue, and 126 Avenue
Servicing requirement: Rural Standard

b) Site Characteristics:

Project Description:

In 2010, the District received approval from Metro Vancouver to include 19 properties in the Ansell Street area into the Greater Vancouver Sewer and Drainage District (GVS&DD) Fraser Sewerage Area (FSA). The property owners have filed a petition for a sewer to be installed under a Local Area Service (LAS) process. Council approval was given to establish the LAS, proceed with the next steps for final design and construction, and prepare the LAS bylaw when the project is complete.

The OCP land use designation differentiates between “suburban residential” type properties that are within the FSA, or are not. Properties designated Estate Suburban Residential are within the FSA, whereas properties designated Suburban Residential are not. Given the inclusion of these sites into the FSA, an OCP amendment is required.

c) **Planning Analysis:**

Official Community Plan:

The purpose of this OCP Amending Bylaw (see Appendix B) is to re-designate the Subject Area (see Appendix A) to Estate Suburban Residential to reflect the recent FSA amendment and allow for municipal sanitary service connections.

Zoning Bylaw:

Currently, there are two applications involving three properties, seeking rezoning from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) to permit future subdivision. The proposed subdivisions will add approximately three properties to the Subject Area, which will lower the LAS costs to the owners, as the total cost will be divided by more properties. These applications will be the subject of future staff reports.

These properties would be able to rezone and subdivide regardless of the redesignation of the Subject Area, however, they would need to prove out septic feasibility if they were to rezone and subdivide under the current Suburban Residential designation.

Metro Vancouver 2040 – Regional Growth Strategy:

The subject properties are designated Rural in the Metro Vancouver Regional Growth Strategy. Section 1.3.1 of the Plan states that the Greater Vancouver Sewerage and Drainage District (GVS&DD) is not to extend regional sewer services into Rural areas, except for building footprints in cases where infrastructure is needed to address a public health issue. In this case, in 2010, the GVS&DD Board did amend the FSA boundary to include the Ansell Street area properties into the FSA. The provision of sewer into the area does not necessitate a Regional Plan amendment to change the Rural Land Use designation.

d) **Citizen/Customer Implications**

This OCP amendment is intended to harmonize the proposed sewage system and service with the land use designation, to allow for municipal sanitary service connections.

Under the LAS Policy, the full capital costs of the Ansell Street sewer system will be recovered from the property owners. Details of the costs associated with the LAS were outlined in the Local Area Service – Ansell Street (Academy Park Phase 2) report, dated May 2, 2011 (see Appendix D).

Local Government Act:


An amendment to the Official Community Plan requires the local government to consult with any affected parties and to adopt related bylaws in compliance with the procedures outlined in Section 882 of the Act. The amendment required for this application, re-designation from Suburban Residential to Estate Suburban Residential, 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 Maple Ridge Official Community Plan Amending Bylaw No. 6903-2012 and be forwarded to Public Hearing.




Prepared by: Michelle Bast, ASCT
Planning Technician



Approved by: Christine Carter, MPL, MCIP
Director of Planning



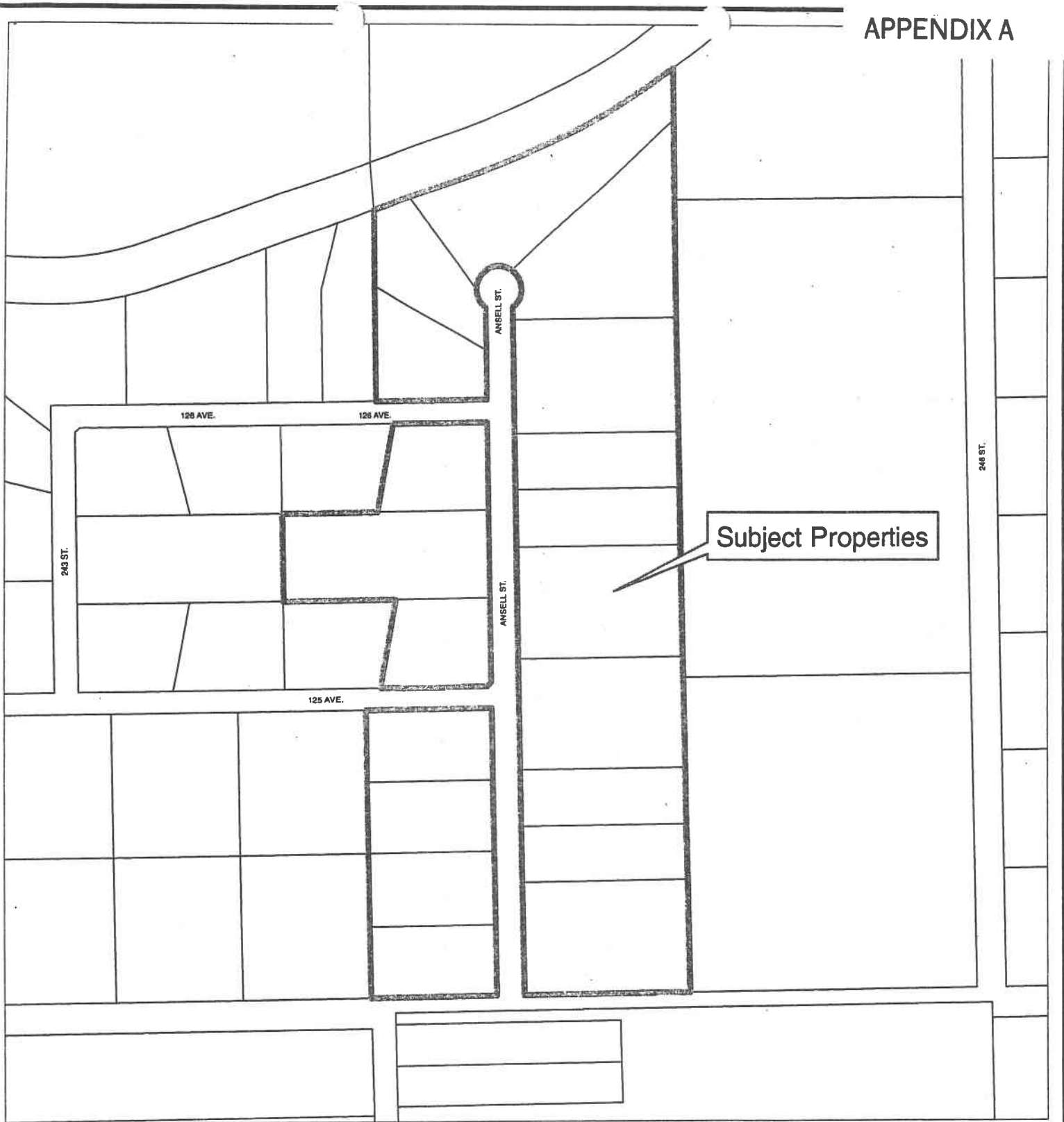
Approved by: Frank Quinn, MBA, PEng
GM: Public Works & Development Services



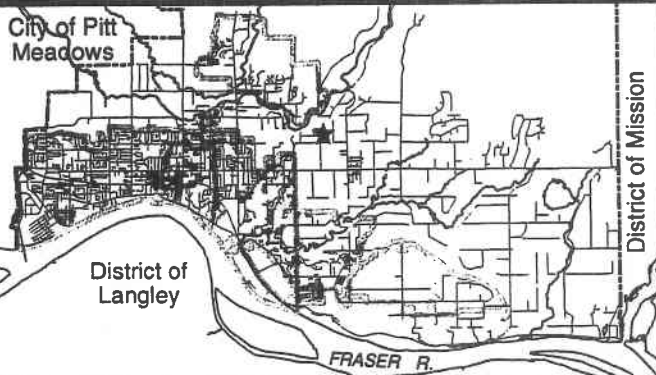
Concurrence: J. L. (Jim) Rule
Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – OCP Amending Bylaw 6903-2012
- Appendix C – Summary of Properties within the Subject Area
- Appendix D – Local Area Service – Ansell Street (Academy Park Phase 2) report



SCALE 1:3,500



124 Ave & Ansell St



CORPORATION OF
THE DISTRICT OF
MAPLE RIDGE
PLANNING DEPARTMENT

DATE: Feb 28, 2012 2011-008-RZ

BY: JV

CORPORATION OF THE DISTRICT OF MAPLE RIDGE

BYLAW NO. 6903-2012

A Bylaw to amend Schedule "B" forming part of the
Official Community Plan Bylaw No. 6425 – 2006 as amended

WHEREAS Section 882 of the Local Government Act provides that the Council may revise the Official Community Plan;

AND WHEREAS it is deemed desirable to amend Schedule "B" to the Official Community Plan;

NOW THEREFORE, the Municipal Council of the Corporation of the District of Maple Ridge, in open meeting assembled, **ENACTS AS FOLLOWS:**

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 6903-2012."

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

Lot 2, Section 22, Township 12, NWD Plan 71164
Lot 1, Section 22, Township 12, NWD Plan 71164
Lot 2, Section 22, Township 12, NWD Plan 70674
Lot 1, Section 22, Township 12, NWD Plan 70674
Lot 2, Section 22, Township 12, NWD Plan EPP1414
Lot 80, Section 22, Township 12, NWD Plan 43885
Lot 2, Section 22, Township 12, NWD Plan 72685
Lot 2, Section 22, Township 12, NWD Plan 72087
Lot 1, Section 22, Township 12, NWD Plan 72087
Lot 71, Section 22, Township 12, NWD Plan 43885
Lot 72, Section 22, Township 12, NWD Plan 43885
Lot 73, Section 22, Township 12, NWD Plan 43885
Lot 1, Section 22, Township 12, NWD Plan 72374
Lot 2, Section 22, Township 12, NWD Plan 72374
Lot 75, Section 22, Township 12, NWD Plan 43885
Lot 76, Section 22, Township 12, NWD Plan 43885
Lot 1, Section 22, Township 12, NWD Plan 72831
Lot 2, Section 22, Township 12, NWD Plan 72831
Lot 78, Section 22, Township 12, NWD Plan 43885

and outlined in heavy black line on Map No. 829, a copy of which is attached hereto and forms part of this Bylaw, are hereby redesignated to Estate Suburban Residential.

3. Maple Ridge Official Community Plan Bylaw No.6425-2006 is hereby amended accordingly.

READ A FIRST TIME the day of , A.D. 20 .

READ A SECOND TIME the day of , A.D. 20 .

PUBLIC HEARING HELD the day of , A.D. 20 .

READ A THIRD TIME the day of , A.D. 20 .

RECONSIDERED AND FINALLY ADOPTED, the day of , A.D. 20 .

PRESIDING MEMBER

CORPORATE OFFICER

Summary of Properties within the Subject Area

Civic Address:	24421 124 Avenue
Owner:	
Legal Description:	Lot 2, Section 22, Township 12, NWD Plan 71164
PID:	003-304-698
Civic Address:	12447 Ansell Street
Owner:	
Legal Description:	Lot 1, Section 22, Township 12, NWD Plan 71164
PID:	003-304-663
Civic Address:	12475 Ansell Street
Owner:	
Legal Description:	Lot 2, Section 22, Township 12, NWD Plan 70674
PID:	002-619-997
Civic Address:	12497 Ansell Street
Owner:	
Legal Description:	Lot 1, Section 22, Township 12, NWD Plan 70674
PID:	002-619-989
Civic Address:	24383 125 Avenue
Owner:	
Legal Description:	Lot 2, Section 22, Township 12, NWD Plan EPP1414
PID:	027-979-636
Civic Address:	12555 Ansell Street
Owner:	
Legal Description:	Lot 80, Section 22, Township 12, NWD Plan 43885
PID:	001-468-812
Civic Address:	24370 126 Avenue
Owner:	
Legal Description:	Lot 2, Section 22, Township 12, NWD Plan 72685
PID:	004-901-878
Civic Address:	12621 Ansell Street
Owner:	
Legal Description:	Lot 2, Section 22, Township 12, NWD Plan 72087
PID:	004-417-399
Civic Address:	12665 Ansell Street
Owner:	
Legal Description:	Lot 1, Section 22, Township 12, NWD Plan 72087
PID:	004-417-381
Civic Address:	12680 Ansell Street
Owner:	
Legal Description:	Lot 71, Section 22, Township 12, NWD Plan 43885
PID:	003-284-166
Civic Address:	12640 Ansell Street
Owner:	
Legal Description:	Lot 72, Section 22, Township 12, NWD Plan 43885
PID:	007-151-799

Civic Address: 12610 Ansell Street
Owner:
Legal Description: Lot 73, Section 22, Township 12, NWD Plan 43885
PID: 007-151-811

Civic Address: 12570 Ansell Street
Owner:
Legal Description: Lot 1, Section 22, Township 12, NWD Plan 72374
PID: 004-603-869

Civic Address: 12550 Ansell Street
Owner:
Legal Description: Lot 2, Section 22, Township 12, NWD Plan 72374
PID: 004-603-885

Civic Address: 12530 Ansell Street
Owner:
Legal Description: Lot 75, Section 22, Township 12, NWD Plan 43885
PID: 001-990-306

Civic Address: 12490 Ansell Street
Owner:
Legal Description: Lot 76, Section 22, Township 12, NWD Plan 43885
PID: 007-151-870

Civic Address: 12460 Ansell Street
Owner:
Legal Description: Lot 1, Section 22, Township 12, NWD Plan 72831
PID: 005-188-407

Civic Address: 12440 Ansell Street
Owner:
Legal Description: Lot 2, Section 22, Township 12, NWD Plan 72831
PID: 005-188-415

Civic Address: 12420 Ansell Street
Owner:
Legal Description: Lot 78, Section 22, Township 12, NWD Plan 43885
PID: 002-135-035



Deep Roots
Greater Heights

District of Maple Ridge

TO:	His Worship Mayor Ernie Daykin and Members of Council	DATE:	May 2, 2011
FROM:	Chief Administrative Officer	FILE NO:	E04-010-058
SUBJECT:	Local Area Service – Ansell Street (Academy Park Phase 2)		

EXECUTIVE SUMMARY:

In 2010, the District received approval from Metro Vancouver to include 19 properties in the Ansell Street area into the Greater Vancouver Sewer and Drainage District (GVS&DD) Fraser Sewerage Area (FSA). The property owners have now filed a valid formal petition, as determined by the Clerks Department for a sewer to be installed under a Local Area Service (LAS) process. The formal petition follows a preliminary petition that was received previously and is the second phase of sewer services to the Academy Park neighbourhood.

The formal petition received support from 58 percent of the residents, which is lower than has been received for previous LAS projects, but higher than the 50 percent required by the legislation. The Engineering Department took the additional step of reviewing the petition results with neighbourhood representatives who have confirmed that additional public meetings are not likely to result in changes to the petition.

Because the petition results are greater than 50 percent, Council approval is sought to establish a LAS, proceed with the next steps for final design and construction, and the preparation of a bylaw when the project is complete.

RECOMMENDATIONS:

THAT staff be authorized to proceed with the next steps to establish a Local Area Service for Ansell Street (Academy Park Phase 2), as attached to the staff report dated May 2, 2011.

DISCUSSION:

a) Background Context:

Since 2007, the District has worked with residents towards the extension of sewer services to Academy Park to address failing septic systems. This project originally included properties in the Ansell Street area, which at the time, were not within the FSA boundary.

Because the process and authority to extend the FSA boundary required both Council and GVS&DD approval, Academy Park residents (within the FSA boundary) decided to proceed ahead of the Ansell Street properties, recognizing that the work on Ansell Street would follow, subject to Council's approval.

In 2010, the GVS&T amended the FSA boundary to include Ansell Street and staff informed the residents of the inclusion. Subsequently, in October the District received a preliminary petition signed by 80 percent of the residents on Ansell Street. This petition requested the following information:

- the probable cost of the service
- how the costs would be apportioned amongst the benefiting property owners
- options for payment, and
- other information necessary for the residents to decide whether or not to participate.

Petition Process

In response to this preliminary petition, a cost estimate to serve 19 parcels on Ansell Street area (shown in Figure 1) and a formal petition were prepared and circulated to residents. On November 30, 2010, the formal petition was returned and the Corporate Officer has determined that the formal petition is sufficient and valid. A total of 57.9 percent of the number of properties with a value of 57.7 percent of total land and improvements signed the petition. Previous LAS experience indicates that formal petitions receive support in the range of 80 percent or higher (which is in line with the Ansell Street preliminary petition).

As a result of the decrease in formal petition support to 58 percent, staff met with the petition representatives to discuss the reasons and evaluate the possibility of increasing the support. The meeting concluded that it was not likely to gain further support through additional public meetings and a follow up petition.

However, staff sent a letter to all property owners informing them of the results and staff's intention to recommend the next steps to Council as well as inviting responses or clarification to their position.

In accordance with Council's LAS Policy, the formal petition is being presented to Council for approval.

Next steps

In addition to the establishment of a LAS Bylaw, Council will also be required to amend the Official Community Plan (OCP) to Estate Suburban Residential to harmonize the proposed sewage system and service with the land use designation. Currently, the designation is Suburban Residential. This change will be brought forward at the same time as the bylaw to establish the LAS.

b) Strategic Alignment:

The Corporate Strategic Plan includes financial management and environment as strategic focus areas.

The financial management focus area encourages the continuation of a user pay philosophy and the provision of high quality municipal services to our citizens and customers in a cost effective and efficient manner. Using a LAS to construct services meets these objectives.

The environment focus area encourages the identification and protection of environmental features (such as watercourses) and areas that require special recognition and management. By eliminating the potential of the disposal system failures in the Academy Park neighborhood, this project will satisfy this objective.

c) Citizen/Customer Implications:

Under the LAS Policy, the full capital costs of the Ansell Street sewer system will be recovered from the property owners.

Costs of the Ansell Street sewer service have been estimated at \$461,461.69. This cost is in addition to the original cost of \$1,581,712.63 incurred by the Academy Park residents to extend the services to the development while the Ansell Street FSA issue was addressed. The total estimated cost of \$2,043,174.32 is to be shared equally among the 64 existing homes (the per property cost amounts to \$31,924.60). When the final costs are determined, the owners will be offered the option to either pay the actual 'commuted' cost or have the cost placed on the tax roll and amortized over a period of 15 years at the interest rate set by the MFA and the Finance Department, with the eligibility of paying off anytime during the term without incurring a penalty.

This service will provide a sanitary sewer system and a connection to the system at the property line. In order to complete and commission the service, owners will then need to install, at their cost, a connection from the residence to the sanitary sewer connection at the property line.

d) Interdepartmental Implications:

In conjunction with the establishment of the LAS Bylaw, the Engineering Department is working with the Planning Department to draft an amendment to the OCP to designate the properties as Estate Suburban Residential and eligible for a municipal sanitary service connection.

When the construction of the service is completed, the Finance Department will confirm the actual costs, impose the final actual costs as a levy and place the notation on the tax roll of the benefiting property owner.

e) Business Plan/Financial Implications:

Should Council approve the Bylaw to establish the LAS, the Capital Program and Financial Plan will be amended to make sufficient funds available to cover the costs of this LAS until such funds plus appropriate interest costs are fully recovered from the property owners.

f) Policy Implications:

The 19 properties identified in this LAS are designated as Suburban Residential in the OCP. Suburban Residential has the same land use characteristics of Estate Suburban Residential but does not permit properties to be serviced by a municipal sewer.

As noted earlier, should Council authorize staff to proceed with the next steps, staff will also prepare an amendment to the OCP to designate the properties to Estate Suburban Residential. This would be consistent with both the Academy Park designation west of Ansell Street and the FSA policies.


g) Alternatives:

As noted earlier, the percentage of owners is lower than previously anticipated from the preliminary petition. Based on the results, eight of the 19 properties are not in favour of the LAS. Reasons that were provided by four of those property owners include: the potential discounting of the LAS payments against the future sale price of the property, the expected longevity of their current septic system and the cost of the LAS fee.

There are alternatives that Council may wish to consider including: reject the petition, reject the petition but direct staff to re-initiate the petition at a later date (or set date) when more public support is shown. In the interim, property owners with failed systems will be required to repair their sewage disposal system as necessary. With those alternatives, rejecting the petition affects requests of 11 of the property owners. Ultimately, though the final decision on whether to proceed with the LAS rests on Council.

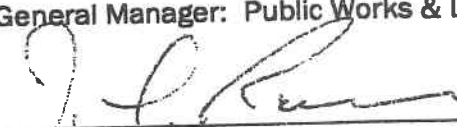
CONCLUSION:

An extension to the sanitary sewer system has been requested by the residents of Ansell Street (Academy Park LAS Phase 2) through a formal LAS petition. The percentage of those petitioning is greater than 50 percent and meets the threshold for Council to proceed with preparing a bylaw to establish a LAS and provide sanitary sewer service to the 19 lots on Ansell Street. As such, Council approval is sought.


Prepared by: **Stephen Judd, PEng.**
Manager of Infrastructure Development


Reviewed by: **Andrew Wood, PhD., PEng.**
Municipal Engineer


Approved by: **Frank Quinn, MBA, PEng.**
General Manager: Public Works & Development Services


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

SJ/mi



Deep Roots
Greater Heights

District of Maple Ridge

TO: His Worship Mayor Ernie Daykin
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Second Reading
Maple Ridge Zone Amending Bylaw No.6794 - 2011
12610 and 12640 Ansell Street

MEETING DATE: March 19, 2012
FILE NO: 2011-008-RZ
MEETING: C of W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties, 12610 and 12640 Ansell Street, from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential). These properties are currently designated in the Official Community Plan (OCP) as Suburban Residential. There is a current OCP amending bylaw application in process that would re-designate these properties as Estate Suburban Residential. The RS-2 (One Family Suburban Residential) zone is compatible with both of the OCP designations; however, if the properties do not get re-designated to Estate Suburban Residential, the applicant will need to prove out septic feasibility. The application is currently assessed on its feasibility with connection to a municipal sanitary sewer connection through a Local Area Service bylaw. Should the properties not get re-designated to Estate Suburban Residential, additional information will be required and further conditions will need to be met prior to Final Reading.

RECOMMENDATIONS:

1. That Zone Amending Bylaw No. 6794 - 2011 be given Second Reading and be forwarded to Public Hearing; and
2. That the following terms and conditions be met prior to Final Reading:
 - i. Registration of a geotechnical report as a Restrictive Covenant which addresses the suitability of the site for the proposed development;
 - ii. A Restrictive Covenant for preservation of the agricultural buffer must be registered at the Land Title Office, including a disclosure statement regarding neighbouring farming practices;
 - iii. Removal of the existing buildings encroaching on proposed properties;
 - iv. Approval of Local Area Service Bylaw for sanitary sewer to Ansell Street Area;
 - v. An Engineer's report on the water quantity for domestic and fire protection purposes must be received;

- vi. Council approval for variance for pavement width and road width for portions of Ansell Street;
- vii. A disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks.

DISCUSSION:

a) Background Context:

Applicant:	Dennis Dickson						
Owners:	Dennis and Darlene Dickson, and James and Frances Shull						
Legal Description:	Lot 72 and Lot 73, Section 22, Township 12, NWD Plan 43885						
OCP:							
Existing:	Suburban Residential						
Zoning:							
Existing:	RS-3 (One Family Rural Residential)						
Proposed:	RS-2 (One Family Suburban Residential)						
Surrounding Uses:							
North:	<table border="0"> <tr> <td>Use:</td> <td>Single Family Residential</td> </tr> <tr> <td>Zone:</td> <td>RS-3 (One Family Rural Residential)</td> </tr> <tr> <td>Designation:</td> <td>Suburban Residential</td> </tr> </table>	Use:	Single Family Residential	Zone:	RS-3 (One Family Rural Residential)	Designation:	Suburban Residential
Use:	Single Family Residential						
Zone:	RS-3 (One Family Rural Residential)						
Designation:	Suburban Residential						
South:	<table border="0"> <tr> <td>Use:</td> <td>Single Family Residential</td> </tr> <tr> <td>Zone:</td> <td>RS-2 (One Family Suburban Residential)</td> </tr> <tr> <td>Designation:</td> <td>Suburban Residential</td> </tr> </table>	Use:	Single Family Residential	Zone:	RS-2 (One Family Suburban Residential)	Designation:	Suburban Residential
Use:	Single Family Residential						
Zone:	RS-2 (One Family Suburban Residential)						
Designation:	Suburban Residential						
East:	<table border="0"> <tr> <td>Use:</td> <td>Vacant</td> </tr> <tr> <td>Zone:</td> <td>RS-3 (One Family Rural Residential)</td> </tr> <tr> <td>Designation:</td> <td>Agricultural</td> </tr> </table>	Use:	Vacant	Zone:	RS-3 (One Family Rural Residential)	Designation:	Agricultural
Use:	Vacant						
Zone:	RS-3 (One Family Rural Residential)						
Designation:	Agricultural						
West:	<table border="0"> <tr> <td>Use:</td> <td>Single Family Residential</td> </tr> <tr> <td>Zone:</td> <td>RS-2 (One Family Suburban Residential)</td> </tr> <tr> <td>Designation:</td> <td>Suburban Residential</td> </tr> </table>	Use:	Single Family Residential	Zone:	RS-2 (One Family Suburban Residential)	Designation:	Suburban Residential
Use:	Single Family Residential						
Zone:	RS-2 (One Family Suburban Residential)						
Designation:	Suburban Residential						
Existing Use of Properties:	Single Family Residential						
Proposed Use of Properties:	Single Family Residential						
Site Area:	0.86 ha (2.1 acres) and 0.81 ha (2.0 acres)						
Access:	Ansell Street						
Servicing requirement:	Rural Standard						

b) Project Description:

An application has been received to rezone the subject properties from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential), to further subdivide into four lots. A panhandle is proposed to access the two new lots, as geotechnical constraints hindered the

northern property from subdividing and providing an acceptable buildable area on its own due to steep slopes on the north end of the property. The subject properties are adjacent to agricultural lands to the east and single family residential properties to the north, west, and south. A Geotechnical Assessment, Agricultural Impact Assessment, and Environmental Impact Assessment were conducted on the properties. Results of these assessments are summarized in the Environmental Implications section below.

c) **Planning Analysis:**

Official Community Plan:

The proposed rezoning to RS-2 (One Family Suburban Residential) is in accordance with the subject properties' designation as Suburban Residential in the Official Community Plan. There is a current OCP amending bylaw application in process that would re-designate these properties as Estate Suburban Residential. The RS-2 (One Family Suburban Residential) zone is compatible with both of the OCP designations; however, if the properties do not get re-designated to Estate Suburban Residential, the applicant will need to prove out septic feasibility. The application is currently assessed on its feasibility with connection to a municipal sanitary sewer connection through a Local Area Service bylaw. Should the properties not get re-designated to Estate Suburban Residential, additional information will be required and further conditions will need to be met prior to Final Reading.

Zoning Bylaw:

The current application proposes to rezone the properties located at 12640 and 12610 Ansell Street from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) to permit future subdivision into four lots. The RS-2 (One Family Suburban Residential) zone requires a minimum lot area of 0.40 ha, a minimum lot width of 36 m and a minimum lot depth of 60 m. The four proposed single family lots comply with the above requirements of the Zoning Bylaw as follows:

- area of each lot is proposed to be 0.40 ha;
- the lot widths are proposed to be approximately 42 m (Lot 1); 69 m (Lot 2); 44 m (Lot 3); and 38 m (Lot 4)
- lot depths are proposed to be approximately 62 m (Lot 1); 62.5 m (Lot 2); 85.5 m (Lot 3); and 103 m (Lot 4).

A Development Variance Permit will be required for:

- the road carriageway on Ansell Street being 6 m in width, as opposed to the required width of 7 m in the Subdivision and Development Servicing Bylaw;
- the rear setback for Lot 3, which is proposed to be 1.5 m, as opposed to the 7.5 m setback required by the zone; and
- jogs in the lot lines for Lots 2 and 3, which are not permitted in the Subdivision and Development Servicing Bylaw unless, in the opinion of the Approving Officer, physical constraints make such jogs necessary.

These variances and any other variations from the requirements of the proposed zone will be the subject of a future Council report.

Development Permits:

Pursuant to Section 8.10 of the Official Community Plan, a Natural Features Development Permit application is required for all development and subdivision activity for all lands with an average natural slope of greater than 15 percent to ensure the preservation, protection, restoration and enhancement of the natural environment and for development that is protected from hazardous conditions. The details of the requirements of the Natural Features Development Permit are discussed in the Environmental Implications section below. A security fee will be taken as a condition of the issuance of the Natural Features Development Permit to ensure that the Development Permit guidelines are met.

d) Environmental Implications:

A Geotechnical Hazard Assessment was conducted by Braun Geotechnical Ltd. on the subject properties to assess terrain hazard conditions in the area with potential to impact the proposed subdivision of the subject properties. An intrusive site exploration was conducted to confirm site soil conditions noted during the hazard assessment and to provide geotechnical comments and recommendations for the proposed subdivision.

The southern property, 12610 Ansell Street, is low relief and flat-lying. The northern property, 12640 Ansell Street, is reasonably flat-lying adjacent to the east of Ansell Street, with the northern and north-eastern portions of the property located on the steep ravine slopes. Ravines and stream channels drain northward through a lower bench area at the base of the north-facing slopes and eventually into the Alouette River. Flood elevations for the Alouette River are well-below the toe of slopes located to the north of the property. The Geotechnical Hazard Assessment was limited to potential constraints to development near the crest of slopes located at the northern portion of 12640 Ansell Street, and provision of preliminary geotechnical slope setback criteria required for establishing suitable building envelope areas, or other development features, as required. The Geotechnical Hazard Assessment concluded that the proposed subdivision is safe for design and construction of new single family dwellings, with consideration of a nominal geotechnical setback of 5 m from the crest of the existing slopes. The registration of a Geotechnical Restrictive Covenant is a requirement for Final Reading.

An Agricultural Impact Assessment, including a hydrology review, was conducted by Upland Consulting, to add to the body of knowledge required to make informed decisions and conditions necessary to eliminate or lessen impacts from urban uses to adjacent or nearby farming activities. Recommended actions to minimize the impacts of development on the agricultural land to the east included: using stormwater and construction best practices during construction of new buildings and septic systems (if required) to minimize hydrologic impacts; installation of a minimum 6 m wide vegetative buffer, as detailed in the Ministry of Agriculture's *Guide to Edge Planning* and the Agricultural Land Commission's *Vegetated Landscape Buffer Specifications*; and including a Disclosure Statement on Title notifying new landowners of potential neighbouring agricultural activities. A vegetative buffer planting plan was submitted in support of this application. An

Enhancement and Restoration Agreement and Maintenance Agreement will be required for the Natural Features Development Permit.

An Environmental Impact Assessment was conducted by Aquaterra Biological Consulting in support of the Natural Features Development Permit application. A 10 m setback was recommended around the drainage feature on the northeast corner of the northern property, 12640 Ansell Street, to be protective of the drainage feature's hydraulic function and the associated riparian vegetation; however the geotechnical considerations for the subject properties already precluded this portion from being developed.

A man-made drainage ditch on the adjacent property to the east serves to capture and re-direct flow originating on the neighbouring property to the east. The ditch is anticipated to provide some habitat to bird, invertebrate and amphibian species. The recommended vegetated buffer in the Agricultural Impact Assessment is anticipated to improve environmental function over existing conditions, which convey minimal cover and shade benefits.

The subject properties are anticipated to be utilized occasionally by terrestrial wildlife; however, impacts as a result of the subdivision are anticipated to be negligible as the new houses on proposed Lots 3 and 4 are anticipated to be situated in areas currently occupied by manicured lawns, which confer minimal terrestrial habitat value. Existing trees will be retained where possible and incorporated into the subdivision lot layout. No tree removal should occur along or adjacent to the top-of-bank on 12640 Ansell Street. No adverse impacts to habitat connectivity and biodiversity are anticipated to occur as a result of lot subdivision and construction of two additional single family residences.

e) Interdepartmental Implications:

Engineering Department:

The Engineering Department has indicated that there are no deficient services which could be provided by a Rezoning Servicing Agreement. It is anticipated that sanitary sewer service will be provided through a Local Area Service bylaw for the Ansell Street area, which is currently in progress. Should the Local Area Service bylaw not be adopted, the applicant will need to prove out septic feasibility for the proposed new lots and confirm that the existing septic fields are in good working condition.

The Municipality has a capital works project scheduled in 2012 to improve the water supply to this area. Until the capital works project is complete, the water system is not adequate to support the subdivision; however, it is expected that the timing of the work will have no appreciable affect on the timing of the subdivision.


Additional comments from the Engineering Department will be addressed at the Subdivision stage.

Fire Department:

The Fire Department has requested that the driveway be a minimum of 6 m wide and that there is permanent address signage at the driveway entrance that is visible day and night.

CONCLUSION:

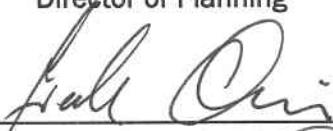
Based on the review of supporting information regarding the proposed rezoning and subdivision applications, it is recommended that Second Reading be given to Maple Ridge Zone Amending Bylaw No. 6794-2011.



Prepared by: Michelle Bast, ASCT
Planning Technician



Approved by: Christine Carter, MPL, MCIP
Director of Planning



Approved by: Frank Quinn, MBA, PEng
GM: Public Works & Development Services



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

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Zone Amending Bylaw 6794-2011
- Appendix C – Proposed Subdivision Plan
- Appendix D – Agricultural Vegetative Buffer Plan



MAPLE RIDGE
British Columbia

DATE: Aug 19, 2011 FILE: 2011-008-SD

BY: PC

CORPORATION OF THE DISTRICT OF MAPLE RIDGE

BYLAW NO. 6794 - 2011

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, in open meeting assembled, **ENACTS AS FOLLOWS**:

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 6794 - 2011."

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

Lot 72 Section 22 Township 12 New Westminster District Plan 43885
Lot 73 Section 22 Township 12 New Westminster District Plan 43885

and outlined in heavy black line on Map No. 1509 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to RS-2 (One Family Suburban 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 22nd day of February, A.D. 2011.

READ a second time the day of , A.D. 20 .

PUBLIC HEARING held the day of , A.D. 20 .

READ a third time the day of , A.D. 20 .

RECONSIDERED AND FINALLY ADOPTED, the day of , A.D. 20 .

PRESIDING MEMBER

CORPORATE OFFICER



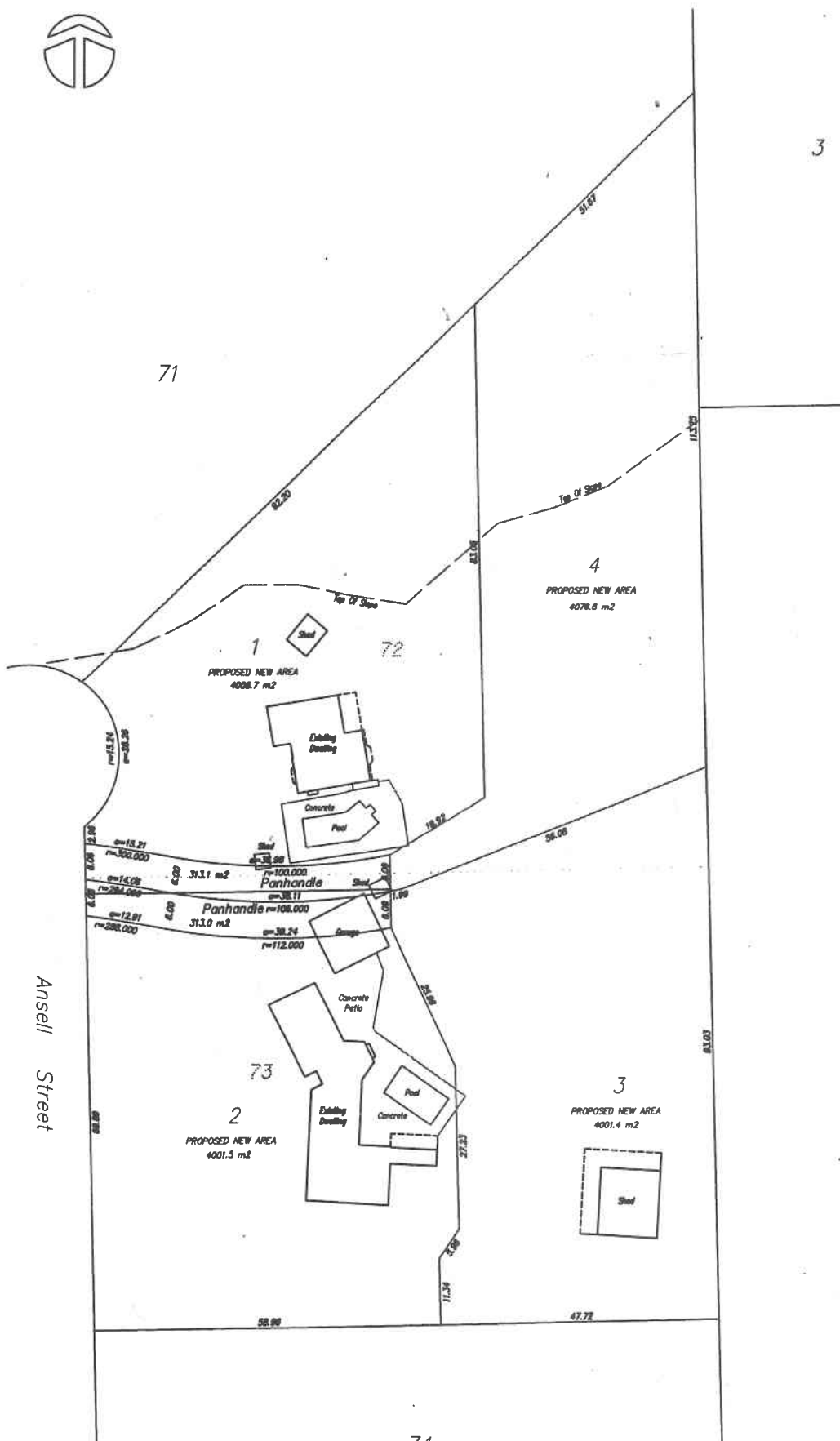
Client:
Dennis Dickson

Project:
12640 & 12610
Ansell Street
Maple Ridge, BC

Drawing Title:
Sketch Plan Showing
Existing Structures And
Proposed New Lot Lines
And Areas

Notes:
Pool locations are shown from
ties to the inside edge of the pool
foundation wall.

Panhandle areas are not included in
lot areas.



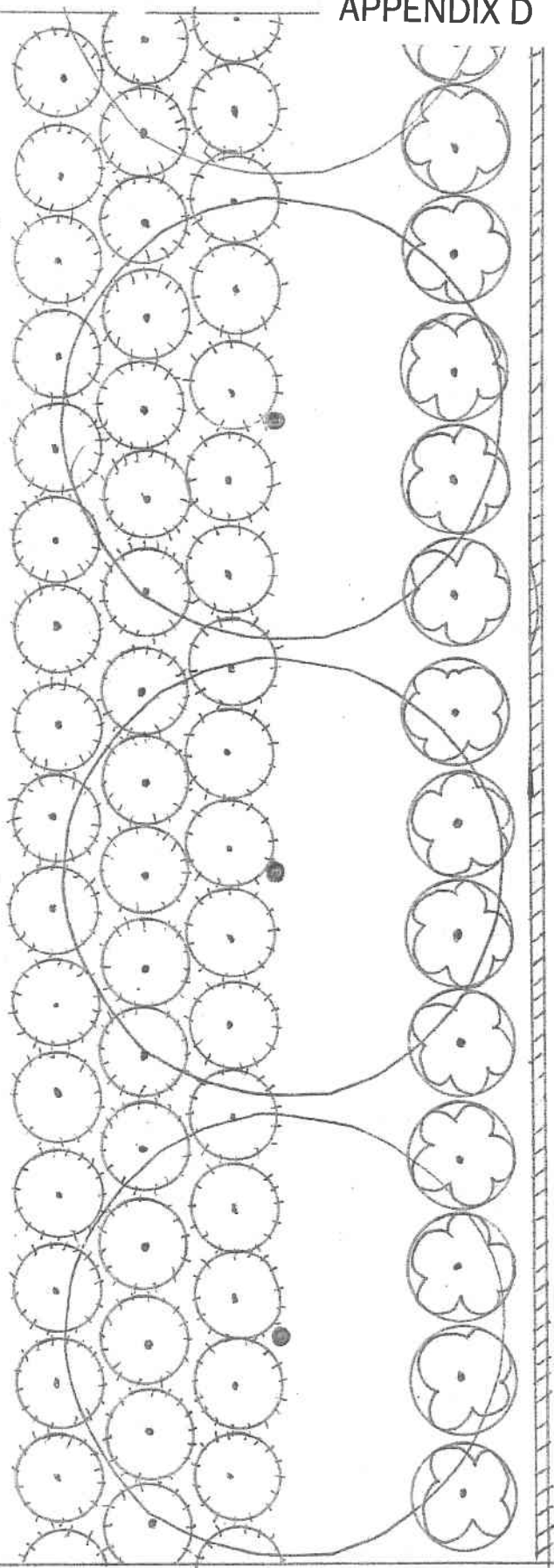
Scale: 1:500
Paper Size: 17" X 22"
Date: April 29, 2011
File: MR10-524aSKETCH2

1
Of
1

Aerial View-detail



Scale: 1:667

 FenceTrespass-inhibiting shrub
1.0 m OCScreening Shrub
1.2 m OC



12640 Ansell St.

12610 Ansell St.

Vegetative Buffer - Aerial View



Existing trees



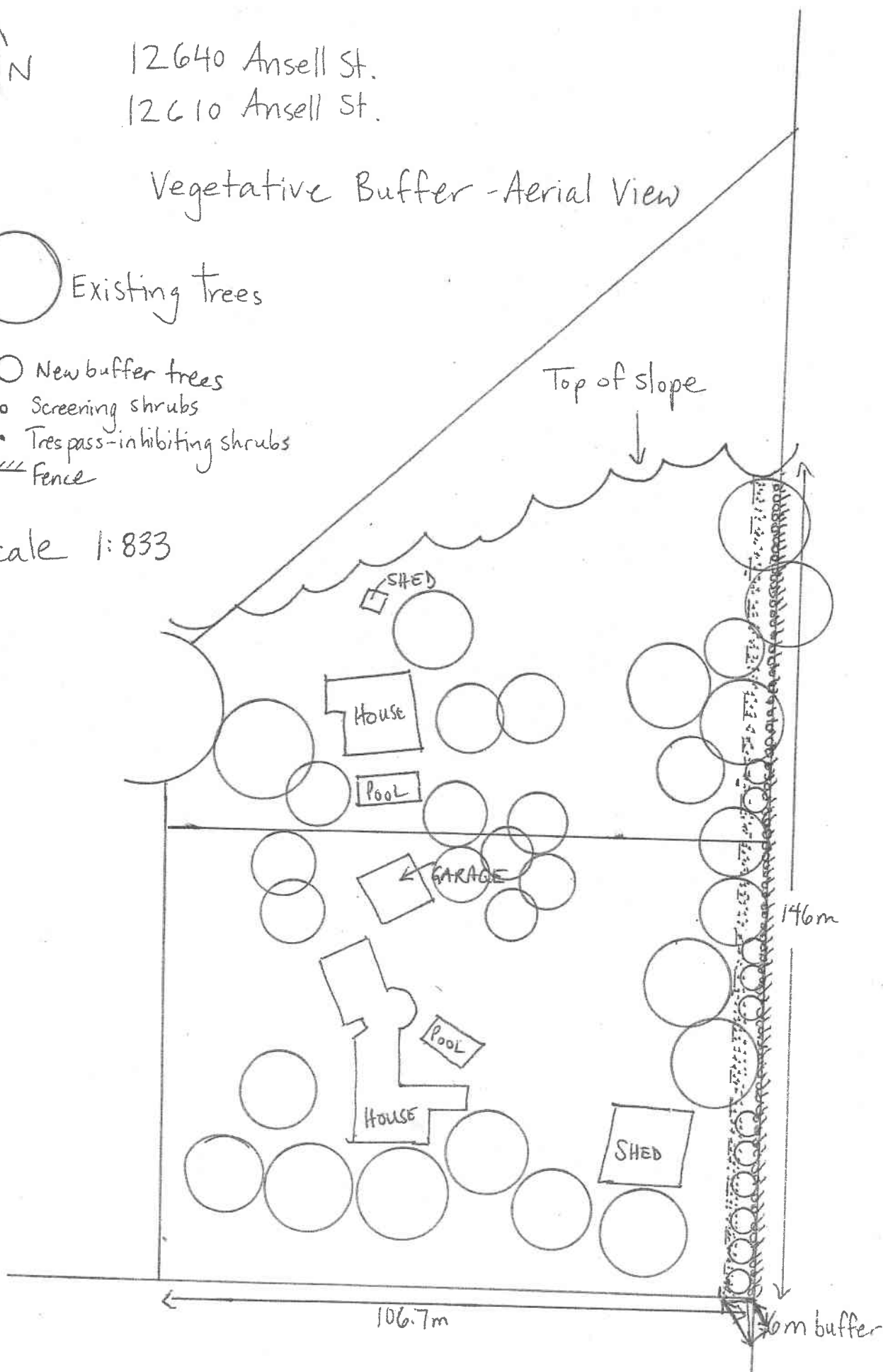
New buffer trees

• Screening shrubs

• Trespass-inhibiting shrubs

//// Fence

Scale 1:833





District of Maple Ridge

TO: His Worship Mayor Ernie Daykin
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Second Reading
Maple Ridge Zone Amending Bylaw No.6842-2011
25339 130 Avenue

MEETING DATE: March 19, 2012
FILE NO: 2011-068-RZ
MEETING: C of W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) to permit subdivision into four single family lots. This application is in compliance with the Official Community Plan.

RECOMMENDATIONS:

1. That Zone Amending Bylaw No. 6842-2011 be given Second Reading and be forwarded to Public Hearing; and
2. That the following terms and conditions be met prior to Final Reading:
 - i. Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of security as outlined in the Agreement;
 - ii. A Statutory Right-of-Way plan and agreement for Storm Sewer must be registered at the Land Title Office;
 - iii. A disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks. If there is evidence, a site profile pursuant to the Waste Management Act must be provided in accordance with the regulations;
 - iv. Construction of an Equestrian Trail on the north side of 130 Avenue;
 - v. A Restrictive Covenant must be registered at the Land Title Office disclosing possible impacts of allowable agricultural activities on adjacent ALR lands.

DISCUSSION:

a) Background Context:

Applicant:	Joel Lycan
Owner:	First Colonial Investors Ltd
Legal Description:	South Half Lot: 13, Section: 26, Township: 12, NWD Plan: 7639
OCP:	
Existing:	Suburban Residential
Zoning:	
Existing:	RS-3 (One Family Rural Residential)
Proposed:	RS-2 (One Family Suburban Residential)
Surrounding Uses:	
North:	Use: Vacant Zone: P-6 (Civic Institutional) Designation: Institutional
South:	Use: Single Family Residential and Wholesale Nursery Zone: RS-3(One Family Rural Residential) Designation: Agricultural (ALR)
East:	Use: Vacant Zone: P-6 (Civic Institutional) Designation: Institutional
West:	Use: Single Family Residential Zone: RS-2 (One Family Suburban Residential) Designation: Suburban Residential
Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Single Family Residential
Site Area:	1.997 hectares
Access:	130 Avenue
Servicing requirement:	Rural Standard

b) Project Description:

The subject site is outside of the Urban Area Boundary in the Websters Corner neighbourhood and is serviced by municipal water only. The site slopes approximately five percent north to south. The site is not heavily treed, however there are significant stands of trees in the north-east and north-west corners of the property. An isolated creek is located in the northern portion of the site. Properties adjacent to the subject site on the south side of 130 Avenue are within the Agricultural Land Reserve (ALR). The applicant has submitted an Agricultural Impact Assessment and Groundwater Impact Assessment as part of the rezoning application.

The applicant proposes to rezone the subject site to RS-2 (One Family Suburban Residential) to permit future subdivision into four single family lots. A new road with a cul-de-sac is proposed to access all lots and the existing house will be retained on one of proposed lots.

c) Planning Analysis:

Official Community Plan:

The subject site is designated Suburban Residential in the Official Community Plan which permits a single detached housing form located outside of the Urban Area Boundary. The RS-2 (One Family Suburban Residential) zone is in compliance with this designation, and requires city water and sewage disposal provided by a private system.

Zoning Bylaw:

The current application proposes to rezone the property located at 25339 130 Avenue from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) to permit future subdivision into four single family lots. The proposed lots meet the minimum requirements of the RS-2 (One Family Suburban Residential) zone and no variances will be required for this application.

Development Permits:

A Watercourse Protection Development Permit is required for the preservation, restoration and enhancement of the Triple Creek located in the northern portion of the subject site. A security will be taken as a condition of the issuance of the Development Permit to ensure that the conditions of the Development Permit are met.

d) Interdepartmental Implications:

Engineering Department:

The Engineering Department has reviewed the proposed development has advised that all required services do not exist. It will therefore be necessary for the owner to enter into a Rezoning Servicing Agreement and post securities to complete the work identified in that agreement prior to Final Reading. Furthermore, the Engineering Department has identified that the applicant will need to obtain a Right-of-Way for storm sewer through the property south of 130 Avenue. The proposed lots will be serviced by Type 1 septic systems.

Environmental:

The property is subject to a Watercourse Protection Development Permit due to the location of Triple Creek on the site. The applicant has submitted an Environmental Assessment, Arborist Report, Agricultural Impact Assessment, and Groundwater Impact Assessment in support of the project.

As ALR lands do not directly abut the subject site, the proposed development's impact on agricultural land is anticipated to be indirect. The report suggests providing disclosures for homebuyers about the possible impacts of allowable agricultural activities and using best management practices to minimize impacts on drainage. The BC Ministry of Environment records indicate that there are no deep wells located in the immediate surrounding area of the subject site that may be affected by the proposed development.

Environmental staff have reviewed the development proposal and has determined that a tree protection covenant will be required to preserve significant trees that can be retained outside of the septic and house locations – particularly in the north-east and north-west corners of the subject site. The applicant has proposed to collect water draining onto the site into an open channel that will drain into an open bioswale running along the west side of the proposed road.

Parks & Leisure Services Department:

The Parks & Leisure Services has identified that the applicant will be required to provide a boulevard equestrian trail on the north side of 130 Avenue along the frontage of the subdivision.

Fire Department:

The Fire Department has reviewed the proposed development and has requested that driveway accesses for all lots be no less than 6 metres wide.

CONCLUSION:

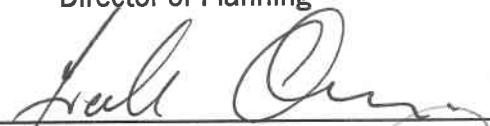
The proposed RS-2 (One Family Suburban Residential) zone complies with the Suburban Residential designation of the Official Community Plan. It is therefore recommended that Zone Amending Bylaw No. 6842-2011 be given Second Reading and be forwarded to Public Hearing.



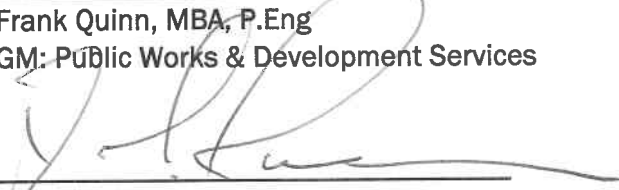
Prepared by: Amelia Bowden
Planning Technician



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



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



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

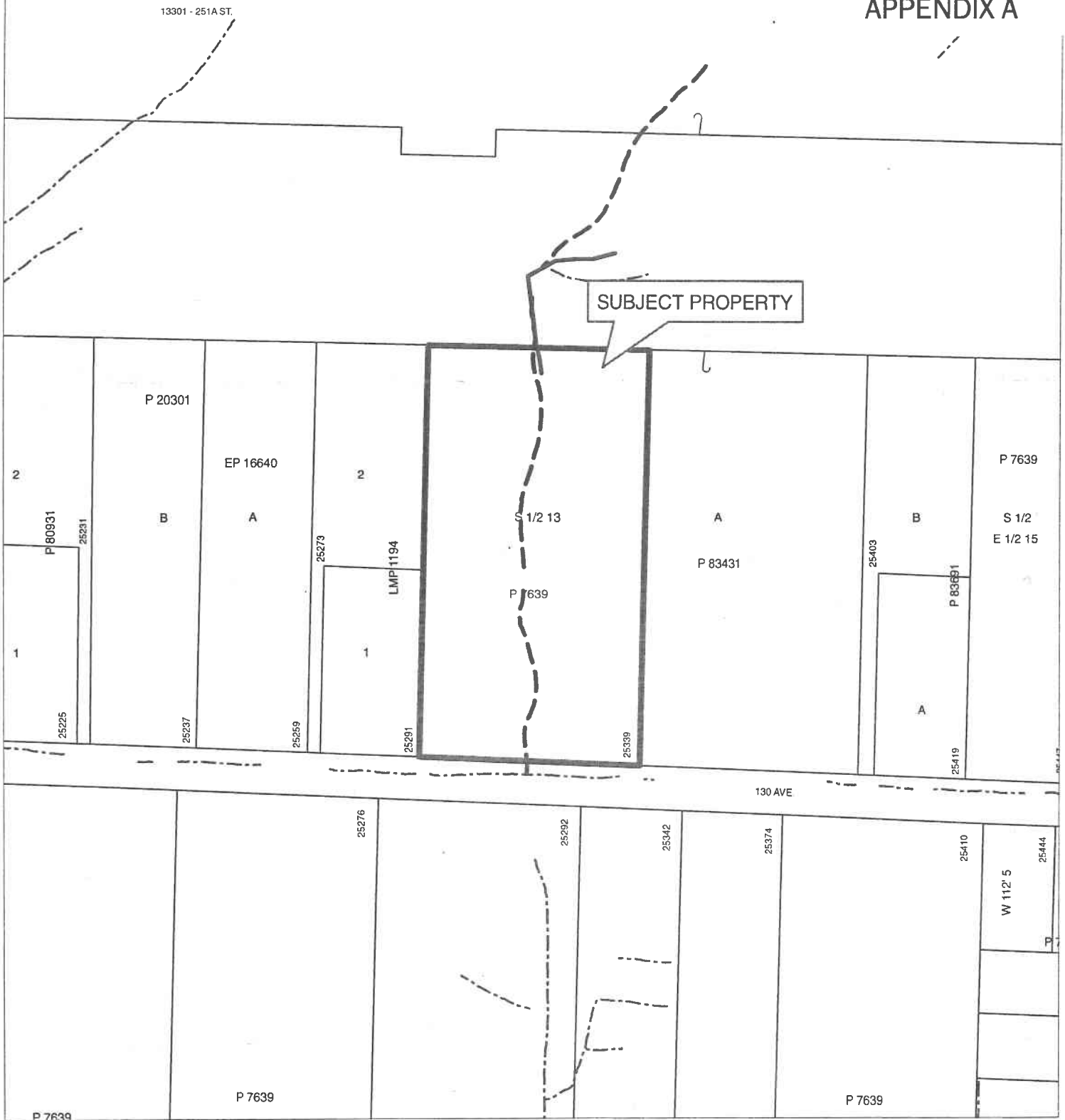
AB/dp

The following appendices are attached hereto:

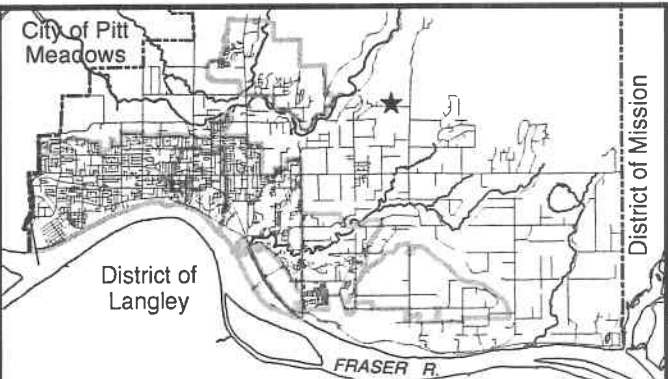
Appendix A – Subject Map

Appendix B – Zone Amending Bylaw 6842-2011

Appendix C– Subdivision Plan



SCALE 1:2,500



25339 130 AVENUE



CORPORATION OF
THE DISTRICT OF
MAPLE RIDGE
PLANNING DEPARTMENT

DATE: Nov 8, 2011 FILE: 2011-068-DP

BY: PC

PROPOSED SUBDIVISION OF SOUTH HALF LOT 13 SECTION 26 TOWNSHIP 12 N.W.D. PLAN 7639

APPENDIX C

B.C.G.S. 92G.028

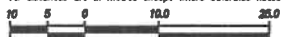
This plan lies within the

Greater Vancouver Regional District

This plan lies within the jurisdiction of the Approving Officer
for the Municipality of Maple Ridge

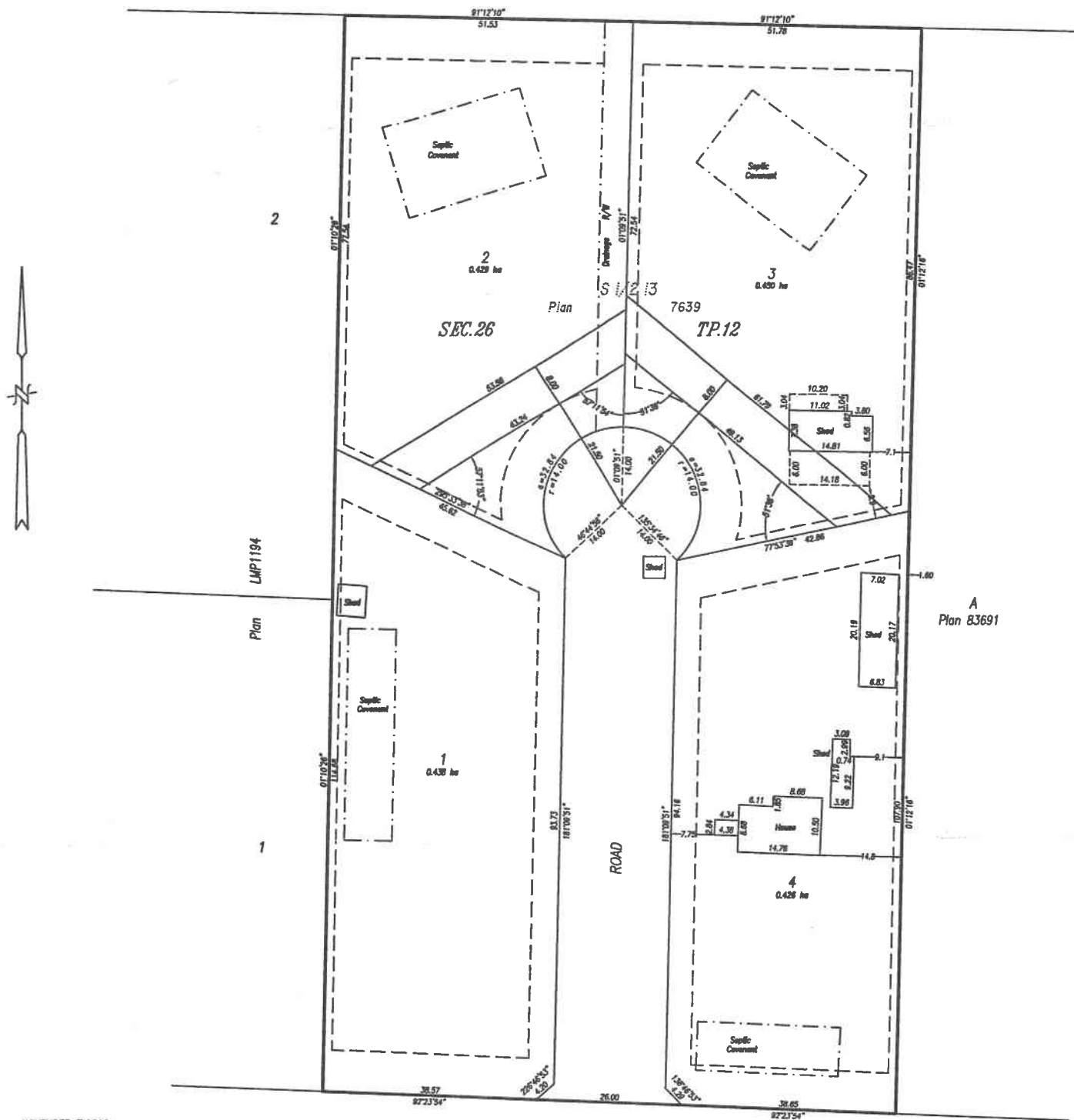
Scale 1:500

All distances are in metres except where otherwise noted



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

ROAD
Plan LMP1275



NOVEMBER 7, 2011

Note: Contours generated by others

Wade & Associates Ltd.
B.C. Land Surveyors
Maple Ridge and Mission
File: H2923-01 604-463-4753

130 AVENUE



Deep Roots
Greater Heights

District of Maple Ridge

TO: His Worship Mayor Ernie Daykin
and Members of Council

MEETING DATE: March 19, 2012
FILE NO: E04-010-073

FROM: Chief Administrative Officer

MEETING: C of W

SUBJECT: Award of Contract (Reference No. ITT-EN12-14, Project No. E04-010-073)
Ansell Street Sanitary Sewer Local Area Service

EXECUTIVE SUMMARY:

Residents of Ansell Street have made presentations to Council seeking the installation of a sanitary sewer to address concerns around the performance of individual on-site sewage systems. A Local Area Service (LAS) was initiated and it was determined through the petition process that the LAS was sufficient and valid.

On May 2, 2011, Council authorized the preparation of a bylaw to establish a LAS to provide sanitary sewer service to 19 lots on Ansell Street in Academy Park. Design for the sanitary sewer was completed by CitiWest Consulting Ltd. in January 2012 and includes the installation of 360m of 150mm and 340m of 200mm sanitary main, pavement restoration and 19 sanitary sewer service connections.

The project was tendered on January 31, 2012. The District received 18 tenders. The tender bids range from \$310,103 to \$662,813. CitiWest Consulting Ltd. reviewed the five lowest tenders for accuracy and completeness. No arithmetic errors were found. The lowest compliant bid was submitted by Strohmaier's Excavating Ltd. at \$310,102.88 excluding HST.

Council Approval to award the contract to Strohmaier's Excavating Ltd. is recommended.

RECOMMENDATIONS:

THAT Contract E04-010-073: Ansell Street Sanitary Sewer Local Area Service be awarded to Strohmaier's Excavating Ltd. in the amount of \$310,102.88; and

THAT the Corporate Officer be authorized to execute the contract.

DISCUSSION:

a) Background Context:

As a result of concerns related to the performance of individual on-site sewage disposal systems in the Academy Park area there have been a number of presentations to Council from residents, including those on Ansell Street, seeking the installation of a municipal sanitary sewer. A LAS petition was initiated and the level of support was certified as sufficient and valid.

Council approval to prepare a bylaw to establish a LAS to extend the sanitary sewer system and provide service connections to 19 lots on Ansell Street was received on May 2, 2011.

On October 2011, CitiWest Consulting Ltd. was awarded the contract to prepare the detailed design for the sanitary sewer extension. An Open House was held on January 24, 2012 to present the final design and confirm the preferred service connection locations.

The project was tendered on January 31, 2012. The lowest tender price of \$310,102.88 out of 18 tenders received was from Strohmaier's Excavating Ltd.

Tender results

Tender results are listed below from lowest to highest price excluding taxes.

	<u>Tendered Price</u>
Strohmaier's Excavating Ltd.	\$310,102.88
Tybo Contracting Ltd.	\$385,585.97
Mission Contractors Ltd.	\$402,369.18
Earthco Underground Ltd.	\$415,840.00
Pedre Contractors Ltd.	\$426,449.00
Sandpiper Contracting LLP	\$449,186.00
J Cote & Son Ltd.	\$449,570.00
S. McKay Contracting Ltd.	\$451,826.00
Marv's Excavating Ltd.	\$476,953.13
King Hoe Excavating Ltd.	\$493,707.50
B & B Contracting Ltd.	\$516,600.00
Targa Contracting Ltd.	\$517,747.50
Richco Contracting Ltd.	\$519,292.50
Tag Construction Ltd.	\$564,490.00
Matcon Civil Contractors Inc.	\$598,969.00
651432 BC Ltd/Universal Contracting	\$605,920.12
B. Cusano Contracting (2007) Ltd.	\$620,000.00
Double M Excavating Ltd.	\$662,812.87

CitiWest Consulting Ltd. reviewed the five lowest tenders for accuracy and completeness and no arithmetic errors were found. CitiWest Consulting Ltd. recommended awarding the contract to Strohmaier's Excavating Ltd. but advised that prior to award, the District should perform a suitable background check to ensure the contractor's past performances are acceptable to the District. District staff completed the background check and concluded that Strohmaier's Excavating Ltd. has the capacity to complete the project. Although this is the first time the District will be working with Strohmaier's Excavating Ltd., bonding is in place to assure completion of the project. Therefore, staff recommend that Strohmaier's Excavating Ltd. be awarded the contract for this project.

b) Desired Outcome:

The desired outcome of this report is to obtain Council approval to award the contract and proceed with the sanitary sewer extension.

c) Strategic Alignment:

The Corporate Strategic Plan directs staff to provide high quality municipal services to our customers in a cost effective and efficient manner and to continue to use a user-pay philosophy. Utilizing the Local Area Service legislation and process is one method that the District can use to partner and provide services with neighborhoods in alignment with the Corporate Strategic Plan.

d) Citizen/Customer Implications:

Costs of the sanitary sewer system have been estimated at \$571,553, to be shared equally among the 19 existing properties (the per property cost amounts to \$31,924.60). The tender bid is \$310,102.88 and this amount does not include the design fee, inspection fees, cost share on the pump station, force main and other ancillary charges. When the final costs are determined, the owners will be offered the option to either pay the actual 'commuted' cost or have the cost placed on the tax roll and amortized over a period of 15 years at the interest rate set by the Municipal Finance Authority (MFA) and the Finance Department.

This service will provide a sanitary sewer system and a connection to the system at the property line. In order to complete and commission the service, owners will then need to install, at their cost, a connection from the residence to the sanitary sewer connection at the property line.

In the circumstance where a lot subdivides, the individual LAS charges will be adjusted to reflect the revised number of lots, as often as required.

Construction will commence soon after the project is awarded and attempts will be made to minimize the impact to everyday traffic. The road is expected to remain open to traffic throughout construction.

e) Interdepartmental Implications:

The project involves a number of departments including: Finance for the LAS funding component, Planning for the subdivision applications that will affect the number of service connections, as well as Operations who provided input on the design and will be monitoring the works.

CONCLUSION:

The tender price of \$310,102.88 excluding HST by Strohmaier's Excavating Ltd. for the Ansell Street Sanitary Sewer LAS is the lowest tender price. Council approval to award a contract to Strohmaier's Excavating Ltd. is recommended.


Prepared by:


for Maria Guerra, PEng.
Project Engineer

Financial review by:


Trevor Thompson, CGA
Manager of Financial Planning

Reviewed by:


David Pollock, PEng.
Municipal Engineer

Approved by:


Frank Quinn, MBA, PEng.
General Manager: Public Works & Development Services

Concurrence:


J.L. (Jim) Rule
Chief Administrative Officer



*Deep Roots
Greater Heights*

District of Maple Ridge

TO: His Worship Mayor Ernie Daykin and Members of Council **DATE:** March 19, 2012
FROM: Chief Administrative Officer Committee of the Whole
SUBJECT: Disbursements for the month ended February 29, 2012

EXECUTIVE SUMMARY:

Council has authorized all voucher payments to be approved by the Mayor or Acting Mayor and a Finance Manager. Council authorizes the vouchers for the following period through Council resolution. The disbursement summary for the past period is attached for information. Expenditure details are available by request through the Finance Department.

RECOMMENDATION:

That the “disbursements as listed below for the month ended February 29, 2012 now be approved”.

GENERAL	\$ 4,737,729
PAYROLL	\$ 1,597,570
PURCHASE CARD	\$ <u>115,575</u>
	\$ <u>6,450,874</u>

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.

b) Community Communications:

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

c) Business Plan / Financial Implications:

Highlights of larger items included in Financial Plan or Council Resolution

• Anderson & Thompson In Trust – land acquisition 24070 128 th Ave	\$	779,798
• First Truck Centre Vanc Inc – Freightliner tandem dump truck	\$	209,104
• G.V Water District – water consumption Nov 30 – Dec 31/11	\$	417,921
• ICBC – 2012 fleet insurance renewal	\$	154,734

d) Policy Implications:


Approval of the disbursements by Council is in keeping with corporate governance practice.

CONCLUSIONS:

The disbursements for the month ended February 29, 2012 have been reviewed and are in order.



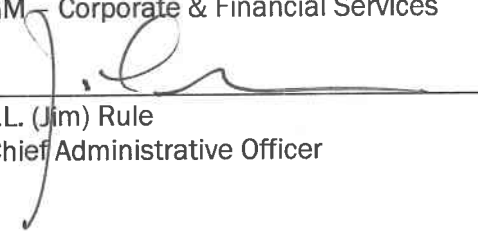
Prepared by: G'Ann Rygg
Accounting Clerk II



Approved by: Trevor Thompson, BBA, CGA
Manager of Financial Planning



Approved by: Paul Gill, BBA, CGA
GM – Corporate & Financial Services



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

gmr

CORPORATION OF THE DISTRICT OF MAPLE RIDGE
MONTHLY DISBURSEMENTS - FEBRUARY 2012

<u>VENDOR NAME</u>	<u>DESCRIPTION OF PAYMENT</u>	<u>AMOUNT</u>
A T & H Industries Inc	Gravel & dump fees	17,316
Anderson & Thompson "In Trust"	Land acquisition - 24070 128th Avenue	779,798
BC Hydro	Electricity	165,354
BC SPCA	Contract Feb	27,527
Boileau Electric & Pole Ltd	Maintenance: Albion Park	141
	Cell Tower & 256 St	1,548
	Christmas lights & decorations	8,917
	Hammond & 203 lights & controls	8,940
	Library	8,550
	Maple Meadows Way roundabout	1,640
	Memorial Park	1,358
	Operations third party	-1,568
	Pedestrian crosswalk	1,328
	Salt shed lighting	987
	Service base replacement @ Hammond & 203	1,948
	Street lights	4,676
	Street light poles	3,956
	Tamarack Pump Station	941
		<hr/>
CUPE Local 622	Dues - pay periods 12/02 & 12/03	43,362
Chase Office Interiors	Workstations @ Operations	21,685
	Workstations @ RCMP	11,302
		<hr/>
Chevron Canada Ltd	Gasoline & Diesel fuel	3,771
City Of Pitt Meadows	2011 Community Police Office cost share	15,073
	Domain registry cost share	78,703
		<hr/>
Commercial Solutions Inc	Fire Department uniforms	17,090
Delcan Corporation	232 St. N. Alouette River bridge	56
Downtown Maple Ridge Business	Security & 50% BIA funding	40,460
First Truck Centre Vanc Inc	Freightliner tandem dump truck	38,322
Greater Vanc Water District	Water consumption Nov 30 - Dec 31/11	146,750
Guillevin International Inc	Fire fighters' equipment	209,104
	Fire fighters' protective wear	417,921
	Operations electrical supplies	21,424
		<hr/>
ICBC - Fleet Insurance	2012 fleet insurance renewal	291
Imperial Paving	Sanitary sewer extension to Corrections	1,276
	227 Street road improvements	22,991
	Roadworks	154,734
		<hr/>
Manulife Financial	Employee benefits premiums	24,196
Maple Ridge & PM Arts Council	Arts Centre grant Feb	24,980
	Theatre rental	1,779
		<hr/>
McTar Petroleum Ltd	Road salt	50,955
Medical Services Plan	Employee medical & health premiums	133,899
Municipal Pension Plan BC	Employee benefits premiums	46,392
North Of 49 Enterprises Ltd	Skating lessons	3,668
Oracle Corporation Canada Inc	Hyperion software license & support	50,060
Pitt River Quarries Ltd	Roadworks material	72,106
Raincity Janitorial Serv Ltd	Janitorial services:	33,284
	Firehalls	359,942
	Library	16,621
	Municipal Hall	15,400
	Operations	20,768
	Pitt Meadows Community Policing office	6,443
	Randy Herman Building	6,236
	RCMP	5,559
	South Bonson Community Centre	3,059
		<hr/>
		228
		4,503
		3,223
		4,212
		<hr/>
		33,463

Receiver General For Canada	Employer/Employee remit PP12/03 & PP12/04	744,668	
	Industry Canada radio license renewals	<u>12,819</u>	757,487
RG Arenas (Maple Ridge) Ltd	Ice rental Oct		54,671
Ridge Meadows Recycling Society	Monthly contract for recycling Feb	104,180	
	Weekly recycling	509	
	Litter pick-up contract	<u>1,602</u>	106,291
Shi Canada ULC	Sophos software 4yr renewal		23,520
Surtaj Construction Ltd	Security refund		154,739
Warrington PCI Management	Advance for Tower common costs		60,000
Disbursements In Excess \$15,000			4,139,451
Disbursements Under \$15,000			<u>598,278</u>
Total Payee Disbursements			4,737,729
Payroll	PP12/03 & PP12/04		1,597,570
Purchase Cards - Payment			115,575
Total Disbursements February 2012			<u><u>6,450,874</u></u>

GMR

\\mr.corp\docs\Fin\05-Finance\1630-Accts-Payable\01-General\AP Disbursements\2012\[Monthly_Council_Report_2012.xlsx]FEB'12



Deep Roots
Greater Heights

District of Maple Ridge

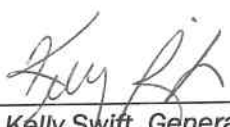
TO: His Worship Mayor Ernie Daykin
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: March 19, 2012
FILE NO: CDPR-0640-30
MEETING: COW
SUBJECT: PROPOSED CAPITAL BUDGET ADJUSTMENT TO FUND PLAYGROUND EQUIPMENT


EXECUTIVE SUMMARY:

See Maple Ridge-Pitt Meadows Parks & Leisure Services Commission report dated March 8, 2012.

RECOMMENDATION:

That the capital plan be amended for the remaining funds from the construction of the Maple Ridge Park washroom project, to be used for the purchase and installation of playground equipment at Albion Sports Complex and Birch Park.


Approved by: Kelly Swift, General Manager
Community Development, Parks & Recreation Services


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

DB:ik



Maple Ridge and Pitt Meadows
Parks & Leisure Services Commission Report
REGULAR MEETING
March 08 2012

SUBJECT: PROPOSED CAPITAL BUDGET ADJUSTMENT TO FUND PLAYGROUND EQUIPMENT

EXECUTIVE SUMMARY:

Four new washrooms were installed at Maple Ridge Park in 2011. Staff had originally intended on building a new accessible washroom building with flush toilets and running water. There were several complications related to the appropriate placement of the washroom building when considering crime prevention through environmental design, elevation challenges for the sanitary sewer and potential loss of trees to complete the project. Staff instead opted to use concrete outhouse buildings at a considerably lower cost than installing the traditional blockhouse washroom. This also allowed for more flexible placement options.

RECOMMENDATION:

That a recommendation be forwarded to Maple Ridge Council to amend the capital plan for the remaining funds from the construction of the Maple Ridge Park washroom project, to be used for the purchase and installation of playground equipment at Albion Sports Complex and Birch Park.

DISCUSSION:

As a result of a consistent volume of complaints over several years to install washrooms in close proximity to the playground, picnic shelter and water play park, a budget of \$140,000 was approved for the construction of washrooms in the park. Noting that it was important to park patrons that they be able to see their children at all times when walking to and from the park washrooms. The project was completed significantly under budget at \$65,000, as the costs for water lines and sanitary sewer lines were eliminated through the use of the individual concrete buildings with in ground holding tanks.

a) Background Context:

Playground equipment was installed at Pitt Meadows Athletic Park a couple of years ago, and has proven to be a significant attraction in the park, particularly during regular soccer and ball games as well as tournaments. Typically the entire family come to the park for the game or tournament, however quite often only one of the children is participating in the sport event, and their brothers or sisters have little to do while they wait for the game to finish. This initiative has been so successful that staff would like (if funding is approved) to duplicate this experience at the Albion Sports Complex, which is also a very large sporting and tournament venue.

At the January 12, 2012 information meeting for the proposed Deer Fern Park in the Silver Valley, Park Planning Staff heard from residents living in the Silver Maples subdivision west of 232 Street asking when they could expect to see a neighbourhood park development in their area of Silver Valley. As capital funding for this area of Silver Valley is not identified until later in the capital plan, staff looked at what opportunities may exist to provide some neighbourhood park amenities in the short term. Birch Park, located on 230A Street south of Gilbert Drive, was recently landscaped with grass and a pathway by the adjacent developer. This Developer has also agreed to make a \$10,000 contribution to play equipment in the park. With this contribution and the additional funds from the Maple Ridge Park washroom project, staff could

proceed with providing play equipment in this new residential neighbourhood, in advance of the future neighbourhood park development project to be located further south on 230A Street.

b) Desired Outcome:

Staff proposes that the remaining funds could be utilized to supply and install playground equipment at Albion Sport Complex and the recently constructed Birch Park. Neither of these playground projects is currently funded in the long term capital plan.

c) Citizen/Customer Implications:

The addition of playground equipment at Albion Sports Complex would provide a considerable benefit to the community and families visiting our facilities for games and tournaments. The addition of playground equipment in Birch Park will help to bring a desired park amenity to an area of rapid residential growth.

d) Business Plan/Financial Implications:

It is proposed that the surplus funding from the Maple Ridge Park washroom project be utilized for the proposed playground installations. There would be additional maintenance for the new equipment, which will be identified in the 2013 business plan process. It is anticipated that an additional \$3,000 per year will be required for playground safety inspection and routine maintenance and repairs for both parks.

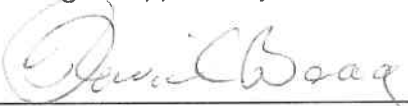
e) Alternatives:

The alternative would be to return the surplus funding from the washroom project to general revenue and plan to fund this project in future years of the District's five year long term capital plan.

CONCLUSIONS:

Playground equipment at athletic parks has proven to be a popular amenity addition to these parks especially during tournament and league play.

The portion of Silver Valley west of 232 Street has been an area of rapid residential development, with a new demand for park amenities. The re-allocation of funds to Birch Park for play equipment will bring a much needed park amenity to this neighbourhood. Staff believes that directing the remaining funds from the Maple Ridge Park washroom project, to the Albion Sports Complex and Birch Park will be a good opportunity to advance these two projects.



Prepared By: David Boag
Director, Parks and Facilities



Approved By: Kelly Swift
General Manager, Community Development
Parks & Recreation Services

:db



Deep Roots
Greater Heights

District of Maple Ridge

TO: His Worship Mayor Ernie Daykin
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: KATIE'S PLACE LEASE RENEWAL

MEETING DATE: March 19, 2012
FILE NO: CDPR-0640-30
MEETING: C.O.W.

EXECUTIVE SUMMARY:

See the Maple Ridge-Pitt Meadows Parks & Leisure Services report dated March 8, 2012.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal the Katie's Place Domestic Animal Resource and Education Society Lease for a period of three years (2012-2014) for the nominal sum of \$1.00 per year for the term of the lease agreement.

Approved by:

Kelly Swift, General Manager
Community Development, Parks & Recreation Services

Concurrence:

J.L. (Jim) Rule
Chief Administrative Officer

DB: ik

Attachment: MR-PM Parks & Leisure Services Commission Report - March 8, 2012

1152



Maple Ridge and Pitt Meadows
Parks & Leisure Services Commission Report
REGULAR MEETING
March 8, 2012

SUBJECT: KATIES PLACE LEASE RENEWAL

EXECUTIVE SUMMARY:

Ms. Evelyn Baillie from Katie's Place Domestic Animal Resource and Education Society has requested that their lease of the property located within Albion Park, adjacent to the SPCA Animal Shelter, be renewed for a further three years under the same terms and conditions as the previous lease agreement.

RECOMMENDATION:

That a recommendation be forwarded to Maple Ridge Council that the Corporate Officer be authorized to sign and seal the Katie's Place Domestic Animal Resource and Education Society Lease for a period of three years (2012-2014) for the nominal sum of \$1.00 per year for the term of the lease agreement.

DISCUSSION:

Katie's Place uses the facility and grounds at this location for the purposes of small animal rescue and animal education programs. The lease site includes an animal shelter building that was placed on the site entirely at the expense of the Katie's Place Domestic Animal Resource and Education Society.

a) Background Context:

The Katie's Place lease was initially approved in 2006, allowing them to proceed with the construction of the animal rescue shelter. They moved into the new rescue shelter in Albion Park in 2008, on completion of the construction of the shelter building. The animal shelter has been operating successfully at this location since that time.

b) Desired Outcome:

It would be very desirable for Katie's Place to continue to provide domestic animal resource and educational services to our community at this location for the foreseeable future.

c) Citizen/Customer Implications:

Both Katie's Place and the citizens of Maple Ridge would be negatively impacted if the District did not enter into an agreement with this not-for-profit society, as they would likely have difficulty finding an alternate location that is centrally located for the provision of this service. Moving their building would also introduce a significant burden to the group.

d) Interdepartmental Implications:

Katie's Place works very closely with the Parks and Leisure Services Department and the Bylaws Department regarding the administration of the lease as well as cooperative arrangements with the SPCA.

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

All costs related to the lease and ongoing maintenance shall be borne by the lessee.

f) **Policy Implications:**


This request is consistent with the District of Maple Ridge leasing and fee for service proposal review (copy attached).

g) **Alternatives:**


A notice was placed in the newspaper on February 22nd, 2012 for a two week period which is required by sections 26 and 94, of the Community Charter, to advise the residents and business owners in Maple Ridge of Council's intention to consider this lease proposal in order to provide them with an opportunity to address Council, if they have any objections in this regard. To date we have not received any calls or correspondence as a result of this notice (advertisement attached).

CONCLUSIONS:

The services provided by Katie's Place are of considerable value to the residents of our community by providing a safe environment for unwanted cats and other small animals until new suitable homes can be found for them. Therefore it is recommended that the Commission endorse this request and forward to Maple Ridge Council for their consideration.



Approved By: David Boag
Director, Parks and Facilities



Approved By: Kelly Swift
General Manager, Community Development
Parks & Recreation Services

:db

Attachments:

- District of Maple Ridge leasing and fee for service proposal review
- Copy of newspaper ad

KATIES PLACE DOMESTIC ANIMAL RESPONSE
AND EDUCATION SOCIETY

LEASE

THIS INDENTURE made the ____ day of March, 2012

BETWEEN:

THE CORPORATION OF THE DISTRICT OF MAPLE RIDGE, 11995 Haney
Place, Maple Ridge, B.C. V2X 6A9

(hereinafter called the "Lessor")

OF THE FIRST PART

AND:

KATIE'S PLACE DOMESTIC ANIMAL RESOURCE AND EDUCATION
SOCIETY (S-48266) a Society duly incorporated under the laws of the
Province of British Columbia, having its address at 20803 Camwood
Avenue, Maple Ridge, B.C. V2X 2N9

(hereinafter called the "Lessee")

OF THE SECOND PART

WITNESSETH that in consideration of the rents, covenants and agreements hereinafter reserved and contained on the part of the Lessee to be paid, observed and performed, the Lessor hereby demises and leases unto the Lessee a portion of the premises more particularly described as:

Parcel Identifier 100281, Part N ½ of NE ¼, Except Plan
RP6502, P38409, BCP5542, Section 3, Township 12, New
Westminster District

and for greater certainty, the demised premises shall not
include any road or lane (hereinafter referred to as the
"Demised Premises"):

and described more fully in Schedule "A" to this agreement.

TO HAVE AND TO HOLD the Demised Premises for and during the term of three years commencing on the ____ day of February, 2012 unless this lease is terminated as hereinafter provided.

YIELDING AND PAYING therefore unto the Lessor during the said term the yearly rent of One (\$1.00) Dollar, payable on the ____ day of February in each and every year during the term hereof, commencing on the ____ day of February, 2012.

THE LESSEE COVENANTS AND AGREES WITH THE LESSOR as follows:

1. To pay rent as aforesaid.
2. The Lessee will not allow the Demised Premises to be used for any other purpose other than those as listed in Schedule "B" attached hereto and those approved in writing by the Lessor from time to time. The Lessee will forward an annual report on the Lessee's activities for the previous year including an annual financial statement on a yearly basis. The District shall reserve the right to require that an independently prepared audit be completed at the District's sole discretion and expense.
3. To observe and fulfill the provisions and requirements of all statutes, Orders-in-Council, By-laws, rules and regulations, municipal, parliamentary or by other lawful authority relating to the use of the Demised Premises and without limitation thereto to comply with all applicable recommendations of the Insurers' Advisory Organization of Canada or any body having similar functions or of any liability or fire insurance company by which the Lessor or Lessee may be insured.
4. Not to assign or transfer this Lease or the term or any portion thereof or let or sublet all or any part of the Demised Premises or to part with possession of the whole or any part of the Demised Premises without the written consent of the Lessor being first had and obtained. Such consent not to be unreasonably withheld so long as the financial status of the proposed assignee or sub-lessee or other party as above and certification as an approved animal rescue agency is acceptable to the Lessor.
5. Notwithstanding any other provisions of this Lease, to indemnify and save harmless the Lessor from any and all liabilities, damages, costs, claims, suits or actions growing out of:
 - (a) any breach, violation or non-performance of any covenant, condition, or agreement in this Lease set forth and contained on the part of the Lessee to be fulfilled, kept, observed and performed;
 - (b) any damage to property occasioned by the Lessee's use and occupation of the Demised Premises;
 - (c) any injury to person or persons, including death, resulting at any time therefrom, occurring on the Demised Premises.
6. That if the Lessor shall suffer or incur any damage, loss or expense or be obliged to make any payment for which the Lessee is liable hereunder by

reason of any failure of the Lessee to observe and comply with all of the covenants of the Lessee herein contained then the Lessor shall have the right to add the cost or amount of such damage, loss, expense or payment to the rent hereby reserved and any such amount shall thereupon immediately be due and payable as rent and recoverable in the manner provided by law for the recovery of rent in arrears.

7. The Lessee is fully familiar with and assumes sole responsibility for the physical condition of the demised premises and the buildings, improvements, fixtures and equipment thereon. The Lessor has made no representation of any nature in connection therewith and shall not be liable for any latent or patent defects therein.
8. The Lessee waives and renounces the benefit of any present or future statute or any amendments thereto taking away or limiting the Lessor's right of distress and agrees with the Lessor, that notwithstanding any such enactment, all goods and chattels of the Lessee from time to time on the Demised Premises shall be subject to distress for arrears of rent.
9. The Lessee shall not carry on or permit to be carried on any activity on the Demised Premises which shall constitute a nuisance to the users of other property at or near the Demised Premises and shall indemnify the Lessor from any claims against the Lessor arising from the use and occupation of the Demised Premises by the Lessee.
10. Proviso for re-entry by the Lessor on non-performance of covenants.
11. The Lessee does hereby indemnify and save the Lessor harmless from and against claims which might arise pursuant to the Builders Lien Act of British Columbia as it may from time to time be amended in respect of any materials or services supplied in respect of the Demised Premises at the Lessee's request and the Lessee shall forthwith remove any builders liens placed against the Demised Premises.
12. To pay or cause to be paid all taxes, rates and assessments now or hereafter levied, rated or assessed against the Demised Premises including without limiting the generality of the foregoing, sewer, taxes and other charges, and any federal taxes.

THE LESSOR COVENANTS AND AGREES WITH THE LESSEE as follows:

13. For quiet enjoyment.

MAINTENANCE

14. The Lessee agrees to take good and reasonable care of the Demised Premises and of the buildings, improvements, fixtures and equipment now or hereafter located thereon and of every part thereof and at the Lessee's sole cost and expense to manage, operate and maintain and keep the same in good order, repair and condition throughout the interior and exterior of the building, and to promptly make all required and necessary repairs thereto,

including all windows, fixtures, machinery, facilities, equipment and appurtenances belonging to the Demised Premises, reasonable wear and tear excepted.

15. The Lessee covenants with the Lessor to keep the premises thereto free of ice and snow and shall provide receptacles for rubbish of all kinds and will attend to the removal of the same from the premises or enter a mutually agreement with the SPCA Manager to arrange for suitable disposal of any rubbish that Katie`s place is responsible for.
16. The Lessee agrees that the Lessor and its agents may at all reasonable times enter the Demised Premises to view the state of repair and the Lessee shall within thirty days after receipt of written notice thereof, commence and diligently proceed to make such repairs and replacements as the Lessor may reasonably require; and in the event of the Lessee's failure or neglect so to do within the time herein specified, the Lessor and its agents may enter the Demised Premises and at the Lessee's expense perform and carry out all such repairs or replacements and the Lessor in so doing shall not be liable for any inconvenience, disturbance, loss of business or other damage resulting therefrom.
17. The Lessee shall maintain the building and grounds located on the demised premises to a level of service equivalent to other Municipal buildings and grounds.
18. The Lessee shall pay all costs for utilities (electricity, gas, telephone, etc.) provided to the Lessee's building.

INSURANCE

19. The Lessee shall maintain general public liability insurance in such amounts as the Lessor may from time to time reasonably require and shall name the District of Maple Ridge and the Maple Ridge and Pitt Meadows Parks and Leisure Services Commission as additional named insured's on the policy.
20. The Lessee shall insure and keep insured to their full insurable value, during the said term, all buildings, structures, fixtures and equipment on the Demised Premises against loss or damage by fire and against loss by such other insurable hazards as it may from time to time reasonably require. Should the said buildings or structures be lost or damaged due to an insurable hazard, the Lessee will, upon receipt of the insurance proceeds, repair such damage in a timely manner in order that the use of the demised premises as noted in Schedule "A" may be recommenced as soon as possible.
21. All insurance required to be maintained by the Lessee hereunder shall be on terms and with insurers to which the Lessor has no reasonable objection and shall provide that such insurers shall provide to the Lessor thirty (30) days prior written notice of cancellation of material alteration of such terms. The Lessee shall furnish to the Lessor certificates or other evidence acceptable to the Lessor as to the insurance from time to time required to be effected by

the Lessee and its renewal or continuation in force. If the Lessee shall fail to take out, renew and keep in force such insurance the Lessor may do so as the agent of the Lessee and the Lessee shall repay to the Lessor any amounts paid by the Lessor as premiums forthwith upon demand.

BUILDING

22. Alterations may be made to the property with the permission in writing of the Lessor for normal repair and maintenance occasioned by ordinary wear and tear providing that such permission shall not be unreasonably withheld.
23. In the event that the Lessee should vacate the Demised Premises, no longer be a Society in good-standing as defined in the Societies Act, fail to meet its obligations under this lease and be deemed to have breached the lease or, for any reason, no longer be able to use the building, the Lessee may be required by the Lessor to remove the building at the Lessee's sole expense noting that the lessee shall have the right to remove the building even if the Landlord does not require it to be removed, should the lessee wish to do so. Such removal shall be undertaken at the Lessee's sole expense with due care being paid to returning the site to the same or an improved condition to that which was the case when the premises were first leased to the Lessee.

HOLDOVER

24. If at the expiration of the Lease:

- (a) the Lessee shall hold over for any reason, and;
- (b) if the Lessor accepts rent;

the tenancy of the Lessee thereafter shall be from month to month only and shall be subject to all the terms and conditions of this Lease, except as to duration, in the absence of written agreement between the Lessor and the Lessee to the contrary.

ARBITRATION

25. In the event of a dispute arising under this Lease the provisions of the Commercial Arbitration Act, S.B.C, 1986, c.3 as it is amended from time to time shall apply with the Lessor and the Lessee bearing the costs of the arbitration in equal shares.

SURRENDER

26. The Lessee, at the expiration or sooner determination of this Lease will peaceably surrender and give up possession of the Demised Premises without notice from the Lessor. Upon the surrender of the Demised Premises the Lessee shall return the Demised Premises to the Lessor inclusive of all improvements and facilities provided by the Lessor.

27. The Lessor shall have the right at its sole discretion to move the building to another location within the District of Maple Ridge for the unexpired remainder of the term and/or renewal terms providing that such a move shall be at the Lessor's expense, and providing that six (6) months notice of said requirement to move shall be given to the Lessee by the Lessor.

THE LESSOR AND THE LESSEE COVENANT and agree one with the other that:

28. Failure of the Lessee to:

- a. maintain standing as an approved rescue group with the Society for the Prevention of Cruelty to Animals (so long as the S.P.C.A. continues to provide such approvals and providing that the S.P.C.A. shall act reasonably in providing or removing such approval),
- b. maintain its status as a non-profit registered society in good standing in accordance with law as of British Columbia
- c. carry out the activities listed in Schedule "B" attached hereto, as amended by mutual agreement from time to time,
- d. act in accordance with the Prevention of Cruelty to Animals Act or
- e. meet the other obligations of this lease agreement

shall constitute a breach of this lease and may result in termination of the agreement and the Lessee's right to occupy the "Demised Premises".

29. The failure of the Lessor to insist in any one or more cases upon the strict performance of any of the covenants of this Lease or to exercise any option herein contained shall not be construed as a waiver or a relinquishment for the future of such covenant or option and the acceptance of rental by the Lessor with knowledge of the breach by the Lessee of any covenant or condition of this Lease shall not be deemed a waiver of such breach and no waiver by the Lessor of any provision of this Lease shall be deemed to have been made unless expressed in writing and signed by the Lessor.
30. This Lease and everything herein contained, shall enure to the benefit of and be binding upon the parties hereto, and their respective successors and permitted assigns and all words in the neuter shall include the masculine or the feminine and all words in the singular shall include the plural when the context so requires.
31. Any additional covenants, conditions or agreements set forth in writing and attached hereto whether at the commencement of the said term or at any subsequent time and signed or initialed by the parties hereto shall be read and construed together with and as part of this Lease, provided always that when the same shall be at variance with any printed clause of this Lease, such additional covenants, conditions and agreements shall be deemed to supersede such printed clause.
32. Any notice to be given pursuant to this Lease shall be in writing and shall be sufficiency given if served personally upon an officer of the party for whom it is intended or mailed by prepaid registered post and in the case of the Lessor addressed to:

The Corporation of the District of Maple Ridge
 11995 Haney Place
 Maple Ridge, B.C. V2X 6A9

and in the case of the Lessee, addressed to:

Katie's Place Domestic Animal Resource and Education Society
 20803 Camwood Avenue
 Maple Ridge, BC V2X 2N9

The date of the receipt of any such notice shall be deemed conclusively to be the day of service if such notice is served personally, or if mailed, forty-eight (48) hours after such mailing.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals the day and year first before written.

Witness Signature

Execution Date

Party(ies) Signature(s)

Y M D

KATIE'S PLACE DOMESTIC
 ANIMAL RESOURCE AND
 EDUCATION SOCIETY
 by its authorized signatories:

 Name:

 Name:

(as to all signatures)

 THE CORPORATION OF THE
 DISTRICT OF MAPLE RIDGE by its
 authorized signatories:

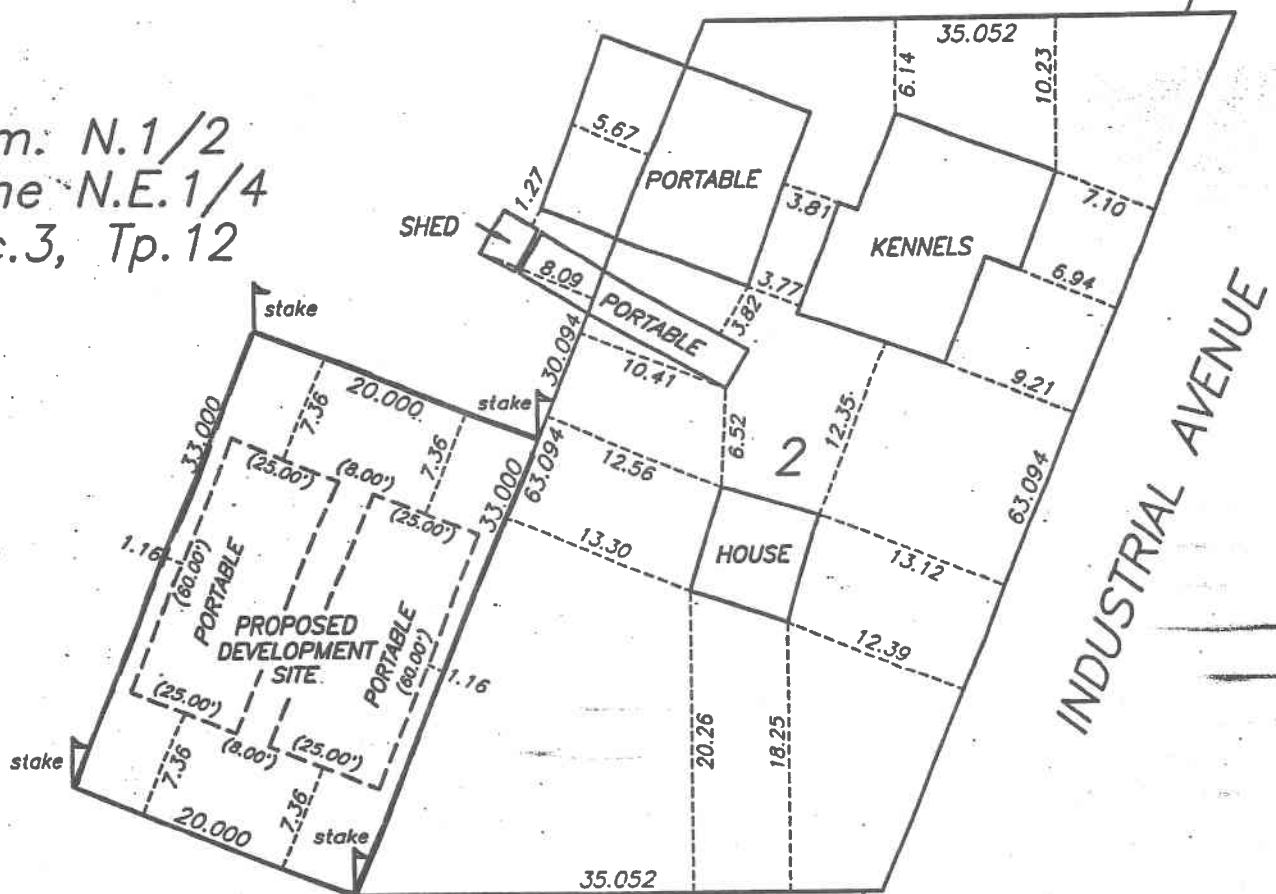
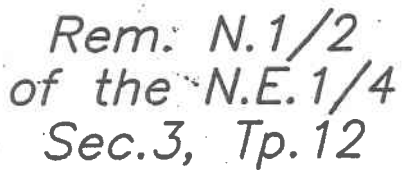
 Name:

 Name:

(as to both signatures)

SCHEDULE A

This schedule outlines the specific location of the building on the property.



SCHEDULE B

This schedule outlines the purposes that the demised premises shall be used for by the Katie's Place Domestic Animal Resource and Education Society.

The following is a list of the purposes and uses for the demised premises:

1. Small animal rescue accepting from the general public and caring for cats and other small animals (rabbits, hamsters, guinea pigs). It is understood the definition of small animals does not include dogs.
2. Providing public education related to appropriate animal care and responsible pet ownership.
3. To establish and operate a no-kill animal shelter and foster program for the reception and care of animals, an in particular, sick, injured or unwanted animals (with euthanasia being performed only in cases where a satisfactory quality of life for the animal is unattainable).
4. To educate the public in the humane, responsible and respectful treatment of animals.
5. To provide information and access to low cost spay and neuter programs within the community.
6. To seek out appropriate and responsible homes for animals through active and creative adoption programs;
7. To provide permanent sanctuary or foster care for animals, particularly those which have physical, behavioral or emotional disabilities.
8. To solicit, receive and acquire donations, gifts, devises and bequests and carry on fund raising campaigns for the purposes of the Society; to invest and re-invest any principal in such manner as may from time to time be determined; and to disburse and distribute such money and property of every kind in the furtherance of the purpose of the Society.
9. To operate in accordance with the Protocol letter agreement between Katie's Place Domestic Animal Resource and Education Society and the Society for the Prevention of Cruelty to Animals dated February 20, 2012 and attached to this lease as Schedule "C".

SCHEDULE C

Protocol Agreement between Katie's Place Domestic Animal Resource and Education Society and the Society for the Prevention of Cruelty to Animals

The following terms shall apply:

- 1) The Katie's Place building will be occupying a site adjacent to the District of Maple Ridge Animal Shelter on Jackson Road. The specific site must be approved by the District. Such approval will be subject to consultation with the designated representative of the SPCA.
- 2) A lease will be entered into for use of the lands by Katie's Place. The lease will require that Katie's Place Domestic Animal Resource and Education Society cover all costs of the construction, servicing, maintenance, utilities and operation of the building. There shall be no cost to the SPCA or to the District as a result of this agreement.
- 3) While Katie's Place and the SPCA will continue to work with each other it is understood that the two groups are entirely independent Societies and each agrees to respect the other's policies, providing it is understood that it is a material provision of the lease that Katie's Place must maintain its status as an SPCA approved animal rescue agency (so long as the S.P.C.A. continues to provide such approvals and providing that the S.P.C.A. shall act reasonably in providing or removing such approval),
- 4) It is understood that Katie's Place will accept cats and other small animals (rabbits, hamsters, guinea pigs, etc.) from the general public. Katie's Place will also accept animals directly from the SPCA or referred to them by the SPCA.
- 5) As at present Katie's Place may refer the general public to the SPCA where it is felt that their services may be more appropriate to meet the needs of the animal.
- 6) Katie's Place will provide signage on their structure advising of their operating hours and clarifying that the Society is operating entirely independently from the SPCA. It is understood Katie's Place hours are limited and will not be the same as the operating hours for the District's Animal Shelter (operated by the SPCA).
- 7) Neither agency will have access to the other agency's buildings except to the extent that members of the general public are permitted to visit the facilities during the hours open to the general public.
- 8) Katie's Place will clarify with SPCA staff what procedures can be taken during Katie's Place non operational hours with respect to referrals and other public enquiries about Katie's Place (ie providing information pamphlets). Such procedures shall be entirely voluntary and mutually agreed upon.
- 9) SPCA staff will not be expected to deal with the surrender, adoption or care of the animals housed in the Katie's Place shelter. Nor will Katie's place volunteers be

expected deal with the surrender, adoption or care of animals housed in the SPCA animal shelter. As at present in the event that someone tries to surrender a cat or other small animal to the SPCA that is intended for Katie's Place at a time when Katie's Place is closed to the public every reasonable effort will be made by SPCA staff to contact Katie's Place and hold the cat or other small animal temporarily.

- 10) Katie's Place will continue with the following animal health protocols:
 - a. All incoming cats are tested for the FIV and FeLV virus. If they test positive they are kept in a separate communal pen with other cats who have tested positive. Items such as scoopers, dishes, etc. used in that pen are not transferred to other pens. Hand Sanitizing liquid is provided outside the pen and everyone is required to wash between pens.
 - b. Cats that come to Katie's Place unaltered are vaccinated at the time of their surgery.
 - c. Most other cats are given short term vaccines provided by a vet unless Katie's Place is informed as to the vaccine history.
 - d. All cats go to the veterinarian for a basic check up shortly after arrival and medical issues are attended to at that time
 - e. All cats are initially housed individually and monitored prior to release into the communal pens.
 - f. Individual cages are used for cats that are ill (as determined by a veterinarian).
 - g. Dishes, scoopers, floors, etc. are washed and bleached on a regular basis.
 - h. In addition to the above Katie's Place application for status as an approved rescue group identifies its health protocols in greater depth. These will continue to be utilized.
- 11) Katie's Place is staffed by volunteers and as a result there shall be no union involved in the Katie's Place operation.
- 12) Katie's Place will maintain liability Insurance in the amount of \$2M and will arrange for both the District and the SPCA to be named as insured parties on the Katie's Place policy.
- 13) There will be no resident caretaker housed at Katie's Place. Security will involve locking the facility and alarming the building as and when required.
- 14) In accordance with the lease agreement Katie's Place will cover all costs of utilities and telephones for the Katie's Place shelter. This shall include the cost of both installation and ongoing service.

Magda Szulc, for Katie's Place Domestic Animal Resource and Education Society,.

Date

Bob Busch, for the Society for the Prevention of Cruelty to Animals.

Date



CORPORATION OF THE DISTRICT OF MAPLE RIDGE

TITLE: *PARTNERSHIP AGREEMENTS – LEASES AND FEE-FOR-SERVICE PROPOSALS*

POLICY NO. *4.15*

APPROVAL DATE: *February 24, 1998*

POLICY STATEMENT:

All proposals for partnership agreements with the municipality involving leasing land or facilities or fee for service contracts will be reviewed in accordance with guidelines established for that purpose.

PURPOSE:

The purpose of this policy is to ensure fair and consistent treatment of proposals made to the municipality by businesses, agencies or community groups.

DEFINITIONS:

The policy should be applied to proposals initiated by the municipality itself as well as to those proposals initiated by others.

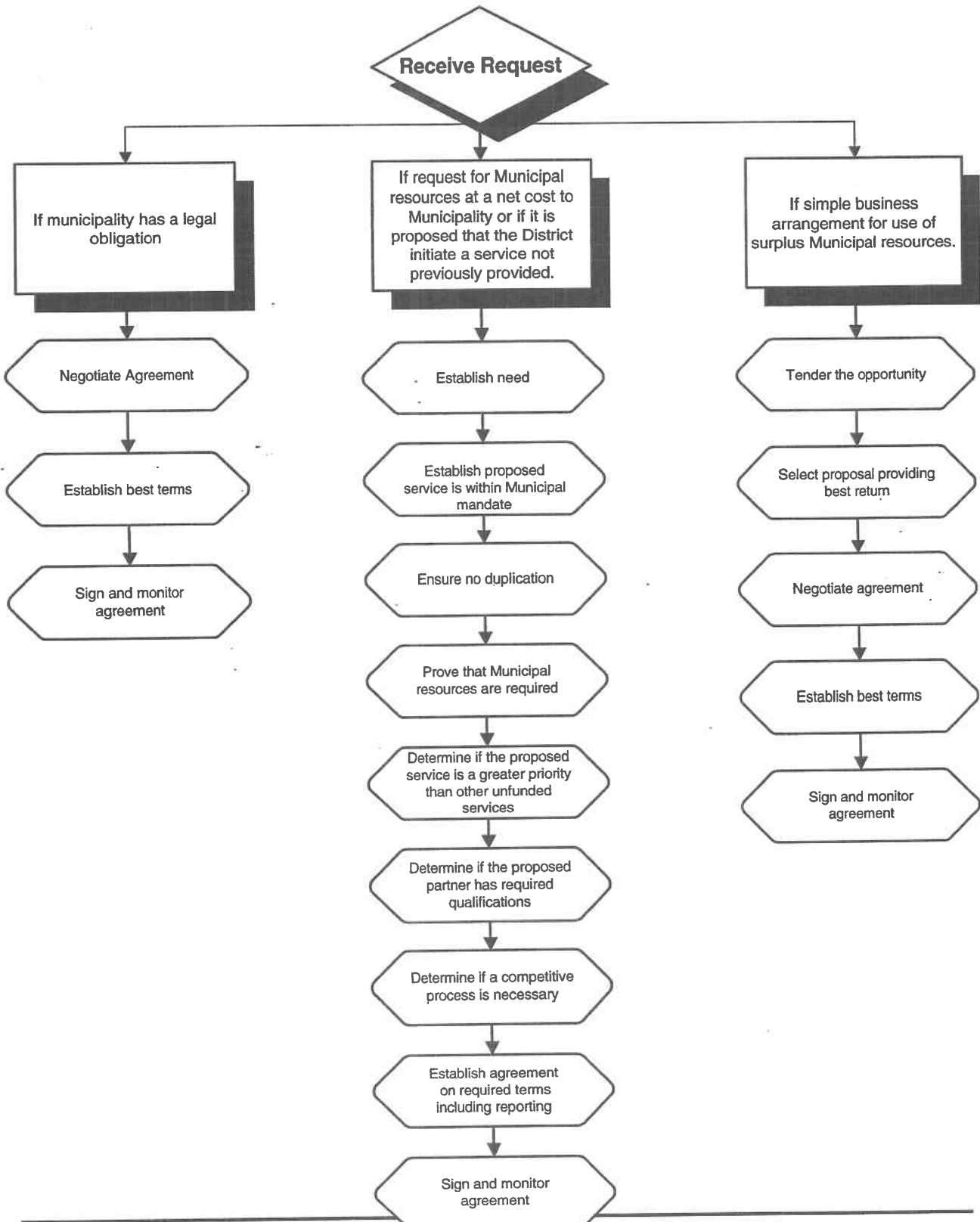
REFERENCE:

Guidelines for Municipal Partnerships (attached)

Guidelines for Municipal Partnerships

PURPOSES:

The purpose of these guidelines is to ensure the fair and consistent treatment of proposals received by or initiated by the Municipality for partnering with "not for profit" groups, agencies, or businesses. For the purpose of these guidelines, partnerships are identified as those relationships which result in the Municipality entering into a lease or fee for service agreement with a "not for profit" community group, an agency, or a business for the ongoing provision of a community service.



Decision Steps:

1. Receive a written request/proposal from a group to partner with the municipality.
2. If the request is for a renewal or formalization of an existing arrangement, review the history of the relationship with the municipality to determine any legal obligations the municipality may have as a result of previous council decisions. If there are legal obligations, develop the required documentation to define and implement the agreement.
3. If the request is for a new agreement or relationship not previously entered into by the municipality for a simple business relationship for use of surplus municipal resources (i.e. such as the rental of surplus land for a commercial purpose) which does not require a municipal contribution to meet a demonstrated community need, then establish fair market value for the resource and provide others with a competitive opportunity to use the resource. Once the opportunity has been advertised and bids have been received on a competitive basis, complete the analysis, selection and final negotiation. If it is established that a service is viable as an independent business, the municipality should determine the fair market value of the resources the municipality is being asked to commit and ensure that this return is achieved. Anything less than fair market value should not be considered (to ensure other similar businesses not utilizing municipal resources are not undermined by unfair competition.)
4. If the request is for a contribution of municipal resources at a net cost to the municipality such as a lease of land at rates below market value or the delivery of a public service:
 - a) **Establish the degree of need in the community for the service.** Critical questions to establish need include determining the number of residents who will benefit directly and indirectly over the time of the agreement along with any background reports which document the need. If an acceptable level of need is established, proceed to the next test.
 - b) **Establish if the proposed service fits within the municipal government mandate.** Critical questions to be asked to establish the appropriateness for municipal involvement include determining whether there will be an indirect benefit to all residents (regardless of their direct participation) and whether or not the Municipal Act mandates the municipality to participate in or support the provision of the service. Another question related to the appropriateness of municipal involvement and the relative priority of providing the requested support is the degree to which the proposed service meets established municipal goals and objectives. If it is determined that the municipality has a mandate to become involved, proceed to the next test.
 - c) **Establish whether or not other local agencies or businesses are already successfully meeting the needs.** If there are qualified agencies or businesses who are coming close to meeting the need, the proponent should be asked to explore specific service gaps with them to determine if those needs which remain unmet can be addressed by the existing group. If so, acknowledge that municipal resources are not required to meet the need and proceed no further. If no business, agency or group is qualified or able to meet the need, proceed to the next test. With respect to the required qualifications, refer to Paragraph (g) below for the list of qualifications for not for profit groups. The qualifications for commercial businesses include a requirement that the business in question hold a valid business license, has the verifiable capability to follow through with the work to the required standard.

- d) **Establish the degree to which municipal support/subsidy is required for the service to be viable and accessible to the general public.** A long-term operational plan and budget (three to five years) supported by comparisons to other similar services provided in other communities (including an indication of the municipal support provided in those communities) should be obtained to prove the service would not otherwise be viable and to prove the requirement for municipal support. A long-term budget should also identify the resources typically available through user fees and other sources of revenue. The municipality should establish the degree of support required to provide the proposed service by analyzing the operating budget in detail. For example, if a not for profit group has agreed to raise the required funding to build the facility they require and they agree to cover all the operating costs the municipality may determine it is appropriate to contribute the land at little or no cost and, possibly, the long-term major mechanical and structural repairs. If it is established the revenue potential of a required service is extremely limited, the municipality may determine that an even greater degree of support should be provided (such as the Maple Ridge Museum.) In these cases it may well be determined that providing the service through a not for profit organization is preferable and more cost-effective than providing the service directly through the municipal work force. Once the required degree of support is defined (in a municipal budget if necessary), proceed to the next test.
- e) **Establish that the proposed service is a greater priority than other unfunded services considered by the municipality.** Despite the justification for supporting a proposed service sufficient funding may not be available to provide the required level of support. The municipality should ensure that such requests are considered at the same time as other requests to ensure that the available funding is used to support the service which is determined to have the highest priority. A ranking exercise should be undertaken to establish the relative priority of all requests. If the proposed service enjoys a sufficiently high ranking and it is established that the required resources are available, then proceed to the next test.
- f) **Establish that the proponent being considered has the required qualifications.** For example, a not for profit group should prove that it is registered and in good standing with the registrar. The group should also prove that its constitution and bylaws are acceptable. The conditions of acceptance should include a requirement that a majority of the group's members are local residents, that membership is open to all residents of the appropriate age, that the group's Board of Directors is elected by the members on a regular cycle, that there is a limit on the number of terms a board member can serve, that the group's assets on dissolution will go either to another similar organization located in the municipality or to the municipality itself, and that the purposes of the organization as described in its constitution match the contract being entered into with the municipality. Commercial businesses should only be considered for partnering if they hold a valid business licence, can demonstrate through references, certification and current or recent performance and/or credit reviews and/or bonding that they have the capability of carrying out the proposed contractual obligations. The qualification should be required in advance of the submission of a bid for a contract. Once a group proves it is qualified, proceed to the next test.
- g) **Establish if a competitive process is necessary to ensure the most deserving proponent is awarded the partnership.** A competitive process may not be appropriate for not for profits such as neighbourhood associations wishing to build facilities on municipal land to serve the needs of their specific neighbourhood populations (since there are no other neighbourhood groups serving their neighbourhood). Other examples of not

for profit groups which should not be required to compete for a limited resource might include the Historical Society preserving an important heritage building for a municipal museum, or a new volunteer group established specifically by the municipality to operate a facility or provide a needed service because a suitable organization did not previously exist. Examples of proposals which should be made competitive include those in which the proponents wish to partner with the municipality in order to meet their specific goals which are distinct from the municipality's public service goals. For example, a church group wishing to construct a facility on municipal land with the dual purpose of a church and a public assembly area when it is not in use as a church, should compete with others for the opportunity to use the municipal land. They should do so since it is not within the municipal mandate to support church facilities at anything other than fair market cost. What the municipality will receive in return for use of the municipal land should be assessed against the fair market rent a land lease would generate. Qualified commercial groups should compete for opportunities to partner with the municipality given their profit motive. Sole source negotiations with potential commercial partners should only take place where the partner is the only provider of an essential aspect of the service. When this approach is taken, care must be taken to ensure fair value is achieved by the municipality. A third party evaluation may be required to establish that "fair value" has been achieved. Once an appropriate level of competition has been carried out and a proponent is being considered, proceed to the next test.

- h) **Establish agreement on the required terms of the contract.** All of the standard lease requirements must be included where leasing is involved, such as sufficient insurance coverage naming the municipality as an insured party, re-entry on default, lien protection, inspection, defined uses and services, reporting requirements on activities and the provision of independently prepared or audited annual financial statements to the municipality. The length of term of the agreement and the conditions under which the agreement can be terminated must also be established and will vary depending upon the initial capital investment made by the municipality's partner. A group or company which raises the majority of the funding to build a facility will require a long-term lease or series of options to renew which total the life expectancy of the building to justify their efforts. Conversely, a group which contributes very little capital will not require a lengthy term to make their investment of volunteer time worthwhile. All agreements should include reference to a minimum standard of service which is acceptable to the municipality.
- i) **Once the required terms are agreed upon, adopt the required bylaws, sign and monitor the agreement.**



Public Notice

*Deep Roots
Greater Heights*

This notice is issued in accordance with Sections 26 and 94 of the Community Charter. The Corporation of the District of Maple Ridge intends to consider the renewal of the lease for the land and improvements located at 10235 Jackson Road (adjacent to the SPCA Animal Shelter) in Maple Ridge, B.C. to Katie's Place Domestic Animal Resource and Education Society for a 3 year term, beginning March 15th 2012, at an annual lease rate of \$1.00 for the duration of the lease.

Any enquiries may be directed to:

David Boag, Director of Parks & Facilities
Corporation of the District of Maple Ridge

11995 Haney Place, Maple Ridge, B.C. V2X 6A9

Phone: (604) 467-7344 E-mail: dboag@mapleridge.ca

Dated this 22nd day of February, 2012

11995 Haney Place, Maple Ridge, BC V2X 6A9

Tel: 604-463-5221 • Fax: 604-467-7329


www.mapleridge.ca
www.pittmeadows.bc.ca



Deep Roots
Greater Heights

District of Maple Ridge

TO: His Worship Mayor Ernie Daykin
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: DEER FERN PARK CONCEPT PLAN

MEETING DATE: March 19, 2012
FILE NO: CDPR-0640-30
MEETING: C.O.W.

EXECUTIVE SUMMARY:

See the attached Maple Ridge-Pitt Meadows Parks & Leisure Services report. Commission endorsed this concept plan on March 8, 2012.

RECOMMENDATION:

That the concept plan dated February 9, 2012 and titled Deer Fern Park as prepared by the Park Planning & Development Section, be approved.

DISCUSSION:

- a) An open house meeting attended by nineteen residents was held on March 1, 2012 after production of the attached report. Attendees to the Open House were invited to provide written comments on the concept plan and those comments were shared verbally at the March 8, 2012 Commission Meeting and are attached to this report as information.



Approved by: Kelly Swift
General Manager, Community Development
Parks & Recreation Services



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

Bmcl:ik
Attachment – MR-PM Parks & Leisure Services Commission Report – March 8, 2012
Open House Comments



Maple Ridge and Pitt Meadows
Parks & Leisure Services Commission Report
REGULAR MEETING
March 8, 2012

SUBJECT: DEER FERN PARK CONCEPT PLAN

EXECUTIVE SUMMARY:

A concept plan for a new neighbourhood park, Deer Fern, has been developed, subsequent to public information meetings in this regard, and through the participation of a volunteer park steering committee.

The Steering Committee unanimously supports the concept plan and is seeking endorsement from the MR-PM Parks and Leisure Services Commission. An endorsement by the Commission would forward the concept plan to Maple Ridge Council for consideration.

RECOMMENDATION:

That the concept plan dated February 9, 2012 and titled Deer Fern Park as prepared by the Park Planning & Development Section, be endorsed.

DISCUSSION:

a) Background Context:

The District of Maple Ridge completed the acquisition of this 0.4 ha property in December 2010 following negotiations with the property owner (see attached map for location of this site on 236 Street and 134 Avenue). The acquisition and development of the first phase of the adjacent residential subdivision resulted in the construction of a road access to the park. Once this constructed access was in place the community consultation process on developing a concept plan for this neighbourhood park was started.

The design process for Deer Fern Park began on January 12, 2012 when an information meeting was held at Yennadon Elementary School. Eighteen people signed in at the meeting and a written survey was collected from eight respondents. At this meeting nine people offered to participate on the park design steering committee.

The Steering Committee held its first meeting on January 18, 2012 with four people attending. Parks and Leisure Services staff reviewed with the volunteer steering committee the survey results from the initial information meeting, from which a list of desired park amenities was generated. The most popular amenities identified from the survey (in no particular order) were, children's play equipment, space to run and kick a ball or informal play, sport court for road hockey/basketball, and walking trails. There was also a desire to retain as many of the existing trees as possible on the site.

A spatial design exercise was completed at this meeting, where the steering committee used a scale plan for the park to place outlines of park amenities which were also drawn to scale. The committee determined the best location for the suggested amenities based on the discussion at the information meeting, and the general locations of desired trees to be retained in the design. Following the first steering committee meeting the spatial exercise and list of desired amenities was used by staff of the Park Planning and Development section to generate a concept plan that

was presented to the committee at the next steering committee meeting held on January 31, 2012.

The concept plan for Deer Fern Park dated February 9, 2012, attached to this report, proposes to include; a half sport court, play equipment area, open grassed play area, and trail with fitness equipment. The existing site will need to be re-graded (cut) to meet the proposed new sidewalk elevation on the west side of the park. As a result of the grade change the sport court will be set into the bank to achieve a level play surface that is close to the final sidewalk elevation on the west side of the park. Having three walls on the perimeter of the sport court will facilitate additional play opportunities for rebounding balls for racquet or lacrosse practice. The sound from these types of activities will be absorbed by the concrete walls that will also be backfilled by the soil bank.

A series of low retaining walls will also be incorporated into the design to better accommodate the play equipment and open grassed play area. The trail through the park will require steps in conjunction with the retaining walls however visitors using wheel chairs will be able to access the play areas from the east side of the park, and then connect to the proposed municipal sidewalk to access the sport court on the lower level to the west. Trees will be assessed for appropriate candidates to retain on site and low split rail fencing will be used to reduce foot traffic in areas with sensitive or unique (Deer Ferns) ground vegetation. The trails will be paved with asphalt to better accommodate pedestrians and their wheeled devices (strollers, tricycles, scooters, etc.). The committee was very comfortable with the design concept with some minor revisions being made.

On February 9, 2012, five members of the Steering Committee met on site to review the final concept plan. Staff walked the site with the committee and shared where the park amenities would be approximately located, and also some reference to the amount of grading change that would occur across the site to match the proposed road elevation to be constructed in a later phase of the residential development. At this meeting the committee expressed their unanimous support for the design concept, suggesting that concept could now be shared at an open house for all residents to review and comment upon. The final concept plan was also shared electronically with those members of the Steering Committee who could not attend the site visit meeting.

b) Desired Outcome:

It is desirable to proceed with park development as soon as possible. Area residents who moved into the neighbourhood following the initial subdivision have been without a neighbourhood park for more than eight years. As previously mentioned in this report it was only until after the most recent subdivision activity that one of these neighbourhood parks was accessible with road frontage.

To begin construction of the park this year, staff proposes to complete the public consultation process within the following time frame. The current schedule for this park:

1. Open House presentation of concept plans to the community on March 1, 2012
2. Presentation to Parks and Leisure Services Commission, March 8, 2012
3. Presentation to Maple Ridge Committee of the Whole, March 19, 2012
4. Presentation to Maple Ridge Council for adoption of the concept, March 27, 2012

As the production of this report will occur prior to the Open House presentation on March 1, staff is suggesting that a verbal report on the outcome of the information Open House be presented to

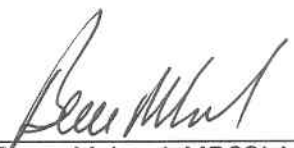
the Commission on March 8. All comments received at the Open House will be included in the subsequent reports to Committee of the Whole and Council.

c) Business Plan/Financial Implications:

This project appears in the current business plan for park development with an approved budget in 2011 of \$310,000.

CONCLUSIONS:

Based on the information received to date through the public process including input from the Park Design Steering Committee, it is recommended that the MR-PM Parks and Leisure Services Commission endorse the concept plan for Deer Fern Park and forward to Maple Ridge Council for consideration.



Prepared By: Bruce McLeod, MBCSLA
Manager Park Planning & Development



Approved By: David Boag
Director, Parks & Facilities



Approved By: Kelly Swift
General Manager, Community Development
Parks & Recreation Services

:BMcL





Rockridge Parks

CORPORATION OF

Community Input Form
Concept Plan for Deer Fern Park

The Concept Plan dated February 9 2012 incorporates park amenities that were identified as important with area residents attending the initial information meeting.

The Park Steering Committee (made up of local residents) has met on three occasions to discuss how to incorporate the proposed park amenities within a concept plan for the park site.

This open house is an opportunity for area residents to comment on the concept plan. All comments received will be attached to a report to Maple Ridge Council. The report will include a recommendation that the design and preparation of tender documents proceed based on the concept plan dated February 9, 2012.

Please leave the completed form in the tray provided, or if you wish to take the form home you may fax it back to 604 467-7393. **Please return your comments before March 8th to be included in the Council Report.**

Please mark a box in each section whether you do not support (#1 being do not support) or strongly support (#5 being strongly support) the following park amenities and concept plan:

Section 1 – Proposed Play Equipment

No support

Strongly Support

1	2	3	4	5
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

I have the following comments about the proposed play equipment:

*I like the idea of something different.
I still want to see some traditional slides,
swings etc. More variety the better*

Section 2 – Proposed Pathway system and Fitness Circuit

1	2	3	4	5
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

I have the following comments about the proposed pathway system and fitness circuit:

*Paved path is great for strollers and
kids bikes.*

Please see other side

CN

Community Input Form
Concept Plan for Deer Fern Park

The Concept Plan dated February 9 2012 incorporates park amenities that were identified as important with area residents attending the initial information meeting.

The Park Steering Committee (made up of local residents) has met on three occasions to discuss how to incorporate the proposed park amenities within a concept plan for the park site.

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Please leave the completed form in the tray provided, or if you wish to take the form home you may fax it back to 604 467-7393. **Please return your comments before March 8th to be included in the Council Report.**

Please mark a box in each section whether you do not support (#1 being do not support) or strongly support (#5 being strongly support) the following park amenities and concept plan:

Section 1 – Proposed Play Equipment

No support

Strongly Support

1	2	3	4	5
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

I have the following comments about the proposed **play equipment**:

date

AIMED TO AGES 1-12 YEARS

Section 2 – Proposed Pathway system and Fitness Circuit

1	2	3	4	5
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I have the following comments about the **proposed pathway system and fitness circuit**:

Please see other side

RB

Section 3 – Proposed Sport Court

1	2	3	4	5
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I have the following comments about the **proposed sport court**:

CAN IT SUPPORT TENNIS?

Section 4– Overall Park Concept Plan

1	2	3	4	5
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

I have the following comments about the **overall proposed concept plan**:

LOOKS REALLY GOOD WORKS WITH WHAT I NEED

Please provide the following so we can contact you with future information.

Name:

Richard Brewer

Address:

1111 N. 1st St.

Telephone:

Community Input Form
Concept Plan for Deer Fern Park

The Concept Plan dated February 9 2012 incorporates park amenities that were identified as important with area residents attending the initial information meeting.

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Strongly Support

1	2	3	4	5
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

I have the following comments about the proposed **play equipment**:

Section 2 – Proposed Pathway system and Fitness Circuit

1	2	3	4	5
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

I have the following comments about the **proposed pathway system and fitness circuit**:

Please see other side

JM

Section 3 - Proposed Sport Court

1	2	3	4	5
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

I have the following comments about the **proposed sport court**:

Great Concept - offers a great
variety of activities.

Section 4- Overall Park Concept Plan

1	2	3	4	5
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

I have the following comments about the **overall proposed concept plan**:

Everything fits nice & fulfills
community needs.

Please provide the following so we can contact you with future information.

Name: Jeffery Money

Address:

Telephone:

Community Input Form
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No support

Strongly Support

1	2	3	4	5
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I have the following comments about the proposed **play equipment**:

I think it is a good idea to have play equipment for younger and older children.

Section 2 – Proposed Pathway system and Fitness Circuit

1	2	3	4	5
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

I have the following comments about the **proposed pathway system and fitness circuit**:

- Path system will improve access for residents
 - The Fitness circuit will be good for parent to use while children are playing.
-
-

Please see other side

BS

Section 3 - Proposed Sport Court

1	2	3	4	5
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

I have the following comments about the **proposed sport court**:

- Incorporating the retaining wall into the sport court will increase recreational options
- Seats around the sport court will be handy

Section 4- Overall Park Concept Plan

1	2	3	4	5
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I have the following comments about the **overall proposed concept plan**:

- Making the park with multiple amenities while give increased opportunities for all users

Please provide the following so we can contact you with future information.

Name: Barry Sadler

Address:

Telephone:

Community Input Form
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No support

Strongly Support

1	2	3	4	5
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

I have the following comments about the proposed **play equipment**:

Section 2 – Proposed Pathway system and Fitness Circuit

1	2	3	4	5
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

I have the following comments about the **proposed pathway system and fitness circuit**:

Please see other side

DH

Section 3 – Proposed Sport Court

1	2	3	4	5
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I have the following comments about the **proposed sport court**:

Section 4– Overall Park Concept Plan

1	2	3	4	5
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

I have the following comments about the **overall proposed concept plan**:

Concern about hemlock trees on site.
Hemlocks not a sturdy safe tree.
Tend to break off halfway up.

In sake of safety - wiser to remove
unsafe trees, cedars are safer to keep.

Replant with healthier trees for safe play
environment - park.

Please provide the following so we can contact you with future information.

Name: Debbie Halfnights

Address:

Telephone:

Community Input Form
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Strongly Support

1	2	3	4	5
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

I have the following comments about the proposed **play equipment**:

Great Job!

Section 2 – Proposed Pathway system and Fitness Circuit

1	2	3	4	5
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

I have the following comments about the proposed **pathway system and fitness circuit**:

Love the add-on equipment aspect

Please see other side

LW

Section 3 – Proposed Sport Court

1	2	3	4	5
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

I have the following comments about the **proposed sport court**:

Fabulous!

Section 4– Overall Park Concept Plan

1	2	3	4	5
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

I have the following comments about the **overall proposed concept plan**:

great ideas something for the whole family

Please provide the following so we can contact you with future information.

Name: Lorisa Waddell

Address:

Telephone:



Deep Roots
Greater Heights

District of Maple Ridge

TO: His Worship Mayor Ernie Daykin
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: CEDAR PARK CONCEPT PLAN

MEETING DATE: March 19, 2012
FILE NO: CDPR-0640-30
MEETING: C.O.W.

EXECUTIVE SUMMARY:

See the attached Maple Ridge-Pitt Meadows Parks & Leisure Services report. Commission endorsed this concept plan on March 8, 2012.


RECOMMENDATION:

That the concept plan dated February 16, 2012 and titled Cedar Park as prepared by the Park Planning & Development Section, be approved.

DISCUSSION:

- a) An open house meeting attended by nineteen residents was held on March 1, 2012 after production of the attached report. Attendees to the Open House were invited to provide written comments on the concept plan and those comments were shared verbally at the March 8, 2012 Commission Meeting and are attached to this report as information.


Approved by: Kelly Swift
General Manager, Community Development
Parks & Recreation Services


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

Bmcl:ik
Attachment – MR-PM Parks & Leisure Services Commission Report – March 8, 2012
Open House Comments



Maple Ridge and Pitt Meadows
Parks & Leisure Services Commission Report
REGULAR MEETING
March 8, 2012

SUBJECT: CEDAR PARK CONCEPT PLAN

EXECUTIVE SUMMARY:

A concept plan for a new neighbourhood park, Cedar Park, has been developed, subsequent to public information meetings in this regard, and through the participation of a volunteer park steering committee.

The Steering Committee unanimously supports the concept plan and is seeking endorsement from the MR-PM Parks and Leisure Services Commission. An endorsement by the Commission would forward the concept plans to Maple Ridge Council for consideration.

RECOMMENDATION:

That the concept plan dated February 16, 2012 and titled Cedar Park as prepared by the Park Planning & Development Section, be endorsed.

DISCUSSION:

a) Background Context:

The District of Maple Ridge acquired this property approximately 15 years ago (see attached plan for location of Cedar Park south of 133 Avenue and west of 237A Street) when the parcel and property to the east were designated in the Official Community Plan (OCP) for a future civic institutional use which would include school and park uses. The adjacent property to the east was re-designated from civic institutional to residential use, in a subsequent OCP amendment. The District property retained the designation of civic institutional until 2011 when an OCP amendment to neighbourhood park and conservation was approved by Council.

The property is approximately 1.2 hectares in total with approximately 0.36 hectares designated for neighbourhood park, with the balance of the site designated as conservation for habitat (watercourse) protection.

The design process for Cedar Park began with an information meeting held on January 26, 2012 at Yennadon Elementary School. Twelve people signed in at this meeting and a written survey was collected from eight respondents. At this meeting eight people offered to participate on the park design steering committee.

The Steering Committee held its first meeting on February 1, 2012 with five people attending. Parks and Leisure Services Staff reviewed with the volunteer steering committee the survey results from the initial information meeting, from which a list of desired park amenities was generated. The most popular amenities identified from the survey (in no particular order) were, children's play equipment, space to run and kick a ball or informal play, sport court for road hockey/basketball, and walking trails to connect through the conservation area north to 133 Street.

A spatial design exercise was completed at this meeting, where the steering committee used a scale plan for the park to place outlines of park amenities which were also drawn to scale. The committee determined the best location for the suggested amenities based on the discussion at the information meeting, and respecting the boundary of the conservation area. Photographs taken in the conservation area were also shared with the Committee, showing some very interesting cedar trees growing out of a rock out crop.

Following the first steering committee meeting the spatial exercise and list of desired amenities was used by staff of the Park Planning and Development Section to generate a concept plan that was presented at the next steering committee meeting held on February 16, 2012.

The concept plan for Cedar Park dated February 16, 2012, attached to this report, proposes to include; a half sport court, play equipment area, open grassed play area, and trail connecting from the existing neighbourhood walkway north through the conservation area to 133 Avenue. A pedestrian bridge crossing the existing watercourse will be required to complete this trail connection.

There is a natural grade change through the site from north, downhill to the south boundary. As a result the proposed half sport court will be located to the south boundary of the park and set into the uphill bank. A gravel pathway will connect 132 Avenue on the south to the walkway on the east boundary and north to 133 Avenue. As this pathway will progress uphill a series of stairs are required, however visitors using wheelchairs will be able to access the play areas from the east walkway. Pathways will also extend across the frontage of the park from the existing municipal sidewalks on 132 and 133 Avenues. The Steering Committee was very comfortable with the design concept with a minor change to the location of the proposed swing set.

On February 23, 2012 eight members of the Steering Committee met with staff on site to review the final concept plan. Staff showed the approximate area boundaries and shared where the proposed park amenities would be located. At the site meeting it was evident that there may be some large rock outcrops just below the existing surface. If during construction these rock outcrops are exposed in areas identified for park amenities it may be necessary to adjust the amenities location in the field to avoid the need to blast rock on the site. Staff shared where low retaining walls will be necessary to maximize the informal open grass areas. The committee members then walked through the conservation area to see the cedar trees first hand and the proposed creek crossing and proposed trail alignment north to 133 Avenue.

At this meeting the committee expressed their unanimous support for the design concept, suggesting that the concept could now be shared at an open house for all residents to review and comment upon. The final concept plan was also shared electronically with those members of the Steering Committee who could not attend the site visit meeting.

b) Desired Outcome:

It is desirable to proceed with park development as soon as possible. Area residents who moved into the neighbourhood following the initial subdivision have been without a neighbourhood park for more than eight years.

To begin construction of the parks this year, staff proposes to complete the public consultation process within the following time frame. The current schedule for this park:

1. Open House presentation of concept plans to the community on March 1, 2012
2. Presentation to Parks and Leisure Services Commission, March 8, 2012

3. Presentation to Maple Ridge Committee of the Whole, March 19, 2012
4. Presentation to Maple Ridge Council for adoption of the concept, March 27, 2012

As the production of this report will occur prior to the Open House presentation on March 1, staff is suggesting that a verbal report on the outcome of the information Open House be presented to the Commission on March 8. All comments received at the Open House will be included in the subsequent reports to Committee of the Whole and Council.

c) Business Plan/Financial Implications:

This project appears in the current business plan for park development with an approved budget in 2012 of \$310,644 for Cedar Park.

CONCLUSIONS:

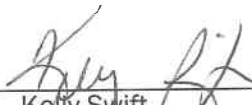
Based on the information received to date through the public process including input from the Park Design Steering Committee, it is recommended that the MR-PM Parks and Leisure Services Commission endorse the concept plan for Cedar Park and forward to Maple Ridge Council for consideration.



Prepared By: Bruce McLeod, MBCSLA
Manager Park Planning & Development



Approved By: David Boag
Director, Parks & Facilities



Approved By: Kelly Swift
General Manager, Community Development
Parks & Recreation Services

:BMcL



existing stream
close-span crossing



proposed planted buffer area
-mix of deciduous spring
flowering trees with
evergreen conifers

CONSERVATION AREA
ACTIVE AREA

proposed planted buffer area
-mix of deciduous spring
flowering trees with
evergreen conifers

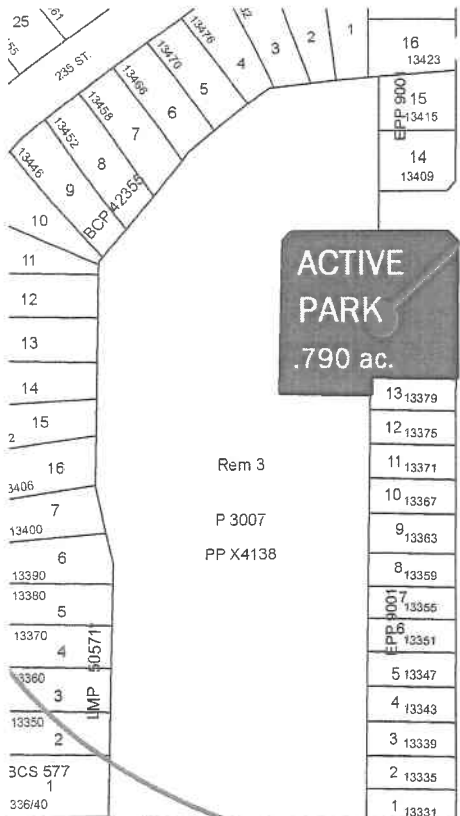
community notice board/art post



CONCEPT PLAN

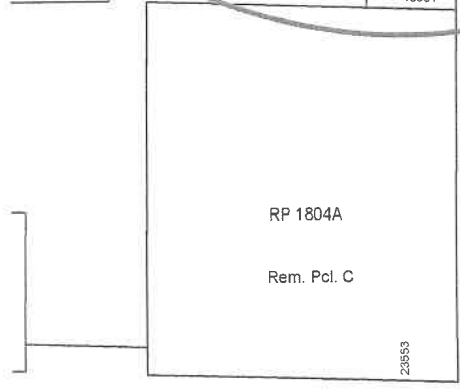
CEDAR PARK
Silver Valley - February 16, 2012.
Scale 1:300



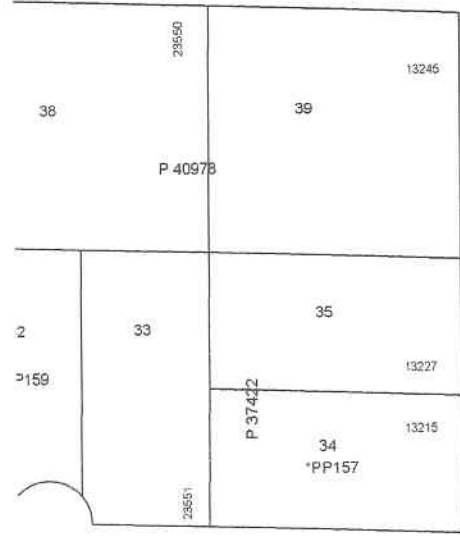


ACTIVE PARK
.790 ac.

Rem 3
P 3007
PP X4138

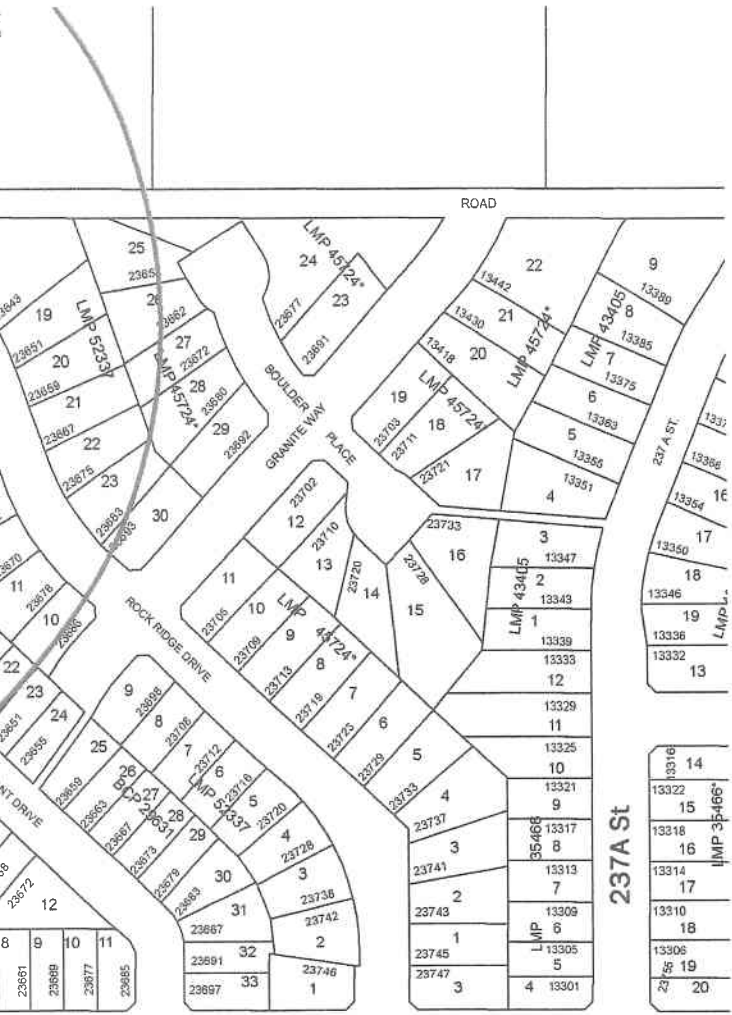


RP 1804A
Rem. Pcl. C

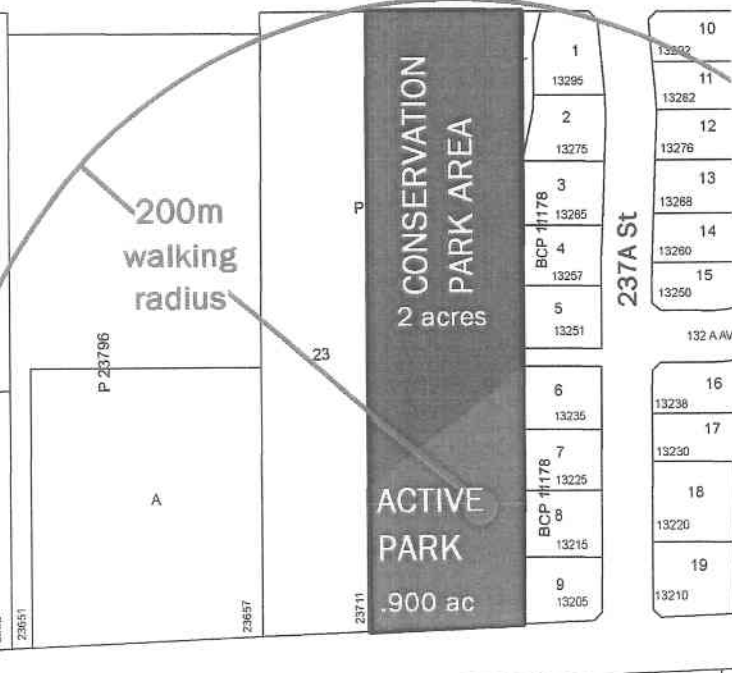


walking radius

134 Ave



133 Ave.

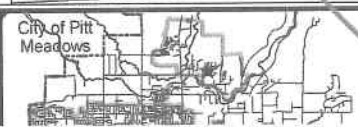


200m walking radius

CONSERVATION PARK AREA
2 acres

ACTIVE PARK
.900 ac

P 2637
Rem 1



Rockridge Parks

Community Input Form
Concept Plan for Cedar Park

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Section 1 – Proposed Play Equipment

No support

Strongly Support

1	2	3	4	5
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

I have the following comments about the proposed **play equipment**:

- Separating the children and the youth play equipment is a good idea.
- Using natural styled play equipment will complement the surroundings

Section 2 – Proposed Pathway system and Fitness Circuit

1	2	3	4	5
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I have the following comments about the proposed **pathway system and fitness circuit**:

- Keeping the natural elements is a nice touch.
- The path will provide another access point to the park.

Please see other side

BS

Section 3 – Proposed Sport Court

1	2	3	4	5
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I have the following comments about the **proposed sport court**:

- The sport court will allow my kids to get off the street and have a safer place to play.

Section 4– Overall Park Concept Plan

1	2	3	4	5
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

I have the following comments about the **overall proposed concept plan**:

- I like the natural area to provide an open area to play soccer or other sports.

Please provide the following so we can contact you with future information.

Name: Barry Sadler

Address: _____

Telephone: _____

Community Input Form
Concept Plan for Cedar Park

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Strongly Support

1	2	3	4	5
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

I have the following comments about the proposed **play equipment**:

Wow, what great concepts - well thought out

Section 2 – Proposed Pathway system and Fitness Circuit

1	2	3	4	5
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

I have the following comments about the proposed **pathway system and fitness circuit**:

The fitness circuit will help us all live healthier lives

Please see other side

DL

Section 3 - Proposed Sport Court

1	2	3	4	5
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

I have the following comments about the **proposed sport court**:

Very much needed - all ages will use it

Section 4 - Overall Park Concept Plan

1	2	3	4	5
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

I have the following comments about the **overall proposed concept plan**:

the concept plans are wonderful
Bruce & Sylvia really listened to the residents
Bruce & Sylvia are very professional & it was
great to work with them

the parks will be a great meeting area
for the neighbours. I really like the fact
that they respected the natural environment
& tried to keep as much natural beauty as
possible

Please provide the following so we can contact you with future information.

Name: Dana Lang

Address:

Telephone

Community Input Form
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No support

Strongly Support

1	2	3	4	5
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

I have the following comments about the proposed play equipment:

*I support different play equipment areas as much as possible.
It would be great to see a slide as well and stepping stones etc.
Also a few benches around the play area.*

Section 2 – Proposed Pathway system and Fitness Circuit

1	2	3	4	5
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

I have the following comments about the proposed pathway system and fitness circuit:

Paved paths are great for strollers.

Please see other side

CN

Section 3 – Proposed Sport Court

1	2	3	4	5
				✓

I have the following comments about the **proposed sport court**:

Great location, away from the houses. I like the viewing bench.

Section 4– Overall Park Concept Plan

1	2	3	4	5
				✓

I have the following comments about the **overall proposed concept plan**:

great use of space.
my kids (1, 3 & 5 years old) can't wait!

Please provide the following so we can contact you with future information.

Name: Christie Nahrebski

Address: _____

Telephone: _____

Community Input Form
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Strongly Support

1	2	3	4	5
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

I have the following comments about the proposed **play equipment**:

Section 2 – Proposed Pathway system and Fitness Circuit

1	2	3	4	5
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

I have the following comments about the proposed **pathway system and fitness circuit**:

Please see other side

Jm

Section 3 – Proposed Sport Court

1	2	3	4	5

I have the following comments about the **proposed sport court**:

Section 4 – Overall Park Concept Plan

1	2	3	4	5

I have the following comments about the **overall proposed concept plan**:

Great space utilization

Great natural space

Please provide the following so we can contact you with future information.

Name: J. Maury

Address:

Telephone:

Community Input Form
Concept Plan for Cedar Park

The Concept Plan dated February 16, 2012 incorporates park amenities that were identified as important with area residents attending the initial information meeting.

The Park Steering Committee (made up of local residents) has met on three occasions to discuss how to incorporate the proposed park amenities within a concept plan for the park site.

This open house is an opportunity for area residents to comment on the concept plan. All comments received will be attached to a report to Maple Ridge Council. The report will include a recommendation that the design and preparation of tender documents proceed based on the concept plan dated February 16, 2012.

Please leave the completed form in the tray provided, or if you wish to take the form home you may fax it back to 604 467-7393. **Please return your comments before March 8th to be included in the Council Report.**

Please mark a box in each section whether you do not support (#1 being do not support) or strongly support (#5 being strongly support) the following park amenities and concept plan:

Section 1 – Proposed Play Equipment

No support

Strongly Support

1	2	3	4	5
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I have the following comments about the proposed **play equipment**:

Section 2 – Proposed Pathway system and Fitness Circuit

1	2	3	4	5
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

I have the following comments about the proposed **pathway system and fitness circuit**:

Please see other side

WB

Section 3 –Proposed Sport Court

1	2	3	4	5
				✓

I have the following comments about the **proposed sport court**:

Section 4– Overall Park Concept Plan

1	2	3	4	5
				✓

I have the following comments about the **overall proposed concept plan**:

Please provide the following so we can contact you with future information.

Name: Wendy Bastiaanssen

Address:

Telephone:
