

District of Maple Ridge

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

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

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

Chair: Acting Mayor

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

1:00 p.m.

1.1 Proposed Maple Ridge Tree Bylaw – Property Rights and Individual Choice

- Cam Gould

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 2012-048-RZ, 11291 243B Street and 11282 243 Street

Staff report dated June 1, 2015 recommending that one year extension be granted for rezoning application 2012-048-RZ to rezone from RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential) to RS-1b (One Family Urban [Medium Density] Residential) to permit single family lots using the Density Bonus option within the RS-1b zone.

1102 2013-041-DVP, 20738 123 Avenue

Staff report dated June 1, 2015 recommending that the Corporate Officer be authorized to sign and seal 2013-041-DVP to reduce the 123 Avenue road carriageway, to reduce the 207A Street local road right-of-way, to increase maximum building height for lots 1-7 and 9-21 (excluding lot 8) and to reduce lot depths, front yard setbacks and rear yard setbacks.

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

4. *COMMUNITY DEVELOPMENT AND RECREATION SERVICES*

1151 Invitation to Host 55+ Games

Staff report dated June 1, 2015 recommending that the City of Maple Ridge respectfully decline the opportunity to bid on hosting the 55+ BC Games for 2017, 2018 and 2019.

1152 Mayor's Homelessness Solutions Task Force – Social Services Delivery Research Report

Staff report dated June 1, 2015 recommending that staff be authorized to proceed with the proposed process for the preparation of a Social Services Delivery Research Report.

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 bylaws that have not yet reached conclusion.

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

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

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

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

For more information on these opportunities contact:

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

Checked by: _____
Date: _____

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: June 1, 2015
FILE NO: 2012-048-RZ
MEETING: C of W
SUBJECT: Rezoning – First Extension
Maple Ridge Official Community Plan Amending Bylaw No. 7017-2013 and
Maple Ridge Zone Amending Bylaw No. 7018-2013
11291 243B Street and 11282 243 Street

EXECUTIVE SUMMARY:

The applicant for the above-referenced file has applied for an extension to this rezoning application under *Maple Ridge Development Procedures Bylaw No. 5879-1999*. The application has been received to rezone 11282 243 Street and 11291 243B Street (the subject properties) from RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential), respectively, to RS-1b (One Family Urban (Medium Density) Residential). The applicant intends to choose the Density Bonus option within the RS-1b (One Family Urban (Medium Density) Residential) zone, which is specific to the Albion Area, enabling single-family lot sizes of 371m² (3,993 ft²). The required amenity fee of \$3,100.00 for each lot less than 557m² (5,995 ft²) will be collected by the Approving Officer at the subdivision approval stage.

RECOMMENDATION:

That a one year extension be granted for rezoning application 2012-048-RZ and that the following conditions be addressed prior to consideration of Final Reading:

- i. Amendment to Official Community Plan Schedule "A", Chapter 10.2 Albion Area Plan, Schedule 1: Albion Area Plan and Schedule "C";
- ii. Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
- iii. Park dedication as required;
- iv. Registration of a geotechnical report as a Restrictive Covenant at the Land Title Office which addresses the suitability of the site for the proposed development;
- v. Removal of the existing building/s; and
- vi. A disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks. A Site Profile pursuant to the Waste Management Act was provided in accordance with the regulations.

DISCUSSION:

a) Background Context:

Applicant:	Cole Lambert, CIPE Homes Inc.
Owner:	CIPE Homes Inc.
Legal Descriptions:	Lot 3, Section 15, Township 12, NWD Plan 77744 Lot 3, Section 15, Township 12, NWD Plan 68166
OCP:	
Existing:	Residential Low Density, Residential Low-Medium Density, and Conservation
Proposed:	Residential Low-Medium Density and Conservation
Zoning:	
Existing:	RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential)
Proposed:	RS-1b (One Family Urban (Medium Density) Residential), with a Density Bonus through the Community Amenity Program
Surrounding Uses:	
North:	Use: Single Family Residential Zone: RS-3 (One Family Rural Residential) Designation: Agricultural
South:	Use: Single Family Residential Zone: RS-2 (One Family Suburban Residential) Designation: Residential Low-Medium Density
East:	Use: Single Family Residential and Park Zone: R-1 (Residential District) and RS-1b (One Family Urban (Medium Density) Residential) Designation: Residential Low-Medium Density and Conservation
West:	Use: Single Family Residential Zone: RS-3 (One Family Rural Residential) Designation: Residential Low-Medium Density, Residential Low Density, and Conservation
Existing Use of Properties:	Single Family Residential
Proposed Use of Properties:	Single Family Residential
Site Area:	5.48 ha (13.5 acres)
Access:	243B St., 243A St. (new), 112B Ave. (new), and 113 Ave. (new)
Servicing requirement:	Urban Standard
Companion Applications:	2012-048-DP, 2012-048-VP, and 2012-048-SD

The applicant has requested to rezone the subject properties (see Appendix A) from RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential) to RS-1b (One Family Urban (Medium Density) Residential), with a Density Bonus, in accordance with the Community Amenity Program.

The following dates outline Council's consideration of the application and Bylaws No. 7017-2013 and No. 7018-2013:

- First reading was granted on October 22, 2013;
- Second reading was granted on May 27, 2014 (see Appendix B);
- Public Hearing was held June 17, 2014; and
- Third reading was granted June 24, 2014

Application Progress:

The subject properties have changed ownership since the original application was made. CIPE Homes Inc. purchased the subject properties after third reading was granted, in August 2014. The applicant intended to complete the development to the east of the subject properties prior to advancing with this application. As the development to the east is nearing completion, the applicant is requesting an extension to complete the requirements for final reading and proceed with the subdivision requirements.

Alternatives:

Council may choose one of the following alternatives:

1. Grant the request for extension;
2. Deny the request for extension; or
3. Repeal third reading of the bylaw and refer the bylaw to Public Hearing.

CONCLUSION:

The applicant has been completing development to the east of the subject properties and is actively pursuing the completion of this rezoning application and has applied for a one year extension.

"Original signed by Michelle Baski"

Prepared by: Michelle Baski, ASCT
Planning Technician

"Original signed by Christine Carter"

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

"Original signed by Frank Quinn"

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

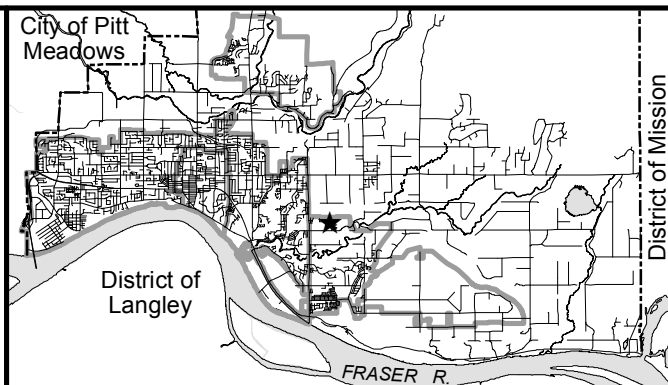
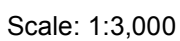
Original signed by Jim Rule

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

The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Second Reading Report



12282 243 STREET & 11291 243B STREET



CORPORATION OF
THE DISTRICT OF
MAPLE RIDGE
PLANNING DEPARTMENT

DATE: May 1, 2014

FILE: 2012-048-RZ

BY: PC



District of Maple Ridge

TO: His Worship Mayor Ernie Daykin
and Members of Council

MEETING DATE: May 12, 2014

FILE NO: 2012-048-RZ

FROM: Chief Administrative Officer

MEETING: C of W

SUBJECT: First and Second Reading
Maple Ridge Official Community Plan Amending Bylaw No. 7017 – 2013
and
Second Reading
Maple Ridge Zone Amending Bylaw No. 7018 – 2013
11291 243B Street and 11282 243 Street

EXECUTIVE SUMMARY:

An application has been received to rezone 11282 243 Street and 11291 243B Street (the development site) from RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential), respectively, to RS-1b (One Family Urban (Medium Density) Residential). The applicant intends to choose the Density Bonus option within the RS-1b (One Family Urban (Medium Density) Residential) zone, which is specific to the Albion Area, enabling single-family lot sizes of 371 m². The required amenity fee of \$3,100.00 for each lot less than 557 m² will be collected by the Approving Officer at the subdivision approval stage.

A portion of the development site located in the north-west corner has watercourses and steep slopes and will be dedicated as park for conservation purposes. As such, an Official Community Plan (OCP) amendment will be required to amend the land use designation in this area from *Residential Low Density* to *Conservation*.

This application received first reading for Zone Amending Bylaw No. 7018 – 2013 on October 22, 2013. The delay in processing the application was due to the Community Amenity Program study.

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. 7017 – 2013 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. 7017 – 2013 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. 7017 – 2013 is consistent with the Capital Expenditure Plan and Waste Management Plan;
4. That Maple Ridge Official Community Plan Amending Bylaw No. 7017 – 2013 be given first and second reading and be forwarded to Public Hearing;
5. That the following terms and conditions be met prior to final reading.
 - i. Amendment to Official Community Plan Schedule "A", Chapter 10.2 Albion Area Plan, Schedule 1: Albion Area Plan and Schedule "C";
 - ii. Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - iii. Park dedication as required;
 - iv. Registration of a geotechnical report as a Restrictive Covenant at the Land Title Office which addresses the suitability of the site for the proposed development;
 - v. Removal of the existing building/s;
 - vi. A disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks. A Site Profile pursuant to the Waste Management Act was provided in accordance with the regulations; and
6. That Maple Ridge Zone Amending Bylaw No. 7018 – 2013 be amended as identified in the staff report dated May 12, 2014, be given second reading, and be forwarded to Public Hearing.

DISCUSSION:

a) Background Context:

Applicant:	Raymond Nothstein, Wesbild Holdings Ltd.
Owner:	Wesbild Holdings Ltd.
Legal Descriptions:	Lot 3, Section 15, Township 12, NWD Plan 77744 Lot 3, Section 15, Township 12, NWD Plan 68166
OCP:	
Existing:	Residential Low Density, Residential Low-Medium Density, and Conservation
Proposed:	Residential Low-Medium Density and Conservation

Zoning:

Existing: RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential)
Proposed: RS-1b (One Family Urban (Medium Density) Residential), with a Density Bonus through the Community Amenity Program

Surrounding Uses:

North:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Agricultural
South:	Use:	Single Family Residential
	Zone:	RS-2 (One Family Suburban Residential)
	Designation:	Residential Low-Medium Density
East:	Use:	Single Family Residential and Park
	Zone:	R-1 (Residential District) and RS-1b (One Family Urban (Medium Density) Residential)
	Designation:	Residential Low-Medium Density and Conservation
West:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Residential Low-Medium Density, Residential Low Density, and Conservation

Existing Use of Properties: Single Family Residential
Proposed Use of Properties: Single Family Residential
Site Area: 5.48 ha (13.5 acres)
Access: 243B St., 243A St. (new), 112B Ave. (new), and 113 Ave. (new)
Servicing requirement: Urban Standard
Companion Applications: 2012-048-DP, 2012-048-VP, and 2012-048-SD

b) Project Description:

The development site is approximately 5.48 ha (13.5 acres) in size and is bound by 243 Street to the west; single family residential lots and 243B Street to the south; single family residential and parkland to the east; and agricultural land to the north (see Appendix A). There are several watercourses and steep slopes located along the north-west portion of the development site which will be dedicated as park for conservation purposes. An OCP amendment is required to amend the *Residential Low Density* designation in the north-west corner of the site to *Conservation*, as well as some minor *Conservation* boundary adjustments. Access will be provided by extending 113 Avenue and 112B Avenue from the eastern development, extending 243B Street, and constructing a new 243A Street.

The applicant has requested to rezone the development site from RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential) to RS-1b (One Family Urban (Medium Density) Residential), with a Density Bonus, in accordance with the Community Amenity Program, which received final reading on October 8, 2013.

The Community Amenity Program is detailed in Zone Amending Bylaw No. 6996 – 2013, which permits the following:

For the RS-1b (One Family Urban (Medium Density) Residential) zone, the base density is a net lot area of 557 m². A Density Bonus is an option in the RS-1b (One Family Urban (Medium Density) Residential) zone and shall be applied as follows:

- a. An Amenity Contribution of \$3,100 per lot will be required in any subdivision containing one or more lots with an area of less than 557 m², payable when the Approving Officer approves the subdivision.
- b. The maximum density permitted through the Density Bonus option is:
 - i. minimum net lot area of 371 m²;
 - ii. minimum lot width of 12.0 m;
 - iii. minimum lot depth of 24 m.
- c. Zoning requirements consistent with the R-1 (Residential District) zone will apply and supersede the zoning requirements for the RS-1b (One Family Urban (Medium Density) Residential) zone.

The proposed development consists of approximately 36 R-1 (Residential District) sized lots, amounting to an Amenity Contribution of approximately \$111,600.00. The final number of lots and amenity contribution will be determined at the time of approval of the subdivision.

c) Planning Analysis:

Official Community Plan:

The development site is located within the Albion Area Plan and is currently designated *Residential Low Density, Residential Low-Medium Density, and Conservation*. For the proposed development, an OCP amendment will be required to re-designate the north-west portion of the site currently designated *Residential Low Density* to *Conservation*. The *Conservation* areas will be dedicated as park due to the watercourses and steep slopes in this area, as well as some minor *Conservation* boundary adjustments (see Appendix B).

The application is in compliance with OCP Amending Bylaw No. 6995 – 2013, that establishes the Community Amenity Program, and in compliance with Zoning Amending Bylaw No. 6996 – 2013, that permits a Density Bonus option in the *Residential Low-Medium Density* designation in the Albion Area Plan. The applicant intends to apply the Density Bonus option to this project, as discussed above in the Project Description.

Zoning Bylaw:

The current application proposes to rezone the development site from RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential) to RS-1b (One Family Urban (Medium Density) Residential) (see Appendix C), with a Density Bonus, to permit future subdivision into approximately 46 single family lots.

The application of the Density Bonus, which is specific to the Albion Area Plan, will permit the applicant to reduce the single-family lot size from the RS-1b (One Family Urban (Medium Density) Residential) base density of 557 m² to 371 m². An Amenity Contribution of \$3,100 per lot for each lot that is less than 557 m² is required, as discussed in the Project Description above.

Any variations from the requirements of the Density Bonus zone of R-1 (Residential District) for lots less than 557 m² or from the requirements of the RS-1b (One Family Urban (Medium Density) Residential) zone for lots greater than 557 m² will require a Development Variance Permit application, as discussed below.

Proposed Variances:

There are ten lots (lots 28, 29, 30, 35, and 41 through 46) within this subdivision that are proposed to be larger than 557 m² and are therefore subject to the RS-1b (One Family Urban (Medium Density) Residential) zone requirements, whereas the lots that are less than 557 m² are subject to the R-1 (Residential District) zone requirements. Variances for these 10 lots include: a decrease in lot width from the required 15 m to 12m; a decrease in minimum building envelope from the required 12 m by 12 m to 8 m by 12 m; and a decrease in front setback from the required 6 m to 5.5 m. These variances are supported as they would allow these lots to be developed in a consistent manner with the rest of the development (see Appendix D).

Off-Street Parking and Loading Bylaw:

The builder will need to provide two parking spaces per dwelling unit, as per the Off-Street Parking and Loading Bylaw.

Development Permits:

A Form and Character Development Permit is not required for this single-family residential development. A Watercourse Protection and Natural Features Development Permit are required for this development for the watercourse and steep slopes on the north-west corner of the development site.

Advisory Design Panel:

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

Development Information Meeting:

A Development Information Meeting was held on April 28, 2014. Concerns were raised with respect to the following items:

- Whether or not the existing power poles on 243B street would remain;

The power poles along 243B Street are outside of the scope of this development application. Policy 9.05 – *Conversion of Existing Overhead Utility Wiring to Underground Wiring* would address this concern once the property located on the east side of 243B Street develops. As this stretch is less than 250 m, a variance would be supported to service the development with underground dips off the overhead line and deposit with the District sufficient funds to achieve the required undergrounding in the future.

- Access to their homes during construction;

There will be access off 243 Street and through the adjacent subdivision to the east, therefore there are options for access during construction. The developer and their contractors will be proactive in communicating with the owners.

- Concerns with vibration during construction; and

This concern was raised by the owners on 243B after experiencing the construction by the subdivision to the east, requiring trunk services along 112 Avenue and local services on 243B Street, essentially surrounding the home owners. The extent of this development application's construction may not be as intrusive and the developer would mitigate the vibration as much as possible with standard construction methods.

- Potential for sanitary sewer connections.

There is potential to provide sewer connections to lots abutting 243B Street, if desired. According to the District of Maple Ridge Sanitary Sewer Regulation Bylaw No. 691 – 1964:

4. *Where any parcel of land abuts a street, lane, right-of-way or easement under which a sanitary sewer has been installed and there is constructed upon the said parcel a building used for single family dwelling purposes, the owner or owners of such parcel shall cause the building sewer to be connected to the sanitary sewer within one (1) year of being notified that the sanitary sewer is available for connection, except that the owner or owners of such a parcel having a surficial area of greater than 0.4 ha shall be granted an exemption upon written application, provided that they can demonstrate that the existing means of sewerage disposal serving the property is functioning in accordance with Ministry of Health regulations during the months of November to March inclusive and, provided that the owner or owners of the parcel agree, in writing, to pay all sewer utility levies relating to the parcel that would apply if the building was connected to the sanitary sewer.*

d) Environmental Implications:

The applicant has submitted a Watercourse Protection and Natural Features Development Permit application (2012-048-DP) and has provided an Environmental and Agricultural Impact Assessment, a Geotechnical Report and an Arborist Report for the development site. Stormwater/Rainwater Management and Erosion and Sediment Controls plans have been submitted for review.

Ground-truthing of the site through the environmental assessments prepared for the development site has established the the extent of the environmental features to be protected on the development site, and the resulting developable areas have been identified. The tributaries to Seigle Creek and steep slopes will be designated as *Conservation* and will be dedicated as park as a condition of zoning approval.

The applicant will be providing significant restoration works from the top of bank to the proposed property lines adjacent to the Conservation areas. Additional park dedication was provided at the north end of lots 44 through 46 to offset some relaxation of the setbacks for Lot 35.

e) Agricultural Impact:

The development site is adjacent to Agricultural Land Reserve (ALR) lands to the north. Park dedication is being provided between the development site and the agricultural lands; mature trees in the buffer area will be protected; replanting within the buffer will comply with the Agricultural Land Commission (ALC) guidelines; and a post and rail fence with ALR signage will be located on the buffer edge.

f) Interdepartmental Implications:

Engineering Department:

The Engineering Department has provided the applicant with information on the engineering requirements and these must be met prior to Final Reading.

Fire Department:

The Fire Department has no concerns with the proposed rezoning.

g) School District Comments:

A referral was sent to School District 42 on September 13, 2013. No comments have been received to date.

h) Intergovernmental Issues:

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 *Local Government Act*. The amendment required for this application, a revision of the *Conservation* boundary, is considered to be minor in nature. It has been determined that no additional consultation beyond existing procedures is required, including referrals to the Board of the Regional District, the Council of an adjacent municipality, First Nations, the School District or agencies of the Federal and Provincial Governments.

The amendment has been reviewed with the Financial Plan/Capital Plan and the Waste Management Plan of the Greater Vancouver Regional District and is 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. 7017 – 2013, that second reading be given to Maple Ridge Zone Amending Bylaw No. 7018 – 2013, and that application 2012-048-RZ be forwarded to Public Hearing.

"Original signed by Michelle Baski"

Prepared by: Michelle Baski, AScT
Planning Technician

"Original signed by Charles R. Goddard" for

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

"Original signed by Frank Quinn"

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

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

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

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – OCP Amending Bylaw No. 7017 – 2013
Appendix C – Zone Amending Bylaw No. 7018 – 2013
Appendix D – Subdivision Plan

CORPORATION OF THE DISTRICT OF MAPLE RIDGE

BYLAW NO. 7017 – 2013

A Bylaw to amend the Official Community Plan

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 Schedules "B" & "C" 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. 7017 – 2013".

2. Schedule "A", Section 10.2, Albion Area Plan "Schedule 1" is hereby amended for those parcels or tracts of land and premises known and described as:

Lot 3 Section 15 Township 12 New Westminster District Plan 77744
Lot 3 Section 15 Township 12 New Westminster District Plan 68166

and outlined in heavy black line on Map No. 858, a copy of which is attached hereto and forms part of this Bylaw, are hereby re-designated to Urban Residential.

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

Lot 3 Section 15 Township 12 New Westminster District Plan 77744
Lot 3 Section 15 Township 12 New Westminster District Plan 68166

and outlined in heavy black line on Map No. 862, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended by adding and removing portions of Conservation.

4. Maple Ridge Official Community Plan Bylaw No.6425 – 2006 is hereby amended accordingly.

READ A FIRST TIME the day of , 20 .

READ A SECOND TIME the day of , 20 .

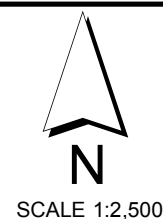
PUBLIC HEARING HELD the day of , 20 .

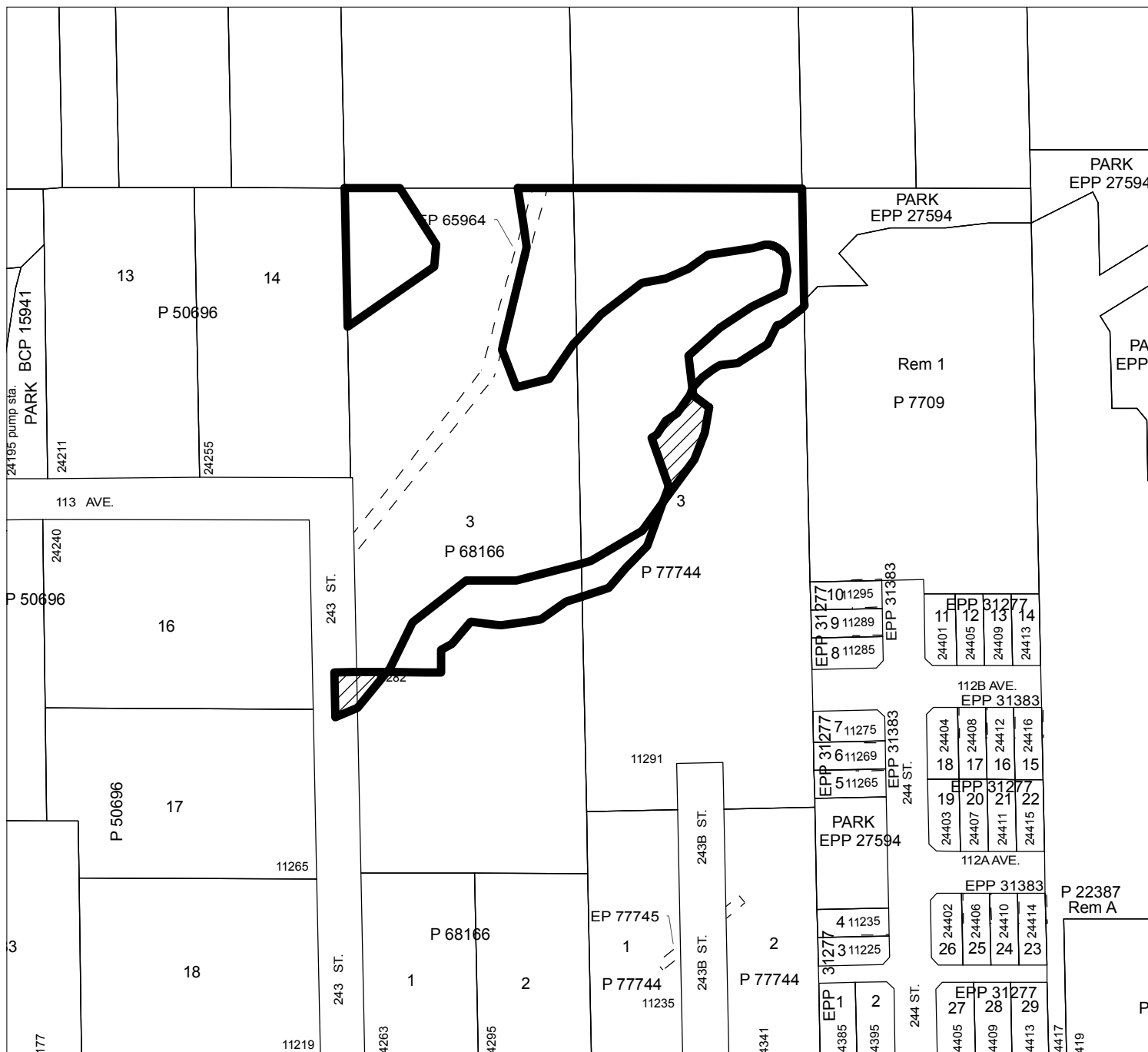
READ A THIRD TIME the day of , 20 .

RECONSIDERED AND FINALLY ADOPTED, the day of ,20 .

PRESIDING MEMBER

CORPORATE OFFICER



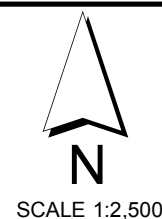


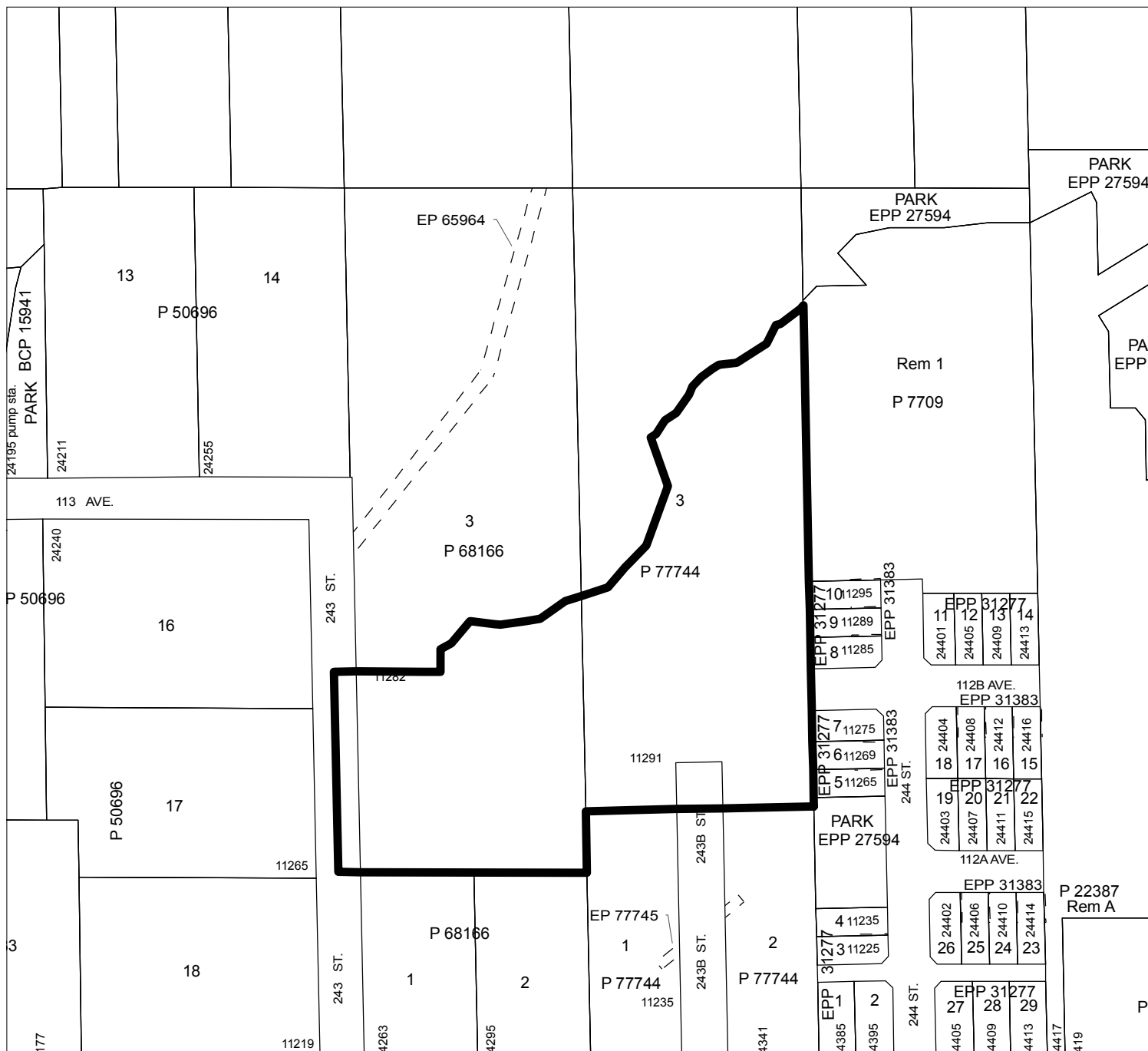
MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7017-2013

Map No. 862

Purpose: To Add as Conservation to Schedule C
 To Remove Conservation from Schedule C





MAPLE RIDGE ZONE AMENDING

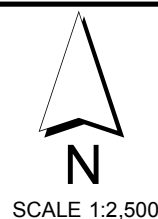
Bylaw No. 7018-2013

Map No. 1593

From: RS-3 (One Family Rural Residential)

RS-2 (One Family Suburban Residential)

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



SKETCH PLAN SHOWING PROPOSED WESBILD SUBDIVISION

SUB SKETCH 'C'



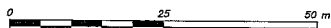
Terra Pacific

Land Surveying Ltd

22371 St. Anne Avenue, Maple Ridge, BC
Phone: 604-463-2508 Fax: 604-463-4501

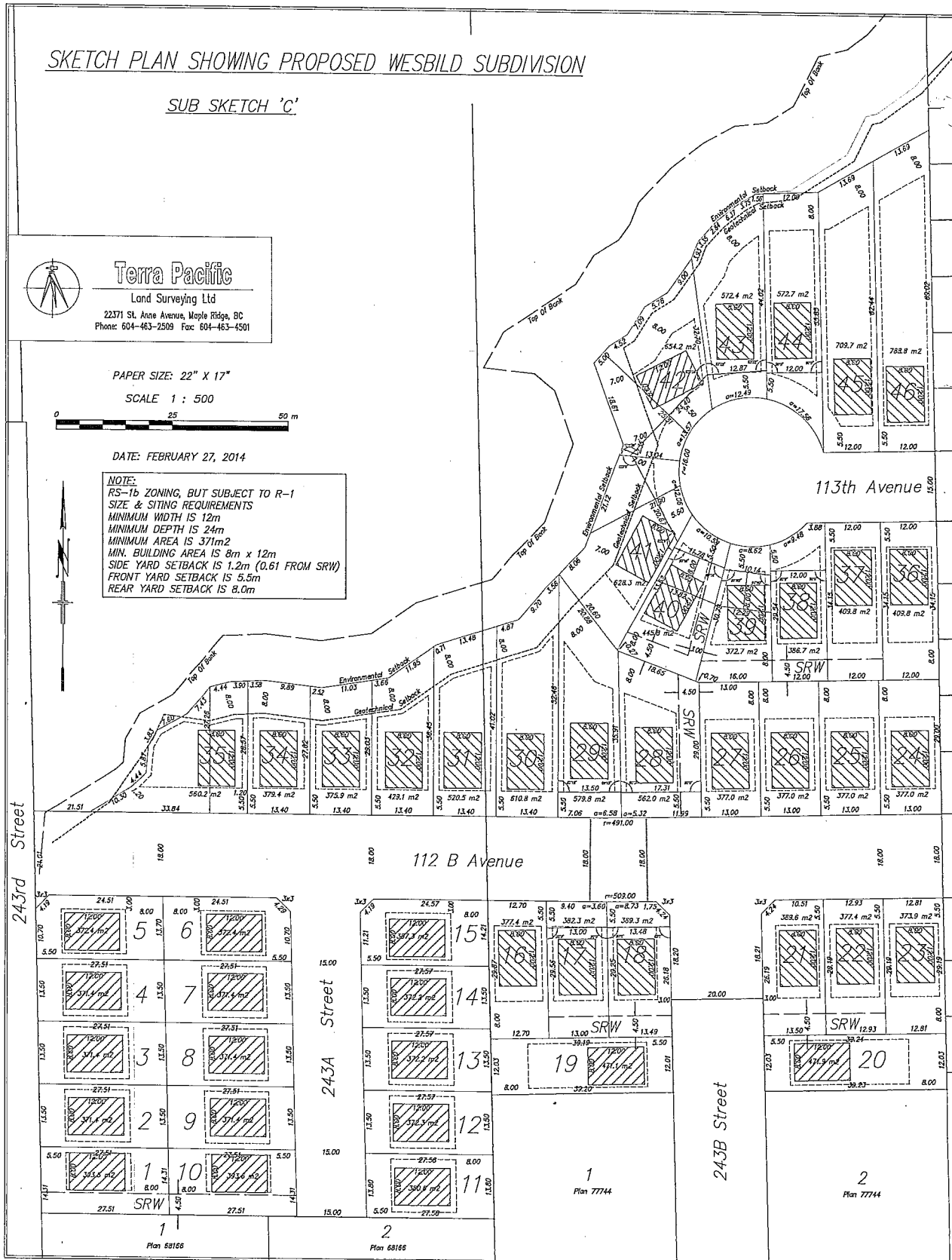
PAPER SIZE: 22" X 17"

SCALE 1 : 500



DATE: FEBRUARY 27, 2014

NOTE:
RS-1b ZONING, BUT SUBJECT TO R-1
SIZE & SITING REQUIREMENTS
MINIMUM WIDTH IS 12m
MINIMUM DEPTH IS 24m
MINIMUM AREA IS 371m²
MIN. BUILDING AREA IS 8m x 12m
SIDE YARD SETBACK IS 1.2m (0.61 FROM SRW)
FRONT YARD SETBACK IS 5.5m
REAR YARD SETBACK IS 8.0m



RECEIVED

MAR - 6 2014

MAPLE RIDGE
PLANNING DEPARTMENT

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer

MEETING DATE: June 1, 2015
FILE NO: 2013-041-DVP
MEETING: CoW

SUBJECT: Development Variance Permit
20738 123 Avenue

EXECUTIVE SUMMARY:

Development Variance Permit application 2013-041-DVP has been received in conjunction with rezoning and subdivision applications 2013-041-RZ and 2013-041-SD to permit a future subdivision of 21 single family lots no less than 371 m² (3,993 ft²) in area. The requested variances are to:

1. reduce the 123 Avenue road carriageway width from 11.6 m (38 ft) to 7.8 m (23.7 ft) and eliminate the on-street parking;
2. reduce the 207A Street local road right-of-way from 18 m (59 ft) to 16.5 m (54 ft);
3. increase the maximum permitted building height from 9 m (29.5 ft) to 11m (36 ft) for lots 1-7 and 9-21 (lot 8 is excluded).
4. reduce the lot depth from 24 m (78.7 ft) to 22 m (72 ft) for lots 2,3 and 18-21;
5. reduce the front yard setback from 5.5 m (18 ft) to 3 m (10 ft) for lots 1-5 and 15-21;
6. reduce the rear yard setback from 8 m (26 ft) to 6 m (19.7 ft).

Council considered rezoning application 2013-041-RZ and granted first reading for Zone Amending Bylaw No. 7007-2013 on July 23, 2013. First and second reading for Official Community Plan Amending Bylaw No. 7087-2014 and second reading for Zone Amending Bylaw No. 7007-2013 were granted by Council on November 25, 2014. This application was presented at Public Hearing on December 9, 2014 and Council deferred third reading on December 9, 2014. An addendum report with revised information was considered by Council on January 27, 2015. The application was presented at a second Public Hearing on February 17, 2015, and Council granted third reading on February 24, 2015. It is recommended that Development Variance Permit 2013-041-DVP be approved.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2013-041-DVP respecting property located at 20738 123 Avenue.

DISCUSSION:

a) Background Context

Applicant: DAMAX Consultants Ltd.

Owner:	Matt Mussallem		
Legal Description:	Lot 5 Except: Firstly: The East 100 feet; Secondly: Part Subdivided by Plan 17056; Thirdly: Part Subdivided by Plan 26346; District Lot 241 Group 1 New Westminster District Plan 1750		
OCP:			
Existing:	Urban Residential and Conservation		
Proposed:	Urban Residential and Conservation (boundary adjustment)		
Zoning:			
Existing:	RS-3 (One Family Rural Residential)		
Proposed:	R-1 (Residential District)		
Surrounding Uses:			
North:	Use:	Single Family Residential	
	Zone:	RS-2 (One Family Suburban Residential)	
	Designation:	Urban Residential, Conservation	
South:	Use:	Single Family Residential	
	Zone:	RS-1b (One Family (Medium Density) Residential)	
	Designation:	Urban Residential	
East:	Use:	Conservation	
	Zone:	RS-3 (One Family Rural Residential), RS-1 (One Family Urban Residential)	
	Designation:	Conservation	
West:	Use:	Single Family Residential	
	Zone:	RS-3 (One Family Rural Residential)	
	Designation:	Urban Residential, Conservation	
Existing Use of Property:	Single Family Residential		
Proposed Use of Property:	Single Family Residential		
Site Area:	3.03 hectares (7.4 acres)		
Access:	207A Street		
Servicing requirement:	Urban Standard		
Concurrent Applications:	2013-041-SD, 2013-041-DP, 2013-041-RZ		

b) Requested Variances:

The applicant has requested the following variances to the *Subdivision and Development Servicing Bylaw No. 4800-1993*, and the *Maple Ridge Zoning Bylaw No. 3510 -1985*:

1. *Subdivision and Development Servicing Bylaw No. 4800-1993*, Schedule "C" District of Maple Ridge Standard Drawings and Specifications, Drawing Number SD R2: Urban Collector/Industrial Local, that the 123 Avenue road carriageway be reduced from 11.6 m to 7.8 m by eliminating on-street parking along this portion of 123 Avenue;

2. *Subdivision and Development Servicing Bylaw No. 4800-1993*, Schedule B, to reduce the 207A Street local road right-of-way from 18 m (59 ft) to 16.5 m (54 ft);
3. *Maple Ridge Zoning Bylaw No. 3510-1985*, Part 6, Section 601, 11 (b) to increase the maximum permitted height from 9 m (29.5 ft) to 11 m (36 ft) for lots 1-7 and 9-21 (lot 8 is excluded).
4. *Maple Ridge Zoning Bylaw No. 3510-1985*, Schedule 'D', to reduce the lot depth from 24 m (78.7 ft) to 22 m (72 ft) for lots 2, 3 and 18-21;
5. *Maple Ridge Zoning Bylaw No. 3510-1985*, Part 6, Section 601, C. 11 (c) (i), to reduce the front yard setback from 5.5 m (18 ft) to 3 m (10 ft) for lots 1-5 and 15-21;
6. *Maple Ridge Zoning Bylaw No. 3510 -1985*, Part 6, Section 601, C. 11 (c) (ii), to reduce the rear yard setback from 8 m (26 ft) to 6 m (19.7 ft) for all lots.

c) Project Description:

The applicant proposes to rezone the subject property to allow for future subdivision into 21 single family lots. The lots will be accessed from an extension of 207A Street, which currently terminates at the site's southern property line. The two areas of McKenney Creek riparian setbacks are proposed to be dedicated through the rezoning process for conservation purposes, and will expand the existing municipally owned conservation land on the east side of the subject property.

As part of the environmental compensation works to offset the reduction in watercourse setbacks, the applicant has proposed to create an enhanced bioswale and rain garden feature on the west side of 207A Street in a dedicated park area. Bioswales will also be located within the 207A Street road right of way to provide biofiltration of road run-off. Due to the watercourse setbacks on both the east and west side of the subject property, the applicant has requested development variances to the road right-of-way width, and the lot depth and building setbacks for some lots.

d) Planning Analysis:

The Zoning Bylaw establishes general minimum and maximum regulations for single family development. A Development Variance Permit allows Council flexibility in the approval process. The applicant has requested four variances to the Zoning Bylaw. Two of the requested variances align with proposed changes to the draft Zoning Bylaw, and the remaining two zoning variances are due to site constraints specific to the subject property.

Requested Variances Reflected in Draft Zoning Bylaw:

Two zoning variance requests align with the draft Zoning Bylaw and the following information relates to each item, as outlined below:

1. *Maple Ridge Zoning Bylaw No. 3510-1985*, Part 6, Section 601, 11 (b) to increase the maximum permitted height from 9 m (29.5 ft) to 11 m (36 ft) for lots 1-7 and 9-21 (lot 8 excluded).

The maximum height varies from one single family residential zone to the next in the current zoning bylaw, ranging between 9 m (29.5 ft) and 11 m (36 ft). The proposed R-1 (Residential District) zone currently has the lowest height allowable in the single family zone range. The increase in height will

reflect the current typical single family home construction of steeper roof pitches, higher ceilings, and taller homes on smaller lots; and will alleviate the need to artificially manipulate the grades at the building corners (see Appendix C). The draft Zoning Bylaw includes an increase to building height for several zones, including the R-1 (Residential District) zone to reflect changes in residential design trends. The requested height increase will not result in additional storeys.

The proposed homes in the subdivision will back on to park land rather than existing single family lots, which will minimize the height of the buildings on surrounding properties. Lot 8, which is the only proposed lot to be created adjacent to an existing property, is not included in the height variance and will remain at 9 m (29.5 ft). Should the draft Zoning Bylaw be approved prior to completion of this project, this variance will be redundant. For these reasons, this variance is supportable.

2. *Maple Ridge Zoning Bylaw No. 3510 -1985, Part 6, Section 601, C. 11 (c) (ii)*, to reduce the rear yard setback from 8 m (26 ft) to 6 m (19.7 ft).

The draft Zoning Bylaw includes a change to reduce the rear yard setback for the R-1 (Residential District) from 8 m (26 ft) to 6 m (19.7 ft). As a result, the applicant has included this variance request in their application. The reduced rear yard setback will make it easier to satisfy the minimum building envelope of 8 m x 12 m on a minimum sized R-1 (Residential District) lot (see Appendix D). Should the draft Zoning Bylaw be approved prior to completion of this project, this variance will be redundant. Therefore, this variance is supportable.

Requested Variances not Reflected in Draft Zoning Bylaw:

Two zoning variance requests are required due to site constraints and the following information relates to each item, as outlined below:

1. *Maple Ridge Zoning Bylaw No. 3510-1985, Schedule 'D'*, to reduce the lot depth from 24 m (78.7 ft) to 22 m (72 ft) for lots 2, 3 and 18-21;

The subject property contains two watercourses on the eastern and western sides of the property, which constrain the width of the developable area. The most constrained width impacts the northern 10 lots, numbered 1-3 and 17-21. The reduced lot depth for 6 lots will allow for the road and watercourse setbacks to be accommodated (see Appendix B). The lot depth will still be sufficient for a useable rear yard and required building footprint.

2. *Maple Ridge Zoning Bylaw No. 3510-1985, Part 6, Section 601, C. 11 (c) (i)*, to reduce the front yard setback from 5.5 m (18 ft) to 3 m (10 ft) for lots 1-5 and 15-21;

A front yard setback relaxation is also being requested for 11 lots on the northern half of the subject property, including the 6 lots with reduced depths. This setback variance is in addition to the rear yard setback variance requested for all of the single family lots in the application. The front yard setback relaxation for the shallower lots will allow consistency in building envelope size, creating similar house sizes throughout the proposed development (see Appendix D). Additionally, the front yard setback relaxation for standard length lots 1, 4, 5 15-17 will ensure that the homes align at the front with those on the shallower lots to create an even streetscape. The applicant proposes to have recessed garages setback at 5.5 m (18 ft) from the property line, with the front entrance door at 3 m (10 ft) from the property line. This will reduce the length of the building face that requires a siting variance.

e) Citizen Implications:

The proposed subdivision is comprised of two rows of single family homes that back onto proposed dedicated park land on the east and west sides, 123 Avenue to the north, and an existing single family development to the south. Only proposed lot 8 will be directly adjacent to an existing home, and this lot has been excluded from the height variance to reduce the impact on the existing home. Due to the proposed lot geometry, it is anticipated that the requested variances will not impact surrounding homes.

f) Interdepartmental Implications:

The Engineering Department has reviewed the two variances to the *Subdivision and Development Servicing Bylaw No. 4800-1993* and has provided the following rationale for each variance:

1. *Subdivision and Development Servicing Bylaw No. 4800-1993*, Schedule “C” District of Maple Ridge Standard Drawings and Specifications, Drawing Number SD R2: Urban Collector/Industrial Local, that the 123 Avenue road carriageway be reduced from 11.6 m (38 ft) to 7.8 m (25.6 ft) by eliminating on-street parking along this portion of 123 Avenue;

The Strategic Transportation Plan identifies 123 Avenue as a Collector road with an on-street shared neighbourhood bike route for cars and bicycles. The City’s standard for Collector road requires a 20 m (66 ft) right-of-way with a 11.6 m (38 ft) carriageway to accommodate one travel lane in either direction and a parking lane on both sides of the street. Currently along 123 Avenue west of the development, there is parking on both sides of the street with 3.4 m (11 ft) shared travel lanes, while to the east there is parking only on the north side of 123 Avenue with 4.3 m (14 ft) shared travel lanes in both directions.

The existing 123 Avenue road right-of-way adjacent to the subject property frontage is 16.3 m (53.5 ft) wide with a travel lane in either direction, a grass boulevard on both sides and a sidewalk on the south side. The driving carriageway width was reduced at the time of construction to 7.8 m (25.6 ft) to minimize the impacts on McKenney Creek.

Under the subject application, the developer is required to widen the 123 Avenue carriageway to 11.6 m (38 ft). However, as the reduced carriageway was previously established fronting the development property to protect the environment and cannot accommodate on-street parking, the applicant proposes to transition the existing on-street shared facility to an off-street multi-use facility on both the south and north side of 123 Avenue.

Cyclists will have the option to stay on the 123 Avenue roadway if they feel comfortable, or transition from the on-road shared use facility to the off-street multi-use facility, and back on to the roadway at the other side. On the north side, the sidewalk will be extended from 208 Street and tie into the off-street multi-use facility. The proposed improvements to the cycling and pedestrian infrastructure on both sides of 123 Avenue along the property frontage will not include construction to widen the driving carriageway to accommodate parking (see Appendix E).

The Engineering Department supports the applicant’s alternative servicing design to the Collector road standard because the design is sensitive to McKenney Creek and limits the amount of construction adjacent to the creek. The design prioritizes cyclist and pedestrian users in the area, and improves the overall walking and cycling network. The loss of on-street parking is not critical, as the driveway accesses for the new lots are via 207A Street, and no new driveways will be created on 123 Avenue.

2. *Subdivision and Development Servicing Bylaw No. 4800-1993, Schedule B*, to reduce the 207A Street local road right-of-way from 18 m (59 ft) to 16.5 m (54 ft)

Due to the constrained width of developable area on the subject property, the applicant proposes to reduce the road right-of-way for the 207A Street extension.

The Engineering Department is in support of this request, as the applicant has demonstrated that the full local road and all necessary municipal services and utility services can be properly constructed in the narrower road allowance. The applicant will be achieving the narrower road right-of-way width by reducing the total width of the boulevards from 9.4 m (30.8 ft) to 7.9 m (25.9 ft). The boulevard on the west side will be 6.4 m (21 ft) wide and will include a bioswale for stormwater management; and the east side boulevard will be 1.5 m (4.9 ft) wide (see Appendix F). The driving carriageway will remain the standard width, therefore there is no impact to the driving and parking functionality of the road.

CONCLUSION:

The proposed variances are supportable, as two variances are reflected in the draft Zoning Bylaw, and the remaining variance requests reflect the site constraints on the subject property and the relaxations will create a more functional and attractive development. It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2013-041-DVP.

“Original signed by Amelia Bowden”

Prepared by: Amelia Bowden
Planning Technician

“Original signed by Christine Carter”

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

“Original signed by Frank Quinn”

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

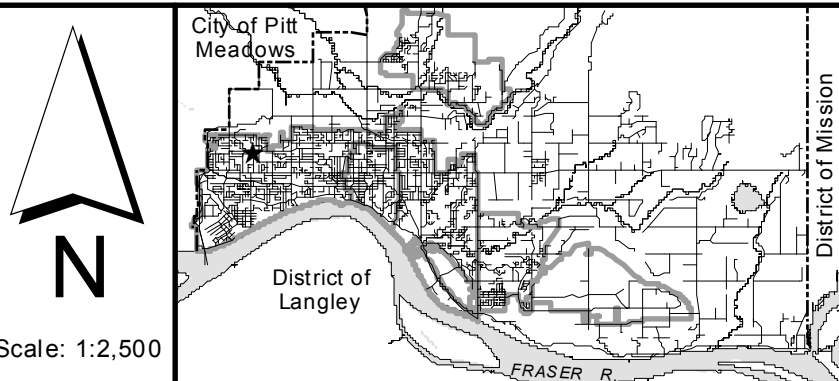
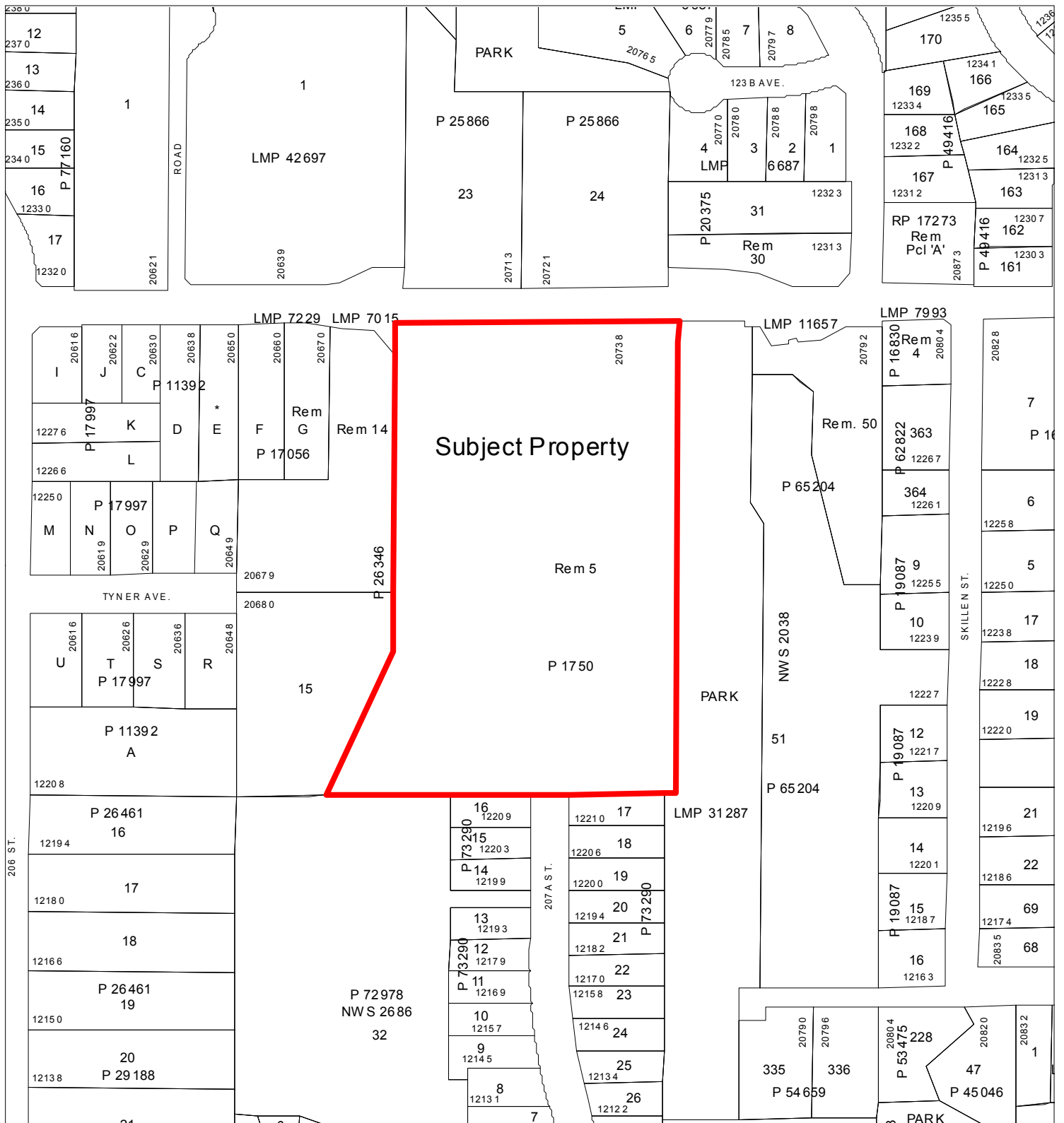
“Original signed by Jim Rule”

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


The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Subdivision Plan Showing Lot Depth Variance
- Appendix C – Building Height Variance Explanatory Plan
- Appendix D – Building Setback Explanatory Plan
- Appendix E – 123 Avenue Road Variance Explanatory Plan
- Appendix F – 207A Street Road Variance Explanatory Plan

APPENDIX A



20738-123 Ave



**CORPORATION OF
THE DISTRICT OF
MAPLE RIDGE**

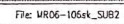
FINANCE DEPARTMENT

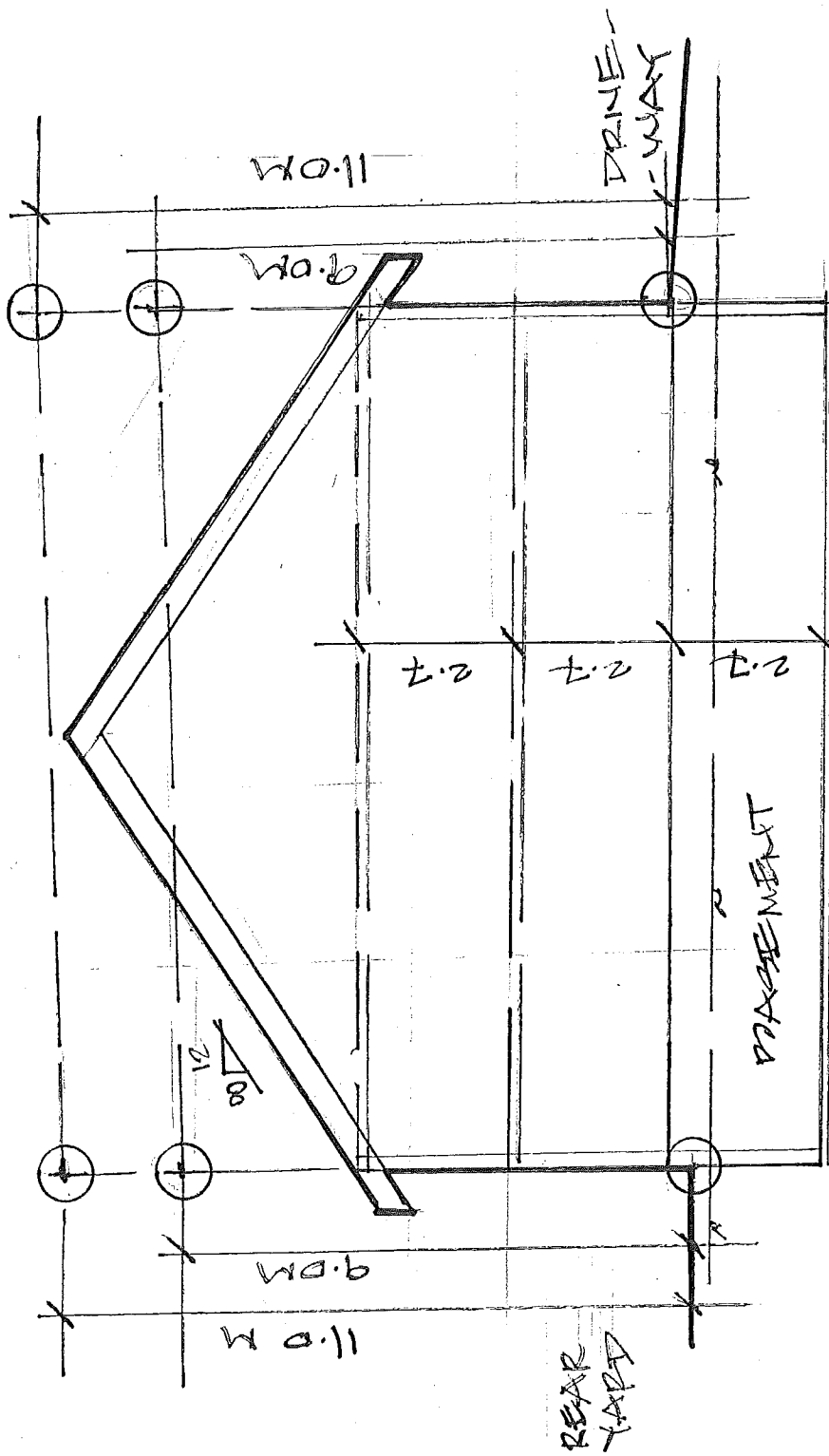
DATE: Oct 24, 2013

2013-041-VP

BY: JV

Scale: 1:2,500

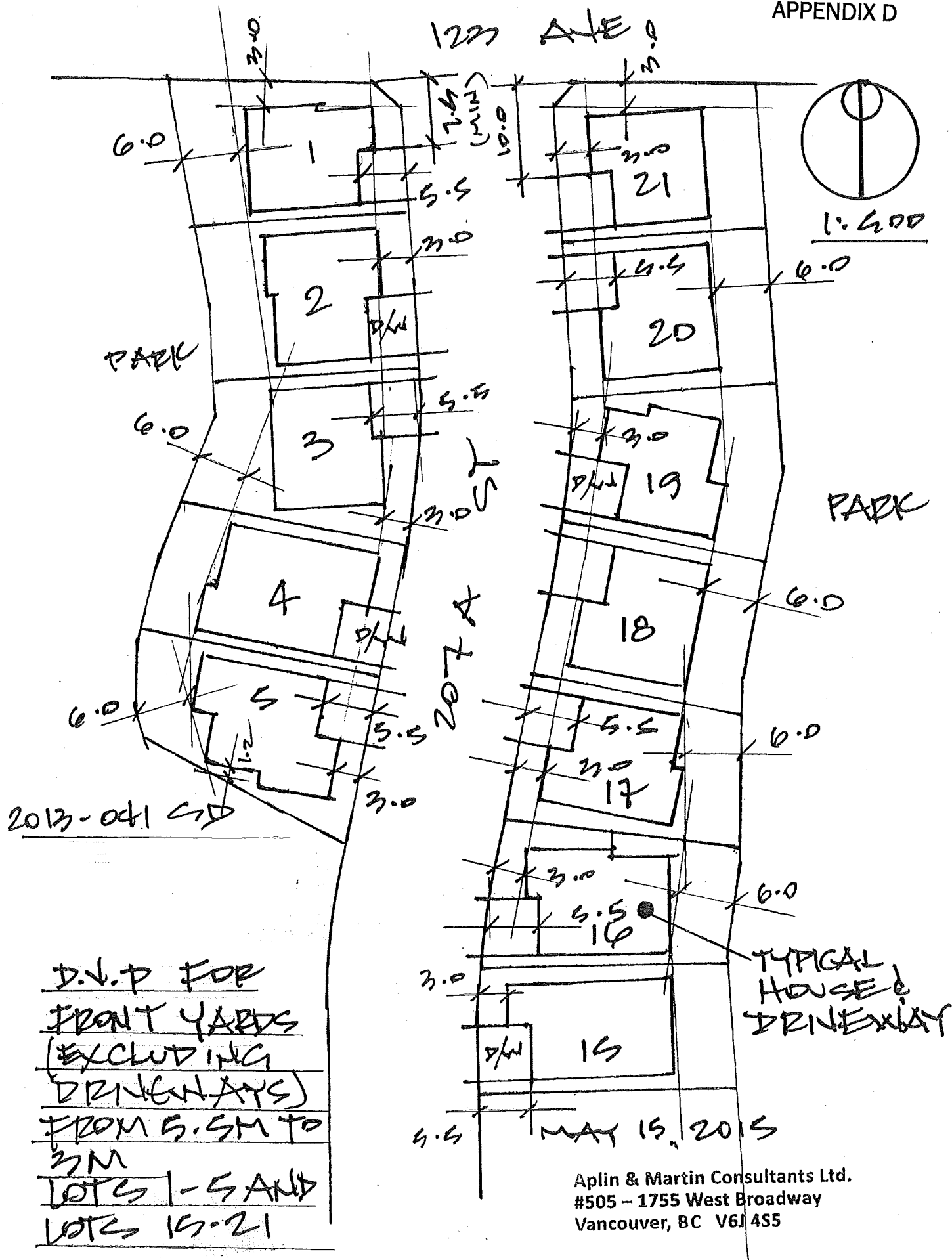




TYPICAL HOUSE SECTION
 DWP TO INTERIOR HEIGHT
 FROM 9M TO 11M (R-1 ZONING)

1:125

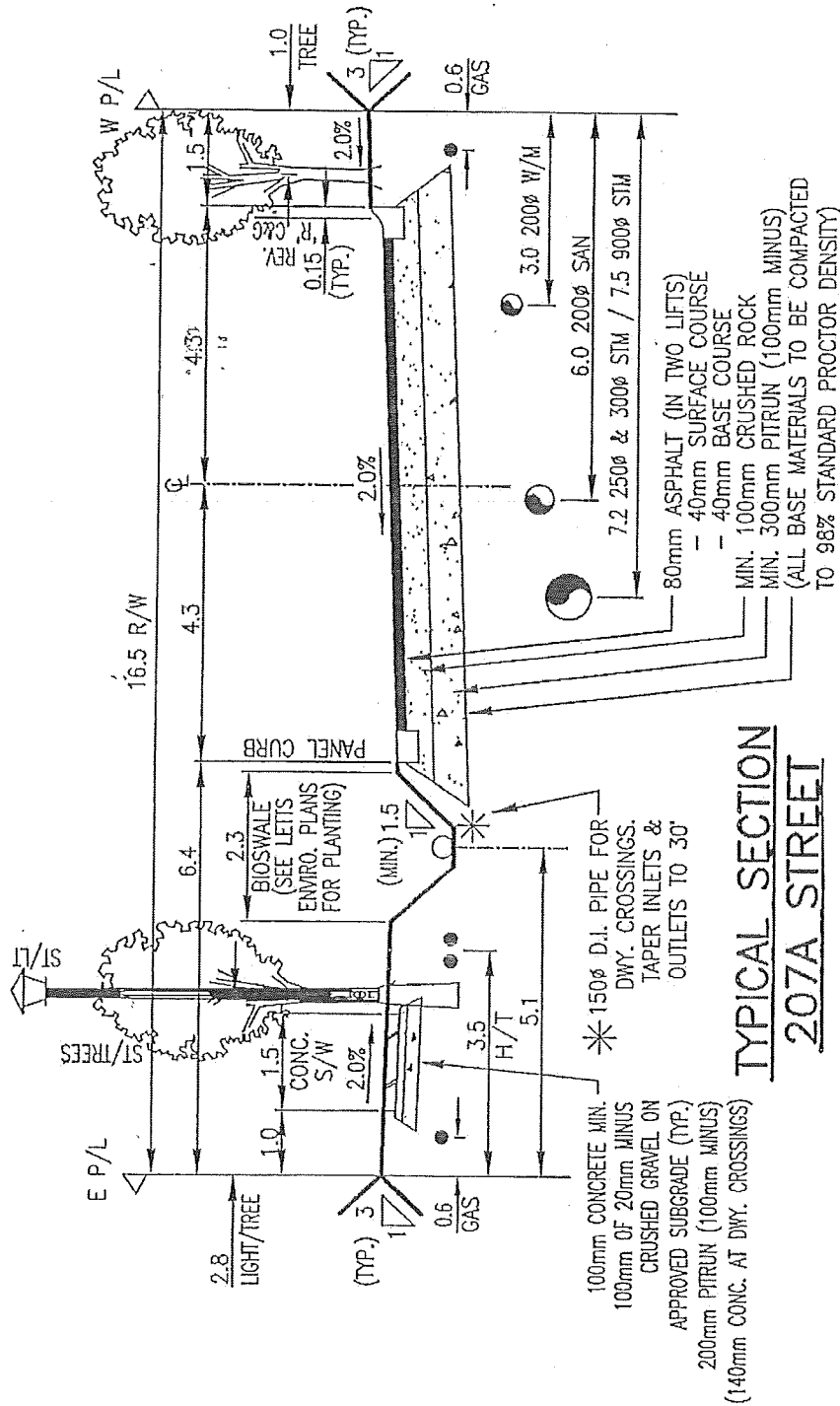
damax consultants ltd
 103-1600 west 6 ave
 vancouver bc v6j 1r3
 t. 224-6827 f. 689-3880



D.V.P FOR
FRONT YARDS
(EXCLUDING
DRIVEWAYS)
FROM 5.5M TO
3M
LOTS 1-5 AND
LOTS 15-21

Aplin & Martin Consultants Ltd.
#505 - 1755 West Broadway
Vancouver, BC V6J 4S5

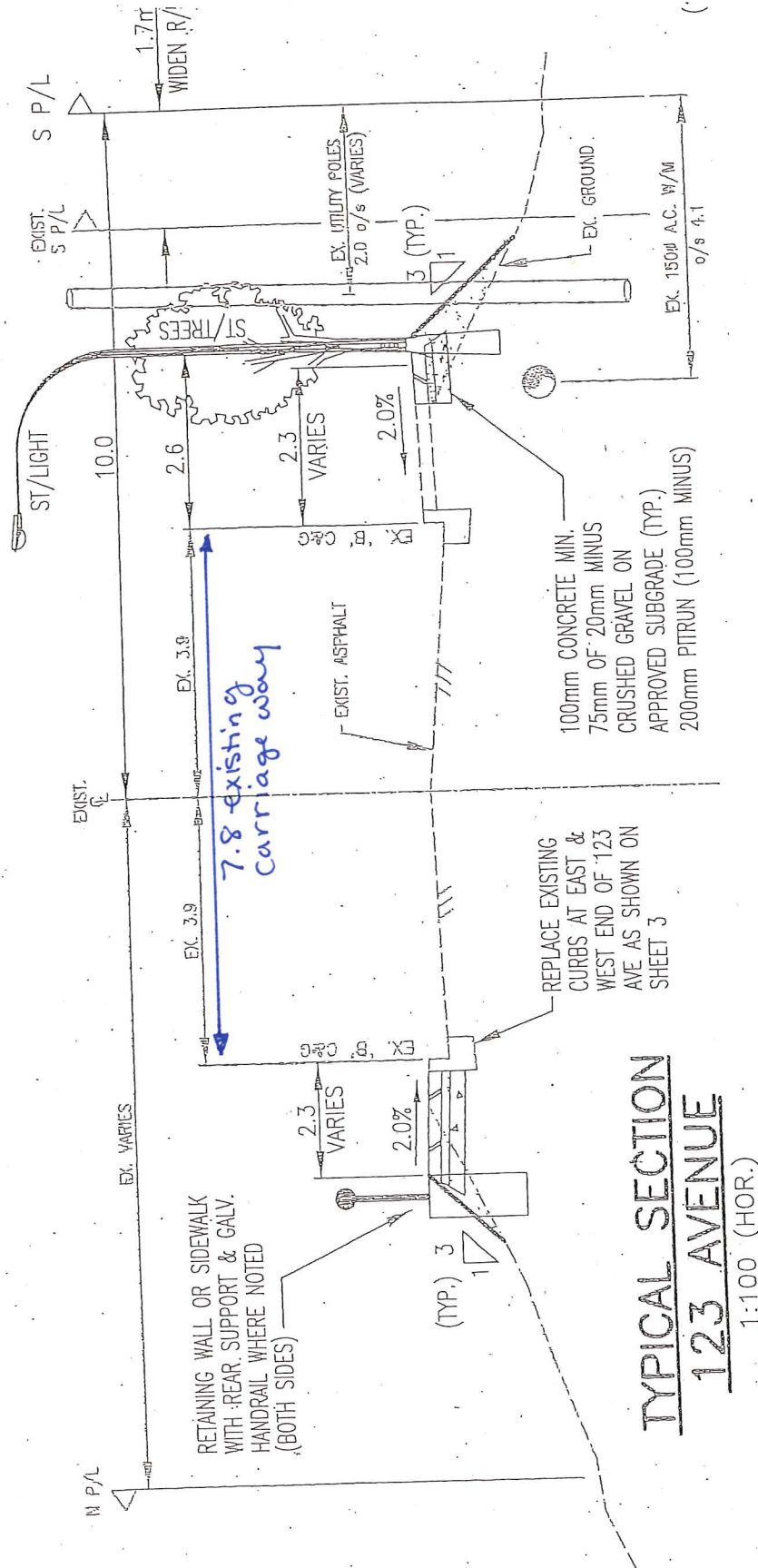
APPENDIX E



2013-041-CD

May 4, 2015

Aplin & Martin Consultants Ltd.
#505 - 1755 West Broadway
Vancouver, BC V6J 4S5



TYPICAL SECTION
123 AVENUE
 1:100 (HOR.)

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Invitation to Host 55+ Games

MEETING DATE: 2015-06-01
FILE NO:
MEETING: COW

EXECUTIVE SUMMARY:

An invitation to bid on the 55+ Games for 2017, 2018 and 2019 was received by Maple Ridge and was referred to the Maple Ridge-Pitt Meadows Parks & Leisure Services Commission. The Commission directed staff to review the bid package criteria and the attached findings were discussed at their meeting of May 14, 2015. The Commission is forwarding their recommendation to Council for consideration.

RECOMMENDATION:

That Maple Ridge respectfully declines the opportunity to bid on hosting the 55+ BC Games for 2017, 2018 and 2019.

“Original signed by Kelly Swift”

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

“Original signed by Jim Rule”

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

:ik
Attachment: Commission Report of May 14, 2015

SUBJECT: 55+ BC Games Bid

EXECUTIVE SUMMARY:

At the February 12, 2015 Commission meeting a verbal update was provided by the Director of Recreation regarding the opportunity for Maple Ridge Pitt Meadows Parks and Leisure to prepare a bid for the 55+ BC Games for 2017, 2018 and 2019. Commission asked staff to review the opportunity to submit a bid and bring back a recommendation. Staff has now completed the review and is recommending that the invitation to bid be declined at this time.

RECOMMENDATION:

That a recommendation be forwarded to both Maple Ridge and Pitt Meadows Councils to respectfully decline the opportunity to bid on hosting the 55+ BC Games for 2017, 2018 and 2019.

DISCUSSION:

a) Background Context:

The 2017, 2018 and 2019 bid package for the 55+ BC Games (previously BC Senior Games) has been distributed and the BC Seniors Games Society is inviting communities to submit a bid package to host one of these games.

Staff has reviewed the bid package and noted that there are some significant changes to the Games which will make hosting them more viable for smaller communities. These changes reduce the workload for the community; however, they do not reduce the accommodation need of 1,500 beds and 400 RV sights. The last time Maple Ridge and Pitt Meadows prepared a bid it was for the 2003 and 2004 Games; the bid was unsuccessful primarily due to the inadequate number of hotel and RV accommodations in our communities. Unlike the BC Summer Games, which our communities successfully hosted in 1998, the hotel and RV accommodation requirements are higher because 55+ athletes and their families stay in hotels and RV sights rather than in schools, as was done for the BC Summer Games. At this time the hotel and RV accommodations available in our community are insufficient.

Staff recognize that accommodations for the projected 4,000 registered participants and non-participants can be within a 40km radius of the Games Village, and accommodation could be achieved in Langley or Coquitlam. Staff also looked at the possibility of co-hosting the event with one of our neighbours and contacted the staff in these communities and found; Mission has just completed the 2014 Winter Games, Langley held the 2014 BC Seniors Games, Port Coquitlam has declined to bid and Coquitlam is hosting the 55+ BC Games in 2016. It is important to note that both these options would have seen a good portion of the economic benefit associated with hosting the Games going outside of our communities.

b) Desired Outcome:

To pursue event opportunities that aligns with Maple Ridge and Pitt Meadows strategic directions and provides demonstrable benefits to citizens.

- c) **Strategic Alignment:**
Safe and Livable Community: by providing for community volunteer opportunities and encouraging active and healthy living amongst citizens.
- d) **Citizen/Customer Implications:**
The Games generate significant economic benefits, provide memorable experiences for all, including Ridge Meadows Seniors Society, and create a shared sense of community pride. Economic impact is estimated to be in the \$2M range when all events and accommodation are provided within the host community.
- e) **Interdepartmental Implications:**
If this bid is pursued, planning would involve Finance, Economic Development and other departments.
- f) **Business Plan/Financial Implications:**
The application must contain an official document/formal Letter of Resolution from the City Councils indicating support for the Bid Application. The resolutions must include a minimum commitment of a \$60,000 financial contribution to the Host Society, at least \$55,000 in-kind support of service and facilities and a dedicated staff person for upwards of six months (\$45,000) to coordinate the project, for a total contribution of \$160,000 not including the significant amount of staff time required to prepare the bid package.

CONCLUSIONS:

The benefit of hosting Games such as these has been enjoyed by both Maple Ridge and Pitt Meadows in the past, with the most recent event being the BC Disability Games in 2009. Although this opportunity would enjoy tremendous support from our many senior sport organizations, staff feel that until such time as there is an increase in the amount of hotel accommodation in the communities, or an interest and the opportunity to co-host the Games with a neighbouring municipality, it is recommended that Commission respectfully decline the opportunity to bid to host the 2017, 2018 and 2019 55+ BC Games.

“Original signed by Danielle Pope, A/Director”

Prepared By: Wendy McCormick
Director Recreation

“Original signed by Kelly Swift”

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

: wmc

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: MHSTF – Social Services Delivery Research Report

MEETING DATE: June 1, 2015
FILE NO:
MEETING: COW

EXECUTIVE SUMMARY:

A healthy and sustainable city is one in which every resident has access to the support and treatment services they require across their life span. The purpose of this report is to obtain Council's authorization to proceed with the proposed process for the preparation of a Social Services Delivery Research Report. The proposal is to undertake the development of a Research Project of the Social Services System related to the delivery of mental health, substance use, and housing supports for vulnerable populations. The proposed Research Report, to be completed in 2015, will articulate a series of recommendations that will inform the City in regards to advocating for reform of policy and systems related to social service delivery and funding models.

RECOMMENDATION(S):

That staff be authorized to proceed with the preparation of a Social Services Delivery Research Report, in accordance with the process outlined in this staff report dated 2015-05-26.

DISCUSSION:

a) Background Context:

In January of 2015, the City of Maple Ridge appointed a Mayor's Homelessness Solutions Task Force to conduct an assessment of social service delivery funding models and to develop recommendations that will enhance community health for Council's consideration. The task force goals are to: increase access to treatment for people with substance use needs, increase adequate support for people with significant mental illness, and increase the health, safety, and wellness of the community.

At the conclusion of the Task Force's Discovery Phase, a report was presented to Council recommending that the City conduct a full assessment of the current social service delivery and the related funding models in the areas of mental health, substance use, and housing of vulnerable populations; and that a Research Report be developed that clearly identifies strengths, gaps, barriers and opportunities to inform the development of a strong advocacy case to senior levels of government to uphold their responsibilities.

The purpose of the proposed project is to define and evaluate the structure and funding models for the delivery of social services related to mental health, substance use, and housing support for vulnerable populations. The goal is to produce a Social Services Delivery Research Report, which clearly outlines models and opportunities that are designed to strengthen and improve the service delivery and funding models for services in these areas. The focus is specifically related to researching and articulating a comprehensive overall structure of both the delivery of these

services at the local community level as well as the senior government policy frameworks and funding models that support and inform the local structure. The City's primary interest is to position both the City and service providers to be proactive and strategic in advocating for policy and funding model changes that will result in appropriate and sustainable funding models to support an improved, accessible, integrated and collaborative social service delivery model that addresses the needs of the vulnerable populations in the community. The report will recommend advocacy mechanisms and opportunities for the City in both the immediate and in the long-term. In addition the report will recommend metrics together with a mechanism to ensure ongoing monitoring that will result in a cycle of continuous improvement to meet changing and future needs of vulnerable populations.

Project Goals:

1. To gain a clear understanding the current service delivery and funding models in the areas of mental health, substance use, and housing supports for marginal populations;
2. To assess and analyze the effectiveness (strengths, gaps, and opportunities for improvement) of current delivery and funding models in meeting community needs, and preparing to meet future/growing needs;
3. To develop recommendations designed to position the community to advocate for changes to the delivery system, funding levels, resources and services to effectively:
 - address the needs of the most vulnerable population;
 - improve access by streamlining the delivery system; and,
 - ensure ongoing effectiveness through efficient, innovative, and effective use of resources;
4. To design metrics, as well as an ongoing mechanism, to measure the effectiveness and collective impact of service delivery and funding models at the local level;

Scope:

The proposed final report will contain the following, in relation to the current service delivery and funding models in the areas of mental health, substance use, and housing of the vulnerable populations:

- Inventory of current services and funding models;
- Mapping of the current coordination and transition connections/mechanisms of services;
- Background research paper outlining pertinent evidence-based practices related to social services delivery and funding models in the outlined focus areas;
- Analysis of current strengths, gaps and opportunities for improvement of current service delivery model and funding model, including gaps in the transition of care with an emphasis on coordination and accessibility;
- Final report with recommendations with an emphasis on:
 - City advocacy to senior government, and
 - Development of collective measures for monitoring impact on community health in the focus service delivery areas outlined for this project.

Proposed Process:

The project will focus on the social service sector regarding the service delivery and funding models for mental health, substance use, and housing vulnerable populations. The proposal is that a Staff Research Committee be formed to act as the Steering Committee for this project, guiding the process and making recommendations on decision items to Council. The attached flow chart outlines the proposed framework for the project which will include four

phases, each of which will include an update to Council at completion, with a recommendation for approval at the conclusion of the project:

1. Inventory of structure of service delivery and funding models, and mapping of delivery system with an emphasis on connections, coordination, and transition between services;
2. Research and development of discussion paper on evidence-based practices focused on structure for service delivery, integrated funding models, partnerships, leveraging investments, and measuring outcomes to inform the recommendations in the final report;
3. Assessment and analysis of the current service delivery system, funding models with a priority focus on identifying the strengths, gaps, and improvement areas related to access and transitioning between services;
4. Development of final report recommendations with a priority focus on the City's role, advocacy priorities and positioning strategies to access and expand future funding and resource opportunities, and the design of metrics including a mechanism for monitoring collective impact for community health in the focus service delivery areas.

The proposed timeline is for the project to begin immediately. The attached flow chart indicates that the work to prepare for this project is underway. It is anticipated that the commencement of the first phase will coincide with the hiring of a consulting firm which will begin once Council has endorsed the project.

The bulk of the project work and reporting at the completion of each phase will take place primarily throughout the fall. The inventory and mapping of current services and funding models will be developed through a process of engaging the appropriate stakeholders. This information will inform the development of a discussion paper focused on evidence-based practices that will provide valuable information and context for the assessment and analysis phase that will follow. The outcome of the assessment phase will then inform the final recommendations that will be proposed for Council's consideration.

b) Desired Outcome:

Ensuring that the needs of the vulnerable populations are met with appropriate and timely access to supports and services is essential in creating a healthy, sustainable community and plays an important role in promoting the social well-being of all citizens.

c) Strategic Alignment:

This initiative aligns with Council's strategic direction of creating a safe and livable community. The initiative recognizes that the provision of adequate and timely social services and supports is essential to the overall health of the community. There are three core arguments that suggest that the health and sustainability of the community depends on the provision of adequate services for vulnerable populations:

1. Quality of Life: there is a correlation between housing, health, and quality of life;
2. Links to Economic Well-being: Not addressing the health and housing needs of vulnerable populations has implications and potential costs to the viability and sustainability of the local economy;
3. Public Costs: Not addressing the needs of the vulnerable population has a social and health cost to both the individual and to the community.

d) Citizen/Customer Implications:

It is critical to the well-being of individuals and families, and to the health of the overall community, that there is appropriate, seamless, and timely access to both support and health services to meet the needs of the most vulnerable members of the community.

e) Interdepartmental Implications:

Community Development, Parks and Recreation, under the guidance of the proposed Research Committee will provide staff support to the development of the Social Services Delivery Research Report. The Research Committee will support regular updates to both the MHSTF and Council.

f) Business Plan/Financial Implications:

It is anticipated that the recommendations developed within this project may have implications for future business plans in the areas of Social Planning. It is also anticipated that the endorsement of the recommendations from this project will not have any financial implications; however there is the potential that specific recommendations may include a financial commitment. Such recommendations would be considered by Council on an individual basis through the annual business planning approval process as appropriate.

CONCLUSIONS:

The development of the proposed Social Services Delivery Research Project is an important step in advancing the City's sustainability objectives. This project will focus on ensuring that the critical needs of the vulnerable members of the community are met with recognition that the health and wellness of this population is essential to creating a healthy and sustainable community that promotes the social well-being of families and individuals.

"Original signed by Sue Wheeler"

Prepared by: Sue Wheeler,
Director Community Services

"Original signed by Kelly Swift"

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

"Original signed by Jim Rule"

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

SW:

Attachment: Proposed Project Timeline Flow Chart

MHSTF – Social Services Delivery Research Report Attachment
Proposed Project Timeline Flow Chart

Reporting Timeline	Project Task	Council Process
June, 2015	Form Research Committee	Council Update
July, 2015	Complete process to Contract Research Consultant Services	Council Update with confirmed timeline
TBD	Phase 1: Inventory and Mapping: To include an inventory of structure of service delivery and funding models, and mapping of delivery system with an emphasis on connections, coordination, and transition between services	Council Update at Completion of Phase 1
TBD	Phase 2: Research and development of Background Paper on Evidence Based Practices related to Services Delivery and Funding Models	Council Update at Completion of Phase 2
TBD	Phase 3: Assessment and Analysis: of the current service delivery system, funding models with a priority focus on identifying the strengths, gaps and improvement areas related to access and transitioning between services	Council Update at Completion of Phase 3
Completion January, 2016	Phase 4: Final Report: including recommendations for Council's consideration. Final report recommendations regarding priority focus areas for City's advocacy and positioning strategies to access and expand future funding and resource opportunities, and the design of metrics and a mechanism for monitoring collective impact for community health in the focus service delivery areas.	Council Decision Report for Consideration