

City of Maple Ridge

***COUNCIL MEETING AGENDA***

***October 14, 2014***

***7:00 p.m.***

***Council Chamber***

***MEETING DECORUM***

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

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

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

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100      ***CALL TO ORDER***

200      ***MOMENT OF REFLECTION***

300      ***INTRODUCTION OF ADDITIONAL AGENDA ITEMS***

400      ***APPROVAL OF THE AGENDA***

500      ***ADOPTION AND RECEIPT OF MINUTES***

501      Minutes of the Regular Council Meeting of September 30, 2014

502      Minutes of the Development Agreements Committee Meetings of  
September 19, 24 and 29(2) and October 2 and 3, 2014

600      ***PRESENTATIONS AT THE REQUEST OF COUNCIL***

601      **Capital Improvement Program Update**

- Trevor Thompson, Manager of Financial Planning

700      ***DELEGATIONS***

701      **Hospital Parking Fee Issue**

- Grover Telford

702      **ShakeOut Presentation**

- Patrick Cullen, Emergency Program Coordinator

800      ***UNFINISHED BUSINESS***

Note:      Item 801 was brought forward from the October 6, 2014 Council Workshop Meeting

801      **Employment Land Investment Incentive Program and Town Centre Investment Incentive Program – TCIP2014 Extension**

Staff report dated October 14, 2014 recommending that fee reductions and partnering incentives for the Employment Land Investment Program and the Town Centre Investment Incentive Program be implemented; that Maple Ridge Revitalization Tax Exemption Employment Land Investment Incentive Program Bylaw No. 7112-2014, Maple Ridge Revitalization Tax Exemption Amending Bylaw No. 7109-2014 and Maple Ridge Off-Street Parking and Loading Amending Bylaw No. 7110-2014 be given first, second and third reading; that monies be set aside in a reserve account to fund incentives; that monies be set aside for a Town Centre Improvement Program over 2015-2016; and that additional lands meeting specified criteria be added to the Employment Land Investment Incentive Program in the future at the option of Council.

Note      Item 802 was deferred from the September 30, 2014 Council Meeting

802      **2013-107-RZ, 24005, 24009 and 24075 Fern Crescent  
Maple Ridge Zone Amending Bylaw No. 7053-2014**

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), RS-1 (One Family Urban Residential) and R-2 (Urban Residential District) to permit a future subdivision of 34 single family lots  
Third reading

900      ***CORRESPONDENCE***

1000 ***BYLAWS***

**Bylaws for Final Reading**

- 1001 **2011-099-RZ, 12122 and 12130 203 Street  
Maple Ridge Zone Amending Bylaw No. 6884-2011**  
Staff report dated October 14, 2014 recommending final reading  
To rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District) and R-2 (Urban Residential District) to permit subdivision into 16 lots.  
Final reading
- 1002 **2012-038-RZ, 12116, 12140 and 12170 204 B Street**  
Staff report dated October 14, 2014 recommending final reading
- 1002.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7044-2013**  
To designate from Institutional and Urban Residential to Urban Residential and Institutional  
Final reading
- 1002.2 **Maple Ridge Zone Amending Bylaw No. 6924-2012**  
To rezone from P-2 (Special Institutional) to R-1 (Residential District) to permit the subdivision of 4 single family lots  
Final reading

***COMMITTEE REPORTS AND RECOMMENDATIONS***

1100 ***COMMITTEE OF THE WHOLE***

1100 **Minutes** – October 6, 2014

The following issues were presented at an earlier Committee of the Whole meeting with the recommendations being brought to this meeting for City Council consideration and final approval. The Committee of the Whole meeting is open to the public and is held in the Council Chamber at 1:00 p.m. on the Monday the week prior to this meeting.

**Public Works and Development Services**

**1101 2011-095-RZ, 11219 243 Street, RS-3 to RS-1b**

Staff report dated October 6, 2014 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 6850-2011 to amend land use designations to dedicate park for conservation purposes be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 6851-2011 to rezone from RS-3 (One Family Rural Residential) to RS-1b (One Family Urban [Medium Density] Residential) to allow for approximately 16 single family lots be given second reading and be forwarded to Public Hearing.

**1102 2014-012-RZ, 24263 and 24295 112 Avenue, RS-2 to RS-1b**

Staff report dated October 6, 2014 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7067-2014 to amend land use designation to allow for dedication of park for conservation purposes be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7065-2014 to rezone from RS-2 (One Family Suburban Residential) to RS-1b (One Family Urban [Medium Density] Residential) to allow for approximately 12 single family lots be given second reading and be forwarded to Public Hearing.

**1103 2011-130-RZ, 12240 228 Street, RS-1 to R-3**

Staff report dated October 6, 2014 recommending that Maple Ridge Zone Amending Bylaw No. 6891-2011 to rezone from RS-1 (One Family Urban Residential) to R-3 (Special Amenity Residential District) to permit future subdivision into four single family lots be given second reading and be forwarded to Public Hearing.

**1104 2013-042-RZ, 24325 126 Avenue, RS-3 to RS-2**

Staff report dated October 6, 2014 recommending that Maple Ridge Zone Amending Bylaw No. 7009-2013 to rezone from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) to permit a future subdivision into two single family lots no less than 0.3 ha (1 acre) be given second reading and be forwarded to Public Hearing.

**1105 2012-057-RZ, 12933 Mill Street, First Extension**

Staff report dated October 6, 2014 recommending that a one year extension be granted for rezoning application 2012-057-RZ to permit a subdivision of 16 single family lots under the R-2 (Urban Residential District) zone.



**1106     2011-099-DVP and 2013-095-DVP, 12122 and 12130 203 Street**

Staff report dated October 6, 2014 recommending that the Corporate Officer be authorized to sign and seal 2011-099-DVP for variances to increase maximum height, reduce rear yard setbacks, decrease minimum lot width for certain lots and to leave existing overhead utility plant in place on 203 Street to allow for subdivision into 16 lots over two phases and that the Corporate Officer to authorized to sign and seal 2013-095-DVP to allow variances for a future lot in the second phase of the subdivision.

**1107     2012-038-DVP, 12116 and 12170 204B Street**

Staff report dated October 6, 2014 recommending that the Corporate Officer be authorized to sign and seal 2012-038-DVP for variances to reduce rear and front yard setbacks and to increase maximum height for specific lots to permit subdivision into four residential lots.

**1108     2014-063-DVP, 28702 104 Avenue**

Staff report dated October 6, 2014 recommending that the Corporate Officer be authorized to sign and seal 2014-063-DVP to vary minimum lot width to allow for a lot line adjustment.

**Financial and Corporate Services (including Fire and Police)**

**1131     Disbursements for the month ended August 31, 2014**

Staff report dated October 6, 2014 recommending that the disbursements for the month ended August 31, 2014 be approved.

**1132     Capital Improvement Program Update, 2014-2018 Financial Plan Amending Bylaw No. 7106-2014**

Staff report dated October 6, 2014 recommending that 2014-2018 Financial Plan Amending Bylaw No. 7106-2014 to reflect changes to the Capital Improvement Program and operating cost updates be given first, second and third readings.

**Community Development and Recreation Service**

**1151**

**Correspondence**

1171

**Other Committee Issues**

1181

1200     ***STAFF REPORTS***

1300     ***RELEASE OF ITEMS FROM CLOSED COUNCIL***

1400     ***MAYOR'S REPORT***

1500     ***COUNCILLORS' REPORTS***

1600     ***OTHER MATTERS DEEMED EXPEDIENT***

1700     ***NOTICES OF MOTION AND MATTERS FOR FUTURE MEETING***

1800     ***QUESTIONS FROM THE PUBLIC***

1900     ***ADJOURNMENT***

***QUESTION PERIOD***

The purpose of the Question Period is to provide the public with an opportunity to ask questions of Council on items that are of concern to them, with the exception of Public Hearing by-laws which 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 ask their question (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 individual members of Council. The total Question Period is limited to 15 minutes.

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

Other opportunities are available to address Council including public hearings, delegations and community forum. 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](mailto:clerks@mapleridge.ca).

Mayor and Council at [mayorandcouncil@mapleridge.ca](mailto:mayorandcouncil@mapleridge.ca).

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

Date: \_\_\_\_\_

City of Maple Ridge

***COUNCIL MEETING***

September 30, 2014

The Minutes of the City Council Meeting held on September 30, 2014 at 7:00 p.m. in the Council Chamber of City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular Municipal business.

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***PRESENT***

***Elected Officials***

Mayor E. Daykin  
Councillor C. Ashlie  
Councillor C. Bell  
Councillor J. Dueck  
Councillor A. Hogarth  
Councillor B. Masse  
Councillor M. Morden

***Appointed Staff***

J. Rule, Chief Administrative Officer  
K. Swift, General Manager of Community Development,  
Parks and Recreation Services  
P. Gill, General Manager Corporate and Financial Services  
F. Quinn, General Manager Public Works and Development  
Services  
C. Carter, Director of Planning  
C. Marlo, Manager of Legislative Services  
A. Gaunt, Confidential Secretary  
***Other Staff as Required***  
C. Goddard, Manager of Development and Environmental  
Services

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Note: These Minutes are also posted on the City's Web Site at [www.mapleridge.ca](http://www.mapleridge.ca)

The meeting was filmed by Shaw Communications Inc. and is recorded by the City of Maple Ridge.

100      ***CALL TO ORDER***

200      ***MOMENT OF REFLECTION***

300      ***INTRODUCTION OF ADDITIONAL AGENDA ITEMS***

400      ***APPROVAL OF THE AGENDA***

The agenda was approved as circulated.

500      ***ADOPTION AND RECEIPT OF MINUTES***

501      Minutes of the Regular Council Meeting of September 9, 2014

R/2014-406      501  
Minutes

Regular Council      It was moved and seconded  
September 9, 2014

**That the minutes of the Regular Council Meeting of September 9, 2014 be adopted as circulated**

CARRIED

502      Minutes of the Public Hearing of September 16, 2014

R/2014-407      502  
Minutes

Public Hearing      It was moved and seconded  
September 16, 2014

**That the minutes of the Public Hearing of September 16, 2014 be adopted as circulated.**

CARRIED

503      Minutes of the Development Agreements Committee Meeting of September 3(2), 4, 8 and 16, 2014

R/2014-408      503  
Minutes

Development Agmt      It was moved and seconded  
Committee

**That the minutes of the Development Agreements Committee Meeting of September 3(2), 4, 8 and 16, 2014 be received.**

CARRIED

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

700      ***DELEGATIONS***

701      **Communities in Bloom Awards Presentations**

- Charlotte Mitchell, Co-Chair, Communities in Bloom Committee
- Cyndy Johnson-McCormick, Co-Chair, Communities in Bloom Committee
- Geoff Mallory, Manager, Parks & Open Space, City of Maple Ridge

The Manager of Parks & Open Space introduced Ms. Johnson-McCormick and Ms. Mitchell with the Maple Ridge Communities in Bloom committee, who provided an overview of the Communities in Bloom program and announced that the City of Maple Ridge was awarded the highest award of Five Blooms by BC Communities in Bloom judges and was one among only three other communities to receive the award.

800      ***UNFINISHED BUSINESS***

*Note: Item 801 has been forwarded from the September 15, 2014 Council Workshop Meeting*

801      **Housing Action Plan**

Staff report date September 15, 2014 recommending that the Housing Action Plan be endorsed and that staff be directed to prepare an Implementation Plan.

R/2014-409

Housing Action Plan      It was moved and seconded  
Endorse  
Prepare  
Implementation Plan

1. That the Housing Action Plan, prepared by CitySpaces Consulting dated August 2014, be endorsed.
2. That staff be directed to prepare an Implementation Plan for the Housing Action Plan based on the framework outlined in the report dated September 15, 2014, and titled "Housing Action Plan".

CARRIED

900      ***CORRESPONDENCE*** – Nil

1000 ***BYLAWS***

**Bylaws for Third Reading**

Note: Items 1001 to 1004 are from the Public Hearing of September 16, 2014

- 1001 **2013-080-RZ, 24086 104 Avenue**  
**Maple Ridge Zone Amending Bylaw No. 7027-2013**  
To rezone from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential) to permit a development of 18 townhouse units  
Third reading

R/2014-410  
2013-080-RZ It was moved and seconded  
BL No. 7027-2013  
Third reading

**That Bylaw No. 7027-2013 be given third reading.**

CARRIED

- 1002 **2012-034-RZ, 12101 208 Street**

- 1002.1 **Maple Ridge Official Community Plan Amending Bylaw No. 6920-2012**  
To designate from Urban Residential to Conservation and to add  
Conservation area  
Third reading

R/2014-411  
2012-034-RZ It was moved and seconded  
BL No. 6920-2012  
Third reading

**That Bylaw No. 6920-2012 be given third reading.**

CARRIED

- 1002.2 **Maple Ridge Zone Amending Bylaw No. 6921-2012**  
To rezone from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential) to permit construction of 8 townhouse units  
Third reading

R/2014-412

2012-034-RZ

It was moved and seconded

BL No. 6921-2012

Third reading

**That Bylaw No. 6921-2012 be given third reading.**

CARRIED

1003     **2011-019-RZ, 10515 240 Street**

1003.1   **Maple Ridge Official Community Plan Amending Bylaw No. 6871-2011**

To designate from Urban Residential to Conservation and to add  
Conservation area

Third reading

R/2014-413

2011-019-RZ

It was moved and seconded

BL No. 6871-2011

Third reading

**That Bylaw No. 6871-2011 be given third reading.**

CARRIED

1003.2   **Maple Ridge Zone Amending Bylaw No. 6864-2011**

To rezone from RS-3 (One Family Rural Residential) to RM-1 (Townhouse  
Residential) to permit construction of 52 townhouse units

Third reading

R/2014-414

2011-019-RZ

It was moved and seconded

BL No. 6864-2011

Third reading

**That Bylaw No. 6864-2011 be given third reading.**

CARRIED

1004     **2013-107-RZ, 24005, 24009 and 24075 Fern Crescent**

1004.1   **Maple Ridge Official Community Plan Amending Bylaw No. 7088-2014**

To adjust conservation designation boundaries

Third reading



R/2014-415  
2013-107-RZ  
BL No. 7088-2014  
Third reading

It was moved and seconded

**That Bylaw No. 7088-2014 be given third reading.**

CARRIED

**1004.2 Maple Ridge Zone Amending Bylaw No. 7053-2014**

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), RS-1 (One Family Urban Residential) and R-2 (Urban Residential District) to permit a future subdivision of 34 single family lots  
Third reading

R/2014-416  
2013-107-RZ  
BL No. 7053-2014  
DEFERRED

1004.1.1  
It was moved and seconded

**That Bylaw No. 7053-2014 be given third reading.**

R/2014-417  
2014-107-RZ  
BL No. 7053-2014  
DEFERRAL

1004.1.2  
It was moved and seconded

**That third reading of Bylaw No. 7053-2014 be deferred to the October 14, 2014 Council Meeting to allow staff and the applicant to discuss the feasibility of having 128 Avenue go through.**

CARRIED

Councillor Hogarth, Councillor Morden - OPPOSED

Note: The Manager of Development and Environmental Services provided clarification on the OCP description provided for Bylaw No. 7088-2014.

**Bylaws for Final Reading**

- 1005     **2013-013-RZ, 24286 102 Avenue**  
          **Maple Ridge Zone Amending Bylaw No. 6983-2013**  
          Staff report dated September 30, 2014 recommending final reading  
          To rezone from RS-3 (One Family Rural Residential) to R-3 (Special Amenity  
          Residential District) to permit the future subdivision into approximately 18  
          single family lots  
          Final reading

R/2014-418

2013-013-RZ

It was moved and seconded

BL No. 6983-2013

Final reading

**That Bylaw No. 6983-2013 be adopted.**

CARRIED

- 1006     **RZ/087/08, 23103 136 Avenue**  
          Staff report dated September 30, 2014 recommending final reading

- 1006.1   **Maple Ridge Official Community Plan Amending Bylaw No. 7082-2014**  
          To revise boundaries of land use designations  
          Final reading

R/2014-419

RZ/087/08

It was moved and seconded

BL No. 7082-2014

Final reading

**That Bylaw No. 7082-2014 be adopted.**

CARRIED

- 1006.2   **Maple Ridge Zone Amending Bylaw No. 6899-2012**  
          To rezone from A-2 (Upland Agricultural) to R-1 (Residential District), R-2  
          (Urban Residential District), RS-1b (One Family Urban [Medium Density]  
          Residential), P-1 (Park and School) to permit a future development that  
          includes 38 single family lots, a municipal park site, and a linear park (trail)  
          Final reading

R/2014-420  
RZ/087/08  
BL No. 6899-2012  
Final reading

It was moved and seconded

**That Bylaw No. 6899-2012 be adopted.**

CARRIED

Note: Councillor Bell excused herself from the discussion of Item 1007 at 8:15 p.m. as she has a child attending Meadowridge School which is on the list of tax exemptions.

1007 **Maple Ridge Tax Exemption Bylaw No. 7105-2014**  
To exempt certain types of properties from municipal property taxation in 2015  
Final reading

R/2014-421  
BL No. 7105-2014  
Final reading

It was moved and seconded

**That Bylaw No. 7105-2014 be adopted.**

CARRIED

Note: Councillor Bell returned to the meeting at 8:16 p.m.

***COMMITTEE REPORTS AND RECOMMENDATIONS***

1100 ***COMMITTEE OF THE WHOLE***

***Minutes*** – September 15, 2014

R/2014-422  
Minutes  
COW  
September 15, 2014

It was moved and seconded

**That the minutes of the Committee of the Whole Meeting of September 15, 2014 be received.**

CARRIED

**Public Works and Development Services**

**1101     2014-013-RZ, 23895 124 Avenue and 12507, 12469, 12555 and 12599 240 Street**

Staff report dated September 15, 2014 recommending that first reading for properties located at 23895 124 Avenue; 12507, 12469, 12555 and 12599 240 Street be denied.

R/2014-423  
2014-013-RZ  
Deny application  
DEFEATED

1101.1  
It was moved and seconded

**That first reading for properties located at 23895 124 Avenue; 12507, 12469, 12555, and 12599 240 Street be denied.**

DEFEATED

Councillor Bell, Councillor Dueck, Councillor Hogarth, Councillor Masse, Councillor Morden - OPPOSED

R/2014-424  
2014-013-RZ  
Bring forward first reading report

1101.2  
It was moved and seconded

**That staff be directed to undertake "Alternative 2: Short Term Deferral: Density Bonus Framework Using Densities Similar to the RS-1c Zone" outlined in the staff report dated September 30, 2014 titled "First Reading, 23895 124 Avenue and 12507, 12469, 12555 and 12599 240 Street".**

R/2014-425  
2014-013-RZ  
Amend 2014-013-RZ  
DEFEATED

1101.2  
It was moved and seconded

**That the text "using densities similar to the RS-1c Zone" be removed.**

AMENDMENT DEFEATED

Mayor Daykin, Councillor Ashlie, Councillor Dueck, Councillor Masse - OPPOSED

MAIN MOTION CARRIED

Mayor Daykin, Councillor Ashlie, Councillor Masse - OPPOSED

**1102 2014-061-RZ, 24205 Alouette Road**

Staff report dated September 15, 2014 recommending that first reading for the property located at 24205 Alouette Road be denied.

R/2014-426 1102.1  
2014-061-RZ It was moved and seconded  
Deny application

**That first reading for the property located at 24205 Alouette Road be denied.**

CARRIED

Councillor Bell, Councillor Hogarth,  
Councillor Morden - OPPOSED

R/2014-427 1102.2  
2014-061-RZ It was moved and seconded  
Staff to undertake  
Alternative 3

**That staff be directed to undertake Alternative 3: Long Term Deferral: Estate Suburban Residential Designation Review as outlined in the staff report dated September 15, 2014 titled "2014-061-RZ, 24205 Alouette Road" on any future application.**

CARRIED

Mayor Daykin, Councillor Ashlie, Councillor Dueck - OPPOSED

**1103 2014-053-DVP, 10476-10518 McEachern Street (east side lots only)**

Staff report dated September 15, 2014 recommending that the Corporate Officer be authorized to sign and seal 2014-053-DVP to increase maximum building height for eight uphill lots on the east side of McEachern Street.

R/2014-428  
2014-053-DVP It was moved and seconded  
Sign and seal

**That the Corporate Officer be authorized to sign and seal 2014-053-DVP respecting the properties located at 10476 to 10518 McEachern Street (east side lots only).**

CARRIED

**1104 Award of Contract ITT-EN14-54: Larch Avenue Road Extension**

Staff report dated September 15, 2014 recommending that Contract ITT-EN14-54, Larch Avenue Road Extension be awarded to Frazer Excavation Ltd., that a 5% contingency be approved, that the Financial Plan be amended to advance funds from LTC 7840, and further that the Corporate Officer be authorized to execute the contract.

R/2014-429

Award of Contract  
Larch Avenue Road  
Extension

It was moved and seconded

That Contract ITT-EN14-54, Larch Avenue Road Extension, be awarded to Frazer Excavation Ltd. in the amount of \$243,735.33 excluding taxes; and

That a contingency of 5% or \$12,936.77 be approved to address potential variations in field conditions; and

That the Financial Plan be amended to advance \$48,272.10 from LTC 7840; and further

That the Corporate Officer be authorized to execute the contract.

CARRIED

**Financial and Corporate Services (including Fire and Police)**

**1131 2014 Council Expenses**

Staff report dated September 15, 2014 providing Council expenses for 2014 updated to the end of August 2014.

For information only  
No motion required

**Community Development and Recreation Service** – Nil

**Correspondence** – Nil

**Other Committee Issues** – Nil

1200     ***STAFF REPORTS*** – Nil

1300     ***RELEASE OF ITEMS FROM CLOSED COUNCIL*** – Nil

1400     ***MAYOR'S REPORT***

Mayor Daykin attended the Union of British Columbia Municipalities Conference and a meeting of the Metro Vancouver Aboriginal Relations Committee.

1500     ***COUNCILLORS' REPORTS***

**Councillor Masse**

Councillor Masse attended a joint Maple Ridge Social Planning Advisory Committee/Council meeting and a third round of the BC Housing “Renewing Riverview” discussions.

**Councillor Dueck**

Councillor Dueck attended meetings of the Public Art Committee and the Economic Advisory Committee. She also attended the River’s Day event at Alco Park.

**Councillor Ashlie**

Councillor Ashlie attended a joint Maple Ridge Social Planning Advisory Committee/Council meeting and the Agricultural Advisory Committee’s business planning session. She participated in the Raise-A-Reader campaign and greeted the Cops for Cancer riders stopping at the Albion fairgrounds.

**Councillor Bell**

Councillor Bell attended a joint Maple Ridge Social Planning Advisory Committee/Council meeting and the 140<sup>th</sup> Birthday celebrations for the City of Maple Ridge.

**Councillor Hogarth**

Councillor Hogarth attended the Union of British Columbia Municipalities conference.

**Councillor Morden**

Councillor Morden attended Maple Ridge's 140<sup>th</sup> Birthday celebrations, a Chamber of Commerce "Business after Business" mixer hosted by Golden Ears Cheesecrafters, a joint Maple Ridge Social Planning Advisory Committee/Council meeting, a meeting of the Pitt Meadows Airport Society and a Ridge Meadows Youth Diversion Program fundraiser. He also attended the Union of British Columbia Municipalities conference.

1600     ***OTHER MATTERS DEEMED EXPEDIENT*** – Nil

1700     ***NOTICES OF MOTION AND MATTERS FOR FUTURE MEETINGS*** – Nil

1800     ***QUESTIONS FROM THE PUBLIC*** – Nil

1900     ***ADJOURNMENT*** – 10:35 p.m.

Certified Correct

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E. Daykin, Mayor

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C. Marlo, Corporate Officer



**CORPORATION OF THE DISTRICT OF MAPLE RIDGE  
DEVELOPMENT AGREEMENTS COMMITTEE  
MINUTES**

September 19, 2014

Mayor's Office

PRESENT:

Ernie Daykin, Mayor  
Chairman

J.L. (Jim) Rule, Chief Administrative Officer  
Member

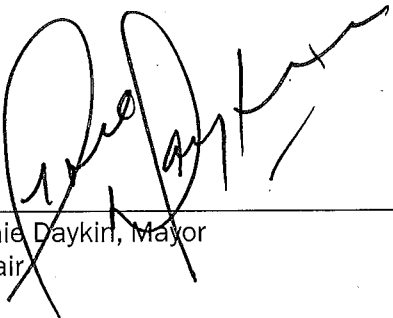
Jill Holgate, Recording Secretary

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**1. 2013-105-RZ**

LEGAL:	South Half Lot 8, Section 22, Township 12, New Westminster District, Plan 5317 Except: Part Dedicated Road on Plan EPP42636
LOCATION:	12162 240 Street
OWNER:	Meadowridge School Society
REQUIRED AGREEMENTS:	Covenant Release BB374924 Geotechnical Covenant (Section 219)

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2013-105-RZ.**

  
\_\_\_\_\_  
Ernie Daykin, Mayor  
Chair

**CARRIED**

  
\_\_\_\_\_  
J.L. (Jim) Rule, Chief Administrative Officer  
Member



**CORPORATION OF THE DISTRICT OF MAPLE RIDGE  
DEVELOPMENT AGREEMENTS COMMITTEE  
MINUTES**

September 24, 2014  
Mayor's Office

**PRESENT:**

Ernie Daykin, Mayor  
Chairman

J.L. (Jim) Rule, Chief Administrative Officer  
Member

Jill Holgate, Recording Secretary

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**1. 2013-013-RZ**

LEGAL: East Half, Lot 2, Section 3, Township 12, New  
Westminster District, Plan 17126

LOCATION: 24286 102 Avenue

OWNER: 0986783 B.C. Ltd

REQUIRED AGREEMENTS: Geotechnical Covenant


**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING  
DOCUMENTS AS IT RELATES TO 2013-013-RZ.**

**CARRIED**



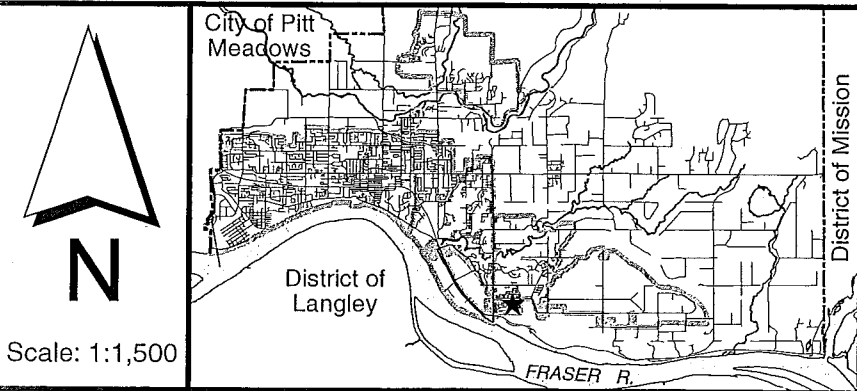
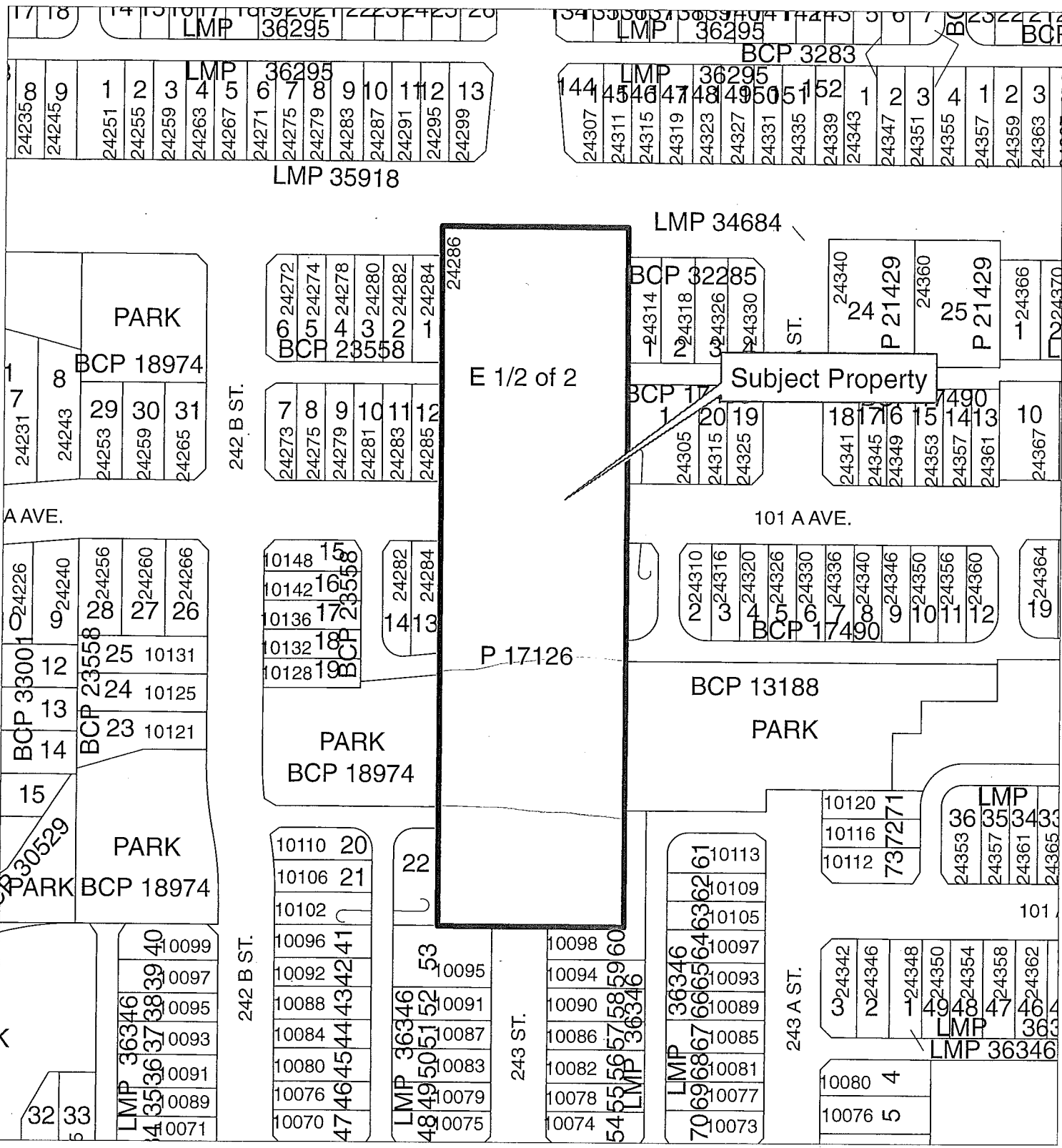
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Ernie Daykin, Mayor  
Chairman




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J.L. (Jim) Rule, Chief Administrative Officer  
Member



24286-102 Ave



**CORPORATION OF  
THE DISTRICT OF  
MAPLE RIDGE**

PLANNING DEPARTMENT

DATE: Feb 19, 2013 2013-013-RZ

BY: JV

**CORPORATION OF THE DISTRICT OF MAPLE RIDGE  
DEVELOPMENT AGREEMENTS COMMITTEE  
MINUTES**

September 29, 2014  
Mayor's Office

**PRESENT:**

Ernie Daykin, Mayor  
Chairman

J.L. (Jim) Rule, Chief Administrative Officer  
Member

Jill Holgate, Recording Secretary

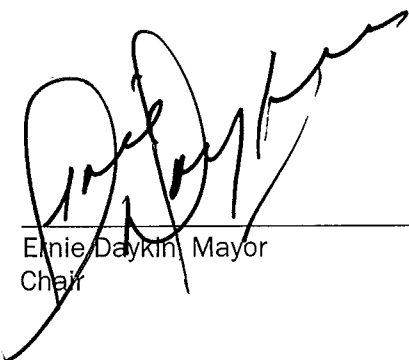
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**1. 2014-090-DP**

LEGAL:	Lot A, District Lot 396, Group 1, New Westminster District, Plan EPP21945
LOCATION:	12016 York Street
OWNER:	Grayston Contracting Ltd.
REQUIRED AGREEMENTS:	Heritage Alteration Permit


**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 2014-090-DP.**

**CARRIED**



---

Ernie Daykin, Mayor  
Chair



---

J.L. (Jim) Rule, Chief Administrative Officer  
Member

2060 33	12067 41 12063	12050 66 P 20943	12053 18 P 15319	120
2050 34	12047 40	12046 67	12047 1	120
2040 35 P 15883	12041 39 P 20943	12042 68	12041 2 P 14571	120
2030 36	12031 38 P 20943	12034 69	12029 3 P 14571	120
MP 36308 A 2014	37 22007	A 22031 142 22041/43 22067	P 29594 P 14571 4	120

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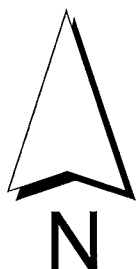
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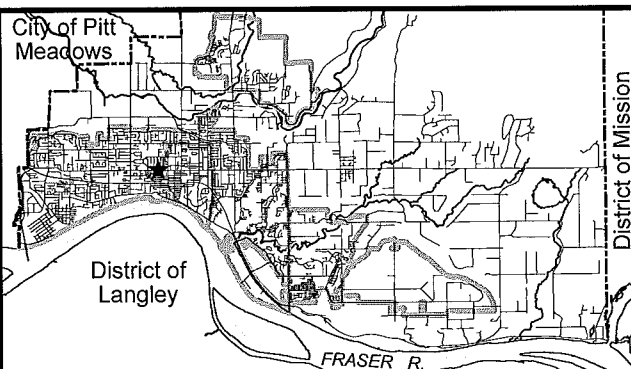
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65

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



Scale: 1:1,000



District of Mission

12016 YORK STREET



CITY OF MAPLE RIDGE  
PLANNING DEPARTMENT

DATE: Sep 26, 2014 FILE: 2014-090-DP BY: PC

**CORPORATION OF THE DISTRICT OF MAPLE RIDGE  
DEVELOPMENT AGREEMENTS COMMITTEE  
MINUTES**

September 29, 2014  
Mayor's Office

**PRESENT:**

Ernie Daykin, Mayor  
Chairman

J.L. (Jim) Rule, Chief Administrative Officer  
Member

Jill Holgate, Recording Secretary

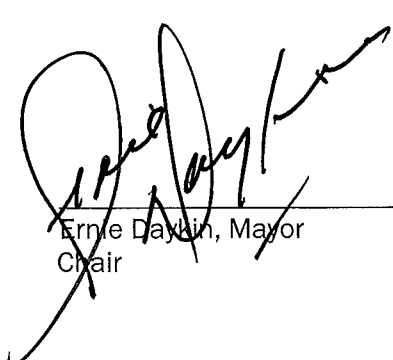
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**1. 2014-027-SD**

LEGAL:	Lot 9, District Lot 277, New Westminster District, Plan 20332, Except Part in Plan EPP43004
LOCATION:	20724 River Road
OWNER:	Gina Wideen
REQUIRED AGREEMENTS:	Subdivision Servicing Agreement

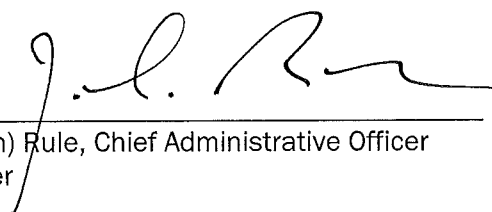
**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 2014-027-SD.**

**CARRIED**



---

Ernie Daykin, Mayor  
Chair



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J.L. (Jim) Rule, Chief Administrative Officer  
Member





**CORPORATION OF THE DISTRICT OF MAPLE RIDGE  
DEVELOPMENT AGREEMENTS COMMITTEE  
MINUTES**

October 2, 2014  
Mayor's Office

**PRESENT:**

Ernie Daykin, Mayor  
Chairman

J.L. (Jim) Rule, Chief Administrative Officer  
Member

Jill Holgate, Recording Secretary

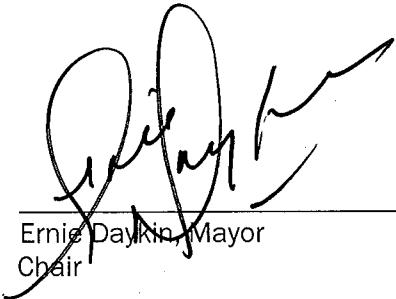
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**1. 2011-084-RZ**

LEGAL:	Lots 1- 18 and 20-27, District Lot 404, Group 1, New Westminster District, Plan EPP32520
LOCATION:	11105-11189 240 Street, 23906-23962 Kanaka Way
OWNER:	Qualico Developments (Vancouver) Inc.
REQUIRED AGREEMENTS:	Multi-Purpose Easement (Duplex) Multi-Purpose Easement (Rowhouses)


**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2011-084-RZ.**

**CARRIED**



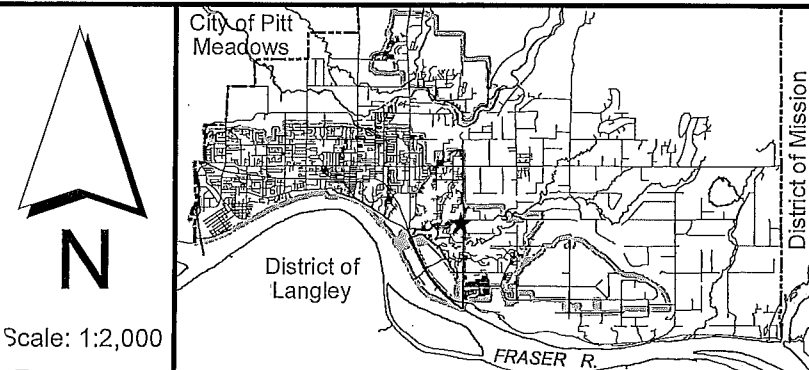
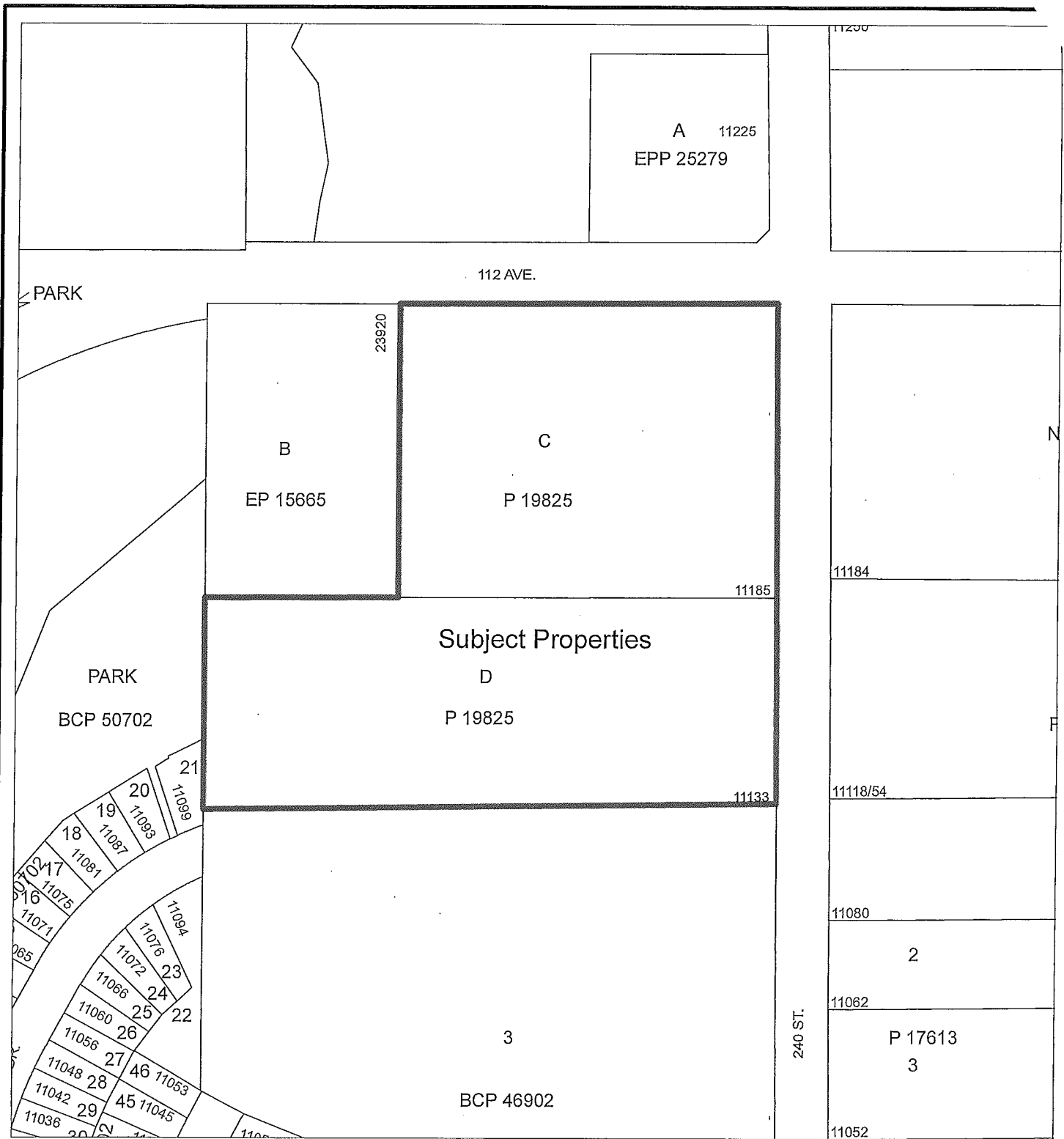
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Ernie Daykin, Mayor  
Chair



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J.L. (Jim) Rule, Chief Administrative Officer  
Member



11133/85-240 St



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

DATE: Jul 18, 2013 2011-084-RZ

BY: JV

**CORPORATION OF THE DISTRICT OF MAPLE RIDGE  
DEVELOPMENT AGREEMENTS COMMITTEE  
MINUTES**

October 3, 2014  
Mayor's Office

**PRESENT:**

Ernie Daykin, Mayor  
Chairman

J.L. (Jim) Rule, Chief Administrative Officer  
Member

Jill Holgate, Recording Secretary

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**1. 2011-099-RZ**

LEGAL:	Lots 44 and 45, District Lot 241, Group 1, New Westminster District, Plan 41572
LOCATION:	12122 and 12130 203 Street
OWNER:	Cleave Cattle Co. Inc. Maridge Properties Ltd.
REQUIRED AGREEMENTS:	Geotech Restrictive Covenant over Lot 44 Geotech Restrictive Covenant over Lot 45


**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2011-099-RZ.**

**CARRIED**



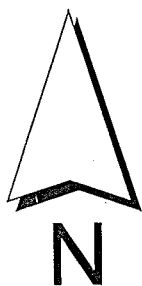
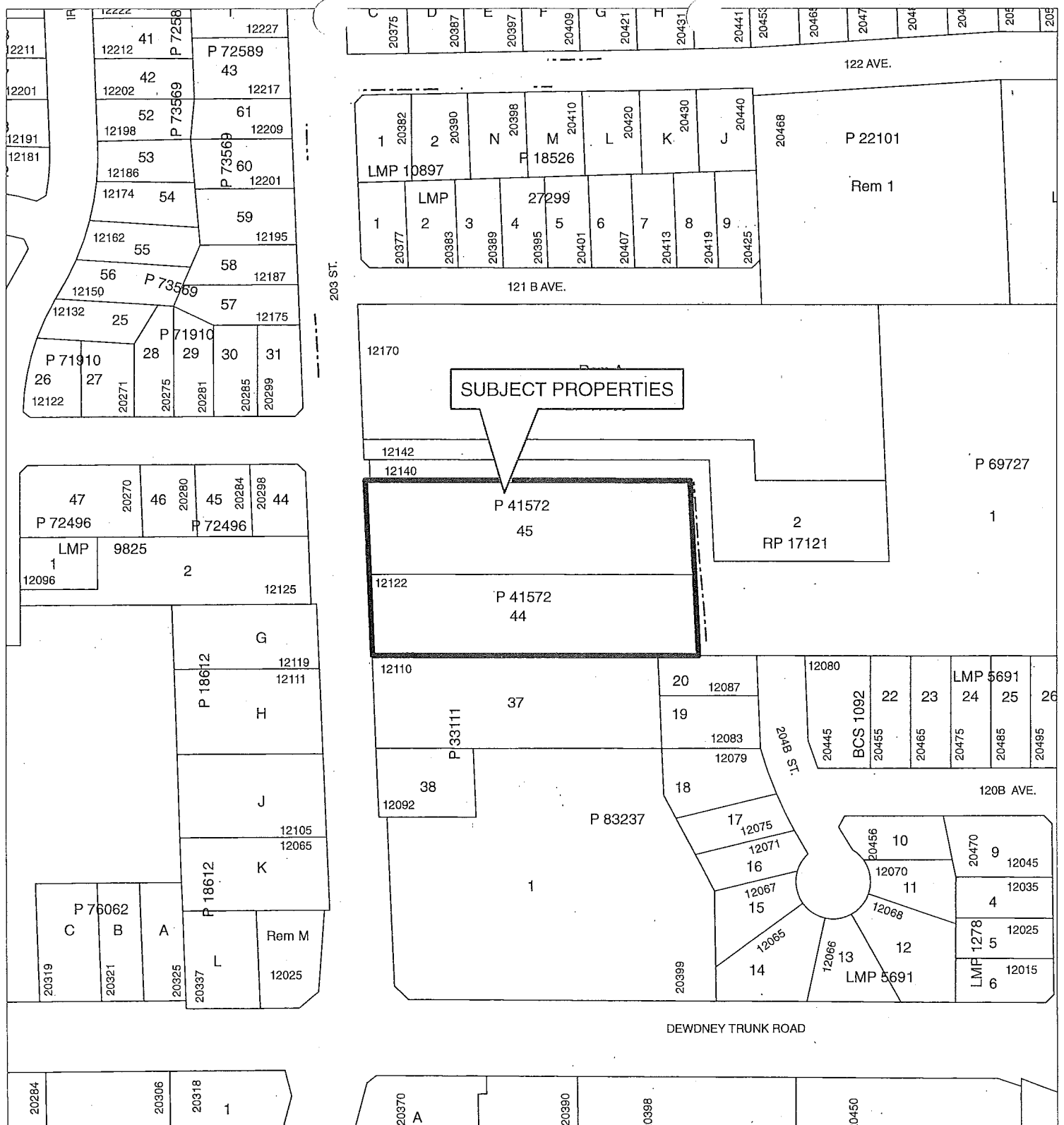
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Ernie Daykin, Mayor  
Chair

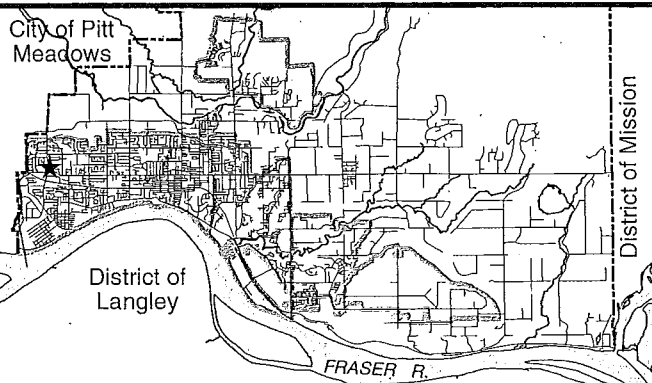


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J.L. (Jim) Rule, Chief Administrative Officer  
Member



SCALE 1:2,000



12122/30 203 STREET



CORPORATION OF  
THE DISTRICT OF  
MAPLE RIDGE  
PLANNING DEPARTMENT

DATE: Nov 22, 2011 FILE: 2011-099-RZ

BY: PC



## City of Maple Ridge

**TO:** His Worship Mayor Ernie Daykin  
And Members of Council

**MEETING DATE:** October 14, 2014

**FROM:** Chief Administrative Office

**MEETING:** Council

**SUBJECT:** Employment Land Investment Incentive Program and TCIIIP2014 Extension

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### EXECUTIVE SUMMARY:

A priority focus of Council has been to improve the ratio of jobs to housing. In addition to retaining and supporting existing businesses, the key to meeting this objective is to attract new commercial, industrial and institutional businesses to locate here.

Council began work on a Commercial and Industrial Strategy in early 2012. In May 2013, Council directed that staff begin to work on an incentive program to help bring high value jobs to Maple Ridge. In November 2013, Council received a presentation and provided feedback around options for an incentive program. In early September 2014 Council further discussed incentive options. The Economic Advisory Commission was engaged to provide input on incentive options on September 18, 2014. The Commercial and Industrial Strategy was endorsed by Council in August 2014 and provides the necessary foundation upon which an incentive program can be based.

Throughout these discussions, there were some generally accepted principles that have been incorporated into the proposed incentive programs:

- Bricks and mortar (property value) contributes to the City's revenue stream
- Industrial land should be retained for industrial uses
- Focus on attracting high value jobs and high job densities
- Focus on businesses not driven by population growth - "retail follows rooftops"
- Time limited programs provide momentum
- Incentives shouldn't draw businesses away from the Town Centre
- The Town Centre commercial sector needs continued support
- A multi-pronged approach is needed; incentives alone are not the answer

No one-size-fits-all incentive program will serve all areas and business types. An incentive program has been in place in the Town Centre since 2010, bringing residential density, new commercial space and businesses, in addition to supporting the revitalization of existing properties. The next phase of incentives focuses on employment lands identified in the Commercial and Industrial Strategy. Directing financial incentives at those businesses that most strongly align with Council's objectives will strike a balance between economic development goals and financial constraints.

On October 6, 2014, Council was provided with a report and presentation that outlined a proposed Employment Land Investment Incentive Program (ELIIP) and recommended an extension to the Town Centre Investment Incentive Program (TCIIIP2014). As a result, Council directed staff to bring forward enabling bylaws and regulations to initiate both of these programs. This report fulfills that direction.

It is also acknowledged that this incentive program is just one of a number of actions that may be taken to position the City for future growth and prosperity.

#### **RECOMMENDATIONS:**

- 1) That the fee reductions and partnering incentives for the Employment Land Investment Incentive Program as set out in the October 14, 2014, report, "Employment Land Investment Incentive Program and TCIP2014 Extension" be implemented;
- 2) That the fee reductions and partnering incentives for the Town Centre Investment Incentive Program as set out in the October 14, 2014, report, "Employment Land Investment Incentive Program and TCIP2014 Extension" be implemented;
- 3) That Maple Ridge Revitalization Tax Exemption Employment Land Investment Incentive Program Bylaw No. 7112-2014 be given first, second and third readings;
- 4) That Maple Ridge Revitalization Tax Exemption Amending Bylaw No. 7109-2014 be given first, second and third readings;
- 5) That Maple Ridge Off-Street Parking and Loading Amending Bylaw No. 7110-2014 be given first, second and third readings.
- 6) That \$650,000 be set aside in a reserve account to fund incentives;
- 7) That \$50,000 be set aside for a Town Centre improvement program over 2015-2016 in partnership with, and with matching funds from, the Downtown Maple Ridge Business Improvement Association; and further,
- 8) That additional lands that meet the Employment Land Investment Incentive Program's reasons, objectives and principles, described in Part 5 of Revitalization Tax Exemption Bylaw No. 7112-2014 may be added to the program at Council's option in future.

#### **DISCUSSION:**

The City of Maple Ridge was engaged in the development of a Commercial and Industrial Strategy from Spring 2012 until it was adopted by Council in August 2014. The purpose of the strategy is to provide a framework to assist the City of Maple Ridge in navigating towards a prosperous future, with vibrant and diverse economic activity, and with quality employment close to home. There are many indications that the City is well positioned for future growth, and the strategy includes a number of recommendations to further strengthen this position. These recommendations include offering incentives to attract development and encourage revitalization.

A priority focus of Council has been to improve the ratio of jobs to housing. In addition to retaining and supporting existing businesses, the key to meeting this objective is to attract new commercial, industrial and institutional businesses to locate here.

### Industrial/Light Industrial/Employment Development

The Strategy indicates that the existing industrial land base should be protected from non-industrial uses, and there is a long term need to identify more employment generating lands within the District. This report proposes a comprehensive incentive program to encourage new development on these lands. In addition, as new lands are identified and property owners seek Council approval for industrial and light industrial uses, Council would have the opportunity to extend the incentive program to these lands.

### Commercial Development

Commercial land is also an economic driver within the community, although generally associated with retail and other population serving industries. The City should be guarded in offering incentives for this category of business. A fundamental principle of the City's incentive program approach is to apply it to development that wouldn't happen otherwise. This is essential in targeting financial resources effectively while not placing the burden too heavily on the remainder of the tax base. The funding for incentives comes from General Revenue, and while job attraction is a Council priority, it must be balanced off against Council's other priorities, including affordable property taxes.

Having said this, the strategy indicates that the Town Centre must remain a priority, and must be supported to strengthen its role as the primary destination for retail, service and leisure in the coming years. This report proposes a two-year extension to the existing Town Centre Investment Incentive Program, which offers incentives for commercial development and renovations. It is also suggested that the City extend funding to the Downtown Maple Ridge Business Improvement Association. In past years, funding has gone toward providing matching grants to businesses wanting to update façades. Other options could include downtown branding elements relating to storefront design, such as signage. It is suggested the City's Strategic Economic Initiatives Department work with the Downtown Maple Ridge Business Improvement Association (BIA) to determine the best use of the funds.

Council has raised the issue of the west end of Maple Ridge and the need to support this area in some capacity. At the same time, drawing businesses away from the Town Centre is not something to be encouraged through financial incentives. One option is to provide financial support for façade improvements, similar to what has been done for the Town Centre. It should be noted that the Town Centre program is a matching grant, where the City matches the BIA contributions, and then this matches the business improvements to a maximum cap. This leverages City funds by a minimum factor of four, and in fact the Town Centre leveraged the City's \$75,000 to \$1.2 million in improvements. The west end businesses owners may wish to establish a business improvement association for a similar program.

### **PROPOSED PROGRAM CRITERIA:**

This section recommends criteria for the Employment Land Investment Incentive Program.

### Locations

Maps are attached to this report indicating the proposed areas for incentive eligibility. They encompass all designated industrial lands, and the Kanaka Business Park, zoned industrial:

- Schedule A – 256 Street
- Schedule B – Albion Industrial Area
- Schedule C – Kanaka Business Park
- Schedule D – Lougheed East
- Schedule E – Maple Meadows

Linking the incentive program to zoning would have been more straightforward, however there are some small parcels with historical zoning that Council may not wish to incent for industrial use.

It is recognized that Council is considering future employment lands that are currently not designated for industrial use. For future housekeeping, the regulations will be structured such that as Council is considering OCP and zoning amendments, consideration for expanding the incentive program to apply to those properties can occur alongside this process.

#### Ineligible Uses

In keeping with the Commercial and Industrial Strategy's discussion and recommendations, it is proposed that the incentives apply to all industrial uses defined in the Zoning Bylaw except the following list of uses currently permitted under the bylaw. These uses would typically have either lower job densities or lower value jobs, and therefore would not meet the objectives of the program:

- Dance schools, fitness centres and gymnastics schools
- Auction marts
- Mini-warehouses
- Parking of unoccupied commercial and recreational vehicles
- Indoor commercial recreational uses
- Restaurants
- Childcare centres
- Retail warehouse operations ("big box")
- Operations relating to medical marihuana

*For a list of all eligible principal uses in the zoning bylaw for industrial zones, see Schedule F.*

For buildings that may provide space for a variety of tenants and/or uses, it may not be possible for eligibility to be established by end-use at the early stages of the development process. However, the tax exemptions will be structured such that they will be cancelled for ineligible uses, and a claw-back provision will allow the City to recoup tax revenue if necessary. This would apply to the portion of the building with the ineligible use, for the period of time the ineligible use began. The exemption will not be re-established if a subsequent use occurs. This is intended to provide financial relief during an initial period of vacancy until such time that the space can be occupied with an eligible use.

#### Project Eligibility and Valuation

In previous Council discussions relating to this incentive program, the difficulties relating to measuring jobs has been discussed. In addition, jobs don't provide any direct financial return to the City. On the other hand, "bricks and mortar" adds value to the tax roll. BC Assessment's valuation of non-market change provides an excellent third-party assessment of value, and it is the driver of property tax revenue. Therefore, it provides a solid basis for tax exemptions. Because valuation is done during and after construction though, it can't be used to determine eligibility for the earlier incentives, and therefore, building permit construction value will be used as the initial eligibility criteria. It is recommended that all new construction and renovations over \$250,000 be eligible.

#### Time Period

It is proposed the incentive program have a four year time window to allow the investment community the necessary time to fully explore project decisions, and complete the development process. An open program, with no expiry date, is not recommended. The objective is to see development occur in the short to medium term, in advance of when it might otherwise occur, whereas the longer term provides less certainty both around development and the City's financial situation. During the four year time period, staff will evaluate outcomes on an ongoing basis, to



determine whether any adjustments to the program need to be recommended to Council, and will report out midway through the time period.

### Incentives

The current Town Centre Investment Incentive Program has been a success in terms of its comprehensive nature, clarity and ease of use. In addition, creative use of legislation has provided the City with some unique opportunities in terms of upfront incentives. It is recommended the new program incorporate those same tools:

- Building permit fees discounted 50%;
- Application fees rebated 50% at building permit issuance (flat rate \$6,000 for new buildings; \$1,200 for renovations), and only at the time building permit fees and DCCs are paid;
- Development Cost Charge 50% rebate (from General Revenue), to a maximum rebate of \$50,000 and a cap on the fund of \$500,000;
- Property Tax Exemptions over 5 years (reduced by 20% per year);
- Green building/green energy premium (10 years tax exemption, reduced by 10% per year, plus DCC cap of \$75,000);
- Brownfield and energy conservation programs and potential grants and rebates.

As far as investors are concerned, time is money. They found priority processing a particularly attractive component of previous programs. Council raised questions around prolonging priority processing. The apprehension is due to the fact that in the absence of additional staff resources, non-qualifying developments have to wait. It is anticipated that the activity coming through this program, combined with eligible commercial projects in the Town Centre, will be much lower than the activity experienced during the first three years of the Town Centre program when residential development was eligible. As the program unfolds, priority processing may be considered at Council's option.

It is recommended the Town Centre Investment Incentives Program remain as currently structured, with the exception of priority processing for the time being, and the program's deadline extended to the end of 2016, at which time Council may wish to revisit the financial commitment and the program outcomes.

### **EXAMPLES OF POTENTIALLY QUALIFYING DEVELOPMENT:**

For the purpose of providing clarity around the types of development that would be covered under the two incentives programs, a few examples are provided below. While not an all-inclusive list, it describes generally some of the types of developments that would be eligible for consideration:

- 1) Construction or major renovation of a building for office use related to construction, industrial, high technology and utility companies and government – permitted in the M-3 zone and would be covered by the Employment Land Investment Incentive Program. The Town Centre Investment Incentive Program would cover all office uses in the Town Centre.
- 2) Construction or major renovation of an existing building for light industrial use (i.e. uses such as food assembly, and clothing and electronics manufacturing) – Employment Land Investment Incentive Program would apply in Industrial Zones, and the Town Centre Investment Incentive Program would apply to properties zoned CS-1 Service Commercial in the Town Centre.

- 3) Construction or major renovation of a building for post-secondary use in the Town Centre – covered by the Town Centre Investment Incentive Program (the C-3 Zone “Civic” use includes public colleges and universities).
- 4) Construction or major renovation of a building for post-secondary use outside of the Town Centre, on land that may or may not require OCP amendment and/or rezoning – covered by the Council resolution in this report to consider applications for inclusion in the Employment Land Investment Incentive Program, where they meet the intent of the program. Employment Land Investment Incentive Program would apply to Industrial Trade Schools in the M-2 and M-3 Zones.

#### **NEXT STEPS:**

Public notice will be provided in accordance with the Community Charter, before the items come back to Council. Should Council approve these incentive programs, the remainder of 2014 will include activities around developing a marketing program, making programming changes to our IT systems, and working with staff to implement the program.

##### **a) Desired Outcome:**

While the ultimate goals are to maintain and improve the jobs-to-housing ratio, diversifying the tax base and improving the business-to-residential tax base ratio, the City must balance off the desire to offer incentives against the short-term financial cost this places on the remaining tax base. The incentive program must target those business categories that bring high-value jobs, that are not population-driven, and on development that would be unlikely to occur otherwise at this time.

##### **b) Strategic Alignment:**

The proposed incentive program aligns with the Commercial and Industrial Strategy, which drew upon the Economic Development Strategy, the Official Community Plan, the Regional Growth Strategy and the Regional Context Statement. Each of these items underwent comprehensive processes including public consultation. The incentive program also addresses a long-standing goal to diversify the tax base and improving the business-to-residential property tax ratio.

##### **c) Citizen/Customer Implications:**

The intended customers of this incentive program are potential investors who need further enticement to develop, expand or renovate on the City's industrial designated lands, and property owners who need that extra push to develop or revitalize in the Town Centre. There are implications to taxpayers in the short term, with up-front incentives drawing on General Revenue. This is expected to be recovered as tax exemptions expire, expanding and diversifying the tax base.

##### **d) External Feedback:**

At the September 18, 2014 meeting of the Economic Advisory Commission, staff gave a presentation on the Commercial and Industrial Strategy, and then presented options around an incentive program. The feedback was primarily themed around the marketing side, with some valuable suggestions offered in terms of home based business, and relating to bundling the City's incentives alongside senior government programs as a complete package. The importance of supporting those employers who evolve from home to office was emphasized. The importance of targeting incentives on developments with higher densities was also shared. A comment was made that Maple Ridge needs to be known for being business friendly, and the responsibility for creating this perception falls not just to the City, but to all of the business groups and Council.

**e) Interdepartmental Implications:**

Staff in the development services area will play a key role in educating developers and determining eligibility. Information Technology staff will be required to alter our systems to apply the incentives to qualifying permits. Sustainability and Corporate Planning, in cooperation with Finance, will administer the incentive program, meeting legislative requirements for: developing agreements with property owners; giving public notice; and working with BC Assessment on establishing market change and applying exemptions accordingly. Strategic Economic Initiatives will be required to work with the Downtown Maple Ridge Business Improvement District to determine whether to extend the façade program or to apply the funding to another use.

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

Council previously set aside a sum of money to fund the Town Centre Investment Incentive Program. After covering off future tax exemptions for the remaining years of the existing program, there is \$350,000 remaining. On top of that, it is recommended that this amount be topped up with an additional \$650,000 to cover the upfront incentives that offset Development Cost Charges.

Increased building permit fees generated as a result of the incentive program deliver extra revenue, helping to offset the discounts offered, for those projects which would not have occurred otherwise. There are costs associated with delivering the services, which may not be fully covered off with the incentive discounts, potentially resulting in a budget shortfall.

A direct financial contribution to the Downtown Maple Ridge Business Improvement Association is proposed of \$25,000 for each of 2015 and 2016, making this six consecutive years of funding.

The five-year financial plan includes revenue projections resulting from growth in the tax base in the form of property tax revenue. If a project occurs that makes up a portion of this anticipated growth but results in a reduced amount of revenue due to this program, the result may be a budget shortfall. The underlying premise of the incentive program is the City will forgo revenue for a period of time, with the intent that future revenues as a result of stimulated growth and density will provide a net financial benefit.

**g) Policy Implications:**

There are no direct policy implications, other than the enabling regulations that will be coming forward to enable the program. A change in practice will be required, such that when an application is made for development that meets the intent of this incentive program, but on lands not currently identified on the maps attached to this report, that consideration for inclusion in the incentive program will occur at the same time as the Official Community Plan amendment and/or rezoning. It would be the intent that, since the amendments would result in the land being similar in eligibility as those lands currently identified in the attached maps, that Council would extend the incentive program to these lands as well.

**h) Alternatives:**

We know that residential growth will come, so attracting industrial and commercial growth and high-value local jobs alongside this growth, and potentially improving the tax base ratio, has been a long-standing goal. The City is not compelled to offer incentives to encourage development of its employment lands. One alternative is to sit back and wait. Other alternatives exist among the details of the proposed incentive program; Council may wish to discuss the merits of adjusting the limits or the timelines or the funding levels.

## CONCLUSIONS:

A multi-pronged approach will be necessary to create the environment necessary to attract more high-value jobs to Maple Ridge, and to position the City for growth and prosperity. Likewise, no one-size-fits-all incentive program will serve all areas and business types. An incentive program has been in place in the Town Centre since 2010, bringing residential density and new businesses, and supporting the revitalization of existing properties. This report puts forward enabling regulations and bylaws to extend incentives for commercial development and renovations in the Town Center for an additional two years, and for the next phase of incentives, focusing on the employment lands identified in the Commercial and Industrial Strategy.

“Original signed by Laura Benson”

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*Prepared by:* Laura Benson, CPA, CMA  
Manager of Sustainability and Corporate Planning

“Original signed by Frank Quinn”

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*Approved by:* Frank Quinn, MBC, P. Eng  
General Manager: Public Works and Development Services

“Original signed by Paul Gill”

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

“Original signed by Jim Rule”

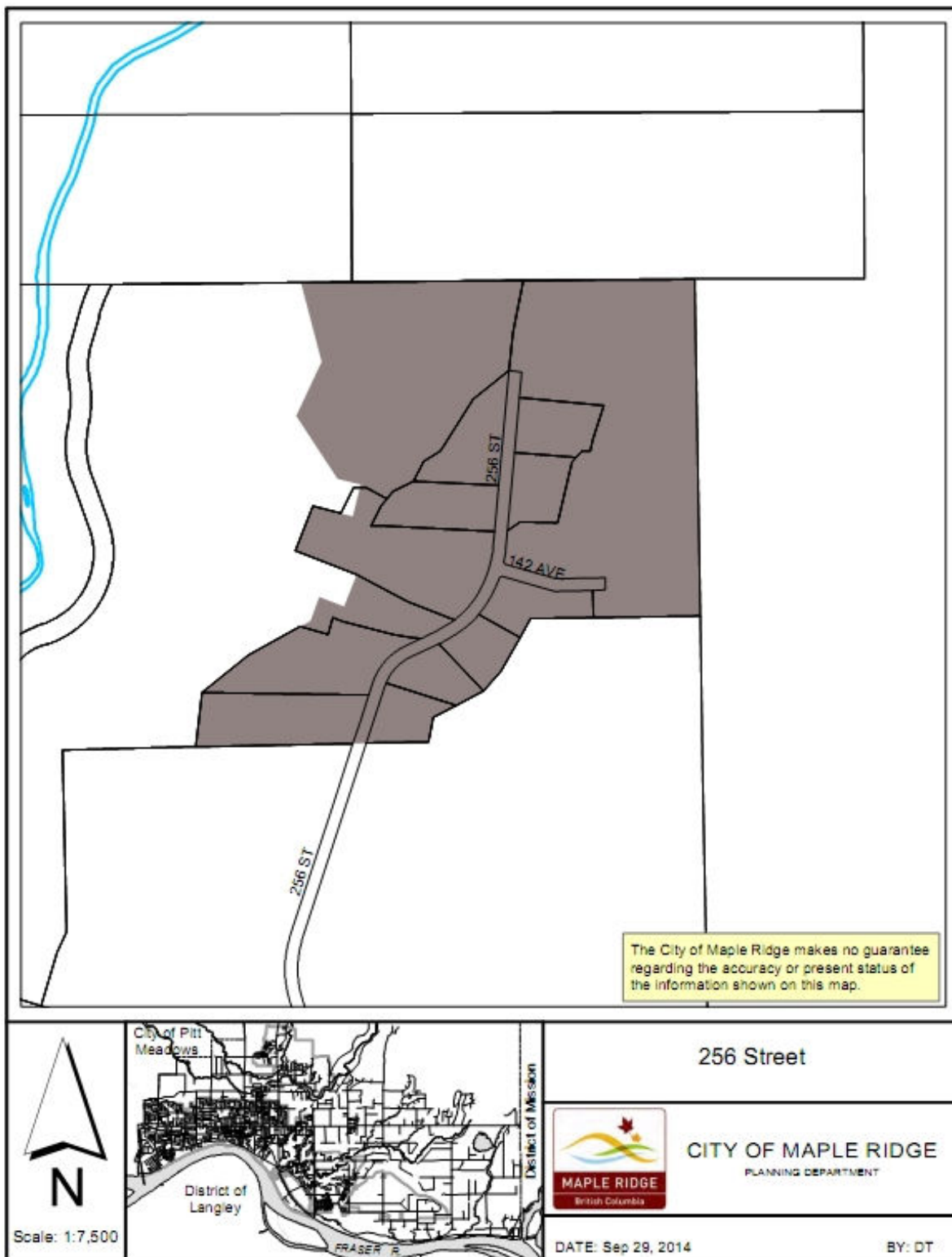
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*Concurrence:* **J.L. (Jim) Rule**  
**Chief Administrative Officer**

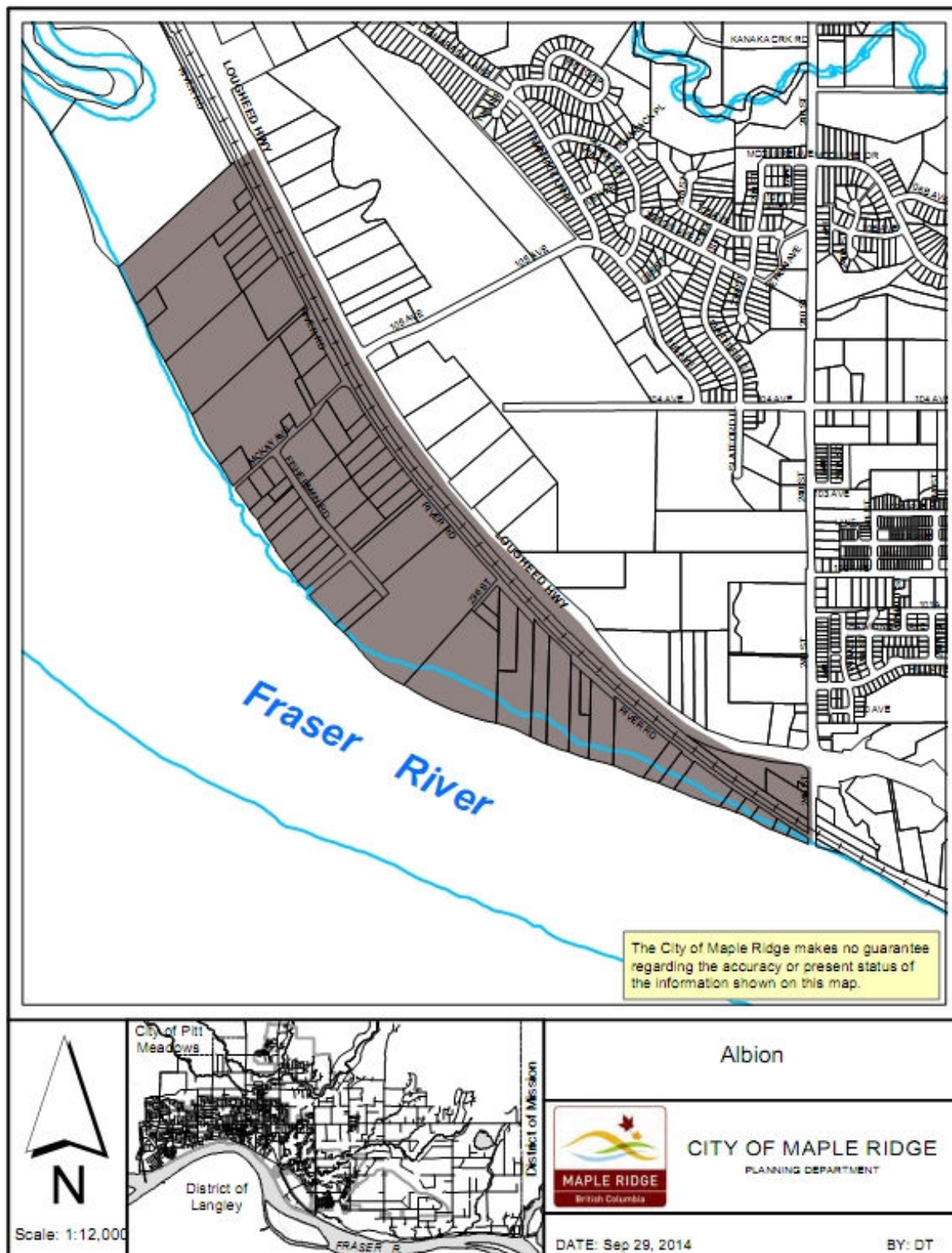
### Attachments:

- Schedule A - Employment Land Investment Incentive Area - 256 Street
- Schedule B - Employment Land Investment Incentive Area - Albion Industrial Area
- Schedule C - Employment Land Investment Incentive Area - Kanaka Business Park
- Schedule D - Employment Land Investment Incentive Area - Loughheed East
- Schedule E - Employment Land Investment Incentive Area - Maple Meadows
- Schedule F - Permitted principal uses in the Zoning Bylaw for Industrial Zones
- Schedule G - Employment Land Investment Incentive Program-at-a-Glance
- Schedule H - Town Centre Investment Incentive (TCIIP2014) Program-at-a-Glance
- Schedule I - Maple Ridge Revitalization Tax Exemption Employment Lands Investment Incentive Program Bylaw 7112-2014
- Schedule J - Maple Ridge Revitalization Tax Exemption Program Amending Bylaw 7109-2014
- Schedule K - Maple Ridge Off-Street Parking and Loading Amending Bylaw No. 7110-2014

Schedule A: Employment Land Investment Incentive Area – 256 St

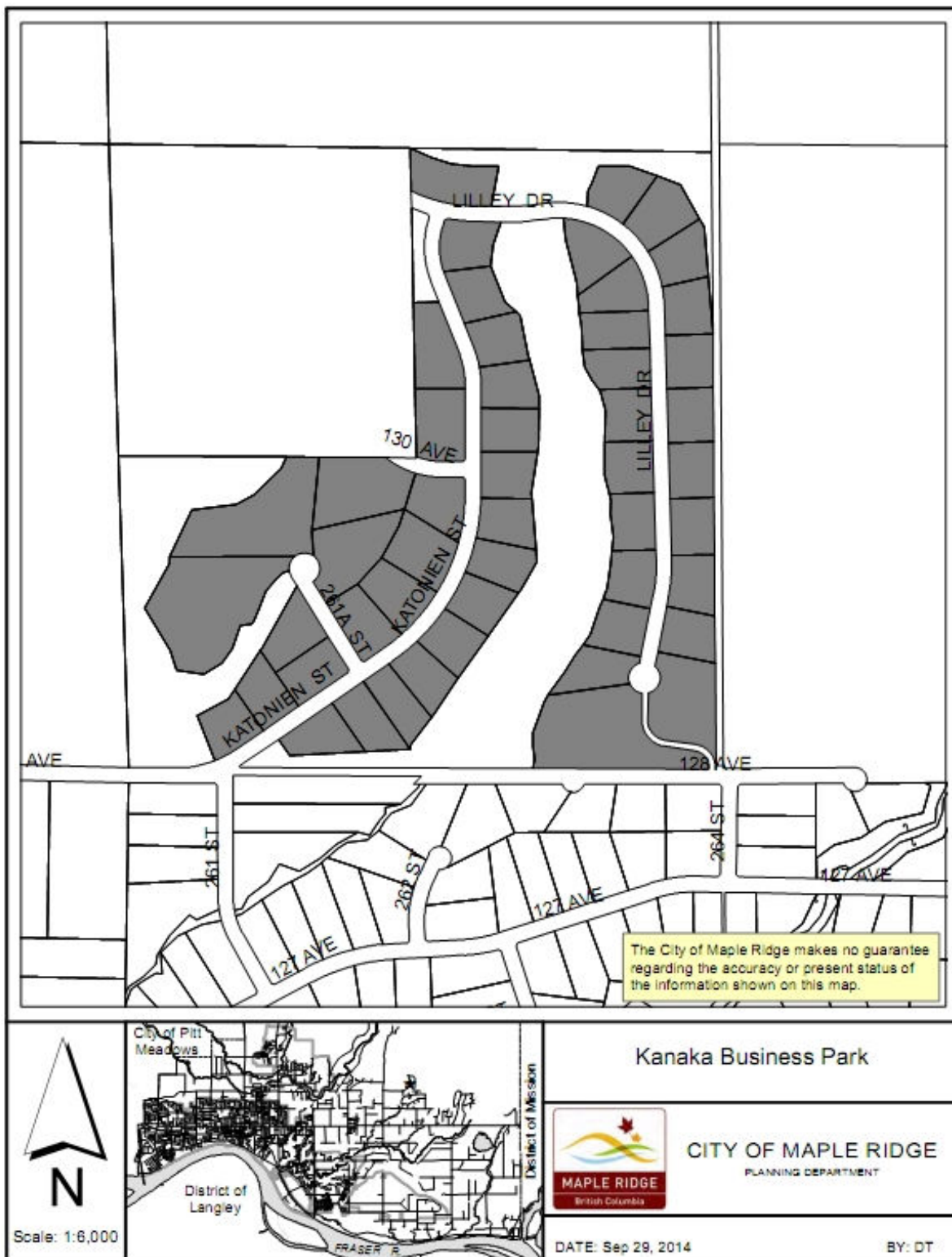


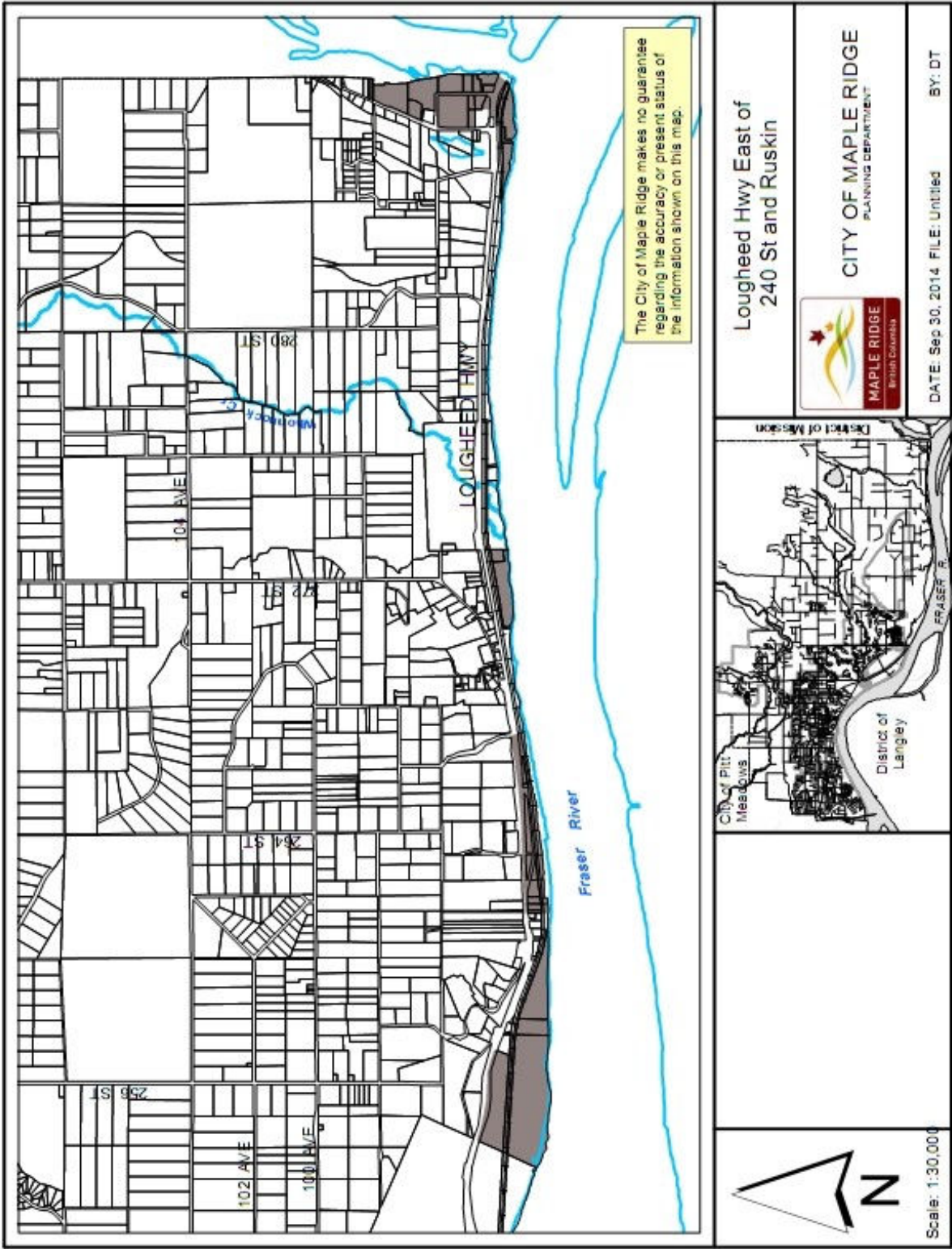
Schedule B: Employment Land Investment Incentive Area –Albion Industrial Area





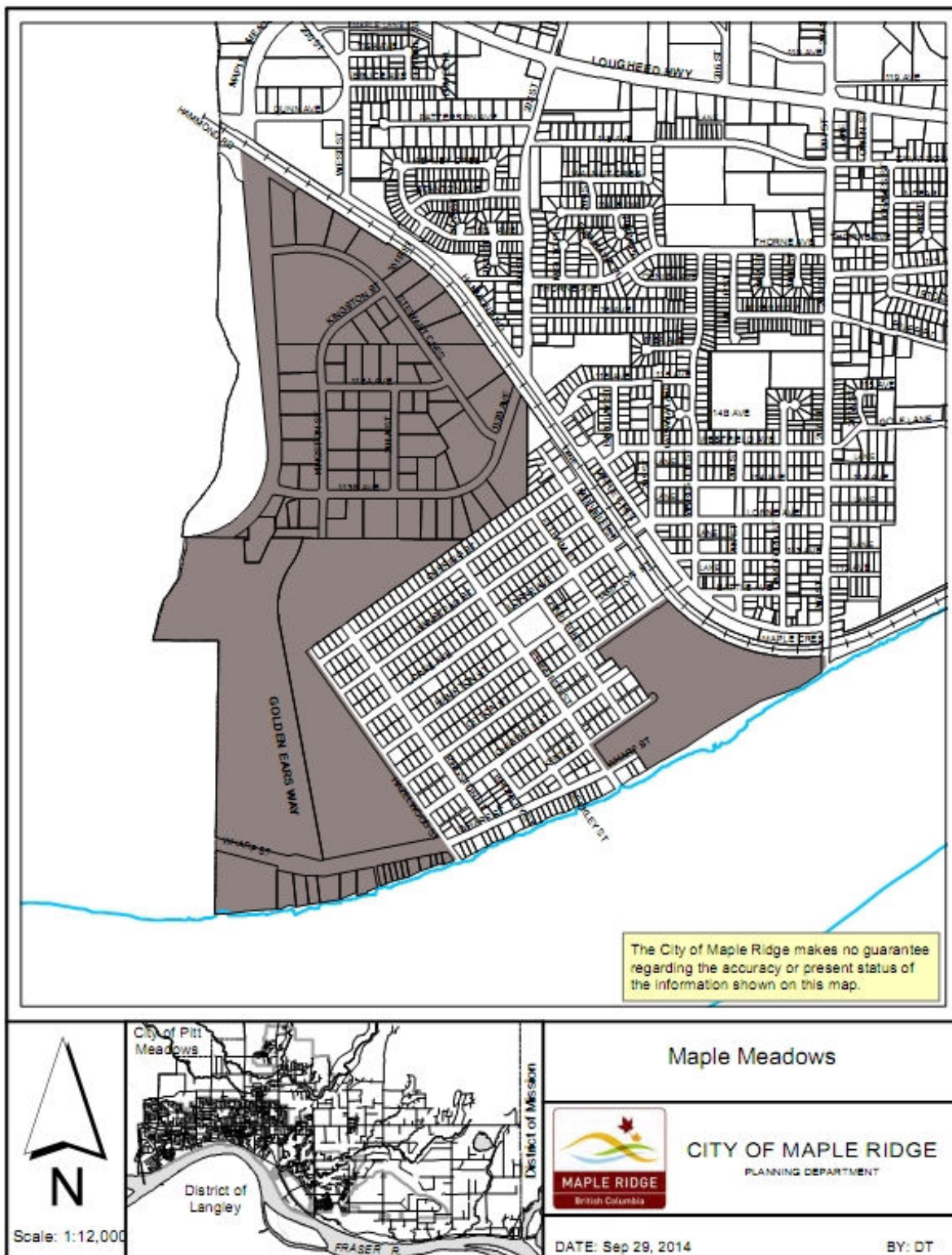
Schedule C: Employment Land Investment Incentive Area – Kanaka Business Park







Schedule E: Employment Land Investment Incentive Area – Maple Meadows



Schedule F: Permitted Principal Uses in the Zoning Bylaw for Industrial Zones  
(see report for list of uses *ineligible* for the incentive program)

**M-1 Service Industrial**

- Light Industrial use not including industrial repair services and vehicle and equipment repair services
- Industrial Trade Schools
- Non-medical testing laboratories
- Mini-warehouse use

**M-2 General Industrial**

- Industrial use not including:
  - i) asphalt, rubber and tar production and products manufacturing;
  - ii) hydrocarbon refining and bulk storage;
  - iii) chemical plants;
  - iv) stockyards and abattoirs;
  - v) septic tank services;
  - vi) waste reduction plants; and
  - vii) extraction industrial use.
- Waste transfer stations
- Industrial repair services
- Industrial trade schools
- Retail sale and rental of industrial vehicles, trailers, and heavy equipment
- One restaurant per lot limited to 200m2 gross floor area

**M-3 Business Park Zone**

- Industrial use not including:
  - i) wrecking, salvaging and storing of wrecked or salvaged goods, materials or things;
  - ii) concrete and cement plants and product manufacturing;
  - iii) asphalt, rubber and tar production and products manufacturing;
  - iv) sawmills, shakemills and pulp mills;
  - v) hydrocarbon refining and bulk storage;
  - vi) chemical plants;
  - vii) stockyards and abattoirs;
  - viii) septic tank services;
  - ix) waste reduction and transfer plants; and
  - x) unenclosed storage.
- Non-medical testing laboratories
- Recreational or instructional facilities limited to industrial trade schools, dance schools, fitness centres and gymnastic schools

**...M-3 continued**

- Vehicle and equipment repair services and industrial repair services
- Auction marts
- Sale or rental of industrial vehicles, heavy equipment, and trailers
- Warehouses and Mini-warehouse use
- Parking of unoccupied commercial and recreational vehicles
- Indoor commercial recreation uses
- Restaurants excluding drive-through uses
- Child care centre
- Light industrial use including the wholesale and retail sales of products manufactured or assembled on the lot or as part of the wholesale or retail warehouse operations
- Office use related to construction, industrial, high technology and utility companies and government
- Liquor primary use, specific to the following site:
  - Lot 4, DL 405, Group 1, NWD, Plan 7324, 23840 River Road"

**M-4 Extraction Industrial**

- Extraction industrial

**M-5 High Impact Industrial**

- Extraction industrial
- Industrial use limited to:
  - i) concrete and cement plants and product manufacturing;
  - ii) asphalt, rubber and tar production and products manufacturing;
  - iii) wrecking and salvaging of goods, materials or things;
  - iv) sawmills, shakemills and pulp mills;
  - v) hydrocarbon refining and storage;
  - vi) chemical plants;
  - vii) stockyards and abattoirs;
  - viii) septic tank services;
  - ix) waste reduction plants;
  - x) waste transfer site; and
  - xi) unenclosed storage.

## Schedule G: Employment Land Investment Incentive Program-at-a-Glance

Criteria: <sup>1</sup>	Eligible Project		Green Project <sup>4</sup>	
Building permit must be issued by Friday, December 28, 2018	New Construction or Renovation ≥ \$250,000		New Construction or Renovation ≥ \$250,000	
See Map	Employment Lands		Employment Lands	
Incentive Package <sup>1</sup>				
Partnering Incentive <sup>2</sup>	50% of DCCs to a max. of \$50,000		50% of DCCs to a max. of \$75,000	
Property Tax Exemptions <sup>3</sup>	Year 1	100%	Year 1	100%
	Year 2	80%	Year 2	90%
	Year 3	60%	Year 3	80%
	Year 4	40%	Year 4	70%
	Year 5	20%	Year 5	60%
	Year 6	0%	Year 6	50%
			Year 7	40%
			Year 8	30%
			Year 9	20%
			Year 10	10%
			Year 11	0%
Building Permit Fee Discount <sup>5</sup>	Renovations: 50% plus additional \$1,200 New building: 50% plus additional \$6,000		Renovations: 50% plus additional \$1,200 New building: 50% plus additional \$6,000	
Brownfield Support - potential grants	Yes		Yes	

1. Must also comply with all land use regulations; may require development variance applications; if a conflict exists between existing bylaws/regulations and this Program, the former will prevail.
2. Fulfilment of agreed-upon Town Centre goals and objectives, to be negotiated on a project-by-project basis.
3. Property tax exemption from general municipal tax portion, on non-market change in assessed value.
4. Enhanced level of incentives available for projects achieving LEED-Silver or better certification, or for those choosing energy that does not consume non-renewable resources, and is not provided by BC Hydro, including solar, wind, water, geothermal, and biomass.
5. Building permit discount not to exceed total building permit fee.

## Schedule H - Town Centre Investment Incentive (TCIIP2014) Program-at-a-Glance

Criteria: <sup>1</sup>	Mixed-Use Buildings <sup>2</sup>	Commercial	Commercial	Site Prep	Façade Improvements
Building permit must be issued by Friday, December 30, 2016	New Construction: (min. value of commercial portion \$1M)	New Construction: ≥\$1,000,000	Renovation: ≥\$20,000	On Council approval	Renovation to commercial façade ≥\$10,000
Incentive Package <sup>1</sup>					
Partnering Incentive <sup>3</sup>	25% of DCCs to a max. of \$25,000 (or \$37,500 <sup>5</sup> )	25% of DCCs to a max. of \$25,000 (or \$37,500 <sup>5</sup> )	n/a	n/a	n/a
Property Tax Exemption <sup>4</sup>	3 years	3 years	3 years (on renovation portion) <sup>2</sup> Min. \$100,000	3 years	3 years (on renovation portion) <sup>2</sup> Min. \$100,000
Additional Property Tax Exemption ("Green" Requirement) <sup>5</sup>	Additional 3 years	Additional 3 years	Additional 3 years	n/a	n/a
Building Permit Fee Discount <sup>6</sup>	50% plus additional \$6,000	50% plus additional \$6,000	50% plus additional \$1,200	50%	50%
Reduced Parking Standards	Sub Area 1 only	Sub Area 1 only	n/a	n/a	n/a
Brownfield Support - potential grants	Yes	Yes	n/a	Yes	n/a
Building Height Flexibility	Yes	Yes	Yes	n/a	n/a
Comprehensive Development Permit Guidelines	Yes	Yes	Yes	n/a	Yes <sup>7</sup>
Façade Improvement Program	n/a	n/a	n/a	n/a	\$25,000 + DMRBIA contribution

1. Must also comply with all land use regulations; may require development variance applications; if a conflict exists between existing bylaws/regulations and this Program, the former will prevail.

2. Incentives will be calculated on commercial floor space area only.

3. Fulfilment of agreed-upon Town Centre goals and objectives, to be negotiated on a project-by-project basis.

4. Property tax exemption from general municipal tax portion, on non-market change in assessed value.

5. Enhanced level of incentives available for projects achieving LEED-Silver or better certification, or for those choosing energy that does not consume non-renewable resources, and is not provided by BC Hydro, including solar, wind, water, geothermal, and biomass.

6. Building permit discount not to exceed total building permit fee.

7. Development permit required for alterations ≥\$25,000 if not consistent with DP guidelines

**CITY OF MAPLE RIDGE**

**BYLAW NO. 7112 - 2014**

A Bylaw to Establish a Revitalization Tax Exemption Program

---

**WHEREAS** Council may, by bylaw, establish a revitalization tax exemption program to encourage various types of revitalization to achieve a range of economic, social and environmental objectives, pursuant to the *Community Charter*;

**AND WHEREAS** Council has given notice of the proposed Bylaw in accordance with the *Community Charter*;

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

**PART 1 CITATION**

- 1.1 This Bylaw may be cited as "Maple Ridge Revitalization Tax Exemption Employment Land Investment Incentive Program Bylaw No. 7112 - 2014".

**PART 2 SEVERABILITY**

- 2.1 If any part, section, subsection, clause, or sub clause of this Bylaw is, for any reason, held to be invalid by the decision of a Court of competent jurisdiction, such decision does not affect the validity or the remaining portions of this Bylaw.

**PART 3 DEFINITIONS**

- 3.1 In this Bylaw:

“**Building Permit**” means a City of Maple Ridge Building Permit;

“**Building Permit Value**” means the construction value as stated on a printed Building Permit;

“**Council**” means the municipal Council of the City of Maple Ridge;

“**ELIIP**” means Employment Land Investment Incentive Program pursuant to this Bylaw;

“**Green Project**” means a project achieving LEED® Silver, Gold or Platinum certification, or a project that uses energy from renewable resources for 51% or more of its total energy consumption for the ongoing operation of the building, and is not provided by BC Hydro. The intent is to support the use of alternative, renewable energy sources. Examples include solar, wind, water, geothermal, and biomass. Other certification programs in building performance achievement may also be considered eligible provided that the program(s) receive prior approval through a Revitalization Tax Exemption agreement;

“**Lot**” means a parcel of land registered in the Land Registry Office;

**“Municipal Property Tax”** means the property taxes Council has imposed pursuant to Schedule A of the Maple Ridge Tax Rates Bylaw, and does not include any other property taxes;

**“Non-Market Change”** means the change as determined by BC Assessment under the Assessment Act, to a lot’s assessed value as a result of the Project;

**“Owner”** means a person registered in the Land Title and Survey Authority’s records as owner of land or of a charge on land, whether entitled to it in the person's own right or in a representative capacity or otherwise, and includes a registered owner;

**“Program”** means the program established by Maple Ridge Revitalization Tax Exemption Employment Land Investment Incentive Program Bylaw No.7112 - 2014;

**“Project”** means a project as outlined in Part 6 of this Bylaw, and does not include any construction that is outside the scope of this Bylaw;

**“Tax Exemption”** means a Revitalization Tax Exemption pursuant to this Bylaw.

#### **PART 4                    ESTABLISHMENT OF EMPLOYMENT LAND INVESTMENT INCENTIVE PROGRAM AREAS, AND A REVITALIZATION TAX EXEMPTION PROGRAM**

4.1     Pursuant to the *Community Charter*, there is hereby established the Employment Land Investment Incentive Program (**ELIIP**) Areas, as outlined on Appendices “B” through “F”, which are attached to and form part of this Bylaw. The Appendices, listed below, are representative of the Employment Land Investment Incentive Program Areas; if there is any discrepancy, the official version shall prevail.

- i.     Appendix B: 256 Street
- ii.    Appendix C: Albion Industrial Area
- iii.   Appendix D: Kanaka Business Park
- iv.    Appendix E: Lougheed East
- v.     Appendix F: Maple Meadows

4.2     Pursuant to the *Community Charter*, there is hereby established a Revitalization Tax Exemption Program for the **ELIIP** Areas, providing a Revitalization Tax Exemption for **Lots** with **Projects** meeting **Program** requirements.

#### **PART 5                    PROGRAM REASONS, OBJECTIVES AND PRINCIPLES**

5.1     The Employment Land Investment Incentive Program has been established to encourage accelerated private sector investment on employment lands to help implement the Commercial & Industrial Strategy updated August 2014, prepared for the City of Maple Ridge by: G.P. Rollo & Associates. Revitalization Tax Exemptions are one element of that program.

- 5.2 A Revitalization Tax Exemption is established under this Bylaw to:
- a. Improve the ratio of jobs to housing;
  - b. Expand employment opportunities for citizens;
  - c. Attract investment to create a strong local economy;
  - d. Diversify the tax base;
  - e. Improve the industrial to residential property tax ratio;
  - f. Encourage the use of environmentally sustainable building construction methods and materials; and,
  - g. Encourage energy efficiency and alternative technologies.
- 5.3 When considering applications for inclusion under this program, the following principles will be considered;
- i. Bricks and mortar (property value) contributes to the City's revenue stream;
  - ii. Industrial land should be retained for industrial uses;
  - iii. Focus on attracting high value jobs and high job densities;
  - iv. Focus on businesses not driven by population growth - "retail follows rooftops";
  - v. Time limited programs provide momentum;
  - vi. Incentives shouldn't draw businesses away from the Town Centre;
  - vii. The Town Centre commercial sector needs continued support; and,
  - viii. A multi-pronged approach is needed; incentives alone are not the answer.

## **PART 6 ELIGIBLE PROJECTS**

- 6.1 The **Project** must be situated on a **Lot** identified as an Employment Land Investment Incentive Program Area, outlined on Appendices B, C, D, E, and F, which are attached to and form part of this Bylaw.
- 6.2 The **Project** must be of an industrial use as defined in the Maple Ridge Zoning Bylaw, except for the ineligible uses outlined on Appendix A, which is attached to and forms part of this Bylaw.
- 6.3 A **Building Permit** must have an issue date of not before Friday, January 2, 2015, and not after Friday, December 28, 2018, to qualify.
- 6.4 The **Project** must meet all **Program** criteria and comply with all applicable land use and other City of Maple Ridge regulations.
- 6.5 The **Project** must have a **Building Permit Value** greater than or equal to \$250,000.

## **PART 7            TAX EXEMPTION**

- 7.1      The terms and conditions upon which a Revitalization Tax Exemption Certificate may be issued are as set out in this Bylaw, the Revitalization Tax Exemption Agreement and the Revitalization Tax Exemption Certificate.
- 7.2      A Revitalization Tax Exemption Certificate shall apply to a **Lot** after the following conditions are met:
- a.        The **Owner** of the **Lot** has met all applicable provisions of this Bylaw;
  - b.        The **Owner** of the **Lot** has entered into a Revitalization Tax Exemption Agreement with the City of Maple Ridge;
  - c.        The **Owner** of the **Lot** has met all terms and conditions as set out in the Revitalization Tax Exemption Agreement; and,
  - d.        The **Owner** has applied for a Revitalization Tax Exemption Certificate and a Revitalization Tax Exemption Certificate has been issued for the **Lot**.
- 7.3      For **Projects** not meeting the definition of a **Green Project**, a **Tax Exemption** from **Municipal Property Tax** will be granted on the amount of **Non-Market Change** where all the conditions as stated in Part 7 of this Bylaw have been met. The **Tax Exemption** will apply for the duration and portions, as follows:
- i.            Year 1: 100%;
  - ii.          Year 2: 80%;
  - iii.         Year 3: 60%;
  - iv.          Year 4: 40%;
  - v.            Year 5: 20%;
  - vi.          Year 6 and subsequent years: 0%.
- 7.4      For **Green Projects**, a **Tax Exemption** from **Municipal Property Tax** will be granted on the amount of **Non-Market Change** where all the conditions as stated in Part 7 of this Bylaw have been met. The **Tax Exemption** will apply for the duration and portions, as follows:
- i.            Year 1: 100%;
  - ii.          Year 2: 90%;
  - iii.         Year 3: 80%;
  - iv.          Year 4: 70%;
  - v.            Year 5: 60%;
  - vi.          Year 6: 50%;
  - vii.         Year 7: 40%;
  - viii.        Year 8: 30%;



- ix. Year 9: 20%;
- x. Year 10: 10%;
- xi. Year 11 and subsequent years: 0%.

7.5 For a **Tax Exemption** to commence in a given year, an **Owner** must submit an Application for a Revitalization Tax Exemption Certificate to the City of Maple Ridge by the last business day in September of the preceding year.

7.6 A Revitalization Tax Exemption Program Certificate may be revoked by **Council** by means of any of the following infractions:

- a. The **Owner** breaches any covenant, condition or obligation as set out in the Revitalization Tax Exemption Agreement;
- b. The **Lot** is put to any use that is not permitted or fails to meet any of the **Project** eligibility requirements as outlined in Part 6 of this Bylaw;
- c. The **Lot** is put to use as one of the ineligible uses outlined on Appendix A, which is attached to and forms part of this Bylaw;
- d. The **Owner** breaches:
  - i. Any enactments, laws, statutes, regulations and orders by any authority having jurisdiction, including bylaws of the City of Maple Ridge;
  - ii. Any federal, provincial, municipal, and environmental licences, permits and approvals.

7.7 For a Revitalization Tax Exemption Program Certificate that is revoked due to the infractions noted in Part 7, Section 7.6 of this Bylaw, the City of Maple Ridge may recapture the value of the **Tax Exemption** provided on the **Lot**, for the current and any previous taxation years to which the Revitalization Tax Exemption Program Certificate applies, back to the date when the infraction first occurred. Failure on the part of the **Owner** to remit the recaptured amount within thirty (30) days will result in the amount being placed on the general property tax bill for the **Lot**.

7.8 In cases where a building is comprised of strata **Lot** units, a **Tax Exemption** will be apportioned proportionate to the assessed value for each unit as determined by BC Assessment.

**READ** a first time this    day of    , 2014.

**READ** a second time this    day of    , 2014.

**READ** a third time this    day of    , 2014.

**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

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**PRESIDING MEMBER**

---

**CORPORATE OFFICER**

Attachments:

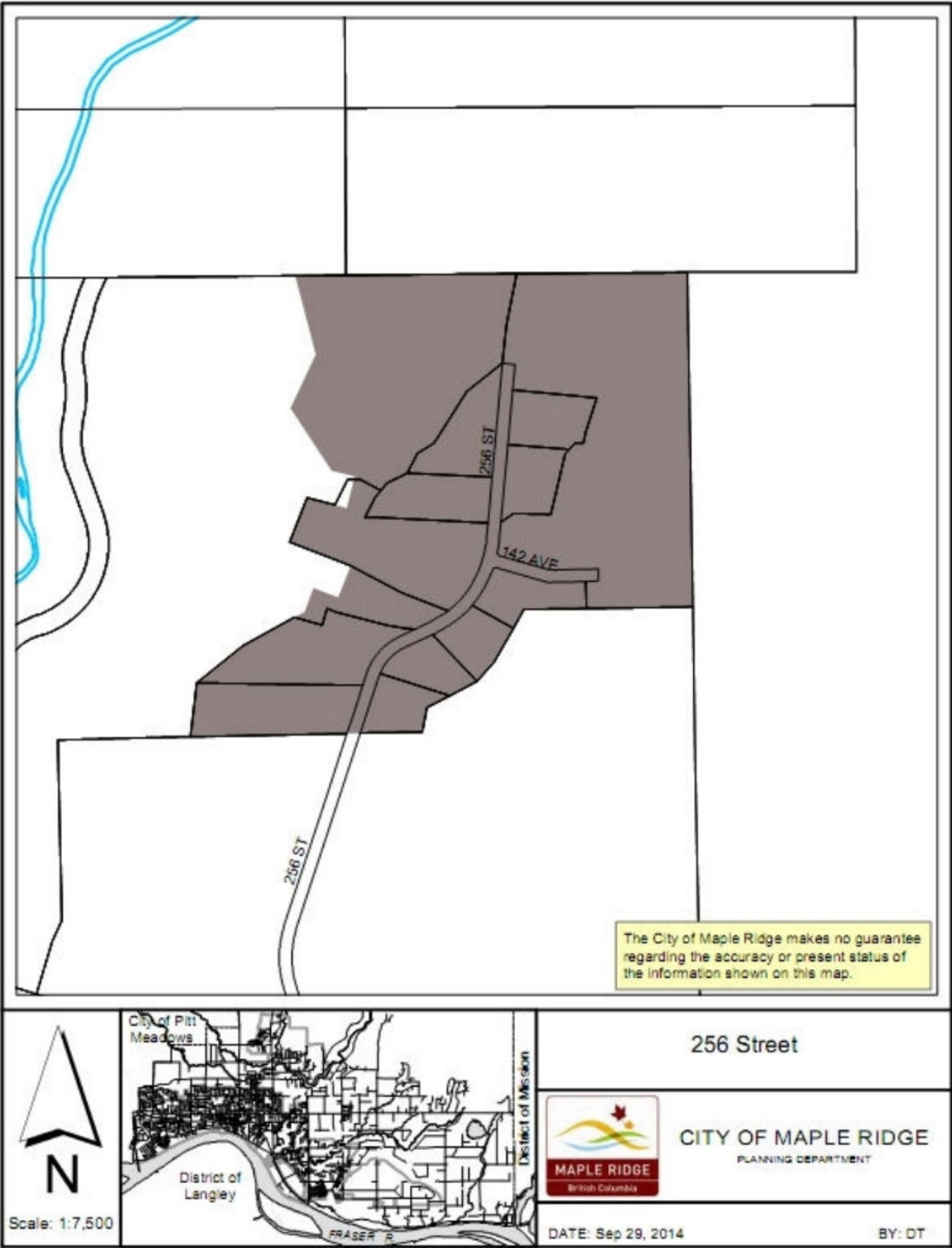
- Appendix A – Employment Land Investment Incentive Program - Ineligible Uses
- Appendix B – Employment Land Investment Incentive Program Area - 256 Street
- Appendix C – Employment Land Investment Incentive Program Area - Albion Industrial Area
- Appendix D – Employment Land Investment Incentive Program Area - Kanaka Business Park
- Appendix E – Employment Land Investment Incentive Program Area - Loughheed East
- Appendix F – Employment Land Investment Incentive Program Area - Maple Meadows

## **Appendix A – Employment Land Investment Incentive Program - Ineligible Uses**

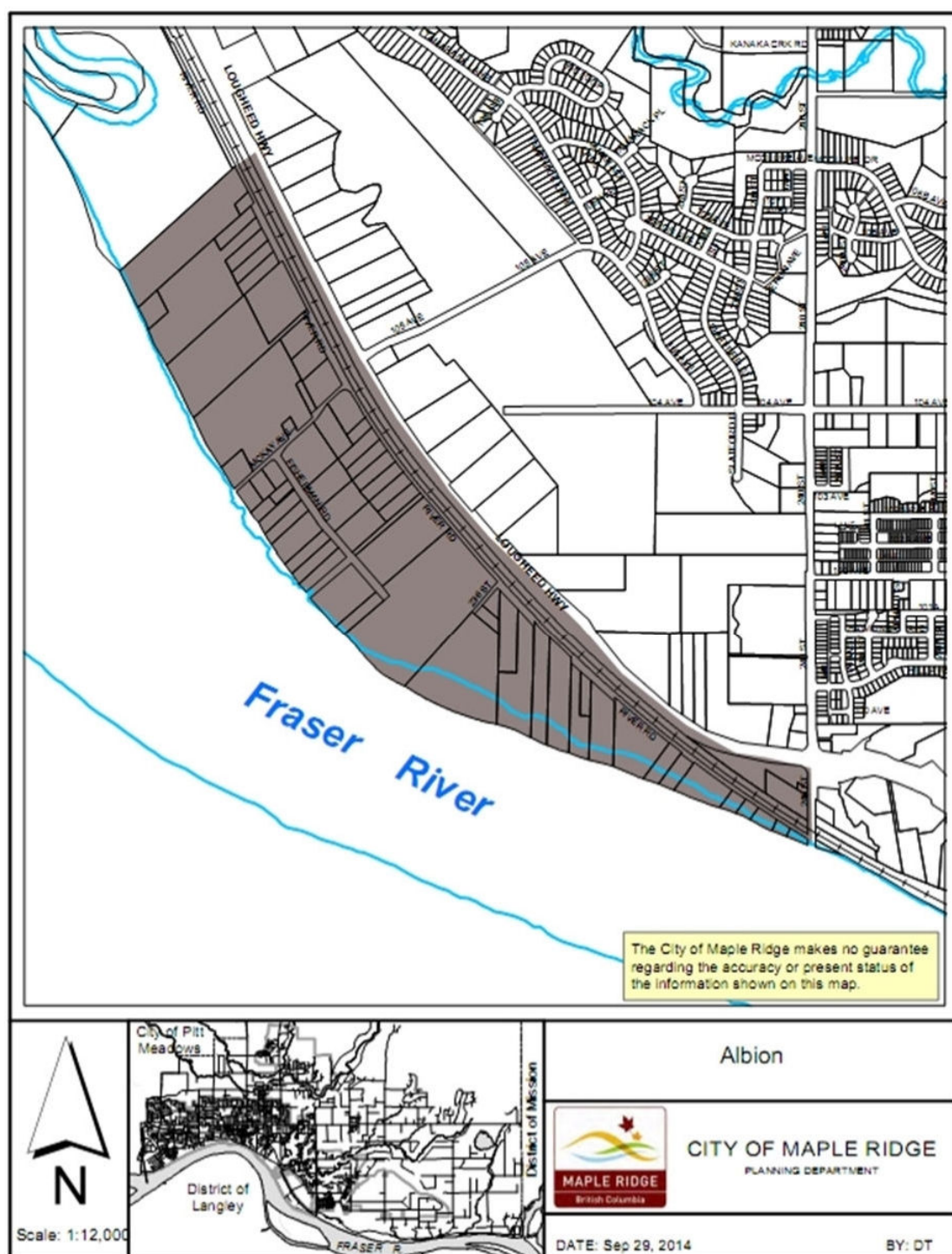
Employment Land Investment Incentive Program incentives apply to all industrial uses defined in the Maple Ridge Zoning Bylaw, except the following uses currently permitted under the industrial zones. These uses would typically have either lower job densities or lower value jobs, and therefore would not meet the objectives of the Employment Land Investment Incentive Program:

- Dance schools, fitness centres and gymnastics schools
- Auction marts
- Mini-warehouses
- Parking of unoccupied commercial and recreational vehicles
- Indoor commercial recreational uses
- Restaurants
- Childcare centres
- Retail warehouse operations (“big box”)
- Operations relating to medical marihuana

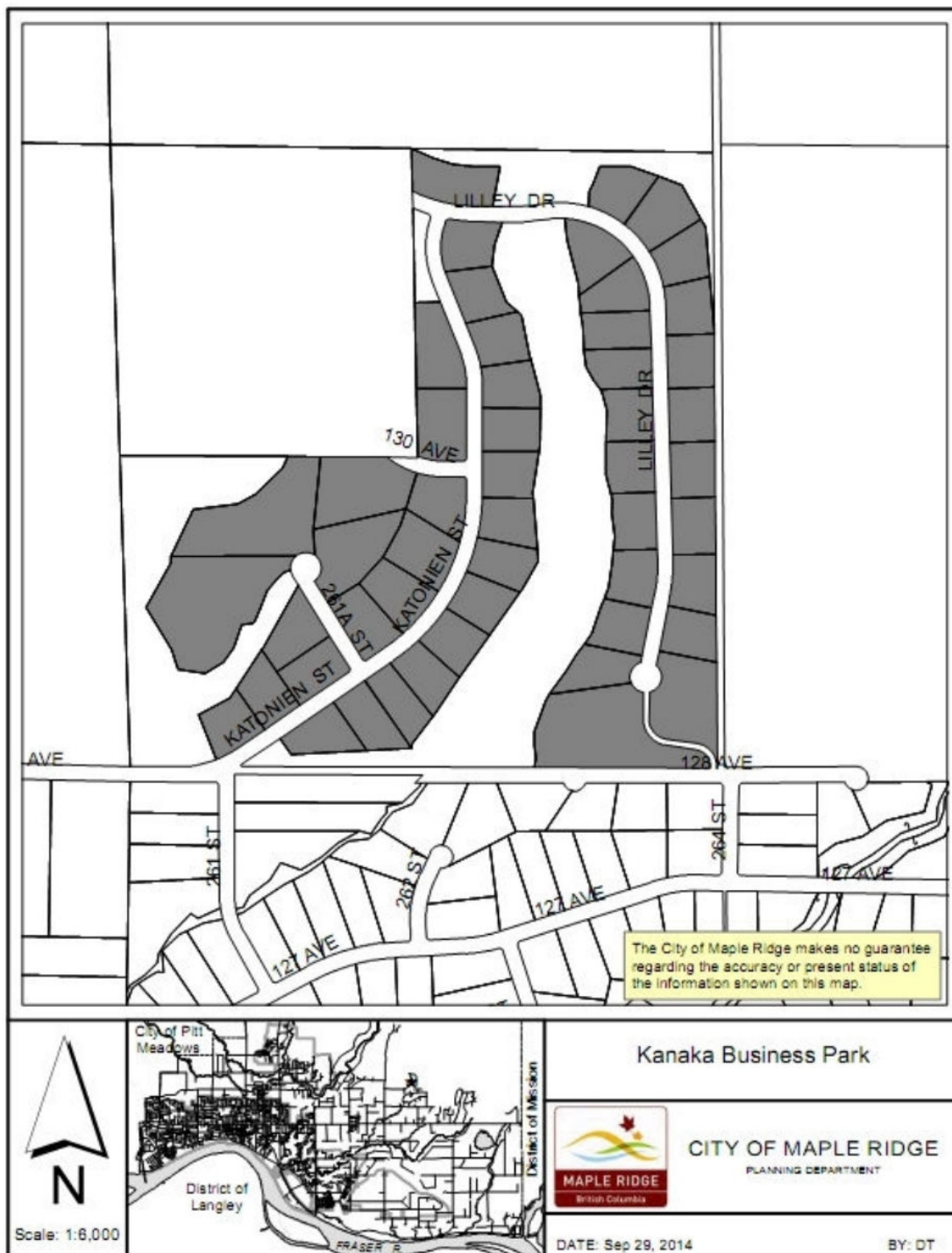
Appendix B – Employment Land Investment Incentive Program Area - 256 Street



## Appendix C – Employment Land Investment Incentive Program Area - Albion Industrial Area

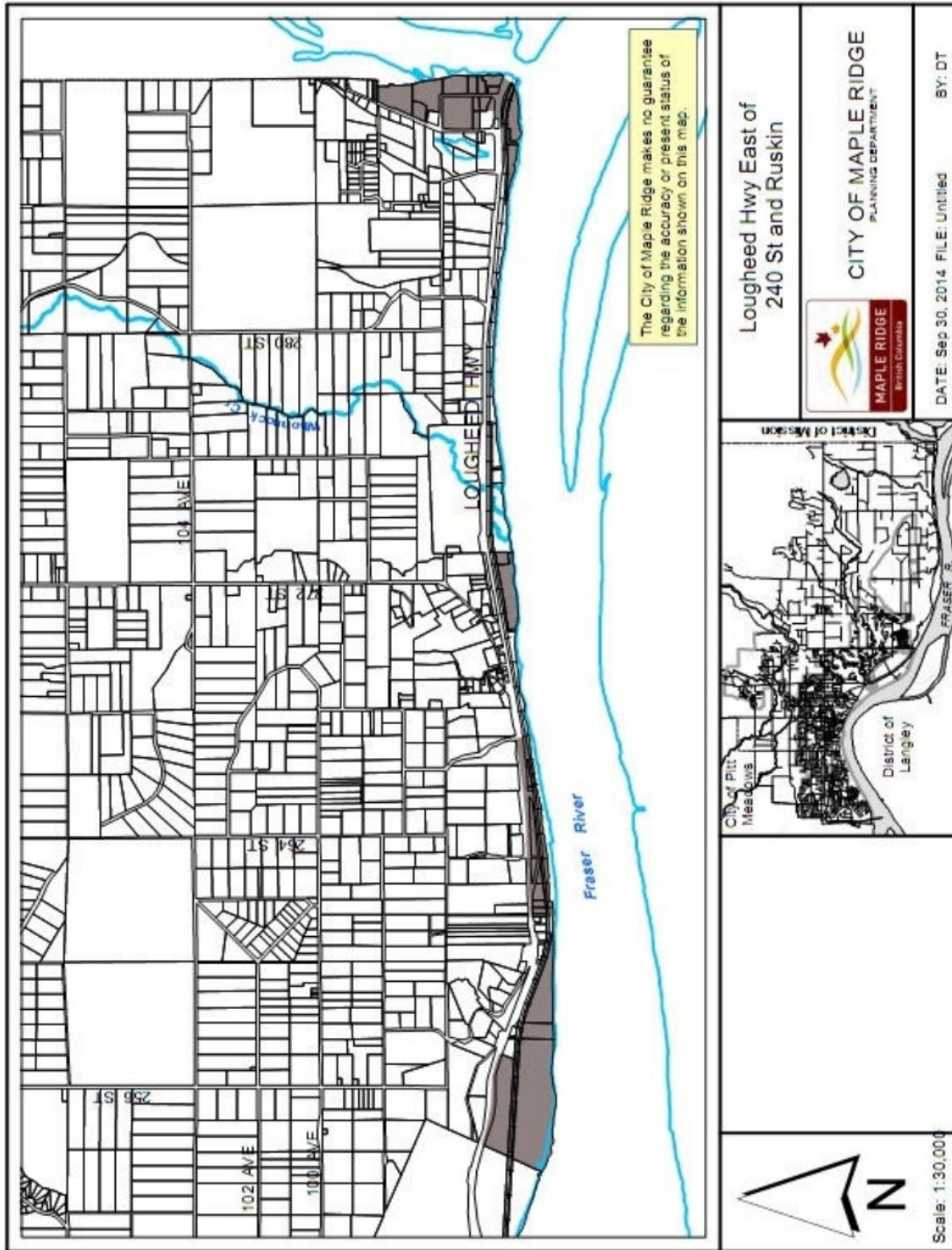


## Appendix D – Employment Land Investment Incentive Program Area - Kanaka Business Park

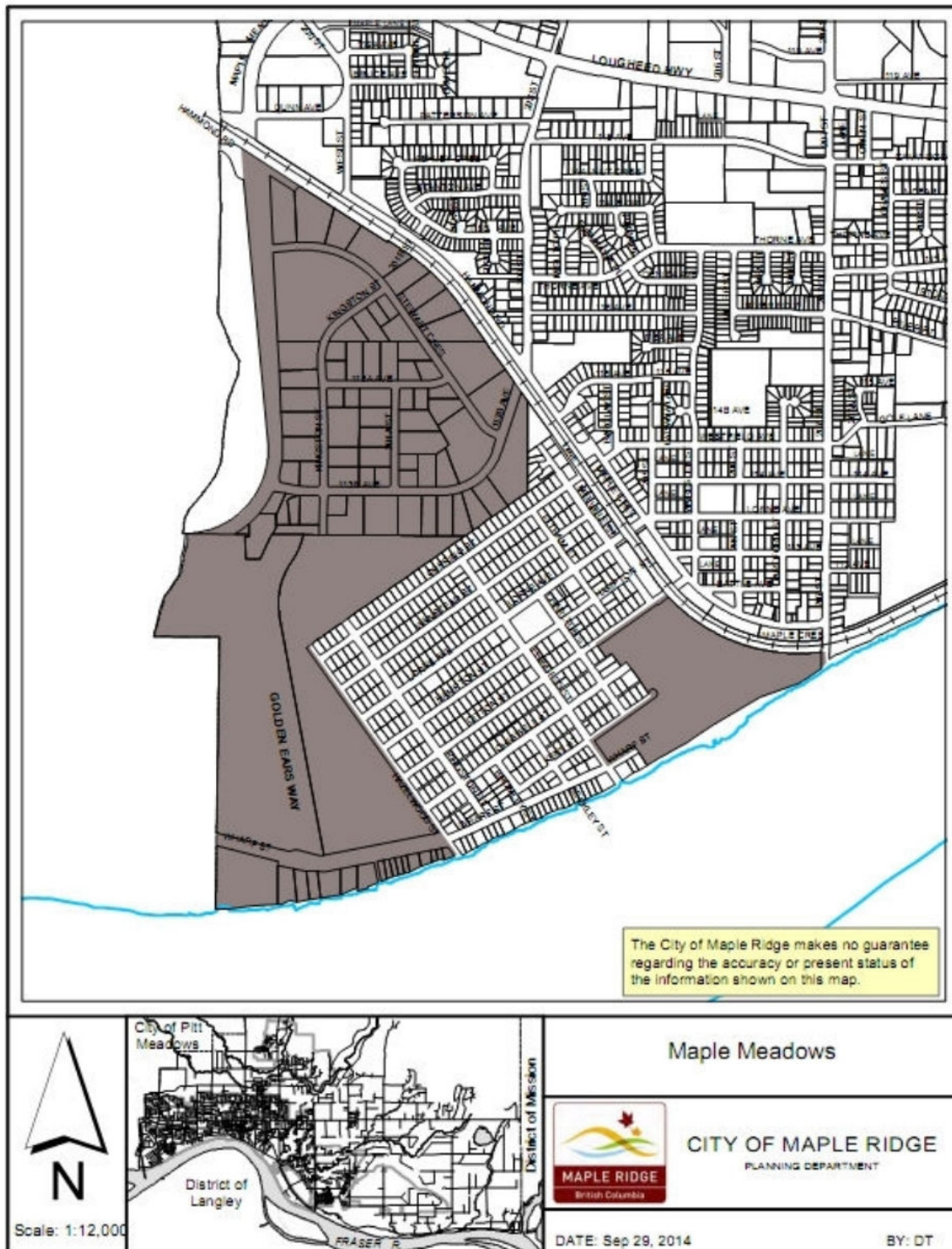




Appendix E – Employment Land Investment Incentive Program Area - Lougheed East



Appendix F – Employment Land Investment Incentive Program Area - Maple Meadows





**CITY OF MAPLE RIDGE**

**BYLAW NO. 7109 – 2014**

A Bylaw to amend Maple Ridge Revitalization Tax Exemption Program Bylaw No. 7010 - 2013

---

**WHEREAS** pursuant to provisions in the *Community Charter* Council has, by bylaw, established a revitalization tax exemption program to encourage various types of revitalization to achieve a range of economic, social and environmental objectives;

**AND WHEREAS**, Council may amend this bylaw pursuant to the *Community Charter*;

**AND WHEREAS**, for the purpose of extending the Town Centre Investment Incentive Program for a period of two years, it is deemed expedient to further amend Maple Ridge Revitalization Tax Exemption Program Bylaw No. 7010 – 2013;

**AND WHEREAS**, Council has given notice of the proposed Bylaw in accordance with the *Community Charter*;

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

1. This Bylaw may be cited as "Maple Ridge Revitalization Tax Exemption Program Exemption Amending Bylaw No. 7109 - 2014".
2. Maple Ridge Revitalization Tax Exemption Program Bylaw No. 7010 – 2013 is hereby amended accordingly:
  - a) PART 7 – ELIGIBLE PROJECTS is amended by:
    - i. Deleting Section 7.2 in its entirety and replacing it with:

7.2 A **Building Permit** must have an issue date of not before Tuesday, December 31, 2013, and not after Friday, December 30, 2016, to qualify.
    - ii. Deleting Section 7.4 a. in its entirety and replacing it with:

7.4 a. **Mixed-Use Building Construction** where the **Building Permit Value** of the **Commercial Portion** of the building is greater than or equal to \$1,000,000.

**READ** a first time this \_\_\_\_\_, 2014.

**READ** a second time this \_\_\_\_\_, 2014.

**READ** a third time this \_\_\_\_\_, 2014.

**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

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**PRESIDING MEMBER**

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**CORPORATE OFFICER**

**CITY OF MAPLE RIDGE**

**BYLAW NO. 7110-2014**

**A Bylaw to amend the Maple Ridge Off-Street Parking and Loading Bylaw 4350-1990**

---

WHEREAS, it is deemed expedient to further amend Maple Ridge Off-Street Parking and Loading Bylaw 4350-1990 as amended;

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

1. This bylaw may be cited as “Maple Ridge Off-Street Parking and Loading Amending Bylaw No. 7110-2014”.
2. **Schedule “A”, Section 10.0, Maple Ridge Town Centre Parking Standards, sub-section 10.1 Application of Town Centre Parking Standards**, item (a)(2) shall be deleted and replaced with the following:
  2. within Sub-Area 1 for a commercial use only, if the development application is received by the end of business day on:
    - a. July 15, 2016 for rezoning applications; and
    - b. September 30, 2016 for development permit applications.
3. **Schedule “A”, Section 10.0, Maple Ridge Town Centre Parking Standards, sub-section 10.1 Application of Town Centre Parking Standards**, item (b) shall be deleted and replaced with the following:
  - b) Properties located within the Town Centre Area, as shown on attached Schedule “D”, and not identified for reduced parking standards in item 10.1(a) above, are required to provide parking as identified in Sections 1.0 through 9.0 of this Schedule “A”.

**READ** a first time this \_\_\_\_\_, 2014.

**READ** a second time this \_\_\_\_\_, 2014.

**READ** a third time this \_\_\_\_\_, 2014.

**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
**PRESIDING MEMBER**

\_\_\_\_\_  
**CORPORATE OFFICER**

**CORPORATION OF THE DISTRICT OF MAPLE RIDGE**

**BYLAW NO. 7053-2014**

**A Bylaw to amend Map "A" forming part  
of Zoning Bylaw No. 3510 - 1985 as amended**

---

**WHEREAS**, it is deemed expedient to amend Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended;

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7053-2014."

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

North 126 Feet Parcel "A" (Reference Plan 13772) Lot 15 Section 22 Township 12  
New Westminster District Plan 9364;

Parcel "A" (Reference Plan 13772) Lot 15 Except: North 126 Feet, Section 22  
Township 12 New Westminster District Plan 9364;

Lot 30 Section 22 Township 12 New Westminster District Plan 24120

and outlined in heavy black line on Map No. 1606 a copy of which is attached hereto  
and forms part of this Bylaw, are hereby rezoned to RS-1 (One Family Urban  
Residential), RS-1b (One Family Urban-Medium Density Residential), and R-2 (Urban  
Residential District).

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

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

**READ** a second time the 22<sup>nd</sup> day of July, 2014.

**PUBLIC HEARING** held the 16<sup>th</sup> day of September, 2014.

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

**ADOPTED**, the            day of            , 20

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**PRESIDING MEMBER**

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**CORPORATE OFFICER**





# MAPLE RIDGE ZONE AMENDING

Bylaw No. 7053-2014

Map No. 1606

From: RS-3 (One Family Rural Residential)  
RS-2 (One Family Suburban Residential)

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

 RS-1 (One Family Urban Residential)  R-2 (Urban Residential District)



— — Urban Area Boundary



SCALE 1:2,500



## City of Maple Ridge

**TO:** His Worship Mayor Ernie Daykin  
and Members of Council  
**FROM:** Chief Administrative Officer  
**MEETING DATE:** October 14, 2014  
**FILE NO:** 2011-099-RZ  
**MEETING:** COUNCIL  
**SUBJECT:** Final Reading  
Zone Amending Bylaw No. 6884-2011  
12122 and 12130 203 Street

---

### EXECUTIVE SUMMARY:

Maple Ridge Zone Amending Bylaw No. 6884-2011 has been considered by Council and at Public Hearing and subsequently was granted third reading. The applicant has requested that final reading be granted. The purpose of the rezoning is to permit the subdivision into 16 lots, not less than 315m<sup>2</sup> (3,390 ft<sup>2</sup>).

Council granted first reading for Zone Amending Bylaw No. 6884-2011 on January 10, 2012, and second reading on January 14, 2014. This application was presented at Public Hearing on February 18, 2014, and Council granted third reading on February 25, 2014.

### RECOMMENDATION:

**That Zone Amending Bylaw No. 6884-2011 be adopted.**

### DISCUSSION:

#### a) Background Context:

The purpose of Maple Ridge Zone Amending Bylaw No. 6884-2011 is to rezone 12122 and 12130 203 Street (see Appendix A), from RS-1 (One Family Urban Residential) to R-1 (Residential District) and R-2 (Urban Residential District) (see Appendix B), to permit the future subdivision into 16 lots (see Appendix C).

Council considered this rezoning application at a Public Hearing held on February 18, 2014. On February 25, 2014 Council granted third reading to Maple Ridge Zone Amending Bylaw No. 6884-2011 with the stipulation that the following conditions be addressed:

- i. **Approval from the Ministry of Transportation and Infrastructure; and**
- ii. **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.**

The following applies to the above:

- i. Approval from the Ministry of Transportation and Infrastructure was granted on March 10, 2014; and

- ii. A geotechnical report has been registered as a Restrictive Covenant at the Land Title Office which addresses the suitability of the site for the proposed development.

**CONCLUSION:**

As the applicant has met Council's conditions, it is recommended that final reading be given to Maple Ridge Zone Amending Bylaw No. 6884-2011.

"Original signed by Michelle Baski"

***Prepared by:*** Michelle Baski, ASCT  
Planning Technician

"Original signed by Christine Carter"

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

"Original signed by Frank Quinn"

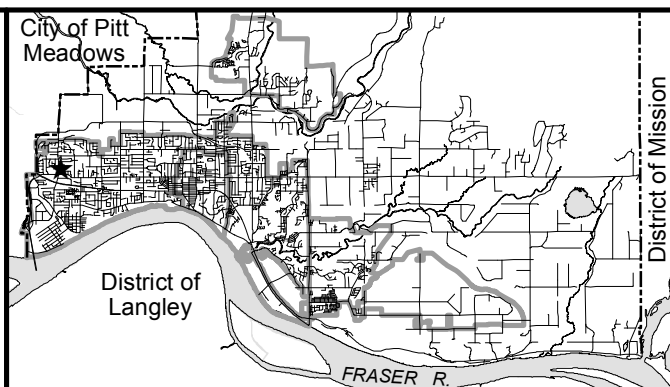
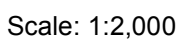
***Approved by:*** Frank Quinn, MBA, P.Eng.  
GM: Public Works & Development Services

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

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

The following appendices are attached hereto:

Appendix A – Subject Map  
Appendix B – Bylaw No. 6884-2011  
Appendix C – Subdivision Plan



CORPORATION OF  
THE DISTRICT OF  
MAPLE RIDGE  
PLANNING DEPARTMENT

DATE: Dec 19, 2013

FILE: 2011-099-RZ

BY: PC



## CORPORATION OF THE DISTRICT OF MAPLE RIDGE

### BYLAW NO. 6884-2011

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. 6884-2011."

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

Lot 44 District Lot 241 Group 1 New Westminster District Plan 41572

Lot 45 District Lot 241 Group 1 New Westminster District Plan 41572

and outlined in heavy black line on Map No. 1552 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to R-1 (Residential District), and R-2 (Urban Residential District).

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

**READ** a first time the 10<sup>th</sup> day of January, A.D. 2012.

**READ** a second time the 14<sup>th</sup> day of January, 2014.

**PUBLIC HEARING** held the 18<sup>th</sup> day of February, 2014.

**READ** a third time the 25<sup>th</sup> day of February, 2014.

**APPROVED** by the Minister of Transportation this 10<sup>th</sup> day of March, 2014.

**ADOPTED** the       day of       , 20 .

---

PRESIDING MEMBER

---

CORPORATE OFFICER

SCALE 1:2,500

# APPENDIX C

BCCS 92G.027  
The attached plan of this plan is 100% and is made by the plan is 100%  
1:500, and printed at a scale of 1:500

Integrated Survey Area No. 36, Maple Ridge, NAD83 (CSRS)

Old bearings are marked from observation between points

central monument 840000 and 840000

This plan shows horizontal ground-line distances unless where

otherwise specified, to nearest 0.01 distance, height ground-line

distance for the average combined value 1:500000 scale has

been marked from ground central monument 840000

## LEGEND:

All distances are in metres and decimal fractions

① Central monument found

② Standard Mark Found

③ Standard Capital Found

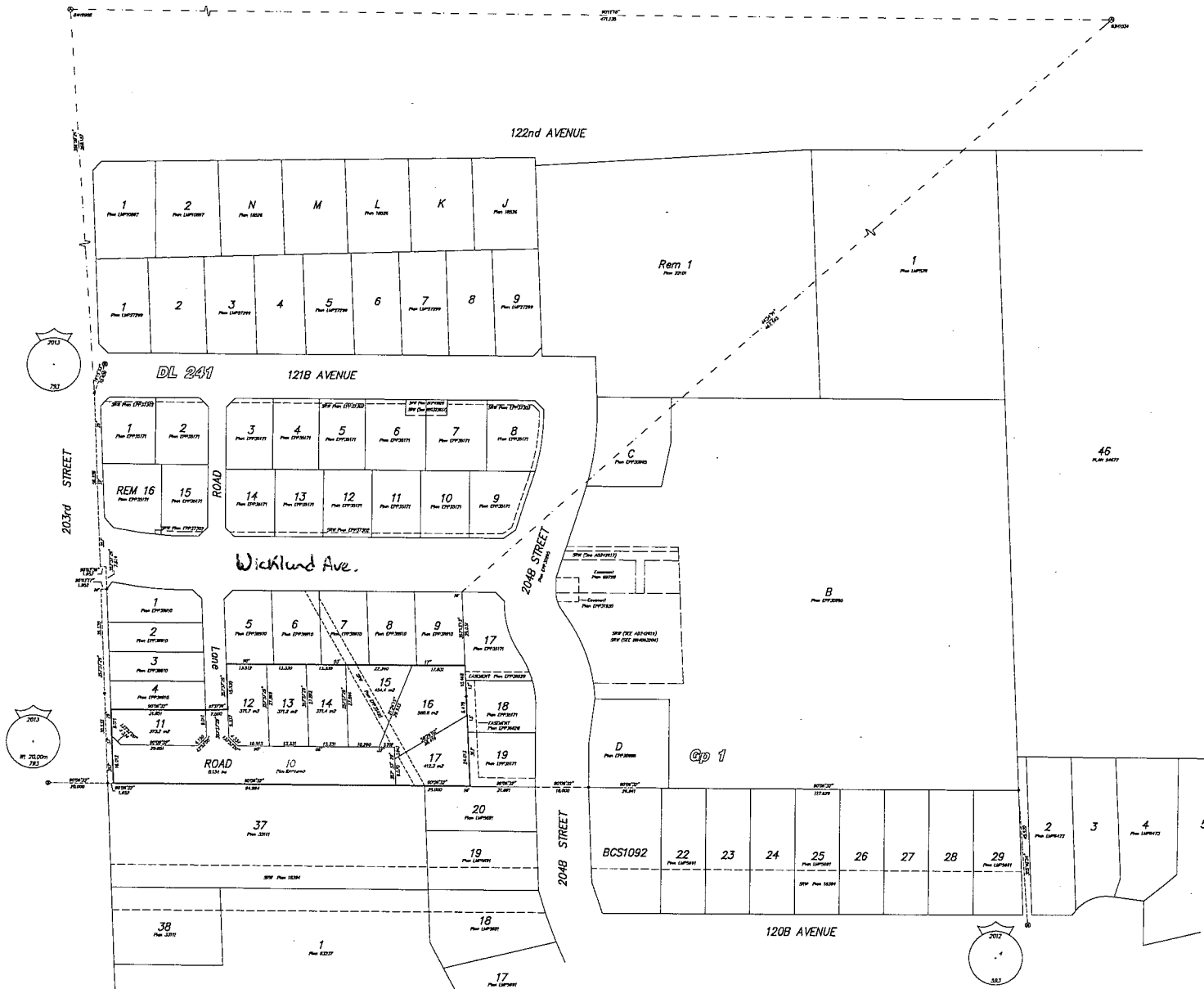
④ Standard Mark Found

⑤ Standard Capital Found

⑥ Standard Mark Found

marked measurement has been approved for this survey

Let's printed on this plan is a construction of an existing numbering series



This Plan (DL 241) is the

Divisional Survey (DL 241)

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Plan (DL 241) is the

Divisional Survey (DL 241)



## City of Maple Ridge

**TO:** His Worship Mayor Ernie Daykin  
and Members of Council  
**FROM:** Chief Administrative Officer  
**MEETING DATE:** October 14, 2014  
**FILE NO:** 2012-038-RZ  
**MEETING:** COUNCIL  
**SUBJECT:** Final Reading  
Official Community Plan Amending Bylaw No. 7044-2013  
Zone Amending Bylaw No. 6924-2012  
12116, 12140 and 12170 204B Street

---

### EXECUTIVE SUMMARY:

Maple Ridge Official Community Plan Amending Bylaw No. 7044-2013 and Zone Amending Bylaw No. 6924-2012 have been considered by Council and at Public Hearing and subsequently were granted third reading. The applicant has requested that final reading be granted. The purpose of the rezoning is to permit the subdivision into four lots not less than 374 m<sup>2</sup> (4,026 ft<sup>2</sup>).

Council granted first reading for Zone Amending Bylaw No. 6924-2012 on May 22, 2012. Council granted first and second reading for Official Community Plan Amending Bylaw No. 7044-2013 and second reading for Zone Amending Bylaw No. 6924-2012 on January 28, 2014. This application was presented at Public Hearing on February 18, 2014, and Council granted third reading on February 25, 2014.

### RECOMMENDATION:

**That Official Community Plan Amending Bylaw No. 7044-2013, as amended in the staff report dated October 14, 2014, be adopted; and**

**That Zone Amending Bylaw No. 6924-2012 be adopted.**

### DISCUSSION:

#### a) Background Context:

The purpose of Maple Ridge Official Community Plan Amending Bylaw No. 7044-2013 and Zone Amending Bylaw No. 6924-2012 are to rezone 12116 and 12170 204B Street (see Appendix A) from P-2 (Special Institutional) to R-1 (Residential District) (see Appendices B and C) to permit the future subdivision into four residential lots (see Appendix D).

Council considered this rezoning application at a Public Hearing held on February 18, 2014. On February 25, 2014 Council granted third reading to Maple Ridge Official Community Plan Amending Bylaw No. 7044-2013 and Maple Ridge Zone Amending Bylaw No. 6924-2012 with the stipulation that the following conditions be addressed:

- i. **Approval from the Ministry of Transportation and Infrastructure; and**
- ii. **Amendment to Schedule "B" of the Official Community Plan.**

The following applies to the above:

- i. Approval from the Ministry of Transportation and Infrastructure was granted on March 10, 2014; and
- ii. Schedule "B" of the Official Community Plan will be amended once Bylaw No. 7044-2013 is adopted.

**b) Additional Information:**

The Official Community Plan Amending Bylaw No. 7044-2013 originally did not include the small tract of land in between 12170 and 12116 204B Street in the second reading report dated January 20, 2014. The bylaws have been amended in this report to reflect the correct areas to be amended. This corrected map was what was presented for Public Hearing. The previous superseded bylaw is attached to this report for comparison (see Appendix E).

**CONCLUSION:**

As the applicant has met Council's conditions, it is recommended that final reading be given to Maple Ridge Official Community Plan Amending Bylaw No. 7044-2013 and Maple Ridge Zone Amending Bylaw No. 6924-2012.

"Original signed by Michelle Baski"

**Prepared by:** Michelle Baski, ASCT  
Planning Technician

"Original signed by Christine Carter"

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

"Original signed by Frank Quinn"

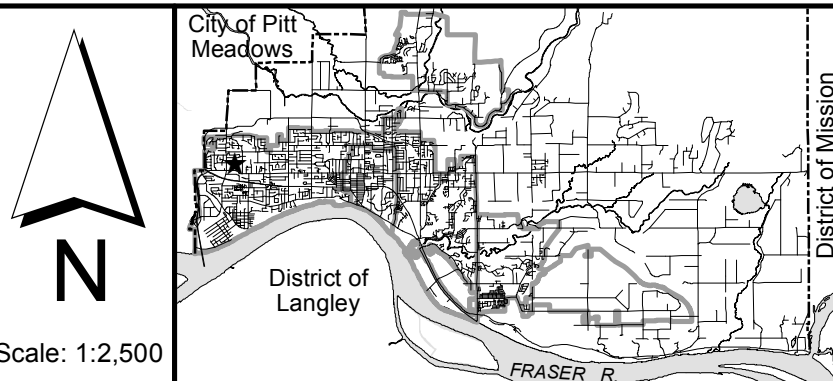
**Approved by:** Frank Quinn, MBA, P.Eng.  
GM: Public Works & Development Services

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


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

The following appendices are attached hereto:

Appendix A – Subject Map  
Appendix B – Bylaw No. 7044-2013  
Appendix C – Bylaw No. 6924-2012  
Appendix D – Subdivision Plan  
Appendix E – Superseded Bylaw No. 7044-2013



## 12116/40/70 204B STREET



**CORPORATION OF  
THE DISTRICT OF  
MAPLE RIDGE**

PLANNING DEPARTMENT

DATE: Feb 25, 2014

FILE: 2012-038-RZ

BY: PC

## CORPORATION OF THE DISTRICT OF MAPLE RIDGE BYLAW NO. 7044-2013

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 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. 7044-2013."
2. That parcel or tract of land and premises known and described as:  
  
Lot C District Lot 241 Group 1 New Westminster District Plan EPP30995  
Lot D District Lot 241 Group 1 New Westminster District Plan EPP30995  
  
and outlined in heavy black line on Map No. 873, a copy of which is attached hereto and forms part of this bylaw, is hereby redesignated to Urban Residential.
3. That parcel or tract of land and premises known and described as:  
  
Lot B District Lot 241 Group 1 New Westminster District Plan EPP30995  
  
and outlined in heavy black line on Map No. 873, a copy of which is attached hereto and forms part of this bylaw, is hereby redesignated to Institutional.
4. Maple Ridge Official Community Plan Bylaw No.6425-2006 as amended is hereby amended accordingly.

**READ A FIRST TIME** the 28<sup>th</sup> day of January, 2014.

**READ A SECOND TIME** the 28<sup>th</sup> day of January, 2014.

**PUBLIC HEARING HELD** the 18<sup>th</sup> day of February, 2014.

**READ A THIRD TIME** the 25<sup>th</sup> day of February, 2014.

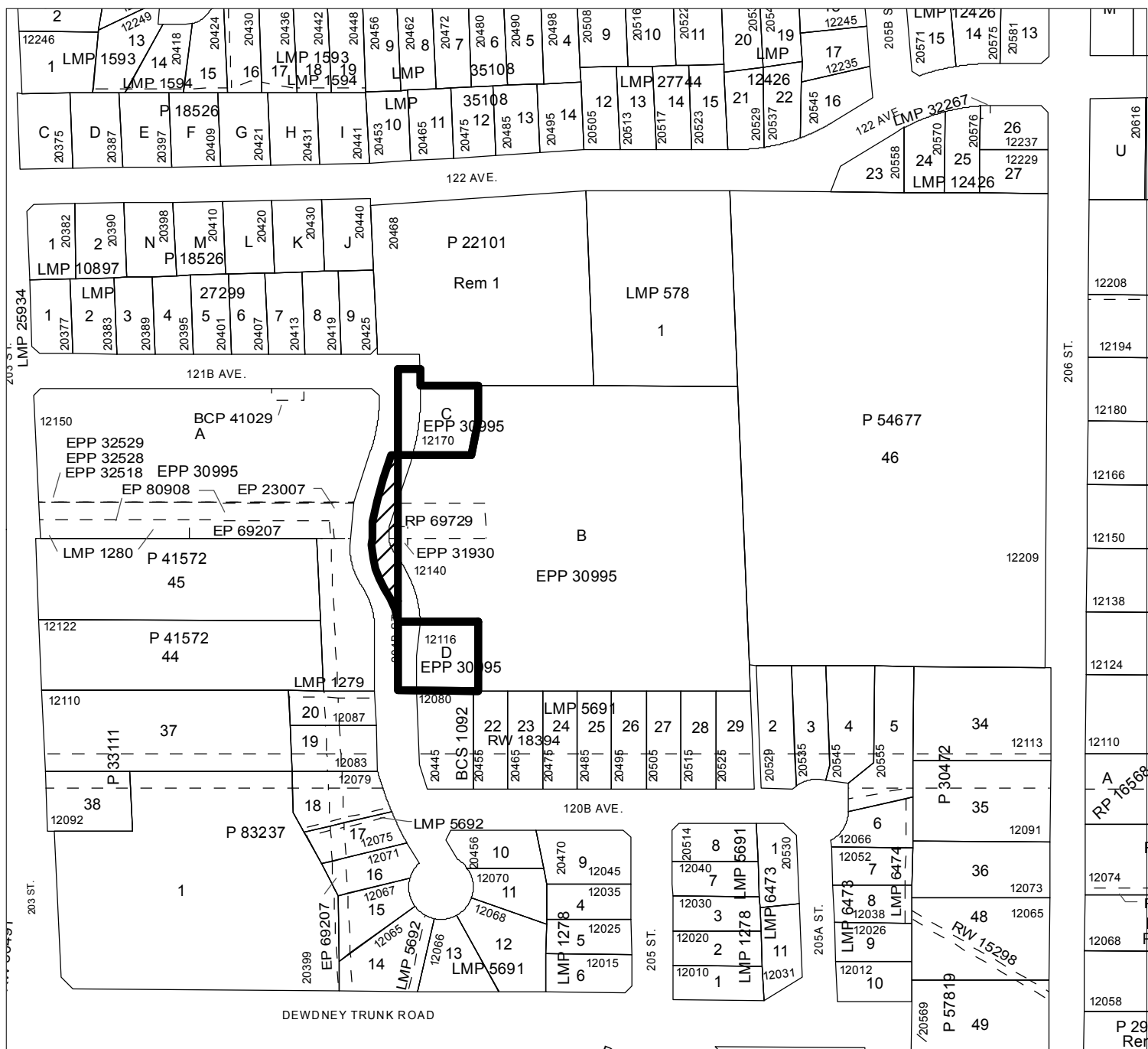
**ADOPTED** the       day of                      , 20   .

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**PRESIDING MEMBER**

---

**CORPORATE OFFICER**



# MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7044-2013

Map No. 873

From: Institutional and Urban Residential

To:  Urban Residential  
 Institutional



1:2,500



## CORPORATION OF THE DISTRICT OF MAPLE RIDGE

### BYLAW NO. 6924 – 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. 6924 – 2012."

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

Lot C District Lot 241 Group 1 New Westminster District Plan EPP30995  
Lot D District Lot 241 Group 1 New Westminster District Plan EPP30995

and outlined in heavy black line on Map No.1569 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to R-1 (Residential District).

3. A portion of the parcel or tracts of land and premises known and described as:

Lot B District Lot 241 Group 1 New Westminster District Plan EPP30995

and outlined in heavy black line on Map No.1569 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to P-2 (Special Institutional).

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

**READ** a first time the 22<sup>nd</sup> day of May, 2012.

**READ** a second time the 28<sup>th</sup> day of January, 2014.

**PUBLIC HEARING** held the 18<sup>th</sup> day of February, 2014.

**READ** a third time the 25<sup>th</sup> day of February, 2014.

**APPROVED** by the Minister of Transportation this 10<sup>th</sup> day of March, 2014.

**ADOPTED** the        day of        , 20    .

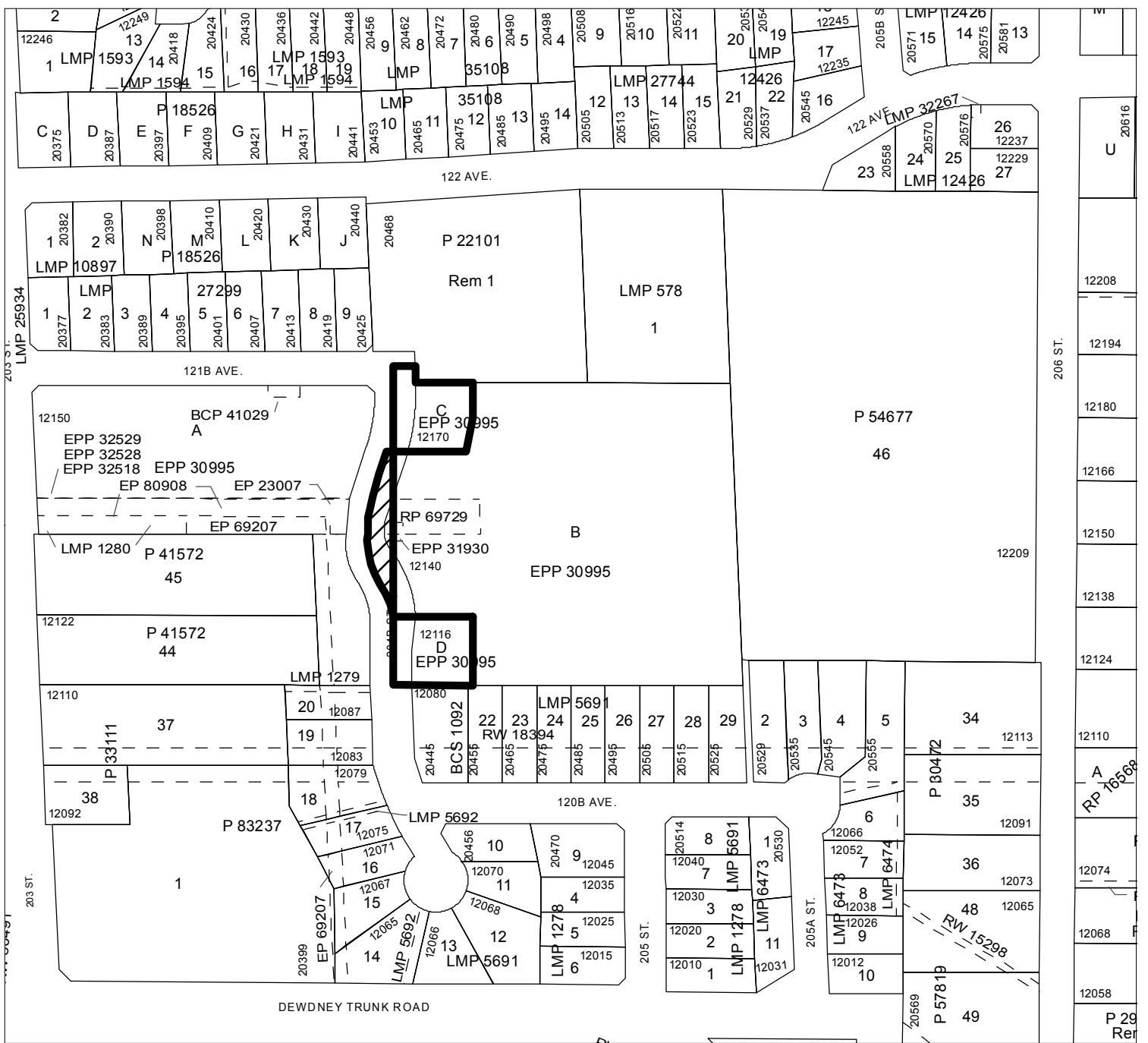
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PRESIDING MEMBER

---

CORPORATE OFFICER

**1002.2**



# MAPLE RIDGE ZONE AMENDING

Bylaw No. 6924-2012

Map No. 1569

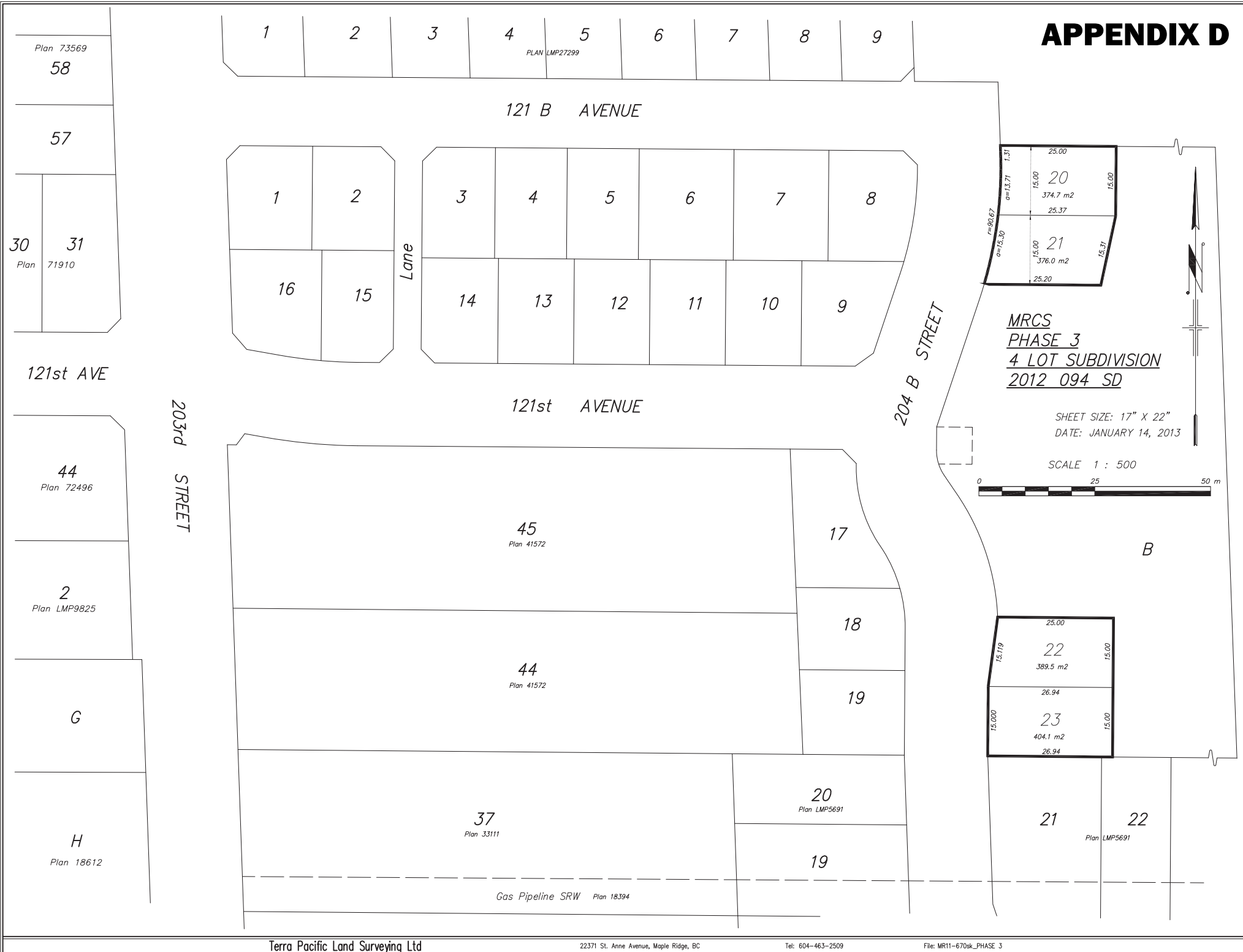
From: P-2 (Special Institutional) and R-1 (Residential District)

To: ☐ R-1 (Residential District)  
☒ P-2 (Special Institutional)



SCALE 1:2,500

# APPENDIX D



## CORPORATION OF THE DISTRICT OF MAPLE RIDGE

### BYLAW NO. 7044-2013

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 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. 7044-2013."
2. That parcel or tract of land and premises known and described as:  
  
Lot C District Lot 241 Group 1 New Westminster District Plan EPP30995  
Lot D District Lot 241 Group 1 New Westminster District Plan EPP30995  
  
and outlined in heavy black line on Map No. 873, a copy of which is attached hereto and forms part of this bylaw, is hereby redesignated to Urban Residential.
3. Maple Ridge Official Community Plan Bylaw No.6425-2006 as amended is hereby amended accordingly.

READ A FIRST TIME the      day of      , 20      .

**SUPERCEDED**

READ A SECOND TIME the      day of      , 20      .

PUBLIC HEARING HELD the      day of      , 20      .

READ A THIRD TIME the      day of      , 20      .

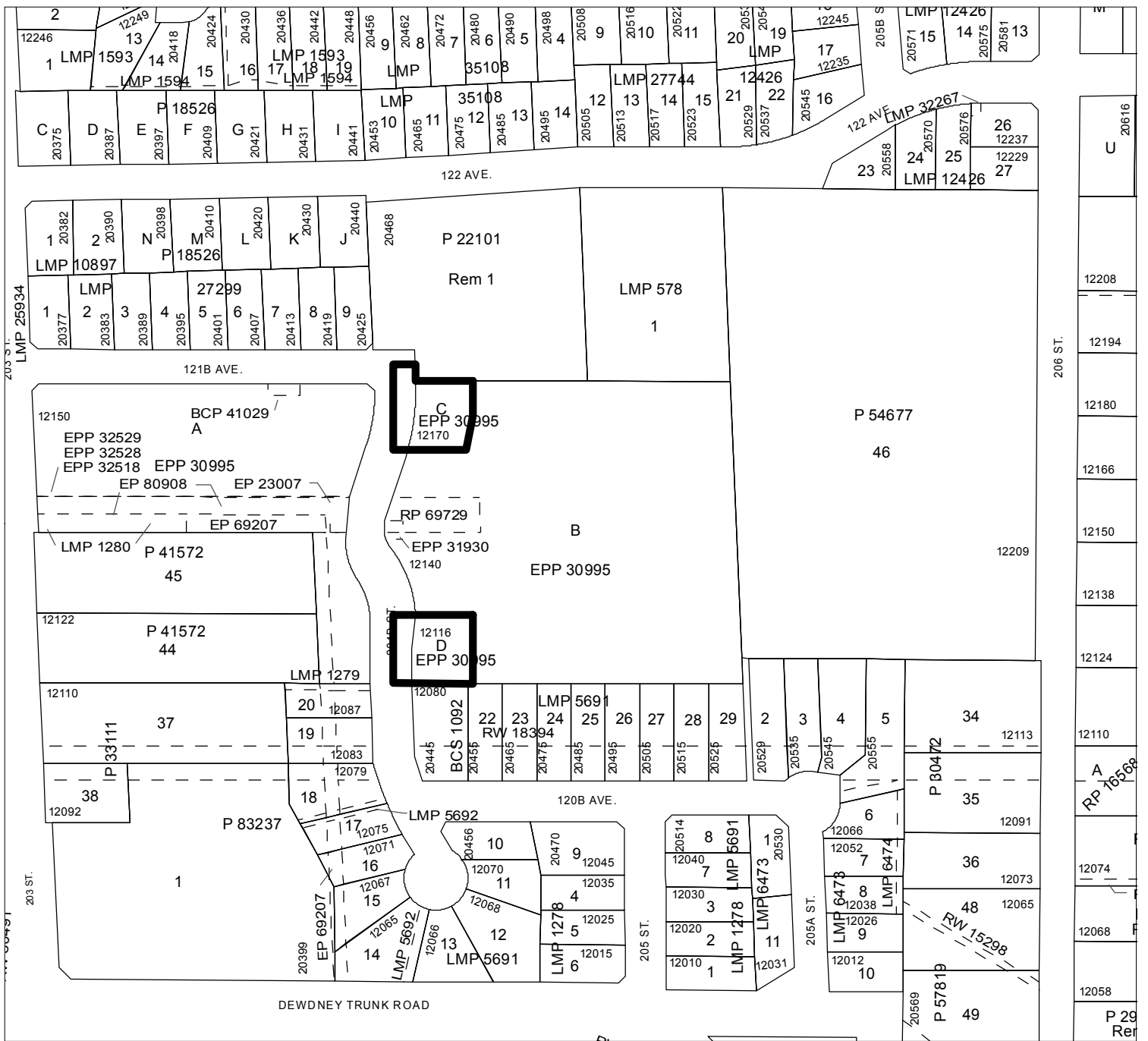
ADOPTED the      day of      , 20      .

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PRESIDING MEMBER

---

CORPORATE OFFICER



# MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7044-2013

Map No. 873

From: Institutional

**SUPERCEDED**

To: Urban Residential



1:2,500

***COMMITTEE OF THE WHOLE MEETING***

***MINUTES***

October 6, 2014  
1:00 p.m.  
Council Chamber

---

***PRESENT***

*Elected Officials*

Mayor E. Daykin  
Councillor C. Ashlie  
Councillor C. Bell  
Councillor J. Dueck  
Councillor A. Hogarth  
Councillor B. Masse  
Councillor M. Morden

*Appointed Staff*

J. Rule, Chief Administrative Officer  
K. Swift, General Manager of Community Development,  
Parks and Recreation Services  
P. Gill, General Manager Corporate and Financial Services  
F. Quinn, General Manager Public Works and Development  
Services  
C. Carter, Director of Planning  
C. Marlo, Manager of Legislative Services

*Other Staff as Required*

C. Goddard, Manager of Development and Environmental  
Services

---

1. ***DELEGATIONS/STAFF PRESENTATIONS*** – Nil

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

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

**1101 2011-095-RZ, 11219 243 Street, RS-3 to RS-1b**

Staff report dated October 6, 2014 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 6850-2011 to amend land use designations to dedicate park for conservation purposes be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 6851-2011 to rezone from RS-3 (One Family Rural Residential) to RS-1b (One Family Urban [Medium Density] Residential) to allow for approximately 16 single family lots be given second reading and be forwarded to Public Hearing.

The Manager of Development and Environmental Services gave a Power Point presentation providing the following information:

- Application Information
- Subject Map
- Official Community Plan Context
- Neighbourhood Context
- Site Characteristics
- Development Proposal
- Proposed Subdivision Plan
- Recommendations

***RECOMMENDATION***

**That the staff report be forwarded to the Council Meeting of October 14, 2014.**

**1102 2014-012-RZ, 24263 and 24295 112 Avenue, RS-2 to RS-1b**

Staff report dated October 6, 2014 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7067-2014 to amend land use designation to allow for dedication of park for conservation purposes be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7065-2014 to rezone from RS-2 (One Family Suburban Residential) to RS-1b (One Family Urban [Medium Density] Residential) to allow for approximately 12 single family lots be given second reading and be forwarded to Public Hearing.

The Manager of Development and Environmental Services gave a Power Point presentation providing the following information:

- Application Information
- Subject Map
- Official Community Plan Context
- Neighbourhood Context
- Site Characteristics
- Development Proposal
- Proposed Subdivision Plan
- Recommendations

***RECOMMENDATION***

**That the staff report be forwarded to the Council Meeting of October 14, 2014.**

**1103 2011-130-RZ, 12240 228 Street, RS-1 to R-3**

Staff report dated October 6, 2014 recommending that Maple Ridge Zone Amending Bylaw No. 6891-2011 to rezone from RS-1 (One Family Urban Residential) to R-3 (Special Amenity Residential District) to permit future subdivision into four single family lots be given second reading and be forwarded to Public Hearing.

The Manager of Development and Environmental Services gave a Power Point presentation providing the following information:

- Application Information
- Subject Map
- Official Community Plan Context
- Neighbourhood Context
- Site Characteristics
- Development Proposal
- Proposed Subdivision Plan
- Revised Site Plan
- Elevations
- Landscaping Plan
- Recommendations

***RECOMMENDATION***

**That the staff report be forwarded to the Council Meeting of October 14, 2014.**

**1104 2013-042-RZ, 24325 126 Avenue, RS-3 to RS-2**

Staff report dated October 6, 2014 recommending that Maple Ridge Zone Amending Bylaw No. 7009-2013 to rezone from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) to permit a future subdivision into two single family lots no less than 0.3 ha (1 acre) be given second reading and be forwarded to Public Hearing.



The Manager of Development and Environmental Services gave a Power Point presentation providing the following information:

- Application Information
- Subject Map
- Official Community Plan Context
- Neighbourhood Context
- Site Characteristics
- Development Proposal
- Proposed Subdivision Plan
- Planting Plan
- Recommendations

***RECOMMENDATION***

**That the staff report be forwarded to the Council Meeting of October 14, 2014.**

**1105 2012-057-RZ, 12933 Mill Street, First Extension**

Staff report dated October 6, 2014 recommending that a one year extension be granted for rezoning application 2012-057-RZ to permit a subdivision of 16 single family lots under the R-2 (Urban Residential District) zone.

***RECOMMENDATION***

**That the staff report be forwarded to the Council Meeting of October 14, 2014.**

**1106 2011-099-DVP and 2013-095-DVP, 12122 and 12130 203 Street**

Staff report dated October 6, 2014 recommending that the Corporate Officer be authorized to sign and seal 2011-099-DVP for variances to increase maximum height, reduce rear yard setbacks, decrease minimum lot width for certain lots and to leave existing overhead utility plant in place on 203 Street to allow for subdivision into 16 lots over two phases and that the Corporate Officer to authorized to sign and seal 2013-095-DVP to allow variances for a future lot in the second phase of the subdivision.

***RECOMMENDATION***

**That the staff report be forwarded to the Council Meeting of October 14, 2014.**

**1107 2012-038-DVP, 12116 and 12170 204B Street**

Staff report dated October 6, 2014 recommending that the Corporate Officer be authorized to sign and seal 2012-038-DVP for variances to reduce rear and front yard setbacks and to increase maximum height for specific lots to permit subdivision into four residential lots.

***RECOMMENDATION***

That the staff report be forwarded to the Council Meeting of October 14, 2014.

**1108 2014-063-DVP, 28702 104 Avenue**

Staff report dated October 6, 2014 recommending that the Corporate Officer be authorized to sign and seal 2014-063-DVP to vary minimum lot width to allow for a lot line adjustment.

***RECOMMENDATION***

That the staff report be forwarded to the Council Meeting of October 14, 2014.

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

**1131 Disbursements for the month ended August 31, 2014**

Staff report dated October 6, 2014 recommending that the disbursements for the month ended August 31, 2014 be approved.

***RECOMMENDATION***

That the staff report be forwarded to the Council Meeting of October 14, 2014.

**1132 Capital Improvement Program Update, 2014-2018 Financial Plan Amending Bylaw No. 7106-2014**

Staff report dated October 6, 2014 recommending that 2014-2018 Financial Plan Amending Bylaw No. 7106-2014 to reflect changes to the Capital Improvement Program and operating cost updates be given first, second and third readings.

The Manager of Financial Planning reviewed the report. The Director of Information Technology provided an update on the technology portion of the capital program, the Fire Chief gave an update on Fire Department projects and the Director of Parks and Facilities provided an update on the Parks and Facilities portion of the capital program. The General Manager of Corporate and Financial Services spoke to the policing portion of the capital program and the Municipal Engineer provided an update on the Engineering program.

***RECOMMENDATION***

**That the staff report be forwarded to the Council Meeting of October 14, 2014.**

4. ***COMMUNITY DEVELOPMENT AND RECREATION SERVICES*** – Nil
5. ***CORRESPONDENCE*** – Nil
6. ***OTHER ISSUES*** – Nil
7. ***ADJOURNMENT*** – 2:15 p.m.
8. ***COMMUNITY FORUM***

---

J. Dueck, Acting Mayor  
Presiding Member of the Committee



## City 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. 6850-2011 and  
Second Reading  
Maple Ridge Zone Amending Bylaw No. 6851-2011  
11219 243 Street

**MEETING DATE:** October 6, 2014  
**FILE NO:** 2011-095-RZ  
**MEETING:** C of W

---

### EXECUTIVE SUMMARY:

An application has been received to rezone 11219 243 Street, the subject property, from RS-3 (One Rural Residential) to RS-1b (One Family Urban (Medium Density) Residential) to allow for approximately 16 single family lots. 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 m<sup>2</sup> (3,993 ft<sup>2</sup>). The required amenity fee of \$3,100.00 for each lot less than 557 m<sup>2</sup> (5,995 ft<sup>2</sup>) will be collected by the Approving Officer at the subdivision approval stage.

A portion of the subject property in the northwest corner is within the 30 m setback area from the top-of-bank of Seigel Creek and will therefore 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 Medium* to *Conservation*.

This application received first reading for Zone Amending Bylaw No. 6851-2011 on November 26, 2013.

### RECOMMENDATIONS:

1. That Official Community Plan Amending Bylaw No. 6850-2011 be given first and second reading and be forwarded to Public Hearing;
2. 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. 6850 - 2011 on the municipal website, and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;
3. That Official Community Plan Amending Bylaw No. 6850-2011 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;

4. That it be confirmed that Official Community Plan Amending Bylaw No. 6850–2011 is consistent with the Capital Expenditure Plan and Waste Management Plan;
5. That Zone Amending Bylaw No. 6851–2011 be amended as identified in the staff report dated October 6, 2014, 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. Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
  - ii. Amendment to Official Community Plan Schedule "A", Chapter 10.2 Albion Area Plan, Schedule 1: Albion Area Plan and Schedule "C";
  - iii. Park dedication as required, including construction of the equestrian trail;
  - iv. A letter assuring that removal of all debris and garbage from park land has occurred;
  - v. Registration of a Restrictive Covenant for the geotechnical report, which addresses the suitability of the subject property for the proposed development;
  - vi. Removal of existing buildings; and
  - vii. In addition to the Site Profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.

#### DISCUSSION:

##### a) Background Context:

Applicant:	Dave Laird, Damax Consultants Ltd.
Owner:	Maridge Properties Ltd.
Legal Description:	Lot 18, Section 15, Township 12, New Westminster District Plan 50696
OCP:	
Existing:	Residential Low-Medium Density
Proposed:	Residential Low-Medium Density and Conservation
Zoning:	
Existing:	RS-3 (One Family Rural 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:	Residential Low-Medium Density and Conservation
South:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Institutional and Residential Low-Medium Density
East:	Use:	Single Family Residential
	Zone:	RS-2 (One Family Suburban Residential)
	Designation:	Residential Low-Medium Density
West:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Residential Low-Medium Density and Conservation

Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Single Family Residential
Site Area:	0.81 ha (2 acres)
Access:	112 Avenue, 243 Street, a new road and lane
Servicing requirement:	Urban Standard
Companion Applications:	2011-095-SD/DP

**b) Project Description:**

The subject property is located within the Albion Area Plan and is approximately 0.81 ha (2 acres) in size. The subject property is bounded by 112 Avenue to the south, 243 Street to the east, and single family residential lots to the north and west (see Appendix A). Seigel Creek is located to the northwest of the subject property, which will require a small portion of the property to be dedicated as park for conservation purposes.

The applicant has requested to rezone the subject property from RS-3 (One Family Rural 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 will permit the following:

*For the RS-1b (One Family Urban (Medium Density) Residential) zone, the base density is a net lot area of 557 m<sup>2</sup>. 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 m<sup>2</sup>, 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 m<sup>2</sup>;*
  - 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 16 R-1 (Residential District) sized lots, amounting to an Amenity Contribution of approximately \$49,600.00. 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-Medium Density*. For the proposed development, an OCP amendment will be required to re-designate the north-west portion of the site currently designated *Residential Low-Medium Density* to *Conservation*, as this area will be dedicated as park due to the watercourse setback to Seigel Creek (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 the proposed 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. This application is west of current rezoning applications that are applying for the same zone and density bonus, under applications 2014-012-RZ and 2012-048-RZ.

**Zoning Bylaw:**

The current application proposes to rezone the subject property from RS-3 (One Family Rural Residential) to RS-1b (One Family Urban (Medium Density) Residential) with a Density Bonus (see Appendix C), to permit future subdivision into approximately 16 R-1 (Residential District) sized single family lots (see Appendix D). The Zone Amending Map No. 1537 has been amended to no longer include the northwest corner of the property that will be dedicated out as *Conservation*.

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 m<sup>2</sup> (5,995 ft<sup>2</sup>) to 371 m<sup>2</sup> (3,993 ft<sup>2</sup>). An Amenity Contribution of \$3,100 per lot for each lot that is less than 557 m<sup>2</sup> (5,995 ft<sup>2</sup>) is required, as discussed in the Project Description above.

**Proposed Variances:**

No variances are proposed at this time for the rezoning and subdivision applications.

**Off-Street Parking and Loading Bylaw:**

Two parking spaces per dwelling unit are required, 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 is required for this development for the watercourse and steep slopes on the north-west corner of the development.

**Development Information Meeting:**

A Development Information Meeting was not required as there were less than 25 new dwelling units proposed.

**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.

**Parkland Requirement:**

As there are more than two additional lots proposed to be created, the developer will be required to comply with the park dedication requirements of Section 941 of the *Local Government Act* prior to subdivision approval.

For this project, a portion of the land is proposed to be dedicated as park on the subject property, which will be required to be dedicated as a condition of Final Reading. This portion of land is approximately 3% of the total original lot size. As there is not sufficient suitable land for park dedication on the subject property, it is recommended that Council require the developer to pay to the City an amount that equals 2% of the market value of the land required for parkland purposes, as determined by an independent appraisal.

For this project, there is less than 5% suitable land for park dedication on the subject property and it is therefore recommended that Council require the developer to pay to the District an amount that equals the market value of 2% of the land required for parkland purposes. The amount payable to the District in lieu of park dedication must be derived by an independent appraisal at the developer's expense. Council consideration of the cash-in-lieu amount will be the subject of a future Council report.



**Environmental Implications:**

The applicant has submitted a Watercourse Protection and Natural Features Development Permit application (2011-095-DP) and has provided an Environmental Assessment, and a Geotechnical Report for the development site. Stormwater/Rainwater Management and Erosion and Sediment Controls plans have been submitted for review.

The applicant will be providing restoration works within the proposed park dedication area.

**d) 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. A Rezoning Servicing Agreement will be required.

**Fire Department:**

The Fire Department has no concerns with the proposed rezoning. The lane is to have a minimum carriageway width of 6 m (19.7 ft.) and have “No Parking – Tow Away Zone” signs.

**e) School District Comments:**

A referral was sent to School District 42 on September 15, 2014. No comments have been received to date.

**f) 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. 6850–2011, that second reading be given to Maple Ridge Zone Amending Bylaw No. 6851–2011 and that application 2011-095-RZ be forwarded to Public Hearing.

It is further recommended that Council require, as a condition of subdivision approval, the developer to pay to the District an amount that equals 2% of the market value of the land, as determined by an independent appraisal, in addition to the 3% parkland dedication.

"Original signed by Michelle Baski"

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**Prepared by:** Michelle Baski, ASCT  
Planning Technician

"Original signed by Christine Carter"

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

"Original signed by Frank Quinn"

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

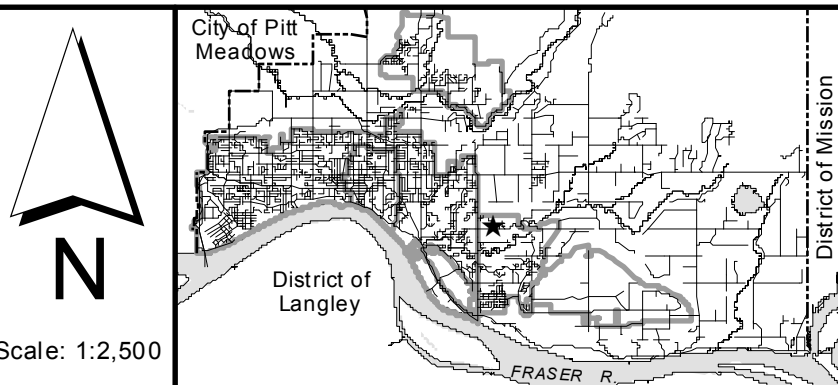
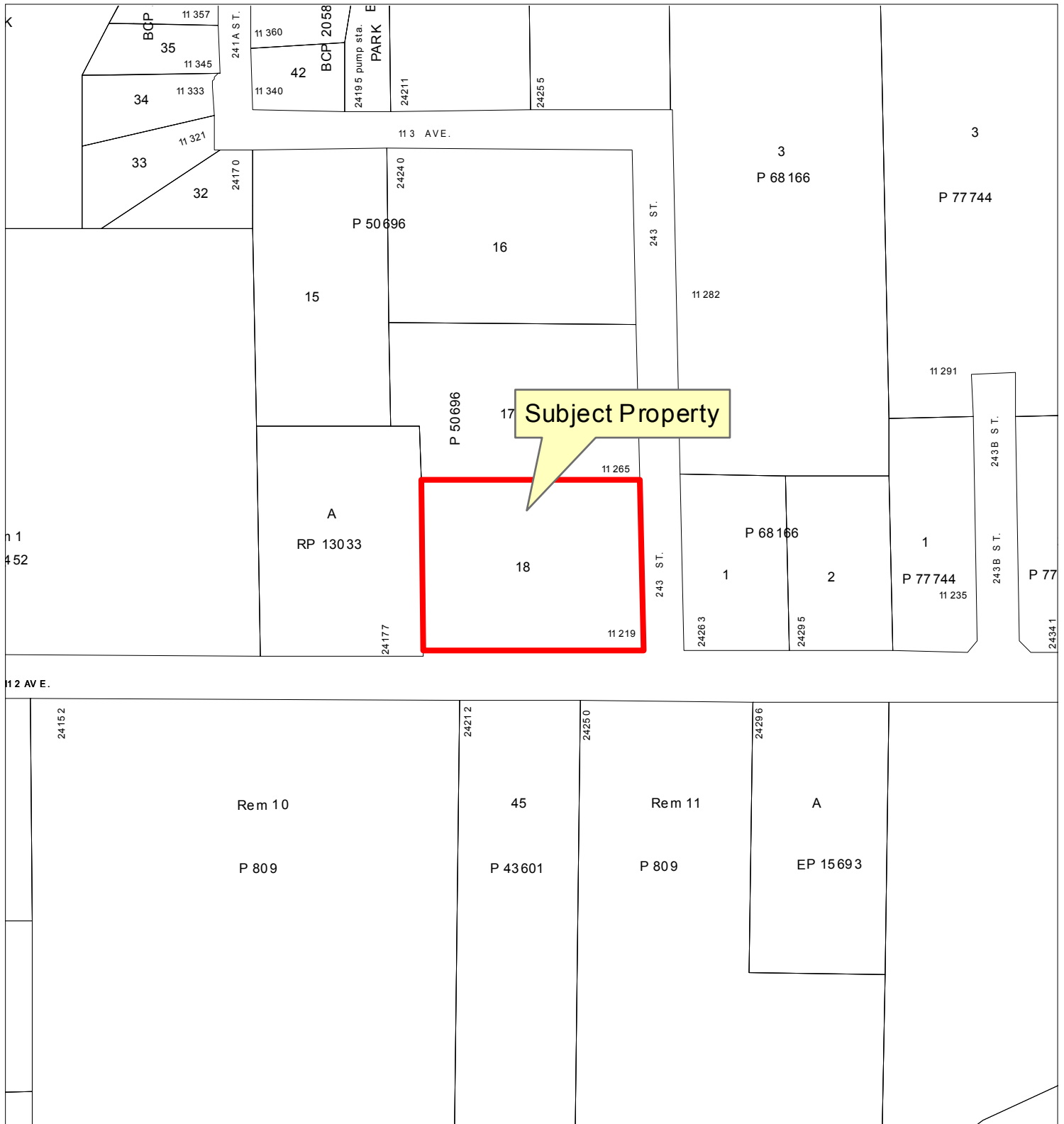
"Original signed by J.L. (Jim) Rule"

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

The following appendices are attached hereto:

Appendix A – Subject Map  
Appendix B – OCP Amending Bylaw No. 6850–2011  
Appendix C – Zone Amending Bylaw No. 6851–2011  
Appendix D – Proposed Subdivision Plan



11219-243 St



**MAPLE RIDGE**  
British Columbia

**CORPORATION OF  
THE DISTRICT OF  
MAPLE RIDGE**

FINANCE DEPARTMENT

DATE: Nov 14, 2013
2011-095-RZ
BY: JV

Scale: 1:2,500

**CITY OF MAPLE RIDGE  
BYLAW NO. 6850 – 2011**

A Bylaw to amend the Official Community Plan Bylaw No. 7060 – 2014

---

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

**AND WHEREAS** it is deemed desirable to amend Schedules "1" & "C" to the Official Community Plan;

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 6850 – 2011".

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 18 Section 15 Township 12 New Westminster District Plan 50696

and outlined in heavy black line on Map No. 812, a copy of which is attached hereto and forms part of this Bylaw, are hereby re-designated to Conservation.

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

Lot 18 Section 15 Township 12 New Westminster District Plan 50696

and outlined in heavy black line on Map No. 887, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended by adding Conservation.

4. Maple Ridge Official Community Plan Bylaw No. 7060 – 2014 is hereby amended accordingly.

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

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

**PUBLIC HEARING HELD** the      day of                      , 20 .

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

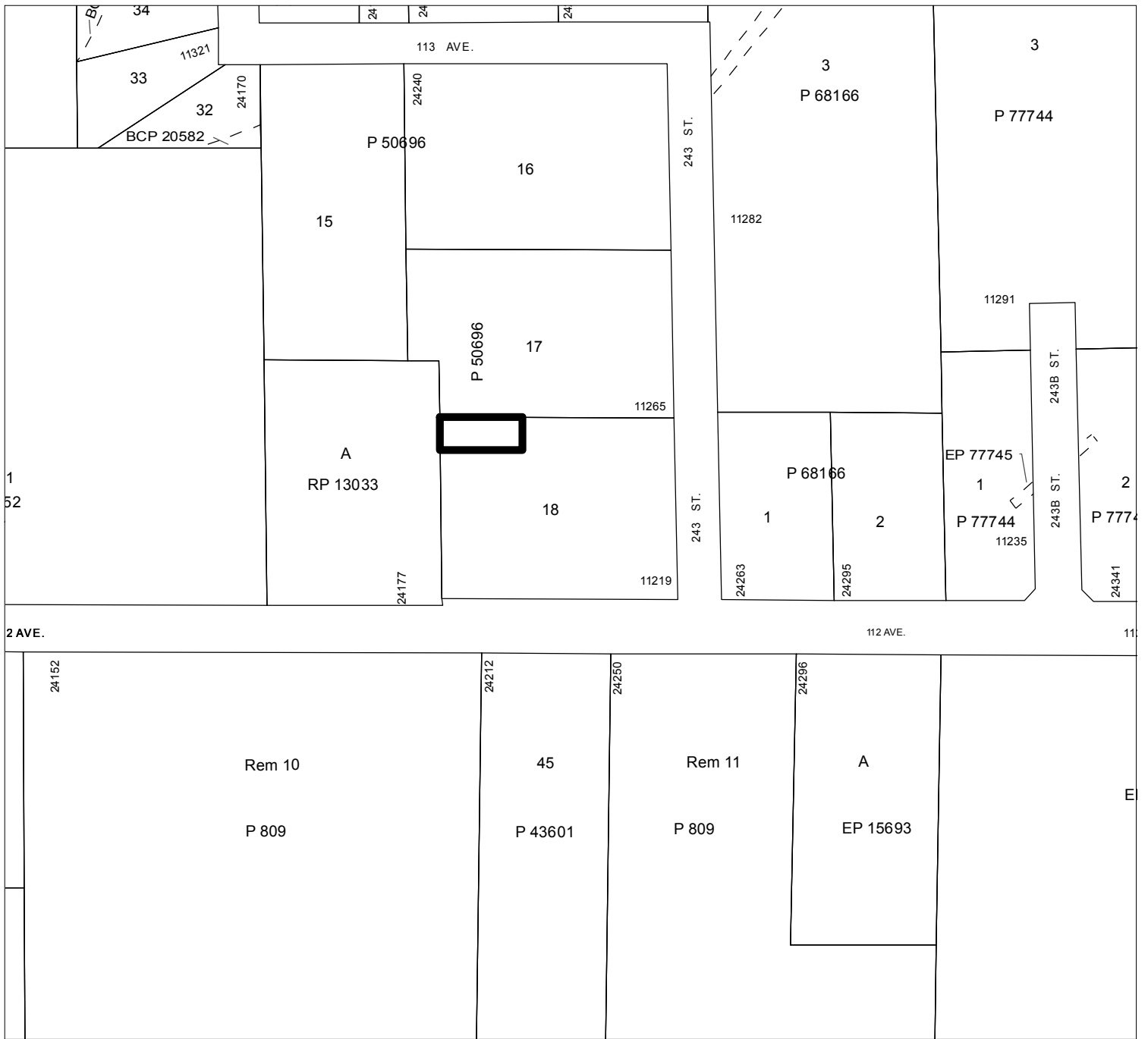
**ADOPTED**, the      day of                      , 20 .

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**PRESIDING MEMBER**

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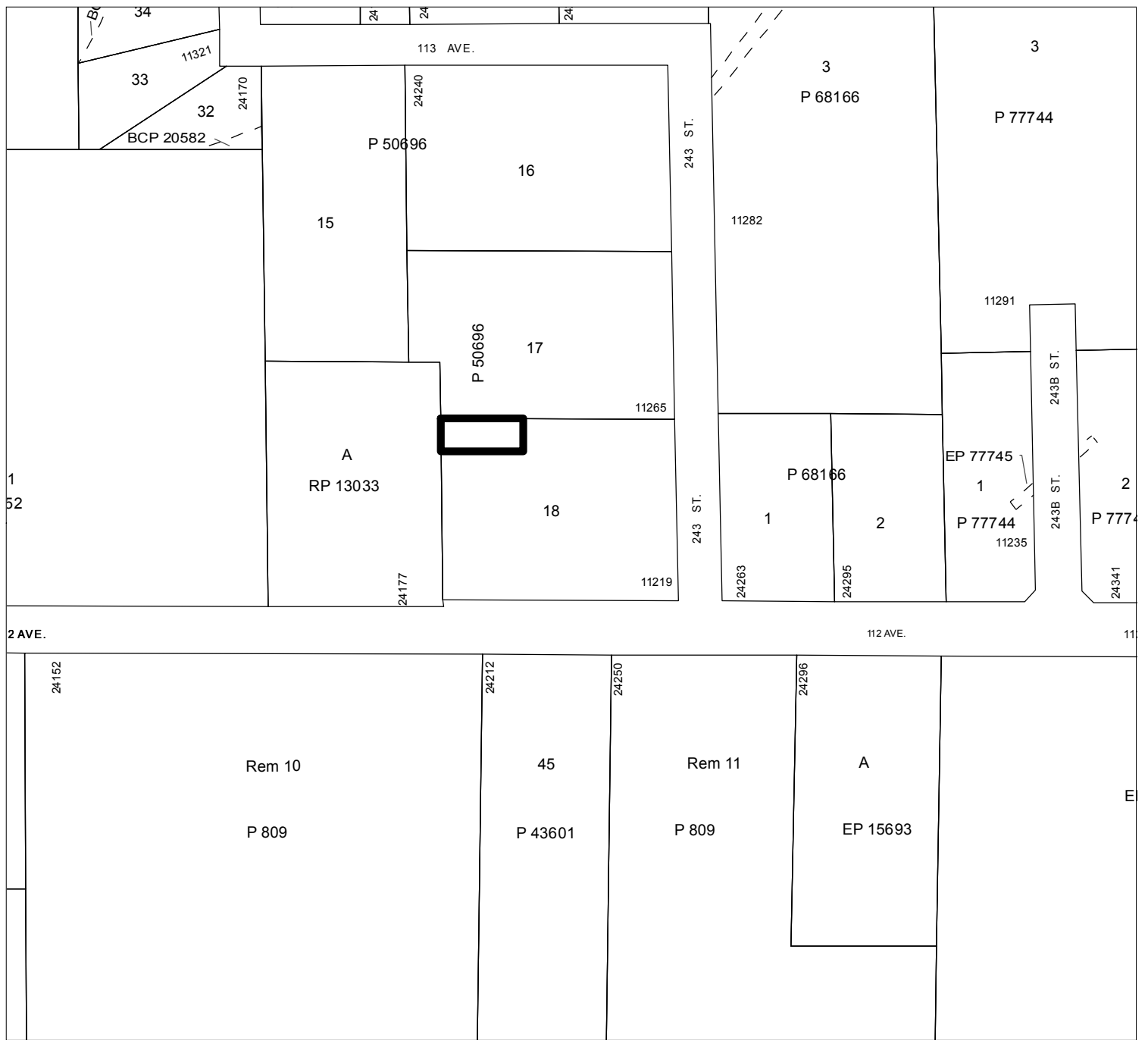
**CORPORATE OFFICER**



# MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 6850-2011  
 Map No. 812  
 From: Low/Medium Density Residential  
 To: Conservation





# MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 6850-2011

Map No. 887

Purpose: To Add to Conservation on Schedule C



1:2,500

## CITY OF MAPLE RIDGE

### BYLAW NO. 6851 – 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. 6851 – 2011."

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

Lot 18 Section 15 Township 12 New Westminster District Plan 50696

and outlined in heavy black line on Map No. 1537 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).

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

**READ** a first time the 26<sup>th</sup> day of November, 2013.

**READ** a second time the            day of            , 2013.

**PUBLIC HEARING** held the            day of            , 2013.

**READ** a third time the            day of            , 2013.

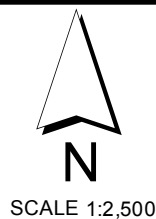
**ADOPTED** the            day of            , 2013.

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PRESIDING MEMBER

---

CORPORATE OFFICER



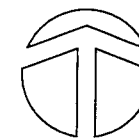


Terra Pacific Land Surveying Ltd  
22371 St. Anne Avenue, Maple Ridge, BC  
Tel: 604-463-2509

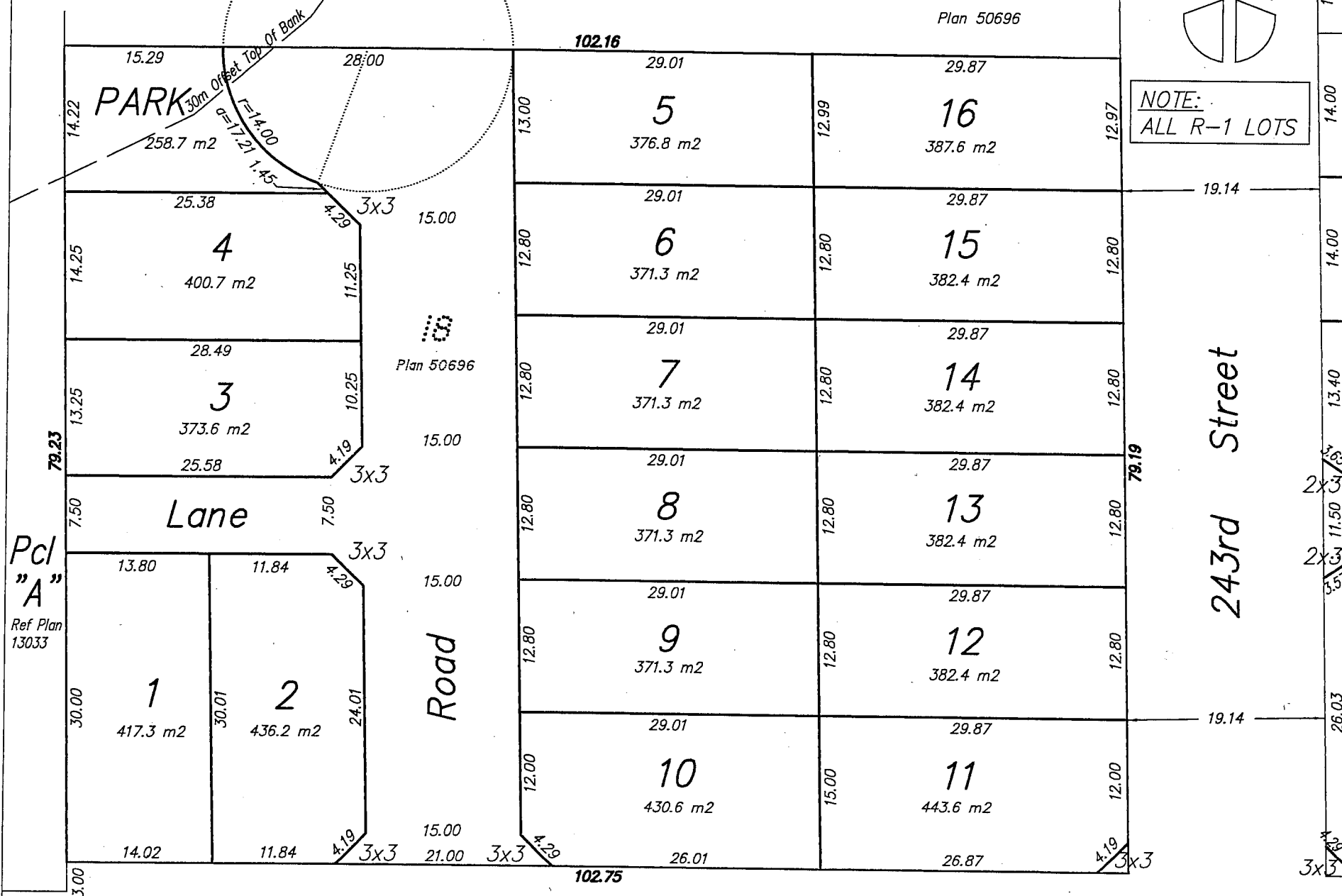
## SKETCH OF PROPOSED 16 LOT SUB

17

Plan 50696



NOTE:  
ALL R-1 LOTS



DATE: APRIL 24, 2014

112 Avenue (NOTE: 23.2m WIDE)

SHEET SIZE: 8.5" X 11"

SCALE 1 : 500



## City 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. 7067–2014 and  
Second Reading  
Maple Ridge Zone Amending Bylaw No. 7065–2014  
24263 and 24295 112 Avenue

**MEETING DATE:** October 6, 2014  
**FILE NO:** 2014-012-RZ  
**MEETING:** C of W

---

### EXECUTIVE SUMMARY:

An application has been received to rezone 24263 and 24295 112 Avenue, the subject properties, from RS-2 (One Family Suburban Residential) to RS-1b (One Family Urban (Medium Density) Residential) to allow for approximately 12 single family lots. 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 m<sup>2</sup> (3,993 ft<sup>2</sup>). The required amenity fee of \$3,100.00 for each lot less than 557 m<sup>2</sup> (5,995 ft<sup>2</sup>) will be collected by the Approving Officer at the subdivision approval stage.

A portion of the development site located in the south-east corner is within 50 m of a watercourse and has 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 Medium Density* to *Conservation*.

This application received first reading for Zone Amending Bylaw No. 7065 – 2014 on March 25, 2014.

### RECOMMENDATIONS:

1. That Official Community Plan Amending Bylaw No. 7067–2014 be given first and second reading and be forwarded to Public Hearing;
2. 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. 7067–2014 on the municipal website, and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;
3. That Official Community Plan Amending Bylaw No. 7067–2014 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;

4. That it be confirmed that Official Community Plan Amending Bylaw No. 7067-2014 is consistent with the Capital Expenditure Plan and Waste Management Plan;
5. That Zone Amending Bylaw No. 7065-2014 be amended as identified in the staff report dated October 6, 2014, 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. Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
  - ii. Amendment to Official Community Plan Schedule "A", Chapter 10.2 Albion Area Plan, Schedule 1: Albion Area Plan and Schedule "C";
  - iii. Park dedication as required, including construction of an equestrian trail;
  - iv. A letter assuring that removal of all debris and garbage from park land has occurred;
  - v. Consolidation of the subject properties;
  - vi. Registration of a Restrictive Covenant for the geotechnical report, which addresses the suitability of the subject properties for the proposed development;
  - vii. Removal of existing buildings; and
  - viii. In addition to the Site Profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.

## DISCUSSION:

### a) Background Context:

Applicant:	David Laird, DAMAX Consultants Ltd.
Owners:	S. Englmann and J. and C. Krawchuk
Legal Descriptions:	Lots 1 and 2, Section 15, Township 12, New Westminster District Plan 68166
OCP:	
Existing:	Low/Medium Density Residential
Proposed:	Low/Medium Density Residential and Conservation
Zoning:	
Existing:	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) (under application 2012-048-RZ)
	Designation:	Low Density Residential, Low/Medium Density Residential, and Conservation
South:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Conservation, Low/Medium Density Residential, and Institutional
East:	Use:	Single Family Residential
	Zone:	RS-2 (One Family Suburban Residential)
	Designation:	Low/Medium Density Residential
West:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential) (under application 2011-095-RZ)
	Designation:	Low/Medium Density Residential

Existing Use of Properties:	Single Family Residential
Proposed Use of Properties:	Single Family Residential
Site Area:	0.8 ha (2 acres)
Access:	112 Avenue, 243 Street and proposed 243A Street (new)
Servicing requirement:	Urban Standard
Companion Applications:	2014-012-SD/DP

**b) Project Description:**

The subject properties are located within the Albion Area Plan and are approximately 0.81 ha (2 acres) in size, in total. The subject properties are bounded by 112 Avenue to the south, 243 Street to the west, and single family residential lots to the north and east (see Appendix A). A watercourse is located to the southeast of the subject properties, which will require a small portion of the property to be dedicated as park for conservation purposes.

The applicant has requested to rezone the subject properties from 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 will permit the following:

*For the RS-1b (One Family Urban (Medium Density) Residential) zone, the base density is a net lot area of 557 m<sup>2</sup>. 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 m<sup>2</sup>, 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 m<sup>2</sup>;*
  - 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 12 R-1 (Residential District) sized lots, amounting to an Amenity Contribution of approximately \$37,200.00. 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 subject properties are located within the Albion Area Plan and are currently designated *Residential Low-Medium Density*. For the proposed development, an OCP amendment will be required to re-designate the southeast portion of the subject properties currently designated *Residential Low-Medium Density* to *Conservation*, as this area will be dedicated as park due to the watercourse setback to a watercourse (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 the proposed 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. This application is east and south of current rezoning applications that are applying for the same zone and density bonus, under applications 2011-095-RZ and 2012-048-RZ.

**Zoning Bylaw:**

The current application proposes to rezone the subject properties from RS-2 (One Family Suburban Residential) to RS-1b (One Family Urban (Medium Density) Residential) with a Density Bonus (see Appendix C) to permit future subdivision into approximately 12 R-1 (Residential District) sized single family lots (see Appendix D). The Zone Amending Map No. 1612 has been amended to no longer include the southeast corner of the property that will be dedicated out as *Conservation*.

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 m<sup>2</sup> (5,995 ft<sup>2</sup>) to 371 m<sup>2</sup> (3,993 ft<sup>2</sup>). An Amenity Contribution of \$3,100 per lot for each lot that is less than 557 m<sup>2</sup> (5,995 ft<sup>2</sup>) is required, as discussed in the Project Description above.

**Proposed Variances:**

A retaining wall is required within the park area that is proposed to be greater than 1.2 m (4 ft) in height. If this retaining wall is required, a Development Variance Permit application will be required prior to subdivision approval.

**Off-Street Parking and Loading Bylaw:**

Two parking spaces per dwelling unit are required, 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 is required for this development for the watercourse and steep slopes on the south-east corner of the development.

**Development Information Meeting:**

A Development Information Meeting was not required as there were less than 25 new dwelling units proposed and the proposal is in compliance with the OCP.

**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.

**Parkland Requirements**

As there are more than two additional lots proposed to be created, the developer will be required to comply with the park dedication requirements of Section 941 of the *Local Government Act* prior to subdivision approval. For this project, there is sufficient land that is proposed to be dedicated as park on the subject properties and this land will be required to be dedicated as a condition of Final Reading.

**Environmental Implications:**

The applicant has submitted a Watercourse Protection and Natural Features Development Permit application (2014-012-DP) and has provided an Environmental 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.

The applicant will be providing restoration works within the proposed park dedication area.

**d) 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. A Rezoning Servicing Agreement will be required.

**Fire Department:**

The Fire Department has no concerns with the proposed rezoning. The lane is to have a minimum carriageway width of 6 m (19.7 ft.) and have "No Parking – Tow Away Zone" signs.

**e) School District Comments:**

A referral was sent to School District 42 on September 15, 2014. No comments have been received to date.

f) **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. 7067 – 2014, that second reading be given to Maple Ridge Zone Amending Bylaw No. 7065 - 2014 and that application 2014-012-RZ be forwarded to Public Hearing.

"Original signed by Michelle Baski"

---

**Prepared by: Michelle Baski, ASCT**  
**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 J.L. (Jim) Rule"

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

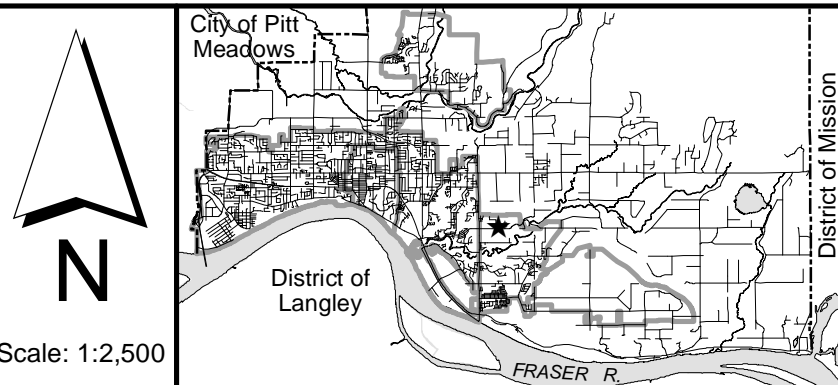
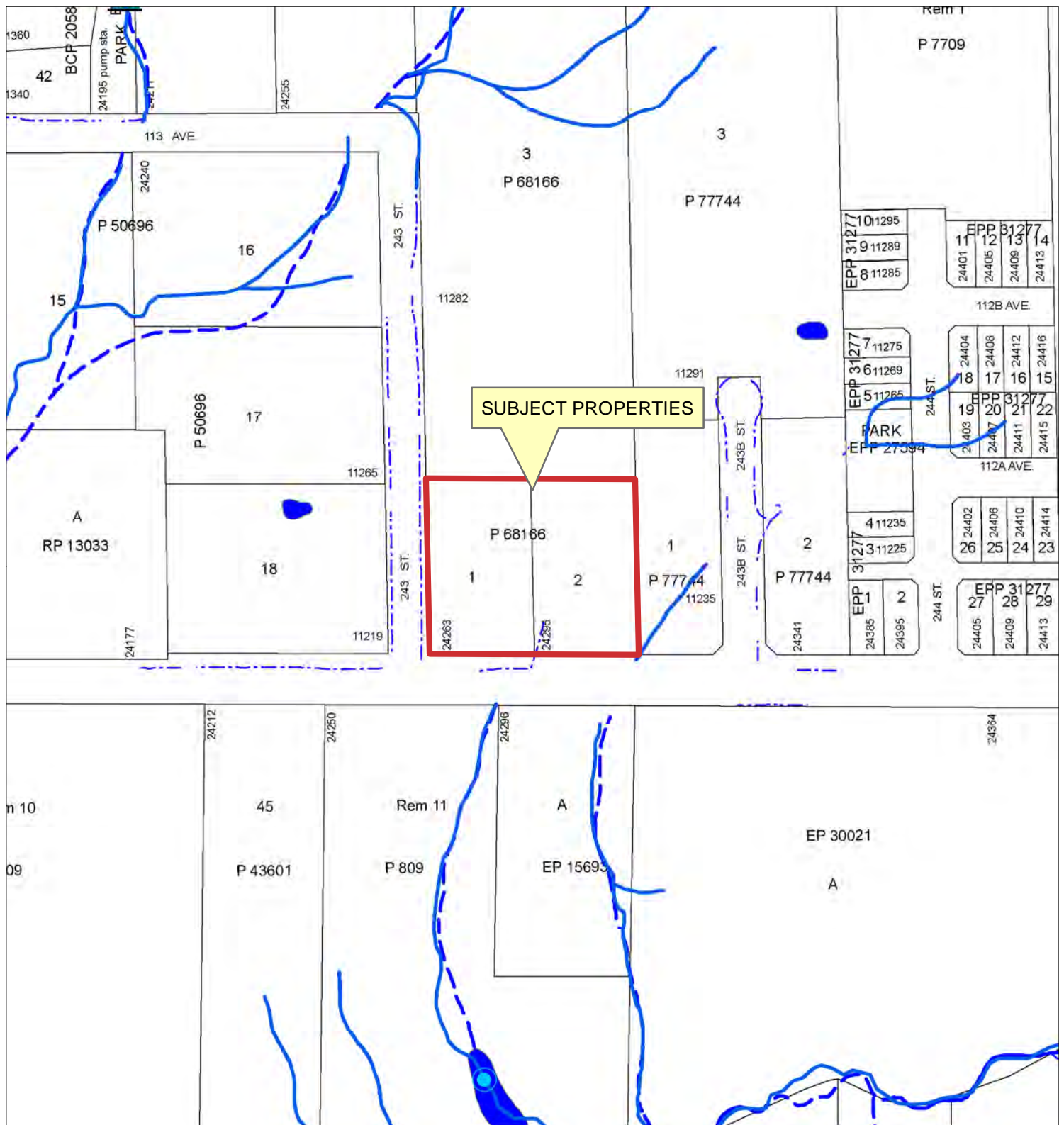
The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – OCP Amending Bylaw No. 7067 – 2014

Appendix C – Zone Amending Bylaw No. 7065 – 2014

Appendix D – Proposed Subdivision Plan



24263/95 112 AVENUE



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

Scale: 1:2,500

DATE: Feb 17, 2014 FILE: 2014-012-RZ BY: PC



**CITY OF MAPLE RIDGE  
BYLAW NO. 7067 – 2014**

A Bylaw to amend the Official Community Plan Bylaw No. 7060 – 2014

---

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

**AND WHEREAS** it is deemed desirable to amend Schedules "1" & "C" to the Official Community Plan;

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7067 – 2014".

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 2 Section 15 Township 12 New Westminster District Plan 68166

and outlined in heavy black line on Map No. 878, a copy of which is attached hereto and forms part of this Bylaw, are hereby re-designated to Conservation.

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

Lot 2 Section 15 Township 12 New Westminster District Plan 68166

and outlined in heavy black line on Map No. 888, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended by adding Conservation.

4. Maple Ridge Official Community Plan Bylaw No. 7060 – 2014 is hereby amended accordingly.

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

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

**PUBLIC HEARING HELD** the      day of                      , 20 .

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

**ADOPTED**, the      day of                      , 20 .

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**PRESIDING MEMBER**

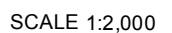
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**CORPORATE OFFICER**



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1:2,500

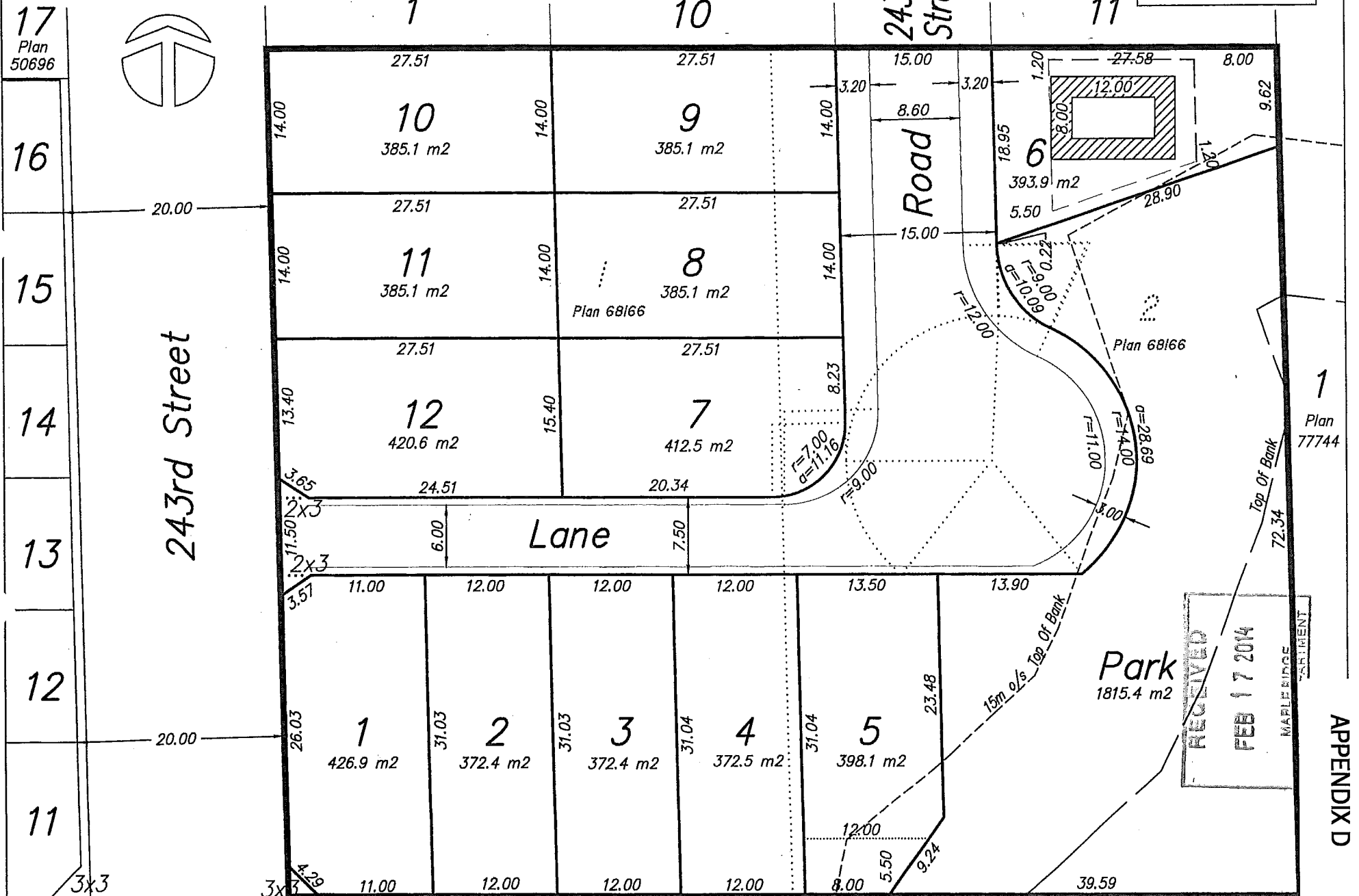
CORPORATE OFFICER



**Terra Pacific Land Surveying Ltd**  
 22371 St. Anne Avenue, Maple Ridge, BC  
 Tel: 604-463-2509

## SKETCH OF PROPOSED 12 LOT SUB

**NOTE:**  
 ALL R-1 LOTS



DATE: JANUARY 24, 2014

112 Avenue (NOTE: 23.1m WIDE)

SHEET SIZE: 8.5" X 11"

SCALE 1 : 500



## City 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. 6891-2011**  
**12240 228 Street**

**MEETING DATE:** October 6, 2014  
**FILE NO:** 2011-130-RZ  
**MEETING:** C of W

---

### EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 12240 228 Street, from RS-1 (One Family Urban Residential) to R-3 (Special Amenity Residential District), to permit a future subdivision into four single family lots, no less than 292 m<sup>2</sup> (3143 ft<sup>2</sup>) in area. The proposed R-3 (Special Amenity Residential District) zoning complies with the Town Centre Area Plan in the Official Community Plan (OCP). This application received first reading for Zone Amending Bylaw No. 6891-2011 on February 14, 2012.

### RECOMMENDATIONS:

1. That Maple Ridge Zone Amending Bylaw No. 6891-2011 be given second reading, and be forwarded to Public Hearing;
2. That Council require, as a condition of subdivision approval, the developer to pay to the District an amount that equals 5% of the market value of the land, as determined by an independent appraisal, in lieu of parkland dedication in accordance with Section 941 of the *Local Government Act*; and,
3. That the following terms and conditions be met prior to final reading:
  - i. Road dedication as required;
  - ii. Removal of the existing buildings; and
  - iii. A disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks. If so, a Stage 1 Site Investigation report is required to ensure that the subject property is not a contaminated site.

## DISCUSSION:

### a) Background Context:

Applicant: Mangal Sindhar  
Owner: Tanbir Sindhar

Legal Description: Lot: 3, Section: 20, Township: 12, NWD Plan: 13667

OCP:  
Existing: Single Family Residential

Zoning:  
Existing: RS-1 (One Family Urban Residential)  
Proposed: R-3 (Special Amenity Residential District)

#### Surrounding Uses:

North:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Single Family Residential
South:	Use:	Single Family Residential
	Zone:	R-3 (Special Amenity Residential District)
	Designation:	Single Family Residential
East:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Single Family Residential
West:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Ground-Oriented Multi-Family

Existing Use of Property: Single Family Residential

Proposed Use of Property: Single Family Residential

Site Area: 0.141 hectares (0.35 acres)

Access: proposed lane

Servicing requirement: Urban Standard

Companion Applications: 2011-130-SD, 2011-130-DP



**b) Project Description:**

The subject property is located at the northeast corner of 122 Avenue and 228 Street and is relatively flat (see Appendix A). The applicant proposes to rezone and subdivide the subject property into four single family lots. Three lots will front onto 228 Street, and the fourth lot will front onto 122 Avenue. Each newly created lot will have a detached carport or garage, and all four lots will be accessed via a lane running north-south. The form and character of this intensive single-family residential development will be regulated through a Development Permit which will be the subject of a future report to Council. The applicant has submitted building elevations for the proposed homes.

**c) Planning Analysis:**

**Official Community Plan:**

The subject property is designated *Single Family Residential* in the Town Centre Area Plan, Section 10.4 of the OCP. This designation provides options for increasing density and choice of housing form, while retaining the single family character in established neighbourhood blocks. The R-3 (Special Amenity Residential District) zone is compatible with this designation. This development will create a more compact single family development pattern along 228 Street, while providing a transition in density from multi-family housing on the west side of 228 Street to the larger single family lots outside of the Town Centre Area Plan to the east. The current proposal is consistent with the following policies of the Town Centre Area Plan:

*Policy 5-9        Maple Ridge will encourage the retention of laneways and the creation of new laneways should be considered, where appropriate and feasible.*

*Policy 5-10      Laneways should have a maximum paved width of 6 metres.*

*Policy 5-11      Access to both underground and surface parking areas is encouraged to be provided off a laneway.*

A new lane will be constructed as part of the development, and will have a paved width of six metres (19.7 ft). The lane will serve to reduce the number of driveway accesses from 228 Street, which is categorized as a Collector Standard Road.

**Zoning Bylaw:**

The current application proposes to rezone the subject property, from RS-1 (One Family Urban Residential) to R-3 (Special Amenity Residential District) to permit future subdivision into four single family lots (see Appendix B). This proposal is in compliance with the requirements of the R-3 (Special Amenity Residential District) zone, which are: a minimum lot area of 213 m<sup>2</sup> (2,293 ft<sup>2</sup>), a minimum lot width of 7.9 metres (25.9 ft), and a minimum length of 27 metres (88.6 ft).

### **Proposed Variances:**

A Development Variance Permit will be required for the *Subdivision and Development Servicing Bylaw No. 4800-1993* to allow for the reduced lane right-of-way from 7.5 metres (24.6 ft) to 6 metres (19.7 ft). The paved width will have a maximum width of six (6) metres to comply with the policies of the Town Centre Area Plan to achieve an urban, walkable pedestrian-focused development. Additionally, the applicant has requested a variance for a reduction in the distance of the driveway from the intersection for proposed lot 3 (see Appendix C). The Zoning Bylaw requires a minimum distance of 7.5 metres (24.6 ft), however the applicant has requested a relaxation for this amount. The requested variances will be the subject of a future report to Council.

### **Development Permits:**

Pursuant to Section 8.8 of the OCP, an Intensive Residential Development Permit application is required to ensure the current proposal provides emphasis on high standards in aesthetics and quality of the built environment, while protecting important qualities of the natural environment.

The applicant has submitted four different housing designs to ensure that the styles are not repeated along the 228 Street streetscape (see Appendix D). The materials include hardi-plank, hardi-shingle, and stone. The proposed hardi board colours include beiges and browns, blues, greens and greys. A carport will be provided as a detached parking structure accessed from the rear lane, and the front yards will be landscaped with small shrubs. Compliance with the key guidelines of the Intensive Residential Development Permit application will be the subject of a future report to Council.

#### **d) Parkland Requirement:**

As there are more than two additional lots proposed to be created, the developer will be required to comply with the park dedication requirements of Section 941 of the *Local Government Act* prior to subdivision approval.

For this project, no parkland is required from the subject property; therefore it is recommended that Council require the developer to pay to the District an amount that equals the market value of 5% of the land required for parkland purposes. The amount payable to the District in lieu of park dedication must be derived by an independent appraisal at the developer's expense. Council consideration of the cash-in-lieu amount will be the subject of a future Council report.

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

##### **Engineering Department:**

The Engineering Department has reviewed this development and has determined that all off-site services exist for the rezoning application requirements, therefore a Rezoning Servicing Agreement is not required. All on-site service improvements will be necessary prior to subdivision approval.

## CONCLUSION:

As the subject application is in compliance with the policies of the Town Centre Area Plan, it is recommended that second reading be given to Maple Ridge Zone Amending Bylaw No. 6891-2011 and that application 2011-130-RZ be forwarded to Public Hearing.

It is further recommended that Council require, as a condition of subdivision approval, the developer to pay to the District an amount that equals 5% of the market value of the land, as determined by an independent appraisal, in lieu of parkland dedication.

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

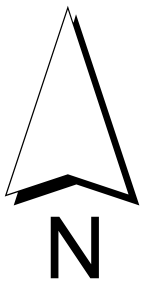
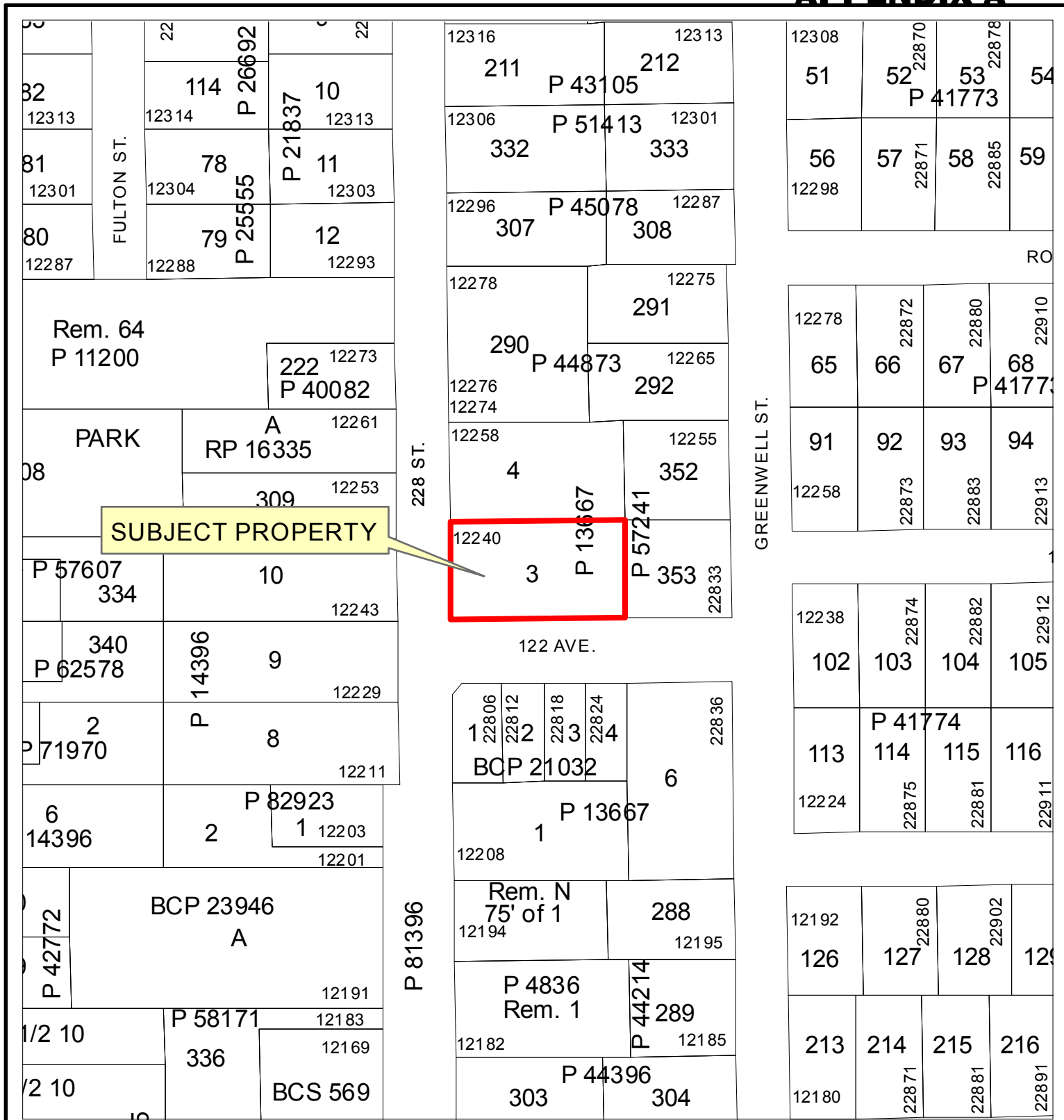
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**Concurrence: J. L. (Jim) Rule**  
**Chief Administrative Officer**

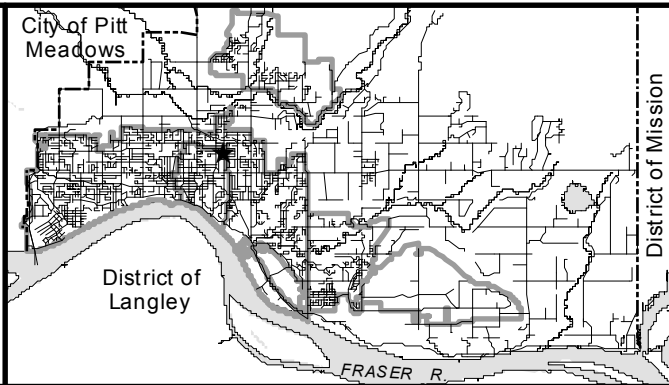
The following appendices are attached hereto:

Appendix A – Subject Map  
Appendix B – Zone Amending Bylaw No. 6891-2011  
Appendix C – Subdivision Plan  
Appendix D – Building Elevations  
Appendix E – Landscape Plan

# APPENDIX A



Scale: 1:1,500



12240-228 St



CITY OF MAPLE RIDGE  
PLANNING DEPARTMENT

DATE: Oct 2, 2014

2011-130-RZ

BY: JV

## CORPORATION OF THE DISTRICT OF MAPLE RIDGE

### BYLAW NO. 6891-2011

#### 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, enacts as follows:

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 6891-2011."
2. That parcel or tract of land and premises known and described as:  
  
Lot 3 Section 20 Township 12 New Westminster District Plan 13667  
  
and outlined in heavy black line on Map No. 1556, a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to R-3 (Special Amenity 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 14<sup>th</sup> day of February, 2012.

**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 .

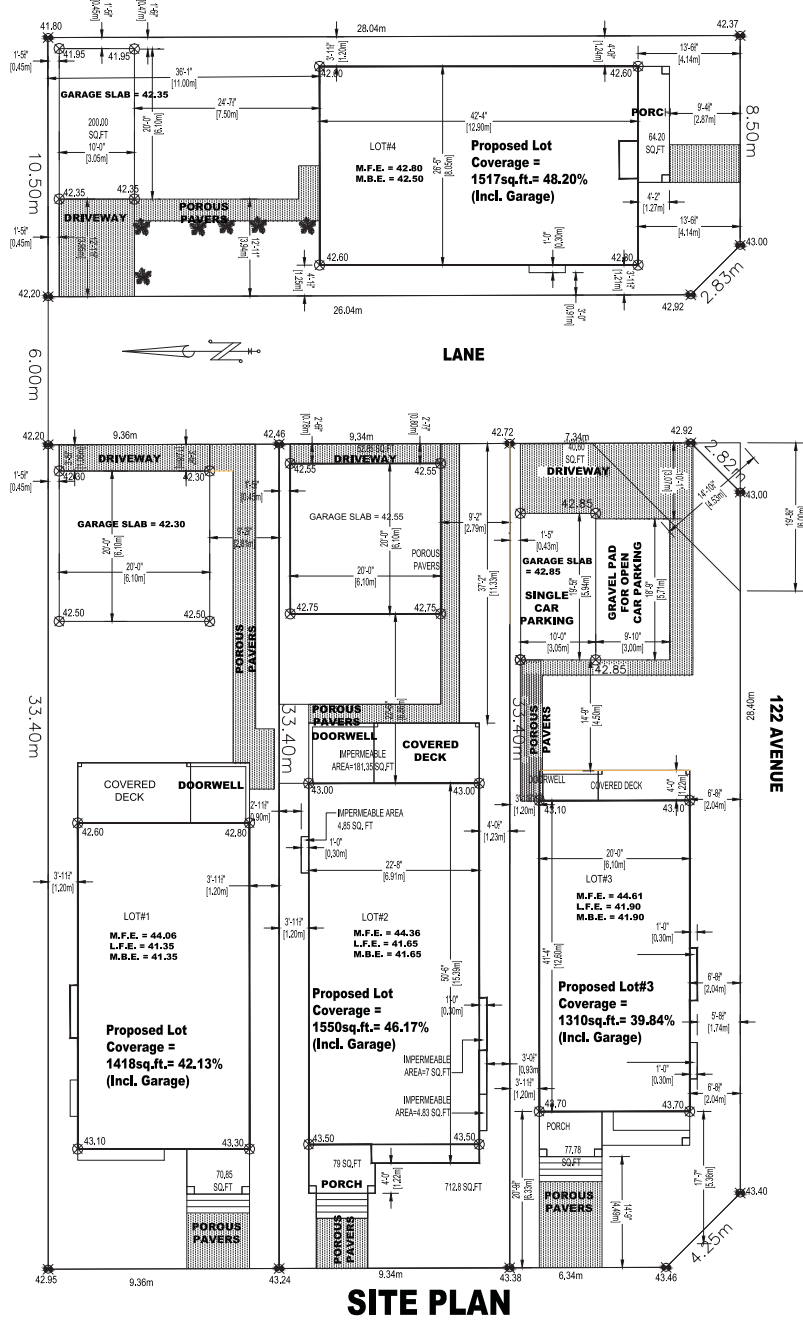
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**PRESIDING MEMBER**

---

**CORPORATE OFFICER**





REVISED SITE PLAN

REVISED GARAGE OF LOT# 3



11727 82A AVE DELTA  
BC B4C2E5  
www.uhdezine.com  
info@uhdezine.com  
Ph.778-708-1745

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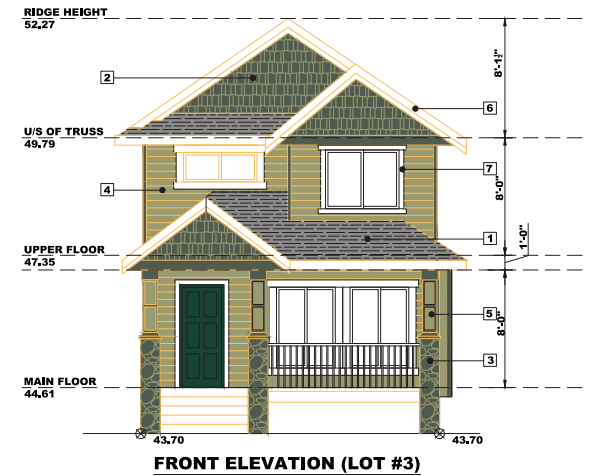
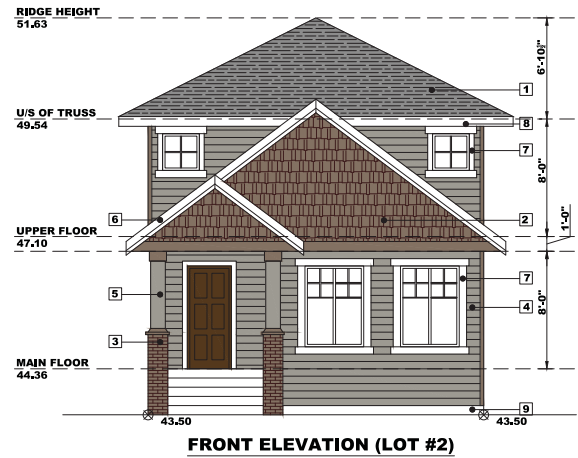
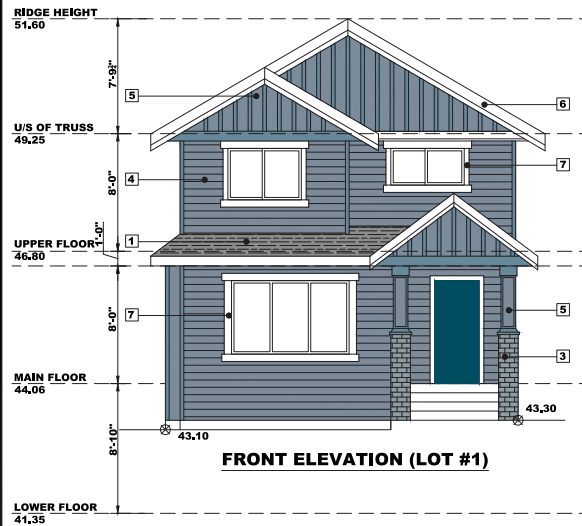
ADDRESS:  
12240 228 STREET  
PORT MOODY,BC

JOB NAME:  
DEVELOPMENT PERMIT  
REVISED SITE PLAN

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

DATE:  
SEPT.11/2014

SHEET:  
1 OF 4



MATERIAL LEGEND					
NO.	MATERIAL	DESCRIPTION	PRODUCT	SUPPLIER	LOT #1
1		QUALITY ASPHALT SHINGLE ROOF IN SHAKE PROFILE	#09515409	RONA	BLACK
2		HARDIE SHINGLE	STRAIGHT EDGE PANEL	JAMES HARDIE	EVENING BLUE
3		STONE CLADDING MISSISSIPPI MUD	CULTURED STONE	CANADIAN STONE	ECHO RIDGE DRESSED
4		HARDIE PLANK SIDING	CEDARMILL COLOR PLUS	JAMES HARDIE	BOOTHBAY BLUE
5		HARDIE PANEL	SMOOTH	JAMES HARDIE	BOOTHBAY BLUE
6		1X8 OR 1X6 OVER BOARD		GENERAL PAINTS	WHITE
7		4/4 HZ BATTEN RUSTIC GRAIN 12"	SMOOTH	JAMES HARDIE	WHITE

MATERIAL LEGEND					
NO.	MATERIAL	DESCRIPTION	PRODUCT	SUPPLIER	LOT #2
1		QUALITY ASPHALT SHINGLE ROOF IN SHAKE PROFILE	#09515409	RONA	
2		HARDIE SHINGLE	STRAIGHT EDGE PANEL	JAMES HARDIE	TIMBER BARK
3		STONE CLADDING MISSISSIPPI MUD	CULTURED STONE	CANADIAN STONE	COBBLEFIELD
4		HARDIE PLANK SIDING	CEDARMILL COLOR PLUS	JAMES HARDIE	COBBLE STONE
5		HARDIE PANEL	SMOOTH	JAMES HARDIE	COBBLE STONE
6		1X8 OR 1X6 OVER BOARD		GENERAL PAINTS	WHITE
7		4/4 HZ BATTEN RUSTIC GRAIN 12"	SMOOTH	JAMES HARDIE	WHITE

MATERIAL LEGEND					
NO.	MATERIAL	DESCRIPTION	PRODUCT	SUPPLIER	LOT #3
1		QUALITY ASPHALT SHINGLE ROOF IN SHAKE PROFILE	#09515409	RONA	BLACK
2		HARDIE SHINGLE	STRAIGHT EDGE PANEL	JAMES HARDIE	HEATHERED MOSS
3		STONE CLADDING MISSISSIPPI MUD	CULTURED STONE	CANADIAN STONE	LIME STONE
4		HARDIE PLANK SIDING	CEDARMILL COLOR PLUS	JAMES HARDIE	SANDSTONE (BEIGE)
5		HARDIE PANEL	SMOOTH	JAMES HARDIE	SANDSTONE (BEIGE)
6		1X8 OR 1X6 OVER BOARD		GENERAL PAINTS	WHITE
7		4/4 HZ BATTEN RUSTIC GRAIN 12"	SMOOTH	JAMES HARDIE	WHITE



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info@uhdezine.com  
Ph: 778-708-1745

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12240 228 STREET  
PORT MOODY, BC

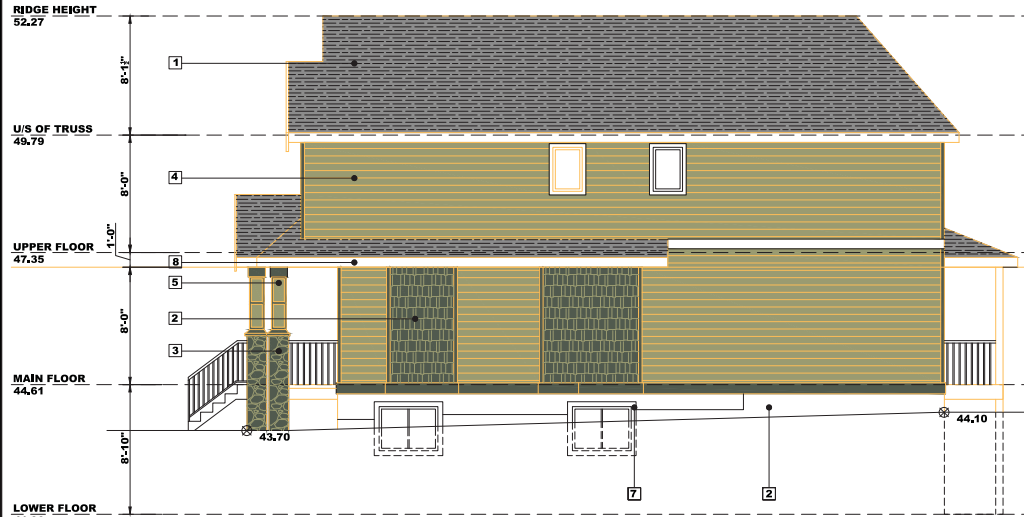
JOB NAME:  
DEVELOPMENT PERMIT  
COLORED ELEVATION

SCALE:  
1/4"=1'-0"

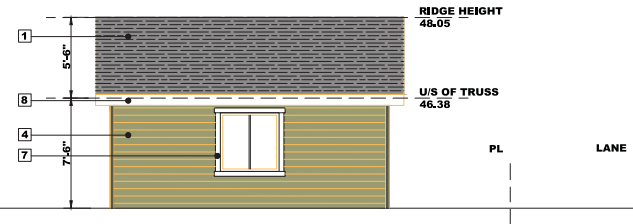
DATE:  
SEPT.11/2014

SHEET:  
3  
OF  
4



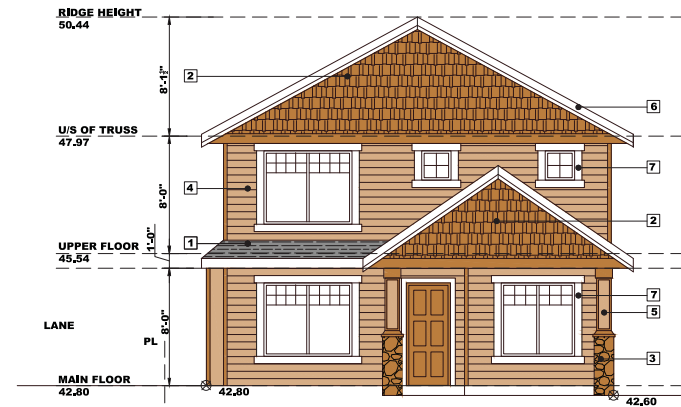


**SIDE ELEVATION (LOT #3)**



**FRONT ELEVATION (LOT #4)**

MATERIAL LEGEND					
NO.	MATERIAL	DESCRIPTION	PRODUCT	SUPPLIER	LOT #4
1		QUALITY ASPHALT SHINGLE ROOF IN SHAKE PROFILE	#09S15409	ROMA	BLACK
2		HARDIE SHINGLE	STRAIGHT EDGE PANEL	JAMES HARDIE	TUSCAN GOLD (BROWN)
3		STONE CLADDING MISSISSIPPI MUD	CULTURED STONE	CANADIAN STONE	DRESSED FIELDSTONE
4		HARDIE PLANK SIDING	CEDARMILL COLOR PLUS	JAMES HARDIE	AUTUMN TAN (BROWN)
5		HARDIE PANEL	SMOOTH	JAMES HARDIE	AUTUMN TAN (BROWN)
6		1X8 OR 1X6 OVER BOARD		GENERAL PAINTS	WHITE
7		4/4 HZ BATTEN RUSTIC GRAIN 12"	SMOOTH	JAMES HARDIE	WHITE



**FRONT ELEVATION (LOT #4)**



**Universal**  
HOME DESIGN

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BC V4C2E5  
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info@uhdezine.com  
Ph: 778-708-1745

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ADDRESS:

12240 228 STREET  
PORT MOODY, BC

JOB NAME:

DEVELOPMENT PERMIT  
COLORED ELEVATIONS

SCALE:

1/4"=1'-0"

DATE:

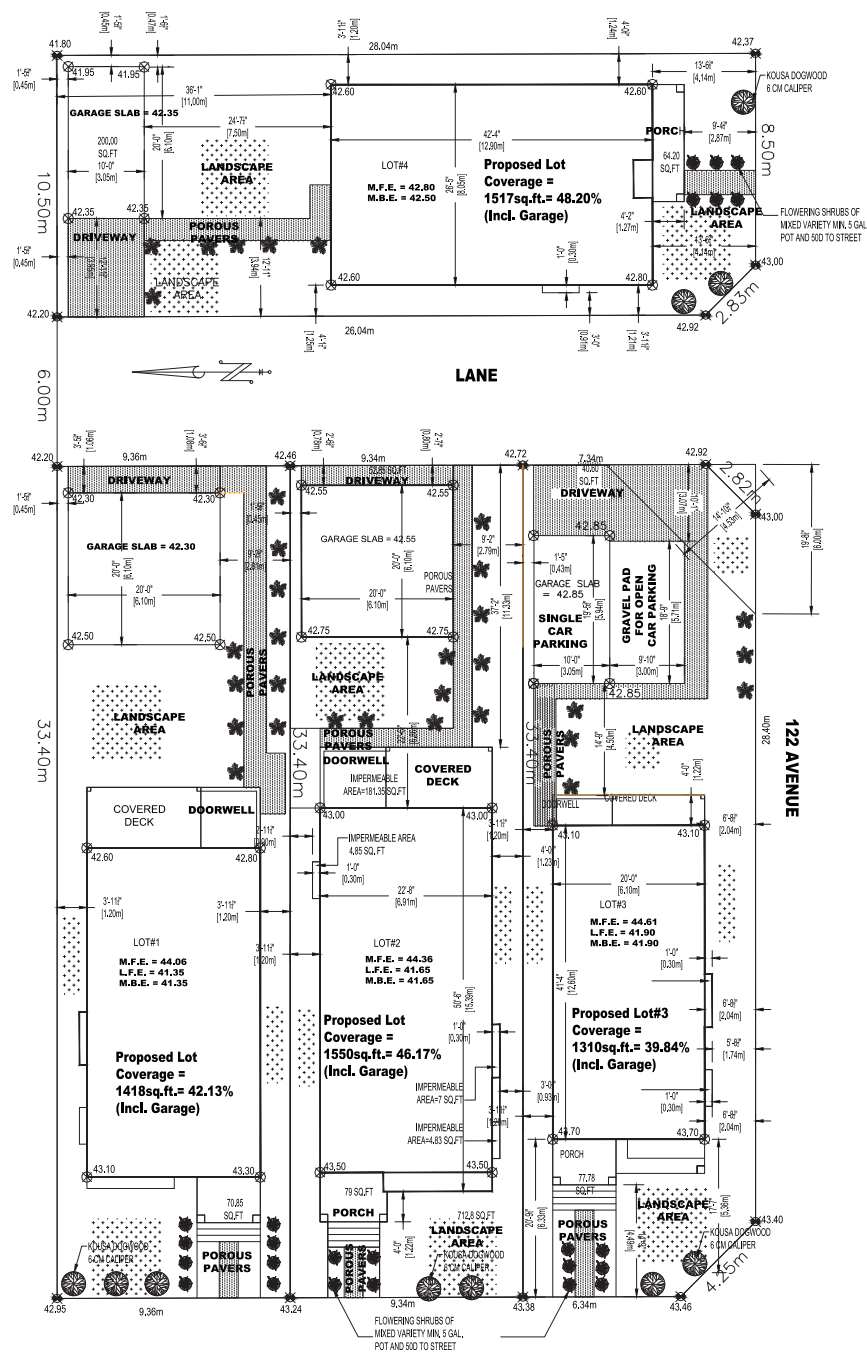
SEPT.11/2014

SHEET:

OF

4

4



VEGETATION LEGEND	
	KOUSA DOGWOOD 6 CM CALIPER
	FLOWERING SHRUBS OF MIXED VARIETY MIN. 5 GAL. POT AND 500 TO STREET

LANDSCAPING PLAN  
228 STREET

Universal  
HOME DESIGN

11727 82A AVE DELTA  
BC V4C2E5  
www.uhdezine.com  
info@uhdezine.com  
Ph. 778-708-1745

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ABOVE.

ADDRESS:  
12240 228 STREET  
PORT MOODY, BC

JOB NAME:  
DEVELOPMENT PERMIT  
LANDSCAPING

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

DATE:  
SEPT.11/2014

SHEET:  
OF 2  
4



## City 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.7009-2013  
24325 126 Avenue

**MEETING DATE:** October 6, 2014  
**FILE NO:** 2013-042-RZ  
**MEETING:** C of W

---

### EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 24325 126 Avenue, from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential), to permit a future subdivision into two single family lots no less than 0.4 ha (1 acre). This application is in compliance with the Official Community Plan (OCP). This application received first reading for Zone Amending Bylaw No. 7009-2013 on October 8, 2013.

### RECOMMENDATIONS:

1. That Maple Ridge Zone Amending Bylaw No. 7009-2013 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; and
  - ii. A disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks. If so, a Stage 1 Site Investigation report is required to ensure that the subject property is not a contaminated site.

### DISCUSSION:

#### a) Background Context:

Applicant: Glenn Rogers  
Owners: Ching-Chun Lin and Ling-Li Chan

Legal Description: Lot: 68, Section: 22, Township: 12, Plan: 43885

OCP:

Existing: Estate Suburban Residential

Zoning:

Existing: RS-3 (One Family Rural Residential)

Proposed: RS-2 (One Family Suburban Residential)

Surrounding Uses:

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

Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Single Family Residential
Site Area:	0.812 hectares (2.0 acres)

**b) Project Description:**

The subject property is located on the north side of 126 Avenue and has steep slopes on the northern half of the property (see Appendix A). The applicant proposes to rezone the subject property from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) to permit two single family lots. The existing house on the subject property will be maintained. Due to the steep slopes on the north portion of the subject property, a slope protection covenant will restrict the use for all lands within the Geotechnical Setback Line for proposed lot B. The applicant has demonstrated that there is sufficient building area on the lands with less than 25% slope. The extension of sanitary sewer to the Academy Park area in 2010 will allow the subdivision to occur without the need to demonstrate on-site septic capacity.

**c) Planning Analysis:**

**Official Community Plan:**

The subject property is designated *Estate Suburban Residential* in the OCP, which permits a single detached housing form located outside of the Urban Area Boundary. As indicated in Appendix C of the OCP, the RS-2 (one Family Suburban Residential) zone is permitted in the *Estate Suburban*

*Residential* designation. Municipal water is required in this zone; and properties in this designation may be serviced by municipal sanitary sewer, due to their location in the Fraser Sewerage Area.

The surrounding neighbourhood context is comprised of properties also designated *Estate Suburban Residential*. It is anticipated that the long term development of the area will be to a suburban level and style of development, with overall densities of one dwelling unit per 0.4 ha (1 acre). The subject application is therefore in compliance with the OCP.

#### **Zoning Bylaw:**

The current application proposes to rezone the subject property from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) to permit future subdivision into two single family lots (see Appendix B). The proposed developments meets the minimum zoning requirements for the RS-2 (One Family Suburban Residential) zone, which include: a minimum lot size of 0.4 ha (1 acre), a minimum width of 36 metres and a minimum depth of 60 metres (see Appendix C). A variance for road carriage way and right-of-way width will be required as discussed below.

#### **Proposed Variances:**

A variance to the *Maple Ridge Subdivision and Development Servicing Bylaw No. 4800 - 1993* is required for the road allowance, as the existing carriageway width and local road right-of-way width on 126 Avenue do not meet the minimum bylaw requirements and there is insufficient land for road dedication from the subject property. The applicant must seek a Development Variance Permit to request that the current widths be maintained. A similar variance request for development of the neighbouring property to the east was sought through a previous rezoning and subdivision application.

#### **Development Permits:**

Pursuant to Section 8.10 of the OCP, 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.

#### **d) Environmental Implications:**

As recommended in the report dated October 7, 2013, the applicant has submitted a restoration plan and a cost estimate based on the tree protection bylaw replacement criteria. A security bond equivalent to the value of the planting plan has also been submitted.

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

##### **Engineering Department:**

The Engineering Department has reviewed this development and has determined that all off-site services exist for the rezoning application requirements; therefore a Rezoning Servicing Agreement is not required. All on-site servicing improvements will be necessary prior to subdivision approval.

## CONCLUSION:

As the development is in compliance with the OCP, it is recommended that second reading be given to Zone Amending Bylaw No. 7009-2013, and that application 2013-042-RZ be forwarded to Public Hearing.

"Original signed by Charles R. Goddard" for

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**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"

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

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

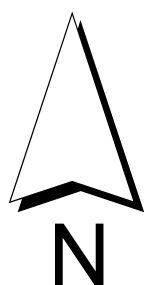
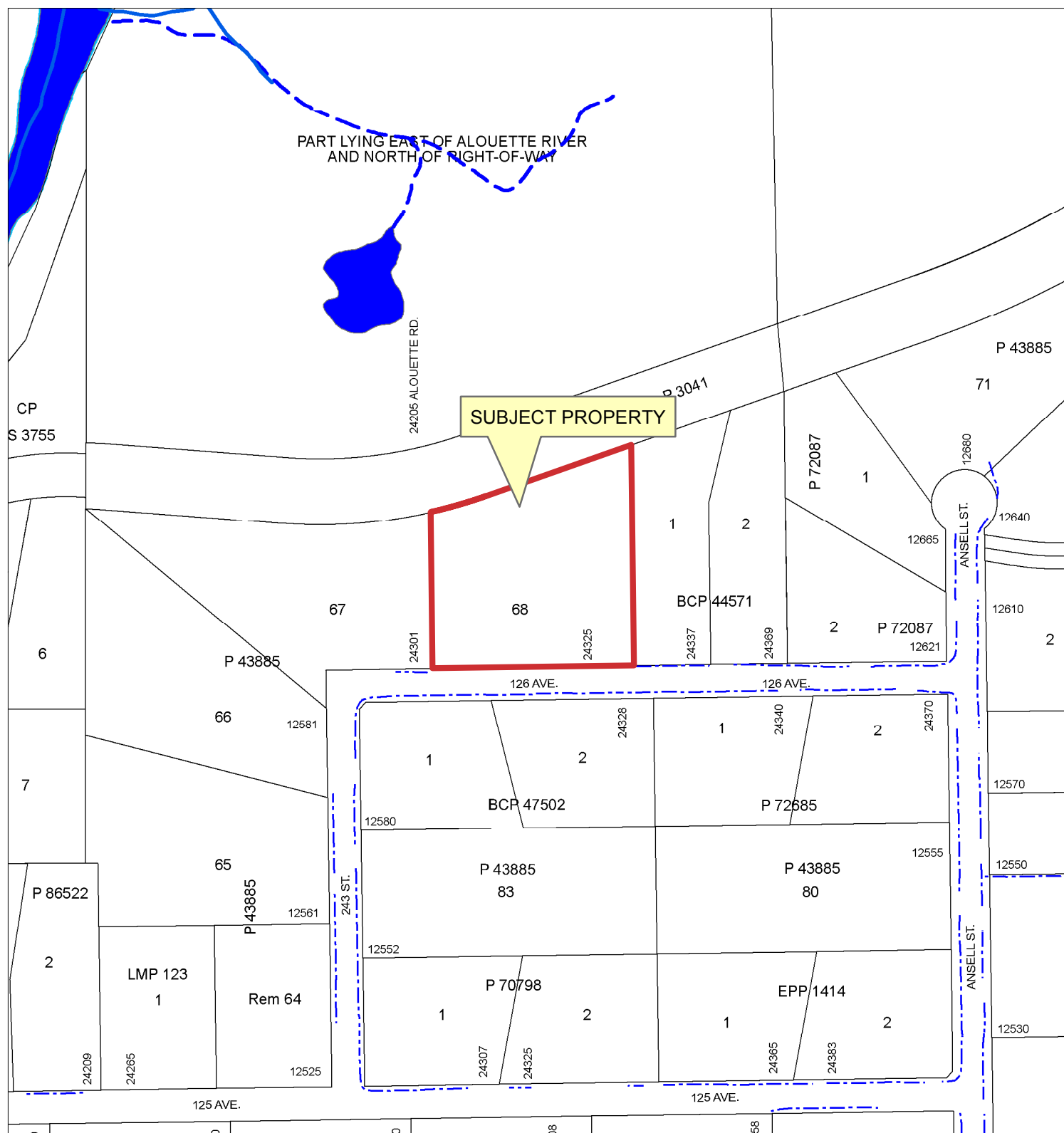
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**Concurrence: J. L. (Jim) Rule**  
**Chief Administrative Officer**

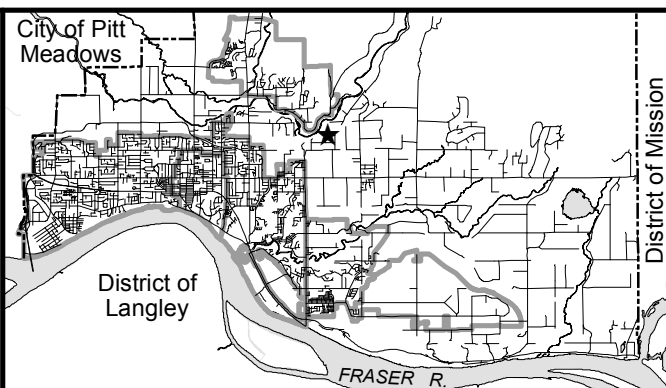
The following appendices are attached hereto:

Appendix A – Subject Map  
Appendix B – Zone Amending Bylaw No. 7009-2013  
Appendix C – Subdivision Plan  
Appendix D – Replanting Plan

## APPENDIX A



Scale: 1:2,500



24325 126 AVENUE



CORPORATION OF  
THE DISTRICT OF  
MAPLE RIDGE  
PLANNING DEPARTMENT

DATE: Aug 19, 2013 FILE: 2013-042-RZ

BY: PC

## CORPORATION OF THE DISTRICT OF MAPLE RIDGE

### BYLAW NO. 7009-2013

#### 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. 7009-2013."

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

Lot 68 Section 22 Township 12 New Westminster District Plan 43885

and outlined in heavy black line on Map No. 1592 a copy of which is attached hereto and forms part of this Bylaw, is 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 8<sup>th</sup> day of October, 2013.

**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

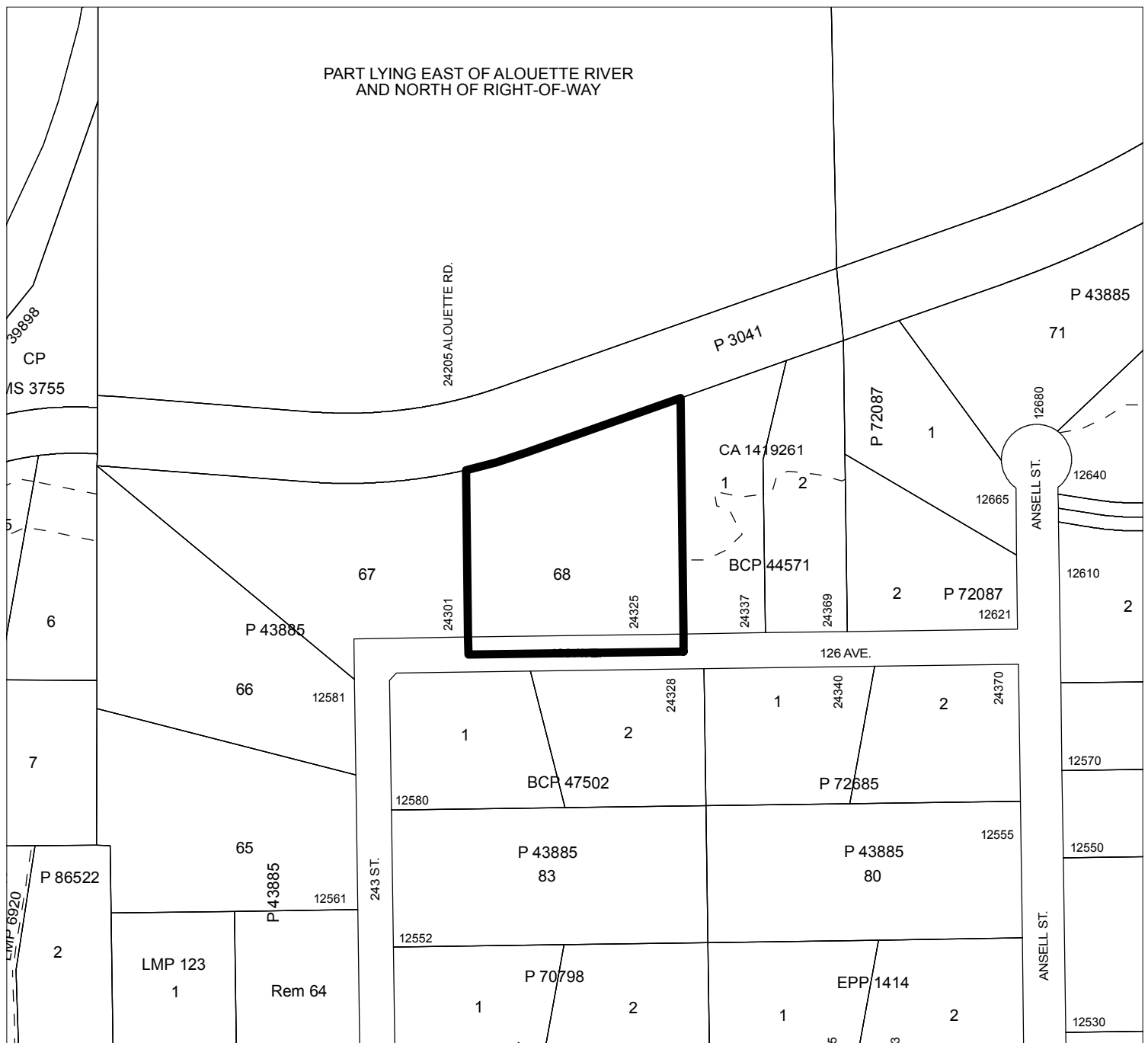
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PRESIDING MEMBER

---

CORPORATE OFFICER





# MAPLE RIDGE ZONE AMENDING

Bylaw No. 7009-2013

Map No. 1592

From: RS-3 (One Family Rural Residential)

To: RS-2 (One Family Suburban Residential)



SCALE 1:2,500

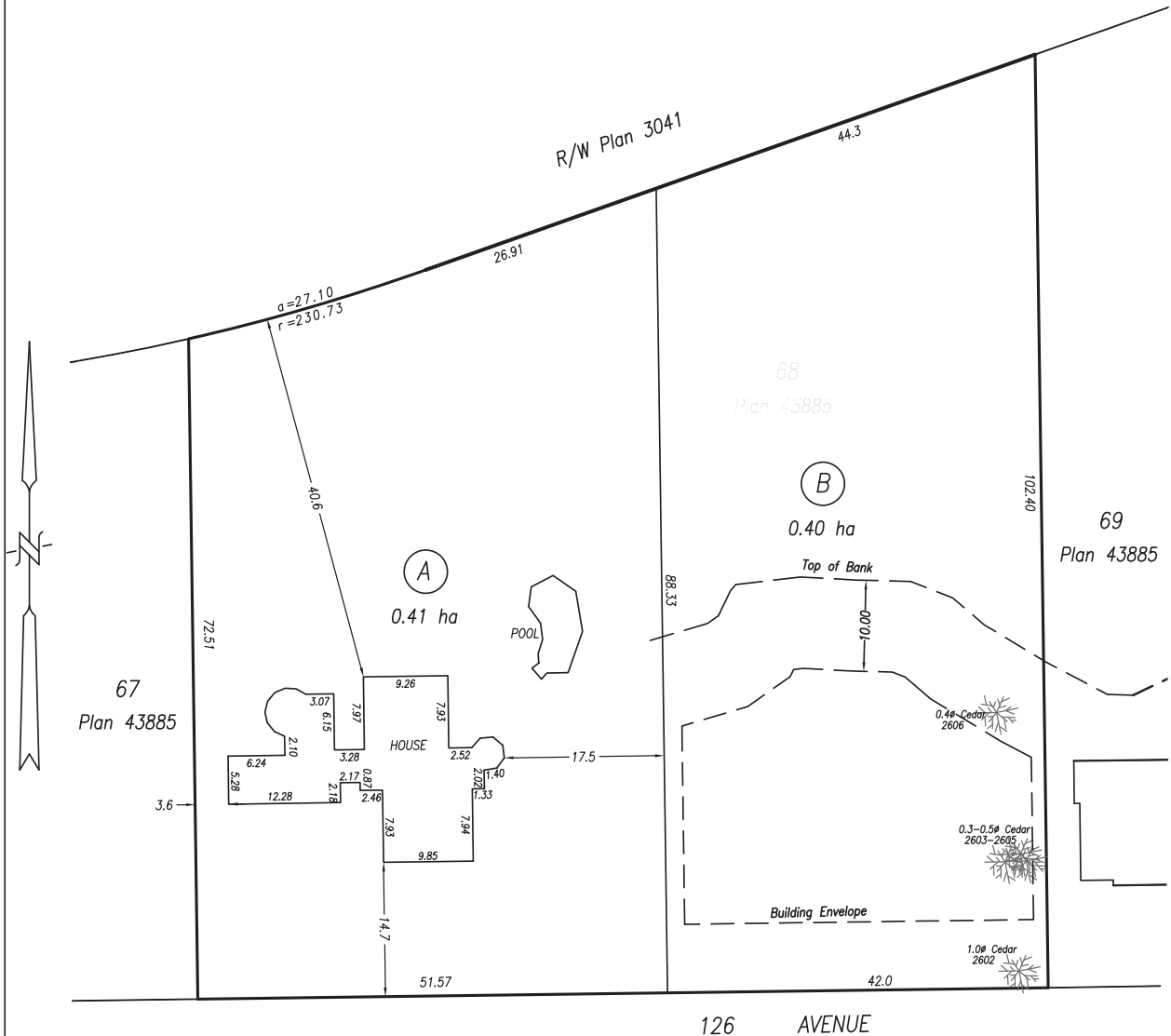
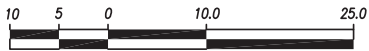
## SKETCH PLAN OF PROPOSED SUBDIVISION OF LOT 68 SEC.22 TP.12 N.W.D. PLAN 43885

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

This plan lies within the  
Greater Vancouver Regional District  
Municipality of Maple Ridge

Scale 1:500

All distances are in metres except where otherwise noted













S.P. Wade B.C.L.S.  
June 13, 2013.

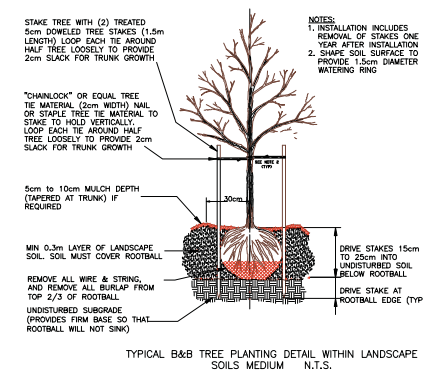
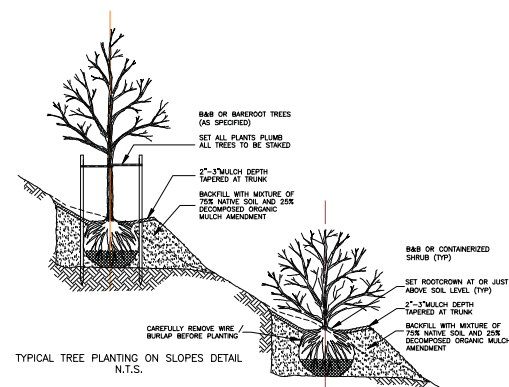
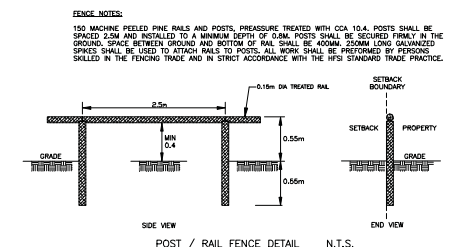
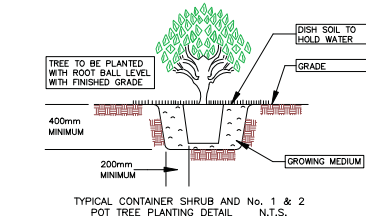
Wade & Associates Land Surveying Ltd.  
B.C. Land Surveyors  
Maple Ridge and Mission  
File H2908-03 Phone 604-463-4753



GENERAL LANDSCAPE SPECIFICATIONS:

1. All works shall be conducted in accordance with the sediment control provisions of the "Land Development Guidelines for the Protection of Aquatic Habitat" jointly published by the provincial Ministry of Environment and the Federal Department of Fisheries & Oceans.
2. All materials, labour and plant installation shall be conducted in accordance with the BC Landscape Standard jointly produced by the BC Society of Landscape Architects and the BC Nursery Trade Association.
3. All plant materials to be inspected and approved by Letts Environmental prior to installation. Letts and Landscaper will review the setback areas prior to any works and to identify trees and shrub planting locations (if required).
4. All planting works to be carried out during the Spring or fall season following Permit(s) being granted.
5. All in-lane and/or excess materials from landscape operations shall be collected and disposed of in accordance with all regulatory requirements.
6. Imported landscape plants and soil for the riparian landscaping shall comply with the latest BC Landscape Standards. Supplier of plants to be endorsed by Letts prior to being delivered to the site. All native plants MUST be of good quality and be inspected by Letts prior to planting. Plants determined to be unacceptable will be replaced with healthy stock and that meets the design. All plants must meet the BC/LNA (ANSI) CONTAINER CLASSES sizes outlined in the design.
7. The rootballs of all plants will be planted as depicted and surrounded on all sides and bottom (where shown) with landscaping topsoil. This form of pocket planting will be applied to each shrub and tree. Trees may require staking. Staking of trees will be determined by the environmental monitor at the time of plant arrival or immediately following tree planting. Tree staking will involve either 1 or if required, 2 stakes per tree;
8. Prior to plants being planted, native soils within setback areas shall be graded in a manner where water will not pool or pond or affect future yards or structures.
9. No less than 3 years of plant maintenance is recommended. Plant maintenance to include watering, and clearing of invasive species if required. All invasives to be removed.
10. Plant survivorship shall equal 100% for trees and no less than 85% for shrubs for no less than three (3) years from planting. Replacement of dead stock may be required to fulfill this specification.
11. An inspection Report will be prepared and submitted to the District of Maple Ridge within 10 days of each annual plant survivorship inspection. The Final Report will provide the results of the inspection and shall summarize the findings of the three years of annual monitoring. The Final report will provide a functional assessment of the performance of the mitigatory works and habitat function and will include photographs of the entire site.
12. Excavating or digging machinery is not to travel or operate near the top of bank or on any slope. The 10.0m geotechnical zone will not be disturbed except for planting works and installation of post / rafter fence.
13. Plants, planted during summer months must include a watering program to ensure survivorship.

		PLANT SCHEDULE					PLANT SCHEDULE				
		SYMBOL	COMMON NAME	LATIN NAME	QTY	PLANTED SIZE // REMARKS	SYMBOL	COMMON NAME	LATIN NAME	QTY	PLANTED SIZE // REMARKS
STAKE TREES		Western hemlock	Tsuga heterophylla	8	B & B (boll & burlap)		vine maple	Acer circinatum	4	#5 POT	
		Western red cedar	Thuja plicata	12	B & B (boll & burlap)		sword fern	Polystichum munitum	30	#1 POT	
		Paper birch	Betula papyrifera	7	B & B (boll & burlap)		Common Juniper	Juniperus communis	19	#1 POT	
		Pacific dogwood	Cornus nuttallii	2	B & B (boll & burlap)		Red-osier dogwood	Cornus stolonifera	6	#5 POT	
							Existing trees				
		TOTAL NUMBER OF PLANTS REQUIRED FOR PROJECT: 87									



82  
Plan 43885

SITE:  
24325 - 126 AVE.  
MAPLE RIDGE



**LET'S ENVIRONMENTAL**  
environmental consultants

P.O. Box 20888  
Naples Flga, FL 34102  
C: 884.482.8178 / F: 884.228.2878 / P:  
884.487.8872  
info@letsenv.com

DRAWN BY:	GRL	SEAL
DESIGNED BY:	GRL	
CHECKED BY:	GRL	
APPROVED BY:	GRL	
SCALE:		



CORPORATION OF THE DISTRICT OF MAPLE RIDGE  
ENGINEERING DEPARTMENT

SLOPE AND SLOPE SETBACK  
PLANTING PLAN

DATE:	MARCH 2014
SHEET:	1 OF 1
DWG NO.:	NETR 0673-1



## City of Maple Ridge

**TO:** His Worship Mayor Ernie Daykin  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Rezoning – First Extension  
Maple Ridge Official Community Plan Amending Bylaw No. 7020-2013 and  
Maple Ridge Zone Amending Bylaw No.6939-2012  
12933 Mill Street

**MEETING DATE:** October 6, 2014  
**FILE NO:** 2012-057-RZ  
**MEETING:** C of W

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### EXECUTIVE SUMMARY:

The applicant for the above noted file has applied for an extension to this rezoning application under Maple Ridge Development Procedures Bylaw No. 5879-1999. This application is to permit a future subdivision into 16 single family lots under the R-2 (Urban Residential District) zone.

### RECOMMENDATION:

That a one year extension be granted for rezoning application 2012-057-RZ and that the following conditions be addressed prior to consideration of final reading:

- i. Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
- ii. Amendments to Part VI Figure 2 - Land Use Plan; Figure 3D - Horse Hamlet; and Figure 4 -Trails / Open Space of the Silver Valley Area Plan of the Official Community Plan;
- iii. Road 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. Registration of a Habitat Protection and Stormwater Management Covenant at the Land Title Office;
- vi. Removal of the existing buildings; and
- vii. 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.

## DISCUSSION:

### a) Background Context:

Applicant:	George Devita
Owners:	George and Patricia Devita William and Karen Greenland
Legal Description:	Lot 1, Section 27, Township 12, NWD Plan 11128
OCP:	
Existing:	Medium Density Residential and Conservation
Proposed:	Medium Density Residential
Zoning:	
Existing:	RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential)
Proposed:	R-2 (Urban Residential District)
Surrounding Uses:	
North:	Use: Single Family Residential Zone: RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential) Designation: Conservation, Medium Density Residential and Low Density Urban
South:	Use: Single Family Residential Zone: RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential) Designation: Conservation and Medium Density Residential
East:	Use: Single Family Residential Zone: RS-3 (One Family Rural Residential) Designation: Civic and Conservation
West:	Use: Single Family Residential Zone: RS-2 (One Family Suburban Residential) Designation: Conservation, Medium Density Residential and Low Density Urban
Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Single Family Residential
Site Area:	0.916 HA. (2.26 acres)
Access:	Mill Street
Servicing requirement:	Full Urban Standard

The following dates outline Council's consideration of the application and Bylaws 7020-2013 and 6939-2012:

- First reading was considered and granted on July 24, 2012;
- Second reading was considered and granted on September 24, 2013 ;
- Public Hearing was held October 15, 2013; and
- Third reading was granted October 22, 2013.

**Application Progress:**

Since third reading was granted, the property owner has decided to sell the subject property to another developer, who intends to consolidate the property with the neighbouring property to create a larger application. As the conditions of the sale have not been completed, the applicant is seeking to extend the rezoning application to provide more time for the sale to complete. It is anticipated that the new applicant will seek final approval once the sale is completed.

**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 applied for a one year extension to the subject rezoning application in order to provide an additional year to complete the project. It is recommended that a one year extension be granted for rezoning application 2012-057-RZ, and that the terms and conditions outlined in this report be addressed prior to consideration of final reading.

"Original signed by Amelia Bowden"

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**Prepared by:** Amelia Bowden  
Planning Technician

"Original signed by Christine Carter"

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

"Original signed by Frank Quinn"

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

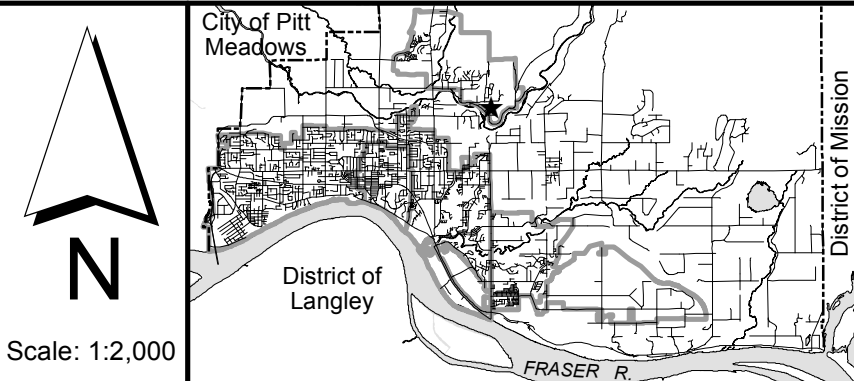
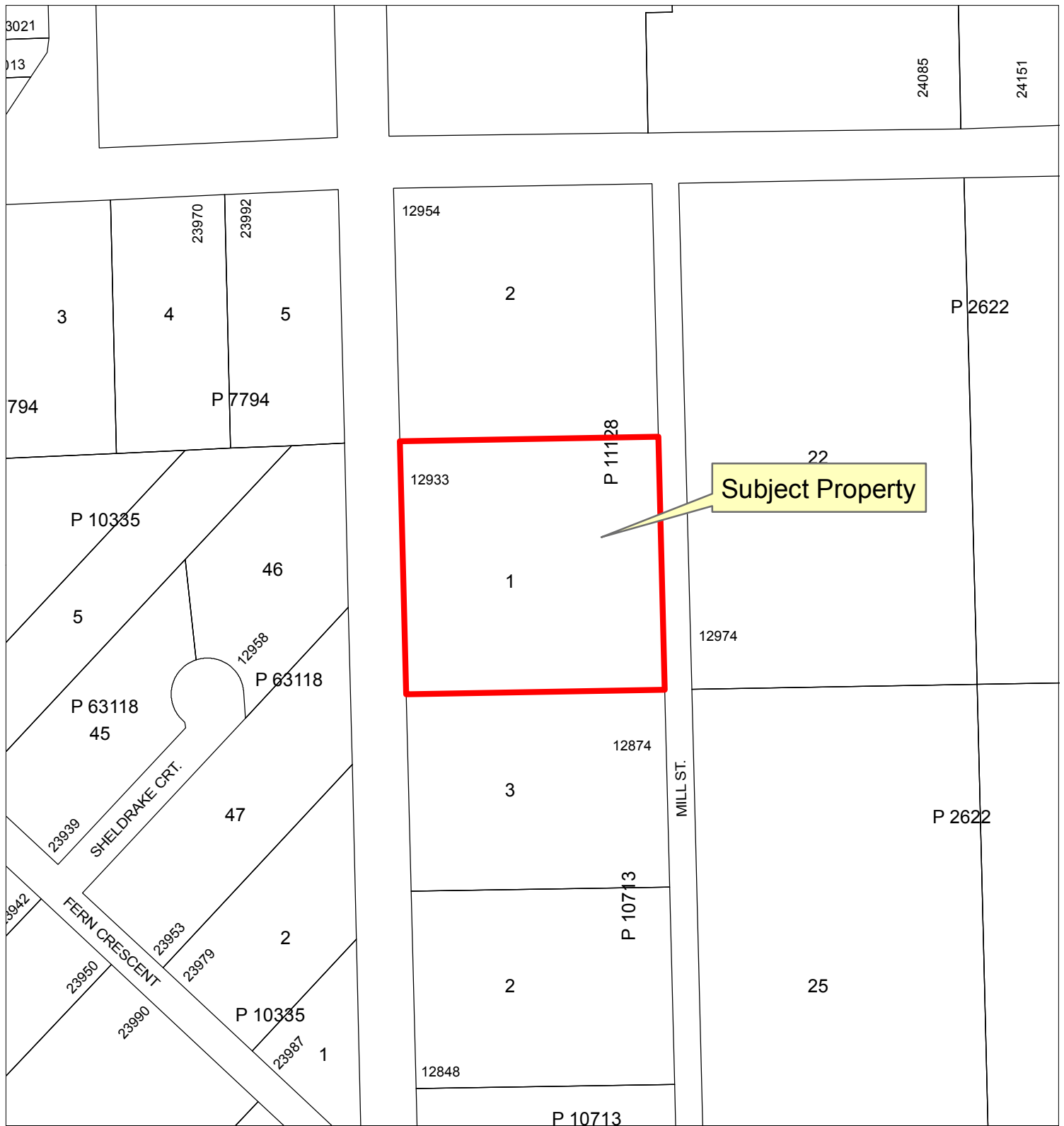
"Original signed by J.L. (Jim) Rule"

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

The following appendices are attached hereto:  
Appendix A – Subject Map  
Appendix B – Second Reading Report

# APPENDIX A



12933 Mill St

 **MAPLE RIDGE**  
British Columbia

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

DATE: Apr 5, 2013    2012-057-SD    BY: PC



## District of Maple Ridge

**TO:** His Worship Mayor Ernie Daykin  
and Members of Council  
**MEETING DATE:** September 23, 2013  
**FILE NO:** 2012-057-RZ  
**FROM:** Chief Administrative Officer  
**MEETING:** C of W  
**SUBJECT:** First and Second Reading  
Maple Ridge Official Community Plan Amending Bylaw No. 7020-2013 and  
Second Reading  
Maple Ridge Zone Amending Bylaw No. 6939-2012  
12933 Mill Street

---

### EXECUTIVE SUMMARY:

An application has been received to rezone the subject property from RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential) to R-2 (Urban Residential District), to permit a future subdivision into 16 single family lots. The proposed R-2 (Urban Residential District) zoning complies with the Official Community Plan. An Official Community Plan amendment is required to re-designate a small area of the site from *Conservation* to *Medium Density Residential*. Maple Ridge Zone Amending Bylaw No. 6939-2012 received first reading on July 24, 2012.

### RECOMMENDATIONS:

1. That Maple Ridge Official Community Plan Amending Bylaw No. 7020-2013 be given first and second readings and be forwarded to Public Hearing;
2. That Maple Ridge Official Community Plan Amending Bylaw No. 7020-2013 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. 7020-2013 is consistent with the Capital Expenditure Plan and Waste Management Plan;
4. That Maple Ridge Zone Amending Bylaw No. 6939-2012 be given second reading and be forwarded to Public Hearing; and
5. That the following terms and conditions be met prior to final reading.
  - i. Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
  - ii. Amendments to Part VI Figure 2 - Land Use Plan; Figure 3D - Horse Hamlet; and Figure 4 - Trails / Open Space of the Silver Valley Area Plan of the Official Community Plan;



- iii. Road 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. Registration of a Habitat Protection and Stormwater Management Covenant at the Land Title Office;
- vi. Removal of the existing buildings; and
- vii. 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.

#### DISCUSSION:

##### a) Background Context:

Applicant:	Jean Fares		
Owners:	George and Patricia Devita William and Karen Greenland		
Legal Description:	Lot 1, Section 27, Township 12, NWD Plan 11128		
OCP:			
Existing:	Medium Density Residential and Conservation		
Proposed:	Medium Density Residential		
Zoning:			
Existing:	RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential)		
Proposed:	R-2 (Urban Residential District)		
Surrounding Uses:			
North:	Use:	Single Family Residential	
	Zone:	RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential)	
	Designation:	Conservation, Medium Density Residential and Low Density Urban	
South:	Use:	Single Family Residential	
	Zone:	RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential)	
	Designation:	Conservation and Medium Density Residential	

East:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Civic and Conservation
West:	Use:	Single Family Residential
	Zone:	RS-2 (One Family Suburban Residential)
	Designation:	Conservation, Medium Density Residential and Low Density Urban
Existing Use of Property:	Single Family Residential	
Proposed Use of Property:	Single Family Residential	
Site Area:	0.916 HA. (2.26 acres)	
Access:	Mill Street	
Servicing requirement:	Full Urban Standard	

**b) Project Description:**

The applicant proposes to rezone the subject site to the R-2 (Urban Residential District) zone to permit future subdivision into 16 R-2 (Urban Residential District) lots not less than 315 m<sup>2</sup>. The proposal has been revised since first reading was granted, and no longer involves a portion on the unopened 240 Street right-of-way. This change has reduced the lot yield by three. Two roads with cul-de-sacs are proposed at the north and south sides of the site while the remaining lots will front Mill Street.

**c) Planning Analysis:**

**Official Community Plan:**

The development site is located in the Horse Hamlet of the Silver Valley Area Plan and is currently designated *Medium Density Residential* and *Conservation*. The *Medium Density Residential* designation supports a single family housing form in a compact, residential neighbourhood. The proposed R-2 (Urban Residential District) zone development is in compliance with the Silver Valley Area Plan policies. As a result of ground truthing, an OCP amendment is required to remove the small amount of *Conservation* designated land in the south-west corner of the site.

**Zoning Bylaw:**

The current application proposes to rezone the property located at 12933 Mill Street from RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential) to R-2 (Urban Residential District) to permit the future subdivision into 16 single family lots.

**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.

**d) Environmental Implications:**

The applicant has submitted an Arborist report prepared by Mike Fadum and Associates Ltd, a Geotechnical report prepared by GeoPacific Consultants Ltd and an Environmental Assessment report prepared by TERA Planning Ltd in support of the Watercourse Protection Development Permit.

TERA Planning Ltd has determined that there are no watercourses on the subject site, however two tributaries are located within 50 metres of the site, and therefore a Watercourse Protection Development Permit is required. As the watercourse setback area encroaches only slightly into the south-west area of the site, the developer has proposed to create a habitat and stormwater management covenant along the entire length of the western property line rather than provide the small amount of park dedication. The covenant area will include habitat enhancement and innovative stormwater and rainwater management features.

**e) Interdepartmental Implications:**

**Engineering Department:**

The Engineering Department has reviewed the proposed development and has advised that not all required services exist. Therefore, a Rezoning Servicing Agreement will be required prior to final reading.

**Parks & Leisure Services Department:**

The Parks & Leisure Services Department have identified that after the subdivision is completed they will be responsible for maintaining the street trees. In the case of this project it is estimated that there will be an additional 16 trees which is based on one tree per lot. The Manager of Parks & Open Space has advised that the maintenance requirement of \$25.00 per new tree will increase their budget requirements by \$400.00.

**f) School District Comments:**

The application was referred to the School District but no comments have been received to date.

**g) 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 Act. The proposed amendment from *Conservation* to *Medium Density 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 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.7020-2013, that second reading be given to Maple Ridge Zone Amending Bylaw No. 6939-2012, and that application 2012-057-RZ be forwarded to Public Hearing.

"Original signed by Amelia Bowden"

---

**Prepared by: Amelia Bowden**  
**Planning Technician**

"Original signed by Christine Carter"

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

"Original signed by Frank Quinn"

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

"Original signed by Frank Quinn" for

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

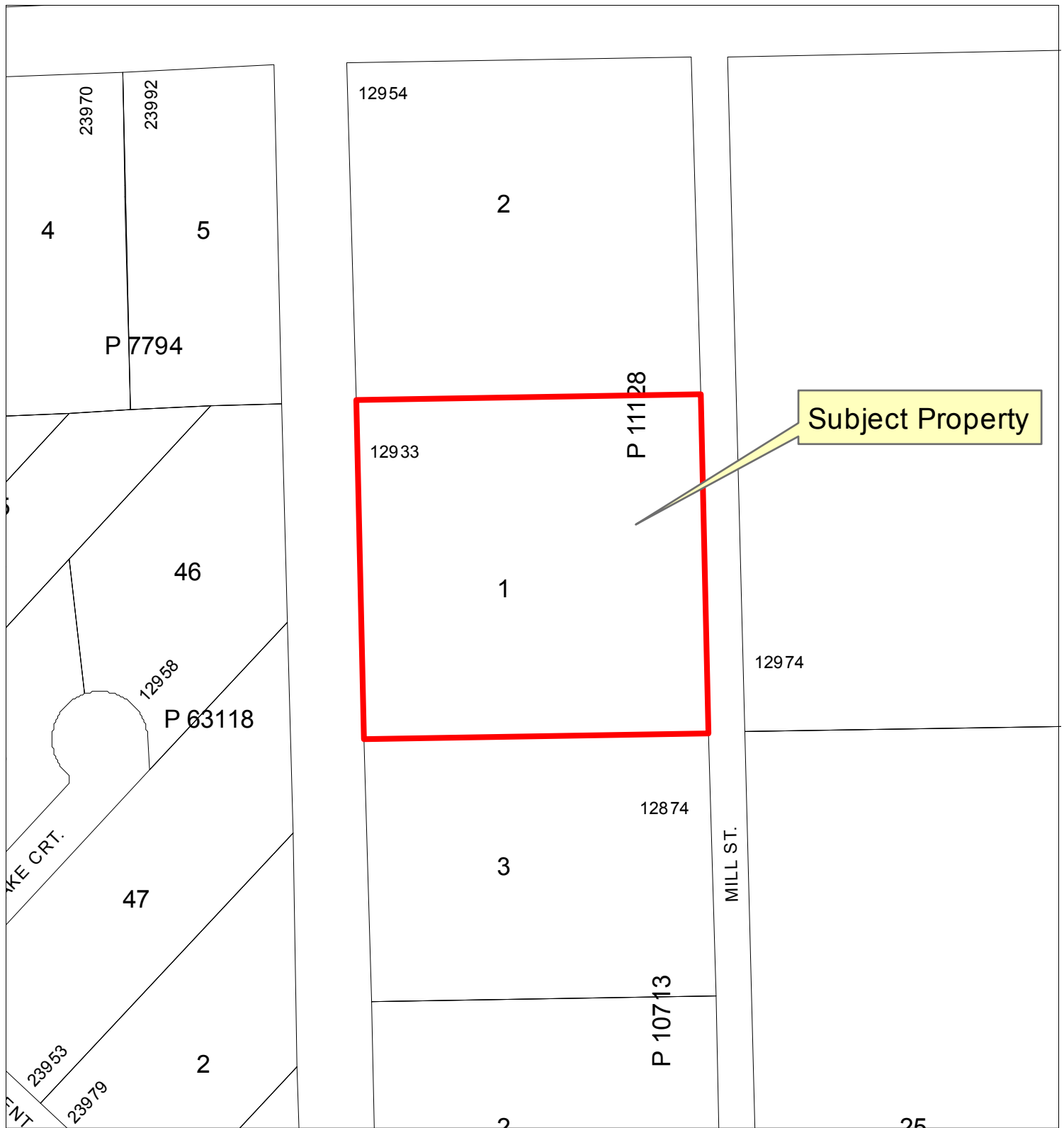
The following appendices are attached hereto:

Appendix A – Subject Map

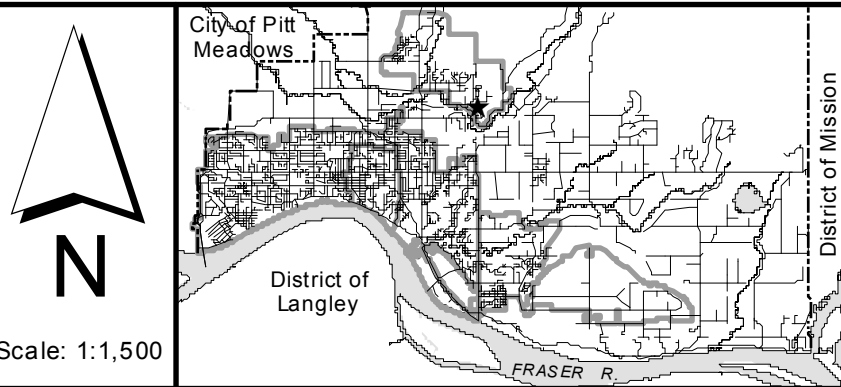
Appendix B –Maple Ridge Official Community Plan Amending Bylaw No. 7020-2013

Appendix C – Maple Ridge Zone Amending Bylaw No. 6939-2012


Appendix D – Subdivision Plan



Subject Property



12933 Mill St



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

DATE: Apr 17, 2013 2012-057-DP

BY: JV

**CORPORATION OF THE DISTRICT OF MAPLE RIDGE  
BYLAW NO. 7020-2013**

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 Section 10.3 Part VI Silver Valley Area Plan Figures 2, 3D and 4 of 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. 7020-2013"

2. Figures 2 and 3D are hereby amended for that parcel or tract of land and premise known and described as:

Lot 1 Section 27 Township 12 New Westminster District Plan 11128

and outlined in heavy black line on Map No. 860, a copy of which is attached hereto and forms part of this Bylaw, is hereby re-designated as shown.

3. Figure 4 is hereby amended for that parcel or tract of land and premise known and described as:

Lot 1 Section 27 Township 12 New Westminster District Plan 11128

and outlined in heavy black line on Map No. 861, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended to remove 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 .

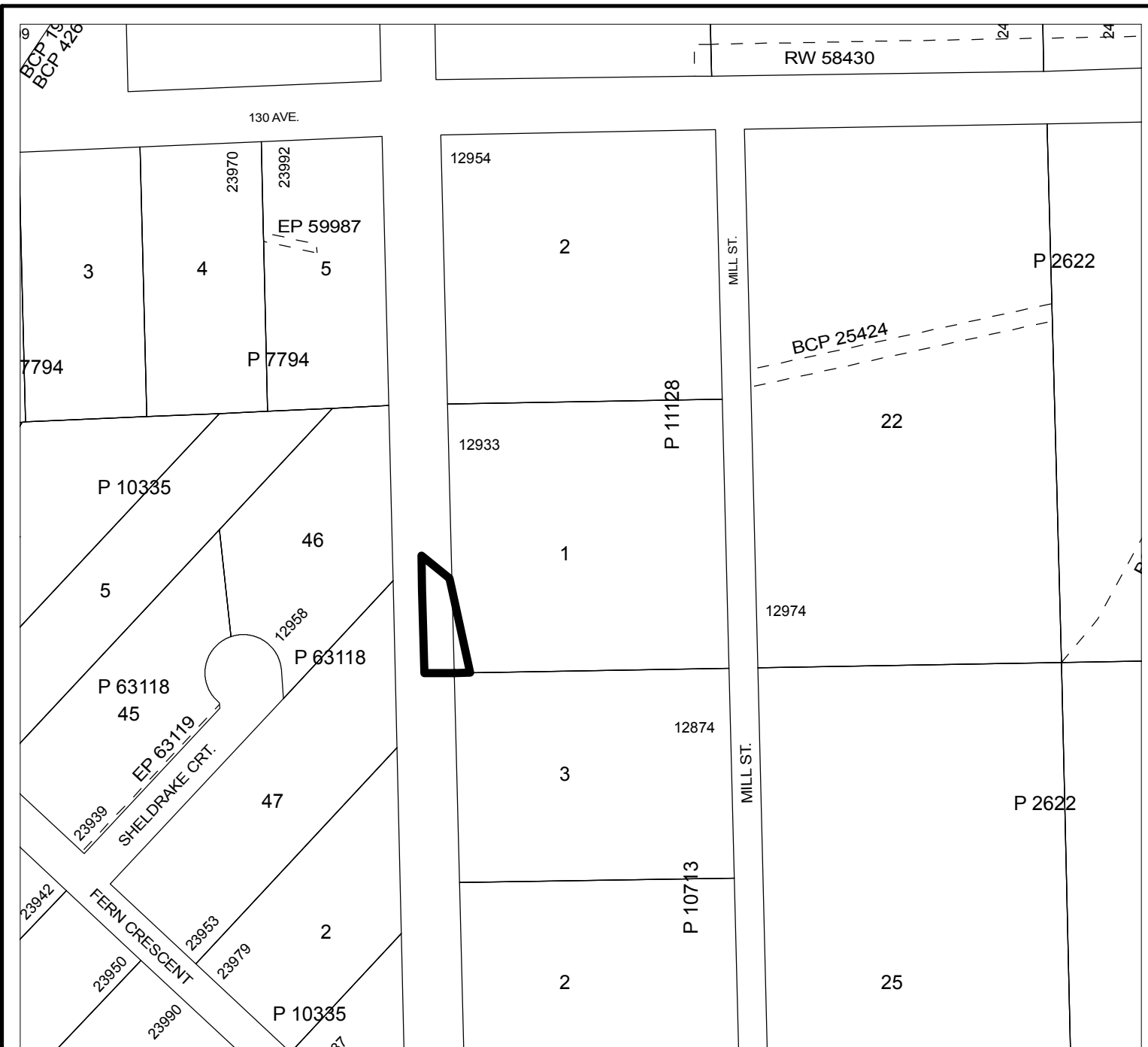
**RECONSIDERED AND FINALLY ADOPTED**, the      day of                      , 20 .

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**PRESIDING MEMBER**

---

**CORPORATE OFFICER**



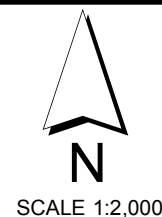
# MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

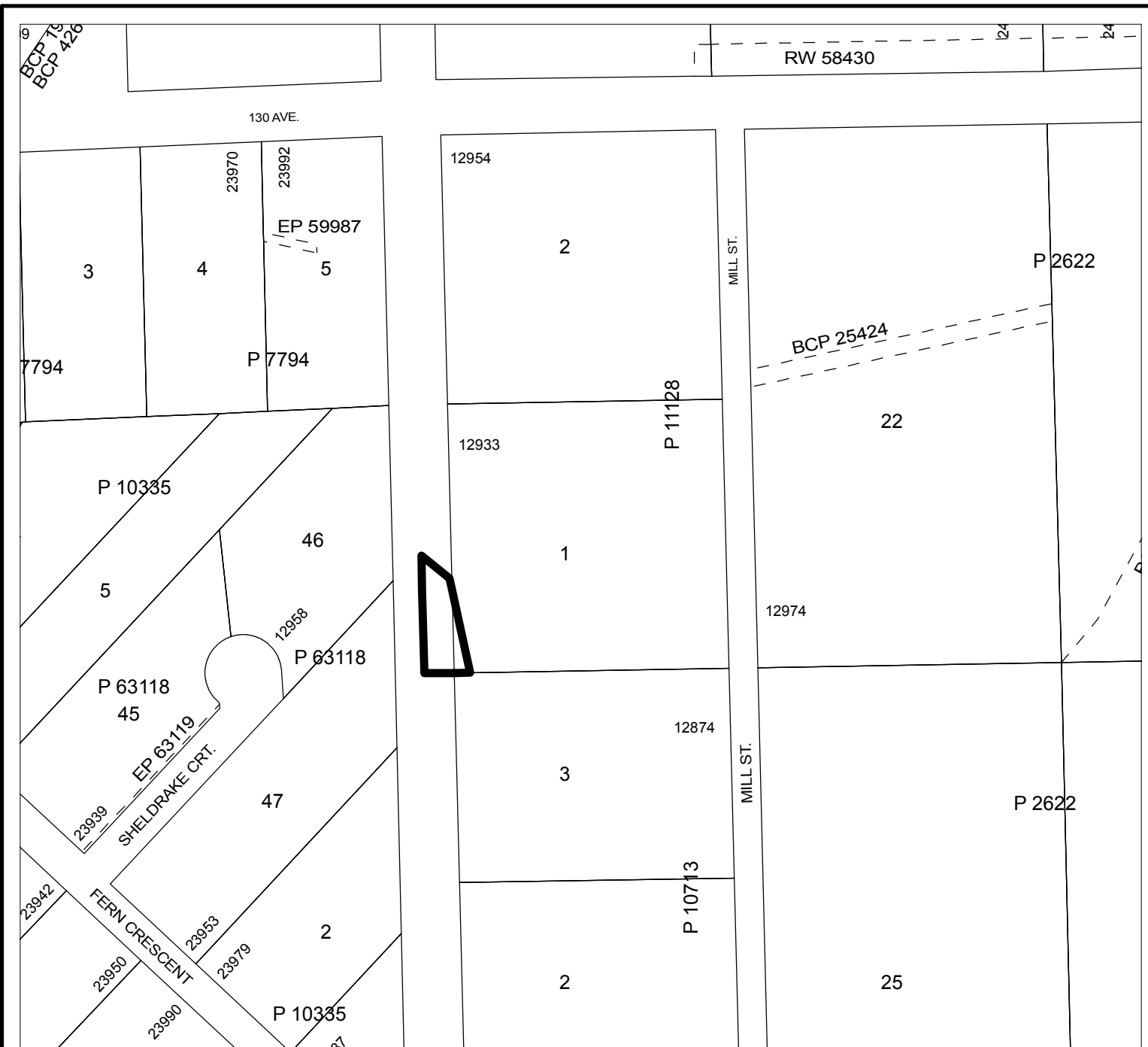
Bylaw No. 7020-2013

Map No. 860

To Amend Figures 2 and 3D  
From: Conservation

To: Medium Density Residential



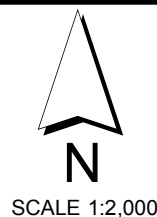


# MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7020-2013

Map No. 861

Purpose: To Remove Conservation from Figure 4





**CORPORATION OF THE DISTRICT OF MAPLE RIDGE**

**BYLAW NO. 6939-2012**

**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. 6939-2012"

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

Lot 1 Section 27 Township 12 New Westminster District Plan 11128

as outlined in heavy black line on Map No.1574 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to R-2 (Urban Residential District).

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

**READ** a first time the 24<sup>th</sup> day of July, A.D. 2012.

**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**

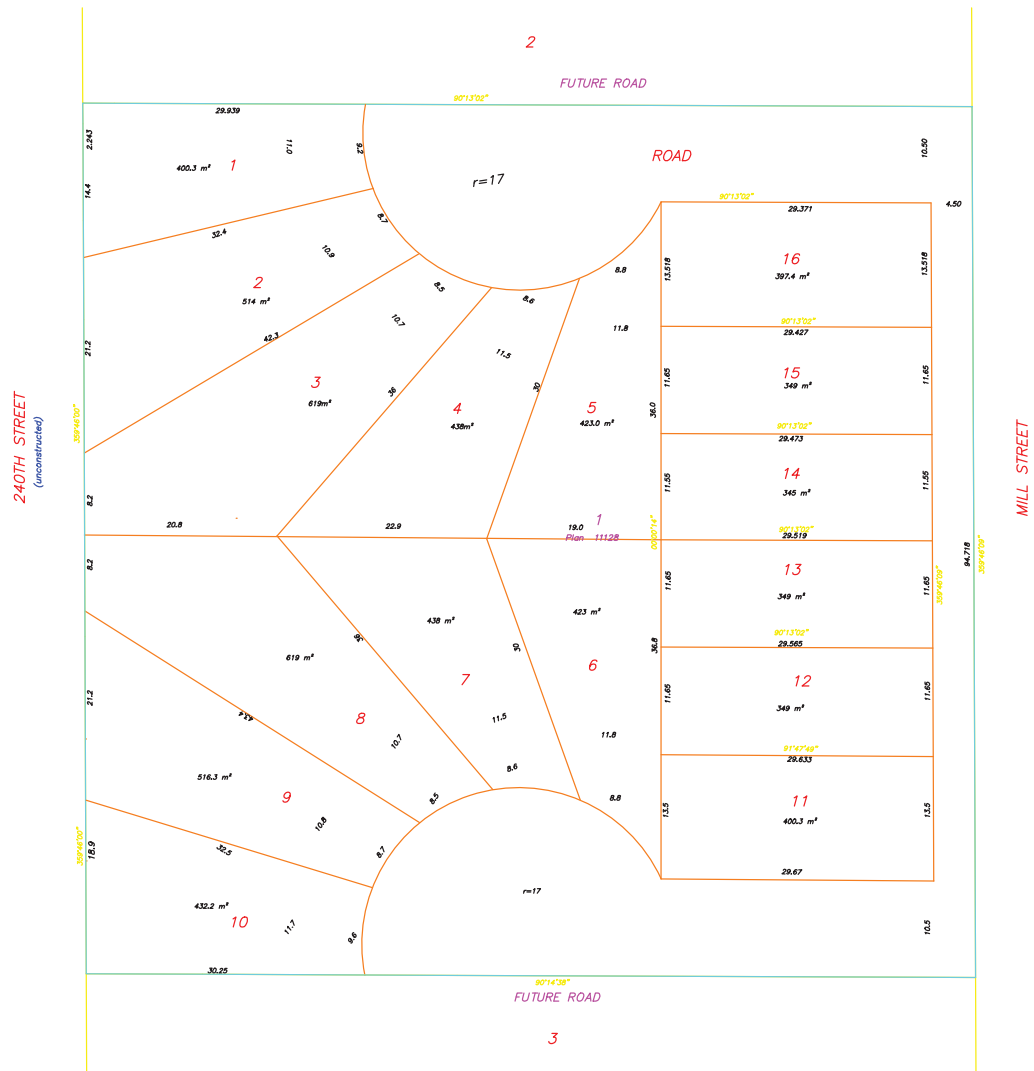
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**CORPORATE OFFICER**



All distances are in metres

009-457-267  
12933 Mill Street  
Maple Ridge, B.C.





## City of Maple Ridge

<b>TO:</b>	His Worship Mayor Ernie Daykin and Members of Council	<b>MEETING DATE:</b>	October 6, 2014
		<b>FILE NO:</b>	2011-099-DVP 2013-095-DVP
<b>FROM:</b>	Chief Administrative Officer	<b>MEETING:</b>	CoW
<b>SUBJECT:</b>	Development Variance Permits 12122 and 12130 203 Street		

---

### EXECUTIVE SUMMARY:

Two Development Variance Permit applications (2011-099-DVP and 2013-095-DVP) have been received in conjunction with a rezoning and subdivision application to rezone the properties from RS-1 (One Family Urban Residential) to R-1 (Residential District) and R-2 (Urban Residential District) and subdivide to 16 lots over two phases. The requested variances are to increase the maximum height, to reduce the rear yard setbacks, to decrease the minimum lot width for certain lots, and to leave the existing overhead utility plant in place on 203 Street. It is recommended that Development Variance Permit 2011-099-DVP and Development Variance Permit 2013-095-DVP be approved.

Please note, as the applicant has chosen to complete the subdivision over two phases, there is a second Development Variance Permit required for the second phase of the subdivision (under application 2013-095-DVP). Because a variance cannot be provided for a lot that has not been created yet, the second Development Variance Permit will apply to the second phase of the subdivision. Variances for both phases are discussed in this report.

Council considered rezoning application 2011-099-RZ and granted first reading for Zone Amending Bylaw No. 6884 – 2011 on January 10, 2012, and second reading on January 14, 2014. This application was presented at Public Hearing on February 18, 2014, and Council granted third reading on February 25, 2014. Council will be considering final reading for rezoning application 2011-099-RZ on October 14, 2014.

### RECOMMENDATION:

1. That the Corporate Officer be authorized to sign and seal 2011-099-DVP respecting property located at 12122 and 12130 203 Street for the first phase of the subdivision; and
2. That the Corporate Officer be authorized to sign and seal 2013-095-DVP respecting property located at future lot 10, created through the first phase of the subdivision.

### DISCUSSION:

#### a) Background Context

Applicant:	Damax Consultants Ltd.
Owners:	Cleave Cattle Co Inc. and Maridge Properties Ltd.

Legal Descriptions:	Lots 44 and 45, District Lot 241, Group 1, NWD Plan 41572	
OCP:		
Existing:	Urban Residential	
Zoning:		
Existing:	RS-1 (One Family Urban Residential)	
Proposed:	R-1 (Residential District) and R-2 (Urban Residential District)	
Surrounding Uses:		
North:	Use:	Single Family Residential
	Zone:	R-1 (Residential District)
	Designation:	Urban Residential
South:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential) and RS-1b (One Family Urban (Medium Density) Residential)
	Designation:	Urban Residential
East:	Use:	School
	Zone:	P-2 (Special Institutional)
	Designation:	Institutional
West:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential) and RS-1b (One Family Urban (Medium Density) Residential)
	Designation:	Urban Residential
Existing Use of Properties:	Vacant	
Proposed Use of Properties:	Single Family Residential	
Site Area:	0.80 ha (1.98 acres)	
Access:	Proposed lane, proposed new road, and Wicklund Avenue	
Servicing requirement:	Urban Standard	
Companion Applications:	2011-099-RZ/SD, 2012-037-SD, 2013-095-VP	

**b) Requested Variances:**

- Zoning Bylaw No. 3510-1985, Part 6, Section 601, C. REGULATIONS FOR THE SIZE , SHAPE AND SITING OF BUILDINGS AND STRUCTURES (11) (b):*
  - To increase the maximum height of 9 m to 11 m on proposed lots 5 through 9 (in Phase 1, 2011-099-DVP).
  - To increase the maximum height of 9 m to 11 m on proposed lots 12 through 16 (in Phase 2, 2013-095-DVP).
- Zoning Bylaw No. 3510-1985, Part 6, Section 601, C. REGULATIONS FOR THE SIZE , SHAPE AND SITING OF BUILDINGS AND STRUCTURES (11) (c) (ii):*
  - To reduce the minimum setback from a rear lot line from 8 m to 6 m for lots 5 through 9 (in Phase 1, 2011-099-DVP).
  - To reduce the minimum setback from a rear lot line from 8 m to 6 m for lots 16 and 17 (in Phase 2, 2013-095-DVP).

3. *Zoning Bylaw No. 3510-1985, Schedule D – Minimum Lot Area and Dimensions:*

- To reduce the minimum required lot width of an R-2 (Urban Residential District) zoned lot from 13.2 m to 11.7 m for lot 1 (in Phase 1, 2011-099-DVP).
- To reduce the minimum required lot width of an R-2 (Urban Residential District) zoned lot from 13.2 m to 11.7 m for lot 11 (in Phase 2, 2013-095-DVP).

4. *Subdivision and Development Services Bylaw No. 4800 – 1993, Schedule A – Services and Utilities:*

- To waive the requirement to convert overhead utilities on 203 Street to underground wiring, in accordance with *Council Policy 9.05 – Conversion of Existing Overhead Utility Wiring to Underground Wiring* (in Phase 1, 2011-099-DVP).

**c) Project Description:**

The two properties are relatively flat and undeveloped with several trees across both properties. 12122 203 Street is approximately 0.37 ha (0.92 acres) and 12130 203 Street is approximately 0.43 ha (1.06 acres). The properties are bounded by a private lane accessing the school to the north, single family residences to the south, the school to the east, and 203 Street to the west (see Appendix A).

The applicant proposes to rezone the subject properties from RS-1 (One Family Urban Residential) to R-1 (Residential District) and R-2 (Urban Residential District), to allow future subdivision into approximately five R-2 (Urban Residential District) zoned lots fronting 203 Street, and approximately eleven R-1 (Residential District) zoned lots over two phases. A lane is proposed to the rear of the lots fronting 203 Street, and a new road is proposed to access the southern interior lots. Wicklund Avenue would be used to access the northern interior lots (see Appendix B).

**d) Planning Analysis:**

The Zoning Bylaw establishes general minimum and maximum regulations for single family development. A Development Variance Permit allows Council some flexibility in the approval process.

The applicant has requested variances to the Maple Ridge Zoning Bylaw (see Appendices B and C) and the following rationale for support is provided:

1. *Zoning Bylaw No. 3510-1985, Part 6, Section 601, C. REGULATIONS FOR THE SIZE , SHAPE AND SITING OF BUILDINGS AND STRUCTURES (11) (b):*

- To increase the maximum height of 9 m to 11 m on proposed lots 5 through 9 (in Phase 1, 2011-099-DVP).
- To increase the maximum height of 9 m to 11 m on proposed lots 12 through 16 (in Phase 2, 2013-095-DVP).

The increase in height is supportable, as it is consistent with the proposed changes to the R-1 (Residential District) zone in the draft Zoning Bylaw, and the variance is consistent with the variance approved for the subdivision to the north of Wicklund Avenue.

2. *Zoning Bylaw No. 3510-1985, Part 6, Section 601, C. REGULATIONS FOR THE SIZE , SHAPE AND SITING OF BUILDINGS AND STRUCTURES (11) (c) (ii):*

- To reduce the minimum setback from a rear lot line from 8 m to 6 m for lots 5 through 9 (in Phase 1, 2011-099-DVP).
- To reduce the minimum setback from a rear lot line from 8 m to 6 m for lots 16 and 17 (in Phase 2, 2013-095-DVP).

The rear yard setback reductions are supportable, as there is limited space on the shorter lots to site a house, and the rear yard setbacks are consistent with the proposed changes to the R-1 (Residential District) zone in the draft Zoning Bylaw.

3. *Zoning Bylaw No. 3510-1985, Schedule D – Minimum Lot Area and Dimensions:*

- To reduce the minimum required lot width of an R-2 (Urban Residential District) zoned lot from 13.2 m to 11.7 m for lot 1 (in Phase 1, 2011-099-DVP).
- To reduce the minimum required lot width of an R-2 (Urban Residential District) zoned lot from 13.2 m to 11.7 m for lot 11 (in Phase 2, 2013-095-DVP).

The reduced minimum width is supportable as the lot will still meet the minimum area required and will have a restrictive covenant placed on title to ensure that the driveway is maintained a minimum of 7.5 m from the intersection for visual clearance.

**e) Interdepartmental Implications:**

**Engineering Department:**

The applicant has requested the following variances to the Maple Ridge Subdivision and Development Services Bylaw:

4. *Subdivision and Development Services Bylaw No. 4800 – 1993, Schedule A – Services and Utilities:*

- To waive the requirement to convert overhead utilities on 203 Street to underground wiring, in accordance with *Council Policy 9.05 – Conversion of Existing Overhead Utility Wiring to Underground Wiring* (in Phase 1, 2011-099-DVP).

Council Policy 9.05 – *Conversion of Existing Overhead Utility Wiring to Underground Wiring*, waives the requirement to provide underground wiring on highway right-of-way serviced by existing overhead utility systems, on the condition that the existing overhead utility system is shown on the plan attached to the policy.

**CONCLUSION:**

The proposed variances are supportable because of the road dedication requirements that restrict the depth of the lots, and the height and rear yard setback reductions are consistent with proposed changes to the R-1 (Residential District) zone. The variances are consistent with variances approved for the subdivision to the north, ensuring the future homes will all share a similar style, massing, and location on each lot.

It is therefore recommended that these applications be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2011-099-DVP and Development Variance Permit 2013-095-DVP.

"Original signed by Michelle Baski"

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**Prepared by:** Michelle Baski, ASCT  
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 J.L. (Jim) Rule"

---

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

The following appendices are attached hereto:

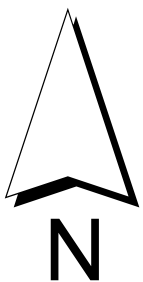
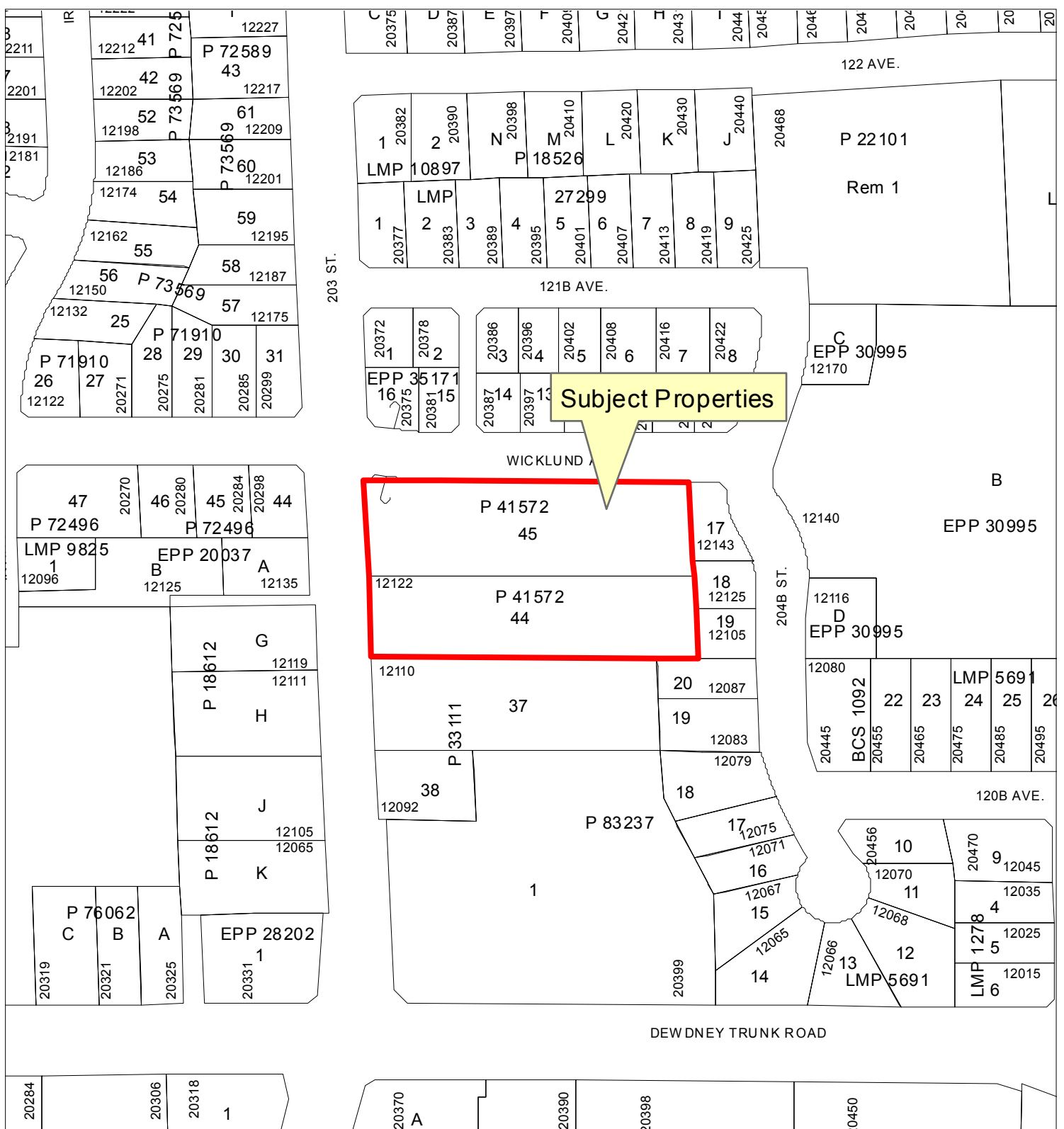
Appendix A – Subject Map

Appendix B – Proposed Subdivision Plan Indicating Proposed Variances for Phase 1

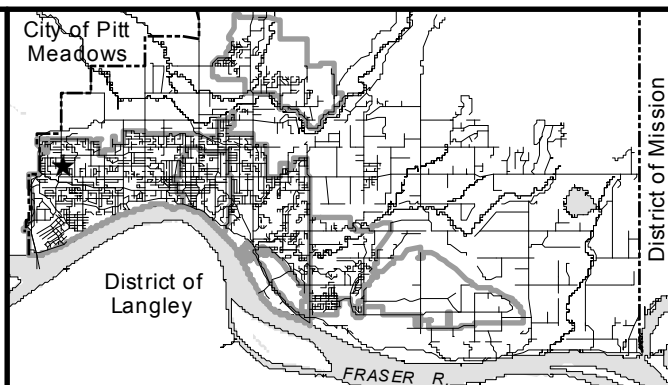
Appendix C – Proposed Subdivision Plan Indicating Proposed Variances for Phase 2



## APPENDIX A



Scale: 1:2,000



12122/12130-203 St



CITY OF MAPLE RIDGE  
PLANNING DEPARTMENT

DATE: Sep 25, 2014 2013-095-VP

BY: JV

SUBDIVISION PLAN OVER LOTS 44 AND 45 PLAN 41572  
AND A PORTION OF LOT 16 PLAN EPP35171  
ALL OF DISTRICT LOT 241 GROUP 1  
NEW WESTMINSTER DISTRICT

BCGS 926.027  
The intended use of this plan is: 1:200 scale to north by 0.01 m to 100 m  
1:200 scale printed at a scale of 1:200

Integrated Survey Area No. 36, Maple Ridge, NAD83 (CSRS)

Old bearings are defined as the difference between quadrants  
measured clockwise from 000000 and 070000  
The plan shows horizontal ground-level distances unless where  
otherwise specified. To convert old distances, multiply ground-level  
distances by the average conversion factor 0.999999 which has  
been used from ground-level distances measured

## LEGEND:

All distances are in metres and boundaries thereof

- Defined Boundary Point
- Standard Bench Point Found
- Standard Easement Point Found
- Standard Line Point Found

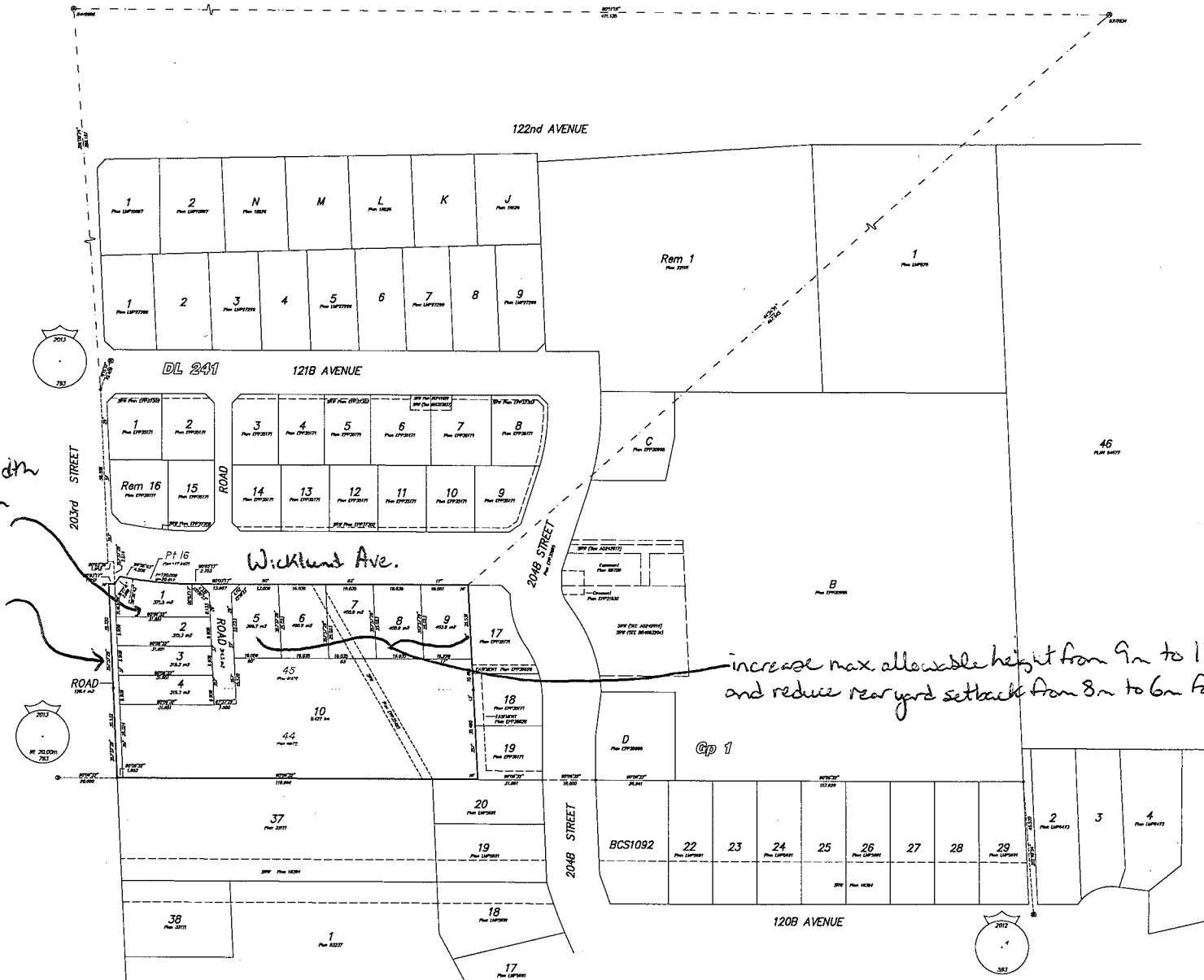
Modified measurement has been approved for this survey

Proposed Subdivision Plan with  
Proposed Variances

decrease min. lot width  
from 13.2m to 11.7m  
for lot 1

leave overhead  
utilities in place  
on 203 St.

increase max. allowable height from 9m to 11m  
and reduce rear yard setback from 8m to 6m for lots 5-9



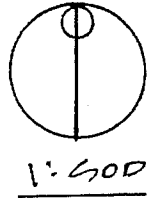
This Plan Was Made By  
Surveyor Registered District

This plan was made by the jurisdiction of the  
Surveyor General for British Columbia

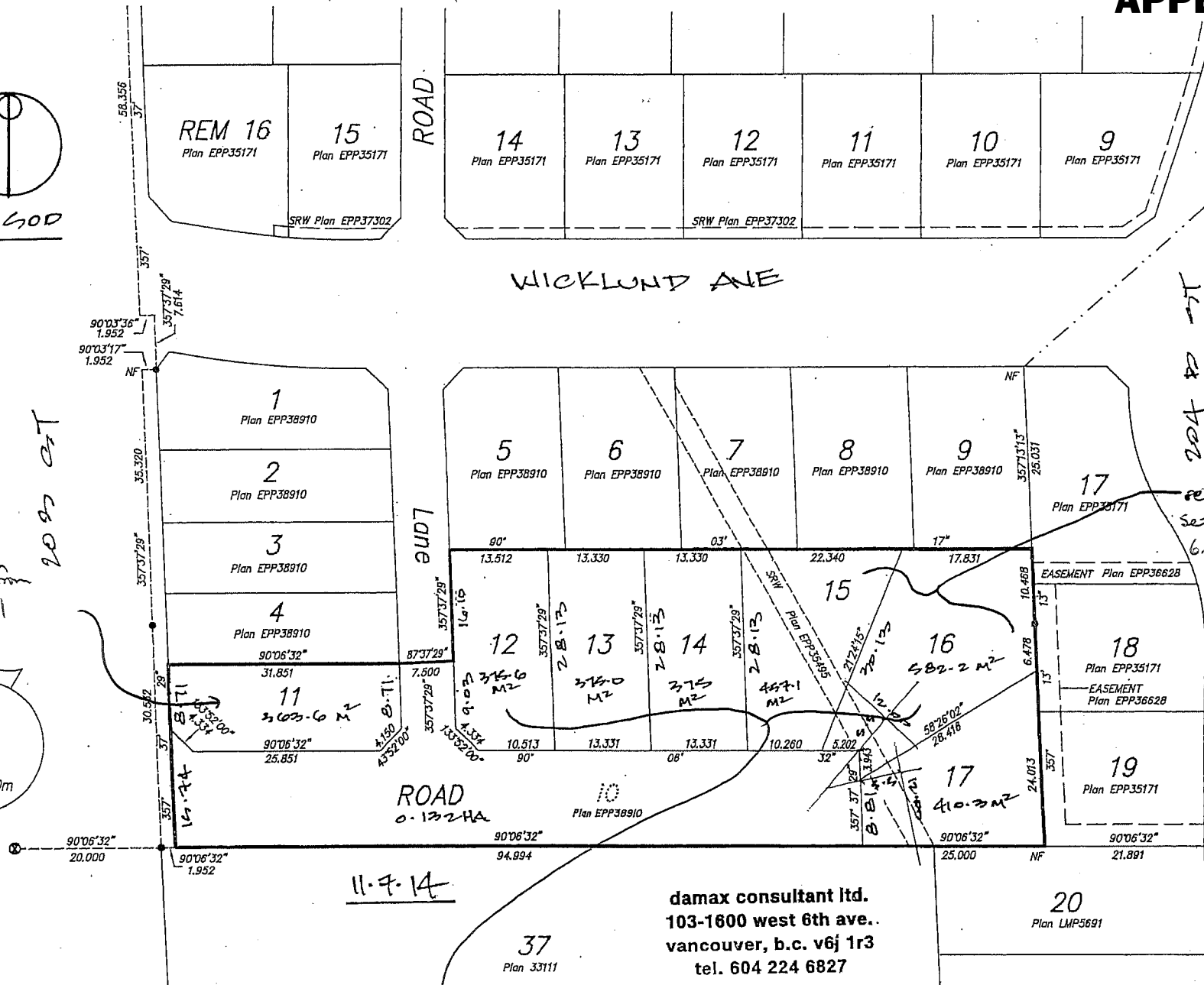
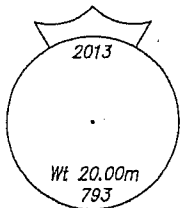
This plan was made on the 15th day of January, 2014  
This document is BCS 926.027

Phase 2  
Proposed Subdivision Plan with  
Proposed Variances

# APPENDIX C



decrease min. lot width from  
13.2m to 11.7m for lot 11



reduce rear yard  
setback from 9m to  
6m for lots 16-17

increase max. allowable height from 9m to 11m for lots 12-16

damax consultant ltd.  
103-1600 west 6th ave.  
vancouver, b.c. v6j 1r3  
tel. 604 224 6827



## City of Maple Ridge

<b>TO:</b>	His Worship Mayor Ernie Daykin and Members of Council	<b>MEETING DATE:</b>	October 6, 2014
<b>FROM:</b>	Chief Administrative Officer	<b>FILE NO:</b>	2012-038-DVP
		<b>MEETING:</b>	CoW
<b>SUBJECT:</b>	Development Variance Permit 12116 and 12170 204B Street		

---

### EXECUTIVE SUMMARY:

Development Variance Permit application (2012-038-DVP) has been received in conjunction with a rezoning and subdivision application to rezone the subject properties, from P-2 (Special Institutional) to R-1 (Residential District) to permit subdivision into four residential lots. The requested variances are to reduce the rear and front yard setbacks, and to increase the maximum allowable height for the lots described below.

It is recommended that Development Variance Permit 2012-038-DVP be approved.

Council considered rezoning application 2012-038-RZ and granted first reading for Zone Amending Bylaw No. 6924 – 2012 on May 22, 2012. Council granted first and second reading for Official Community Plan Amending Bylaw No. 7044 – 2013 and second reading for Zone Amending Bylaw No. 6924 – 2012 on January 28, 2014. This application was presented at Public Hearing on February 18, 2014, and Council granted third reading on February 25, 2014. Council will be considering final reading for rezoning application 2012-038-RZ on October 14, 2014.

### RECOMMENDATION:

**That the Corporate Officer be authorized to sign and seal 2012-038-DVP respecting properties located at 12116 and 12170 204B Street.**

### DISCUSSION:

#### a) Background Context

Applicant: David Laird, DAMAX Consultants  
Owner: Villagewalk Homes Ltd.

Legal Descriptions: Lots C and D, District Lot 241, Group 1, New Westminster District Plan EPP30995

OCP:

Existing:	Institutional
Proposed:	Urban Residential

Zoning:

Existing:	P-2 (Special Institutional)
Proposed:	R-1 (Residential District)

## Surrounding Uses

North:	Use:	Park
	Zone:	RS-3 (One Family Rural Residential) and RS-1 (One Family Urban Residential)
South:	Designation:	Park
	Use:	Single Family Residential
	Zone:	RS-1b (One Family Urban (medium density) Residential) and RT-1 (Two Family Urban Residential)
East:	Designation:	Urban Residential
	Use:	Maple Ridge Christian School
	Zone:	P-2 (Special Institutional)
West:	Designation:	Institutional
	Use:	Vacant
	Zone:	R-1 (Residential District)
	Designation:	Urban Residential
Existing Use of Property:		Maple Ridge Christian School
Proposed Use of Property:		Single Family Residential
Site Area:		0.15 ha (0.38 acres)
Access:		204B Street
Servicing:		Urban Standard
Companion Applications:		2012-038-RZ, 2012-038-SD

### b) Requested Variances:

- Zoning Bylaw No. 3510-1985, Part 6, Section 601, C. REGULATIONS FOR THE SIZE , SHAPE AND SITING OF BUILDINGS AND STRUCTURES (11) (b):*
  - To increase the maximum height of 9 m to 11 m on proposed lots 20 through 22.
- Zoning Bylaw No. 3510-1985, Part 6, Section 601, C. REGULATIONS FOR THE SIZE , SHAPE AND SITING OF BUILDINGS AND STRUCTURES (11) (c) (i):*
  - To reduce the minimum setback from a front lot line from 5.5 m to 3.0 m for lot 21.
- Zoning Bylaw No. 3510-1985, Part 6, Section 601, C. REGULATIONS FOR THE SIZE , SHAPE AND SITING OF BUILDINGS AND STRUCTURES (11) (c) (ii):*
  - To reduce the minimum setback from a rear lot line from 8 m to 6 m for lots 20 through 23.

### c) Project Description:

The applicant is seeking to rezone and subdivide four single family lots from existing Lots C and D, located at 12116 and 12170 204B Street (see Appendix A). Lots C and D were previously subdivided through subdivision application 2012-094-SD. The lots have since been purchased by Villagewalk Homes Ltd. from the Haney-Pitt Meadows Christian Association. The current application seeks to regain some lots lost due to the need to alter the overall street/lot pattern of the overall development to accommodate a grave site. The existence of the grave site required the need to adjust the recently adopted zoning boundaries on the school property. The applicant was aware of this problem but preferred to complete the original rezoning application RZ/004/06 and then adjust

it with this second application rather than delay the entire project. The grave site will now remain on the school site rather than within the road right-of-way, by locating the road westward on the site. This adjustment requires the rezoning of a 751 m<sup>2</sup> (Lot C) and a 794 m<sup>2</sup> (Lot D) portion of the school site from P-2 (Special Institutional) to R-1 (Residential District) to accommodate 4 lots and a small portion of 204B Street from R-1 (Residential District) to P-2 (Special Institutional).

**d) Planning Analysis:**

The Zoning Bylaw establishes general minimum and maximum regulations for single family development. A Development Variance Permit allows Council some flexibility in the approval process.

The applicant has requested variances to the Maple Ridge Zoning Bylaw, and the following rationale for support is provided:

*1. Zoning Bylaw No. 3510-1985, Part 6, Section 601, C. REGULATIONS FOR THE SIZE , SHAPE AND SITING OF BUILDINGS AND STRUCTURES (11) (b):*

- To increase the maximum height of 9 m to 11 m on proposed lots 20 through 22.

The increase in height is supportable, as it is consistent with the proposed changes to the R-1 (Residential District) zone in the draft Zoning Bylaw, and the variance is consistent with the variance approved for the larger 19 lot subdivision to the west. A height variance is not being sought for lot 23, which will be adjacent to an existing home.

*2. Zoning Bylaw No. 3510-1985, Part 6, Section 601, C. REGULATIONS FOR THE SIZE , SHAPE AND SITING OF BUILDINGS AND STRUCTURES (11) (c) (i):*

- To reduce the minimum setback from a front lot line from 5.5 m to 3.0 m for lot 21.

The front yard setback reduction is supportable, as the shape of the lot makes it more impacted by the shallow lot depth than the other 3 lots. The variance will allow the home to be built slightly closer to the road to allow a similar rear yard to the other 3 lots.

*3. Zoning Bylaw No. 3510-1985, Part 6, Section 601, C. REGULATIONS FOR THE SIZE , SHAPE AND SITING OF BUILDINGS AND STRUCTURES (11) (c) (ii):*

- To reduce the minimum setback from a rear lot line from 8 m to 6 m for lots 20 through 23.

The reduction is supportable, as the lots meet the required minimum lot area of 371 m<sup>2</sup> and the variance is consistent with the variance approved for the larger 19 lot subdivision to the west.

**CONCLUSION:**

The proposed variances are supportable because of the road dedication requirements restricting the depth of the lots, and the height and rear yard setback reductions are consistent with proposed changes to the R-1 (Residential District) zone. The variances will also apply to the majority of the lots within the larger subdivision, ensuring the future homes will all share a similar style, massing, and location on each lot.

It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2012-038-DVP.

"Original signed by Michelle Baski"

---

**Prepared by:** Michelle Baski, AScT  
Planning Technician

"Original signed by Christine Carter"

---

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

"Original signed by Frank Quinn"

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

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

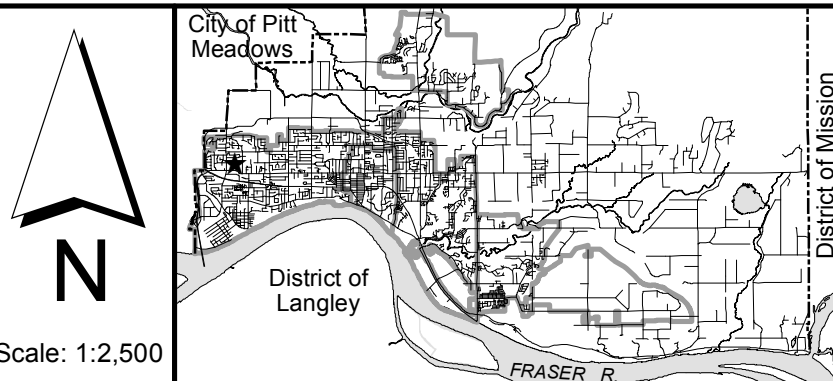
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**Concurrence:** J.L. (Jim) Rule  
Chief Administrative Officer


The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Proposed Subdivision Plan Indicating Proposed Variances



## 12116/40/70 204B STREET

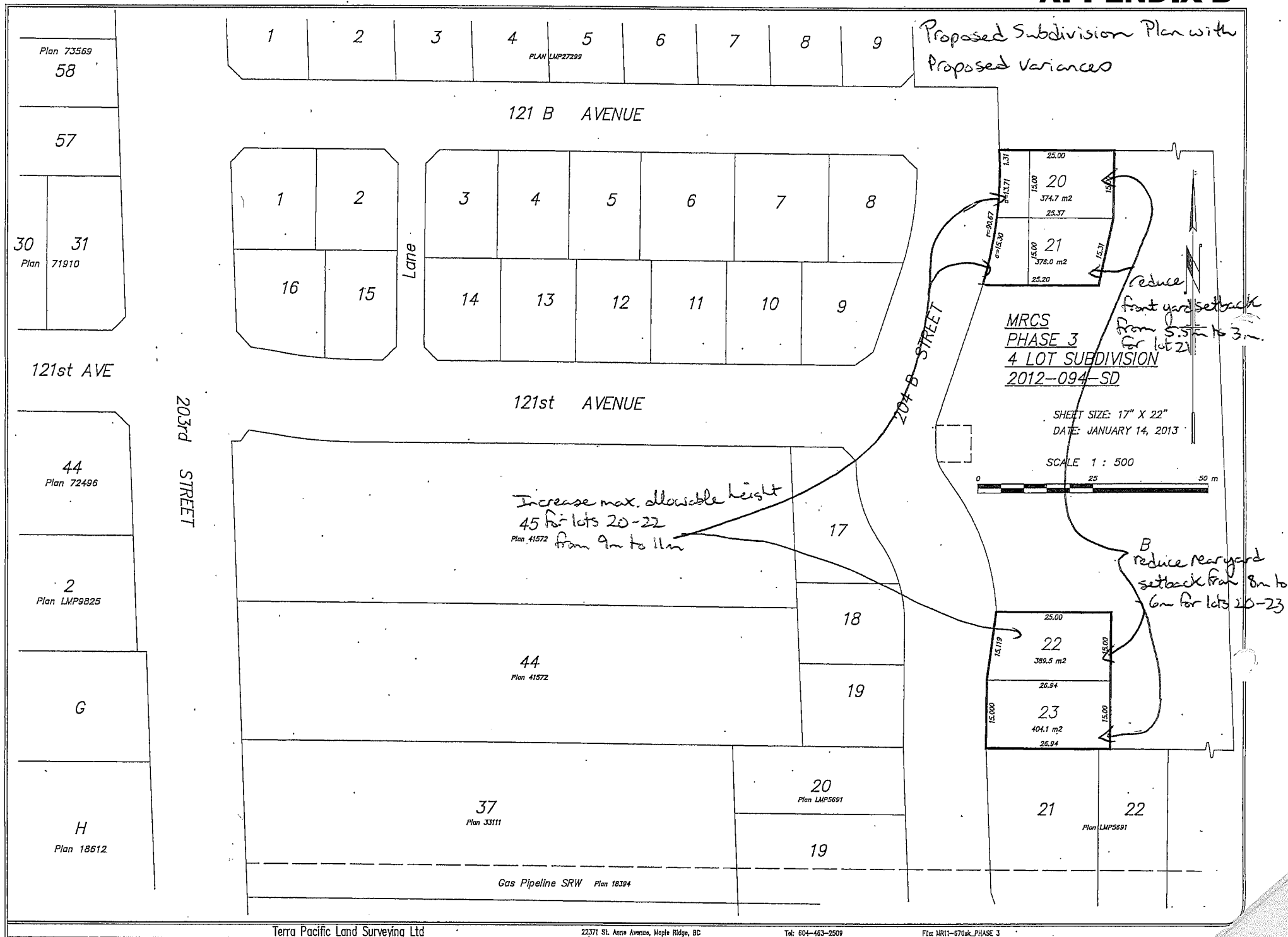


### CORPORATION OF THE DISTRICT OF MAPLE RIDGE

PLANNING DEPARTMENT

DATE: Feb 25, 2014
FILE: 2012-038-RZ
BY: PC







## City of Maple Ridge

<b>TO:</b>	His Worship Mayor Ernie Daykin and Members of Council	<b>MEETING DATE:</b>	October 6, 2014
<b>FROM:</b>	Chief Administrative Officer	<b>FILE NO:</b>	2014-063-DVP
		<b>MEETING:</b>	CoW
<b>SUBJECT:</b>	Development Variance Permit 28702 104 Avenue		

---

### EXECUTIVE SUMMARY:

Development Variance Permit application 2014-063-DVP has been received to vary the minimum lot width. It is recommended that Development Variance Permit 2014-063-DVP be approved.

The subject properties, located at 28650 and 28702 104 Avenue, were subdivided on December 13, 2010 and are subject to a Heritage Revitalization Agreement. Although the lots are zoned A-2 (Upland Agricultural), they are subject to the RS-3 (One Family Rural Residential) zone requirements through the Heritage Revitalization Agreement. The minimum lot width required under the RS-3 (One Family Rural Residential) zone is 60m. The original lot width at the time the lot was created was 46m. The applicant would now like to adjust the lot line so that the new lot width for 28702 104 Avenue is 26m. The adjusted lot width of 28650 104 Avenue would not require a variance. A lot line adjustment will be required either through the Land Titles Office or through the City of Maple Ridge.

### RECOMMENDATION:

**That the Corporate Officer be authorized to sign and seal 2014-063-DVP respecting property located at 28702 104 Avenue.**

### DISCUSSION:

#### a) Background Context

Applicant:	Stan Pavlov
Owner:	M. Whieldon

Legal Descriptions:	Lots 3 and 4, Section 4, Township 15, New Westminster District Plan BCP46967
---------------------	--

OCP :	
Existing:	Rural Residential
Proposed:	Rural Residential

Zoning:	
Existing:	A-2 (Upland Agricultural)
Proposed:	A-2 (Upland Agricultural)

**Surrounding Uses:**

North:	Use:	Single Family Residential
	Zone:	Agriculture (A1 and A2 Lots)
	Designation:	Rural Residential
South:	Use:	Residential and Agriculture
	Zone:	A-2 (Upland Agricultural)
	Designation:	Agriculture and Rural Residential
East:	Use:	Langley Indian Reserve No. 2
	Zone:	None
	Designation:	None
West:	Use:	Agriculture
	Zone:	A-2 (Upland Agricultural)
	Designation:	Agriculture and Rural Residential

Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Single Family Residential
Site Area:	4 ha (10 acres)
Access:	104 <sup>th</sup> Avenue
Servicing:	Rural
Companion Applications:	none

**b) Requested Variance:**

*1. Zoning Bylaw No. 3510-1985, Schedule D – Minimum Lot Area and Dimensions:*

To reduce the minimum required lot width of an RS-3 (One Family Rural Residential) zoned lot from 60 m to 26 m.

**c) Project Description:**

Through a previous application, the applicant proposed to protect the heritage value of the Miller Residence site, in exchange for the potential to subdivide the site into four single family lots, instead of three. Because the site is too small to enable a four lot subdivision under the RS-3 zone, a Heritage Revitalization Agreement was proposed to create a situation where the applicant benefits from the potential for an extra lot and the community benefits through the preservation of a valuable heritage site. These two lots were created as a result of the Heritage Revitalization Agreement.

**d) Planning Analysis:**

The Zoning Bylaw establishes general minimum and maximum regulations for single family development. A Development Variance Permit allows Council some flexibility in the approval process.

The applicant has requested a variance to the Maple Ridge Zoning Bylaw and the following rationale for support is provided:

*1. Zoning Bylaw No. 3510-1985, Schedule D – Minimum Lot Area and Dimensions:*

To reduce the minimum required lot width of an RS-3 (One Family Rural Residential) zoned lot from 60 m to 26 m.

This reduction is supportable as the lots will remain very large, and the adjustment of the lot line does not have a significant impact to the lots involved nor the surrounding neighbourhood. The lot areas will not change as a result of the lot line adjustment.

**e) Citizen/Customer Implications:**

Should Council not support the lot width variance, the applicant could choose to register a Restrictive Covenant on the property to prevent building in the area that they are hoping to prevent through this lot line adjustment.

**CONCLUSION:**

The proposed variance is supportable because the lot width is still significantly wide to not impact the two lots involved, nor the surrounding neighbourhood. The lot areas will not change as a result of the lot line adjustment.

It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2014-063-DVP.

“Original signed by Michelle Baski”

---

**Prepared by: Michelle Baski, ASCT  
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 J.L. (Jim) Rule”

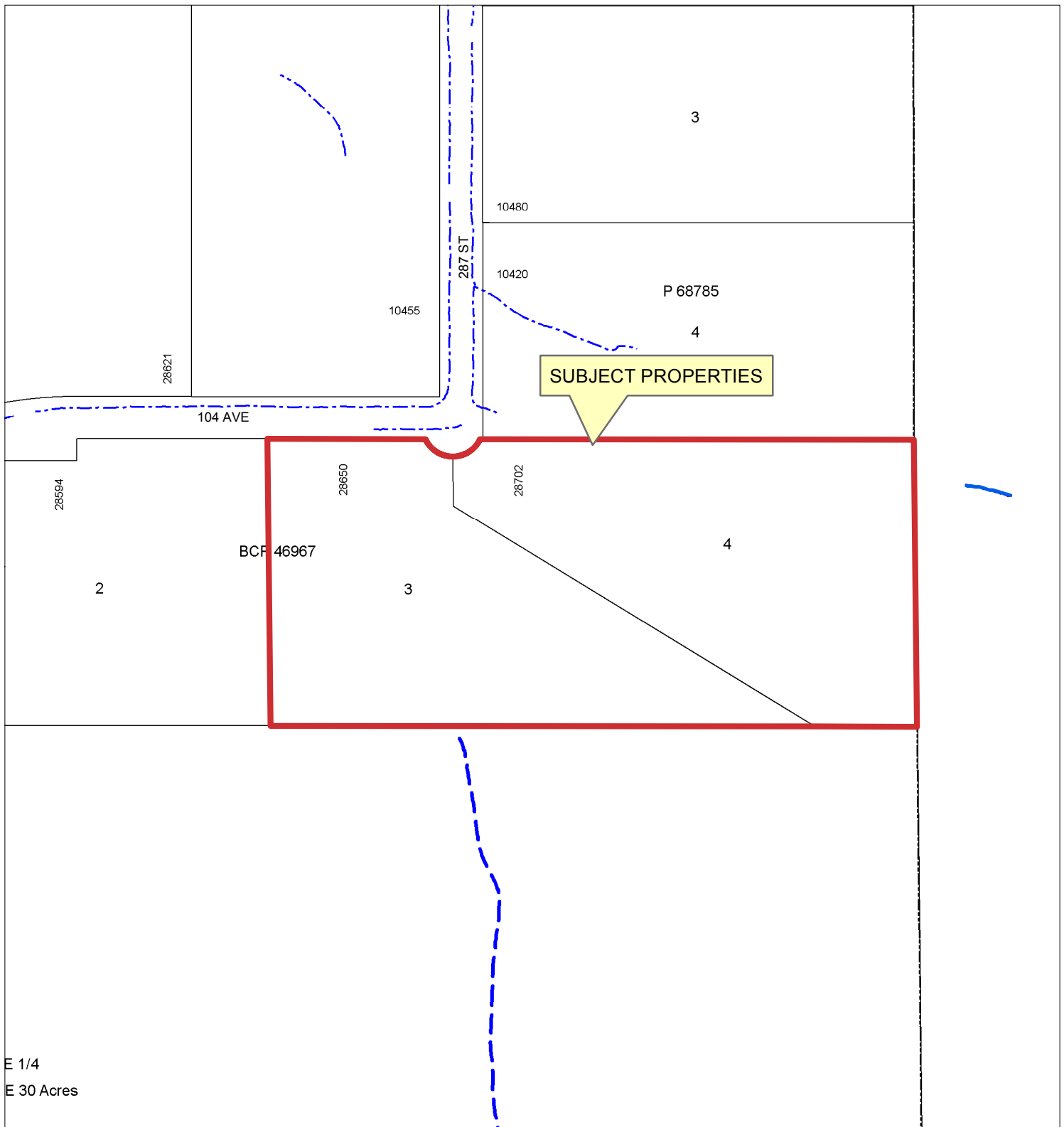
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**Concurrence: J.L. (Jim) Rule  
Chief Administrative Officer**

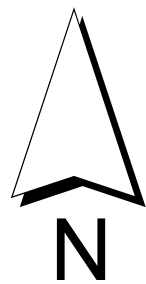
The following appendices are attached hereto:

Appendix A – Subject Map

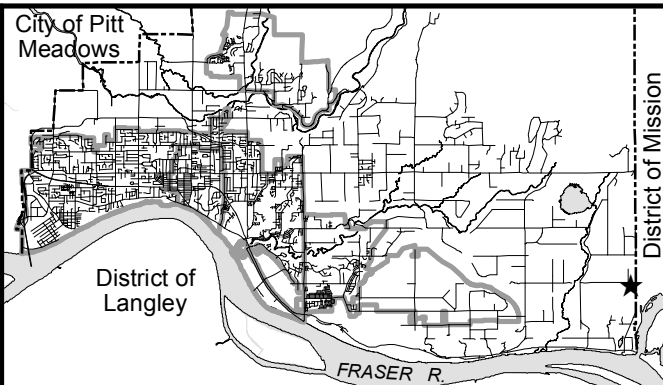
Appendix B – Sketch Plan of Proposed Lot Line Adjustment



E 1/4  
E 30 Acres



Scale: 1:2,500



28650 & 28702 104 AVENUE



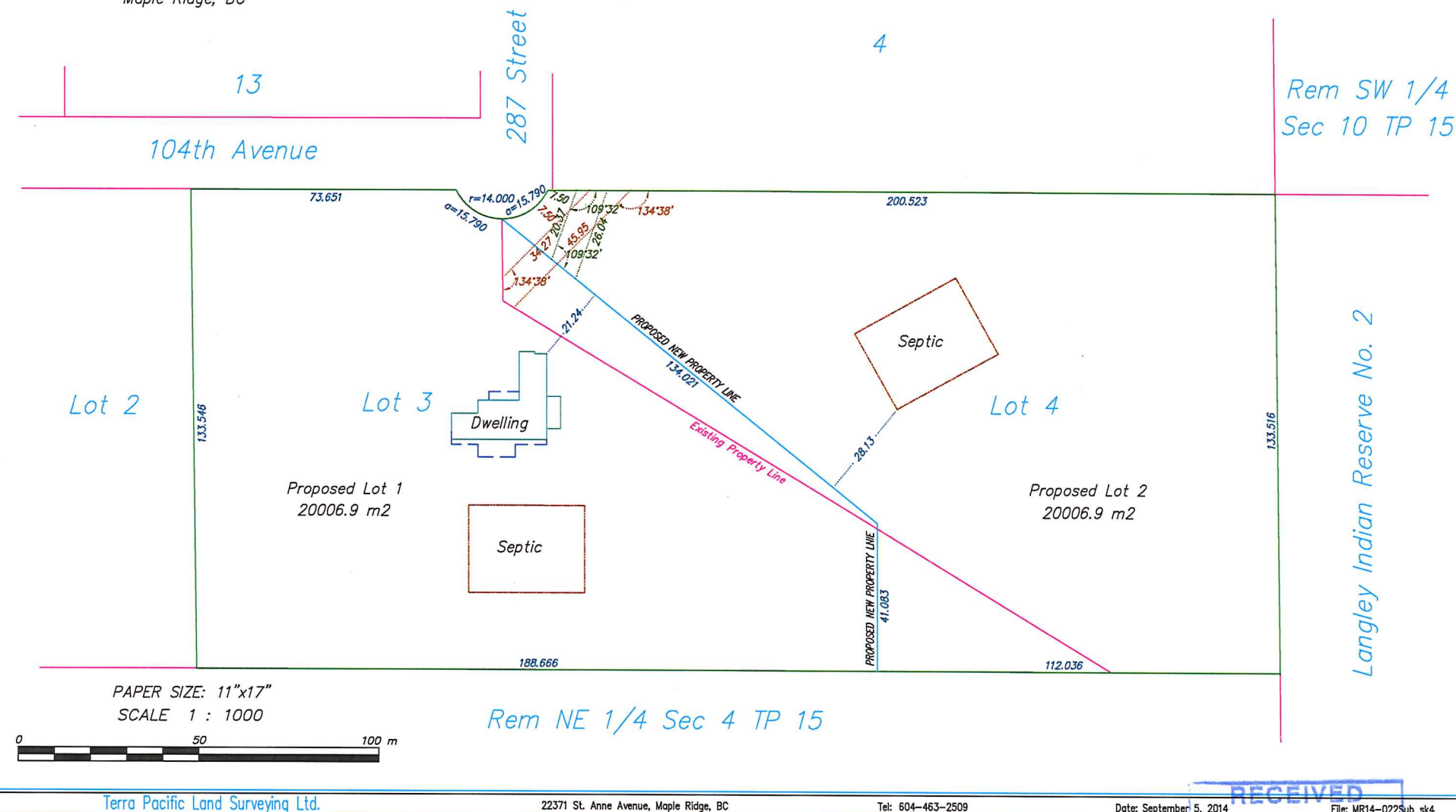
**CORPORATION OF  
THE DISTRICT OF  
MAPLE RIDGE**  
PLANNING DEPARTMENT

DATE: Jul 11, 2014

FILE: 2014-063-VP

BY: PC

*Civic Address: 28650 and 28702 104th Avenue  
Maple Ridge, BC*



Terra Pacific Land Surveying Ltd.

22371 St. Anne Avenue, Maple Ridge, BC

Tel: 604-463-2509

Date: September 5, 2014

File: MR14-022Sub sk4

SEP - 5 2014

MAPLE RIDGE  
PLANNING DEPARTMENT



## District of Maple Ridge

**TO:** His Worship Mayor Ernie Daykin and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Disbursements for the month ended August 31, 2014

**DATE:** October 6, 2014  
Committee of the Whole

---

### EXECUTIVE SUMMARY:

The disbursements summary for the past period is attached for information. All voucher payments are approved by the Mayor or Acting Mayor and a Finance Manager. Council authorizes the disbursements listing through Council resolution. Expenditure details are available by request through the Finance Department.

### RECOMMENDATION:

That the disbursements as listed below for the month ended August 31, 2014 now be approved.

GENERAL	\$18,609,843
PAYROLL	\$ 2,013,733
PURCHASE CARD	\$ <u>77,973</u>
	<u>\$20,701,549</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

• Downtown Maple Ridge Business – 50% BIA remittance	\$	151,650
• G.V. Water District – Water consumption May 7 to June 3/14	\$	497,532
• G.V. Water District – Water consumption June 4 to July 1/14	\$	707,225
• Imperial Paving – 2014 paving program	\$	561,629
• Machinex Recycling Service Inc. – Recycling baler system	\$	154,702
• Ridge Meadows Recycling Society – Monthly contract for recycling	\$	169,721
• The municipality acts as the collection agency for other levels of government or agencies. The following collections were remitted in August.		
1. Albion Dyking District – 2014 collections	\$	194,153
2. G.V. Sewerage & Drainage – 2014 requisition	\$	5,246,853
3. G.V. Regional District – 2014 requisition	\$	857,871
4. Road 13 Dyking District – 2014 collections	\$	127,670
5. South Coast BC Trans Authority – 2014 requisition	\$	5,549,289
6. Tretheway Edge Dyking District – 2014 collections	\$	28,040

**d) Policy Implications:**

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

**CONCLUSIONS:**

The disbursements for the month ended August 31, 2014 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 - AUGUST 2014**

<b><u>VENDOR NAME</u></b>	<b><u>DESCRIPTION OF PAYMENT</u></b>	<b><u>AMOUNT</u></b>
0946235 BC Ltd	Roadside mowing	31,742
Albion Dyking District	2014 collections	194,153
Alouette River Management Soc	2014 service grant	20,000
Ansan Industries Ltd	Traffic control	24,041
Aplin & Martin Consultants Ltd	Downtown improvement - Lougheed Hwy from 224th to 226th	16,249
	Road improvements - engineering design services	11,018
BC Hydro	Electricity	136,638
BC Hydro & Power Authority	Pole line removal at 119 Ave (226th to 227th)	55,969
BC SPCA	Contract payment	27,925
Boileau Electric & Pole Ltd	Maintenance: 225 St pump station	28,413
	Antenna @ Anderson Creet	472
	Banners	3,082
	Backflow prevention	4,805
	Conduit repairs @ Brooks Ave	333
	Firehalls	570
	Library	361
	Municipal Hall	2,024
	Museum	291
	Operations	662
	Randy Herman Building	99
	South Bonson Community Centre	194
	Street Lights	970
	Thomas Haney tennis courts	252
Bryco Projects Inc	Seismic upgrade Rothsay reservoir at 256 St	20,935
CUPE Local 622	Dues - pay periods 14/15, 14/16 & 14/17	39,631
C&C Trucking Limited	Soil removal overpayment refund	16,435
Canada Pipe Company Ltd	Inventory pipes & gaskets	17,811
Chevron Canada Ltd	Gasoline & diesel fuel	90,019
Cobing Building Solutions	HVAC maintenance & installation:	
	Firehalls	789
	Municipal Hall	496
	Pitt Meadows Family Rec Centre	234
	Randy Herman Building	25,667
	South Bonson Community Centre	316
Co-Pilot Industries Ltd	Gravel & dump fees	17,793
Coutts Pulver LLP	Professional fees - general employment matters	17,807
Downtown Maple Ridge Business	50% BIA remittance	151,650
Farm-Tek Turf Services Inc	Sand spread on park fields	40,387
Fred Surridge Ltd	Waterworks supplies	15,539
Fricia Construction Inc	Albion foot bridge replacement	47,269
Genesis Janitorial Service Ltd	Janitorial services & supplies:	
	Firehalls	3,220
	Library	4,809
	Municipal Hall	2,371
	Operations	2,754
	Randy Herman Building	3,341
	RCMP	2,480
	South Bonson Community Centre	3,959
Gr Vanc Sewerage & Drainage	2014 requisition	5,246,853
	Transfer station waste disposal	951

Greater Vanc Water District	Water consumption May 7 to June 3/14	497,532	
	Water consumption June 4 to July 1/14	707,225	
	Water sample analysis	1,995	1,206,752
Greater Vancouver Regional Dis	2014 requisition	857,871	
	Mosquito control program	4,636	862,507
Imperial Paving	2014 paving program	561,629	
	Roadworks	6,869	568,498
Kanaka Education & Environment	2014 service grant		20,000
Lafarge Canada Inc	Roadworks material		72,479
Machinex Recycling Service Inc	Recycling baler system		154,702
Manulife Financial	Employer/employee remittance		149,490
Maple Ridge & PM Arts Council	Arts Centre contract payment	50,867	
	Program revenue Jul	5,771	56,638
Maple Ridge Lawn Bowling Club	Patio & retaining wall project		17,000
Medical Services Plan	Employee medical & health premiums		39,415
Municipal Pension Plan BC	Employer/employee remittance		670,263
Newlands Lawn & Garden Mainten	Grass cutting		24,065
Pacific Ace Sports Surfaces	Alouette Park pathway	13,419	
	Belle Morse Park tennis courts	9,083	
	Cook Park basketball court	3,790	26,292
Panorama LMS4011	Strata fees Aug & Sep		20,608
Parsons Inc (Delcan Corp)	232 Street bridge replacement - construction services		55,896
Plan Group Inc	Security camera project		38,075
Pro-Line Fence Ltd	Hammond Stadium fencing & backstop		49,230
Property Owners	Land acquisitions - 128 Ave road dedication		133,000
R A Malatest & Associates Ltd	Labour market study		15,000
Receiver General For Canada	Employer/Employee remittance PP14/15 & 14/16		850,127
RG Arenas (Maple Ridge) Ltd	Ice rental Apr & Aug	111,956	
	Curling rink caretaker Jun & Jul	5,657	117,613
RGH Pacific Emergency Services	Emergency traffic pre-emption system		24,954
Ricoh Canada Inc	Laserfiche document management system		64,006
Ridge Meadows Recycling Society	Monthly contract for recycling	169,721	
	Weekly recycling	376	
	Litter pickup contract	1,848	
	Recycling station pickup	330	
	Roadside waste removal	145	
	Recycling conveyor design	30,000	202,420
Road 13 Dyking District	2014 collections		127,670
Sentis Market Research Inc	Citizen surveys		17,955
South Coast BC Trans Authority	2014 requisition		5,549,289
Tetra Tech EBA Inc	Pavement management study	41,760	
	Cottonwood landfill closure	12,063	53,823
Trans Western Electric Ltd	Hammond Stadium playfield lighting		21,458
Tretheway Edge Dyking District	2014 collections		28,040
Warrington PCI Management	Advance for Tower common costs less expenses		50,187
Young, Anderson - Barristers	Professional fees		23,711
Disbursements In Excess \$15,000			17,644,939
Disbursements Under \$15,000			964,904
Total Payee Disbursements			18,609,843
Payroll	PP14/16, PP14/165 & PP14/17		2,013,733
Purchase Cards - Payment			77,973
Total Disbursements July 2014			20,701,549

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## City of Maple Ridge

**TO:** His Worship Mayor Ernie Daykin and Members of Council  
**DATE:** October 6, 2014

**FROM:** Chief Administrative Officer  
**MEETING:** Committee of the Whole

**SUBJECT:** Capital Improvement Program Update  
2014-2018 Financial Plan Amending Bylaw 7106-2014

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### EXECUTIVE SUMMARY:

Council approved the 2014-2018 Financial Plan on May 13, 2014. This Capital Improvement Plan is being updated and is in alignment with the property taxes approved by Council. The Capital Improvement Program has been updated to advance higher priority projects and to reflect amendments made by Council through Resolutions when tenders were awarded. The Capital Improvement Program changes respect the funding parameters set by Council and have no impact to the property tax increases in the existing 2014-2018 Financial Plan Bylaw.

The most significant updates include the addition of the proposed Leisure Centre pool renovations in 2015 and the widening of 128 Ave. to four lanes from 210 to 224 Street, in 2015 and 2016.

The changes to the Capital Improvement Program require an amendment to the 2014-2018 Financial Plan Bylaw. The Financial Plan amendment also reflects operating cost updates since May.

### RECOMMENDATION(S):

**That Bylaw No. 7106 – 2014 be given first, second and third readings.**

### DISCUSSION:

#### a) Background Context:

In December of 2013, the 2014-2018 Business Plans and an overview of the financial plan were presented to Council at public meetings. Business Plans from all areas including the Capital Improvement Program and the 2014-2018 Financial Plan Overview Report were provided and the 2014-2018 Financial Plan Bylaw 7043-2013 was adopted in January of 2014. The business plans, report, presentations and bylaw are available on our website.

In May 2014, the 2014-2018 Financial Plan was amended, through Bylaw No. 7076-2014, to reflect the revenues associated with the 2014 property value assessments and to include capital and operating projects that were approved in the 2013 budget and not yet complete. A commitment to the 2015 property tax increase and 2015 operating budgets were also confirmed at this time.

In this amendment, the Capital Improvement Program has been updated to include the renovation to the Leisure Centre pool, to advance higher priority projects and to reflect the amendments to the Financial Plan based on Council Resolutions made when contracts were awarded. The changes respect the funding parameters set by Council and have no impact to the property tax increases in the existing 2014-2018 Financial Plan Bylaw. The changes to the Capital Improvement Program require an amendment to the Financial Plan Bylaw. The Capital Improvement Program project list is included as an appendix to this report and includes work-in-progress (WIP) projects approved in previous years. These WIP projects and previously approved 2014 projects may already be complete or well underway.

The Financial Plan amendment also reflects operating cost updates since May of 2014. The updates to operating budgets are not increases to service levels however they do reflect updated costs of contracts.

**b) Financial Plan Implications:**

The proposed Financial Plan is amended as follows:

1. The 2014-2018 Capital Improvement Program has been updated to better align to current priorities and tenders awarded. The amendments have no impact to General Revenue or property tax revenue requirements with all changes being accommodated through existing funding parameters. The updated Capital Improvement Program is included as an appendix to this report.

The key changes include:

- **Leisure Centre Pool Renovation**  
Council received a report on July 21 on the Leisure Centre Lifecycle update. This project will be discussed in greater detail in a report from the Parks and Leisure Department. The funding strategy is reflected in this Financial Plan amendment. Council will be asked to approve the work prior to any expenditures and prior to the work being tendered. The cost estimate, with contract and inflationary contingencies, is estimated to be \$5.5 million. Ideally, this project would be funded through funds accumulated in the Facility Maintenance Reserve. However, we are relatively early in the process of funding infrastructure replacement so that facility infrastructure funding, while increasing each year, is not currently funded at a level adequate to have built up the funds to cover a project of this size. The reserves for building infrastructure can fund \$1.7 million now and repay the balance over the next 5 years with Capital Works Reserve providing the funds in the interim.
- **128 Ave. (210 to 224 St.)**  
Widening 128 Ave. from 210 to 224 Street to four lanes has been advanced to 2015 and 2016. Advancing this work takes advantage of the works being done by the region for the new water main providing less disruption to the area and reducing some costs. The construction of this stretch of road, including intersection improvements, totals \$10 million. The majority of this project is funded by Development Cost Charges, the Gas Tax funding for the next three years, Translink funding and General Revenue Surplus of \$300,000 has also been committed to this project.

- 203 St. (Lougheed to Golden Ears Way)  
This project has been advanced to 2015 with the majority of the funding being Development Costs Charges.
  - Lougheed Hwy. (224 to 226 St)  
The improvements to this section of highway are largely funded through General Revenue Surplus. This project is now scheduled for 2016 allowing for the advancement of other projects. This will allow more time to accumulate surplus to fund this project while allowing the other higher priority projects that are leveraged with development funds to proceed.
  - Other General Revenue Surplus funded projects in 2015 include: \$50,000 for Dewdney Trunk Rd. and 256 St. intersection improvements design work, \$100,000 for hydrological work at the city-owned gravel pit and partial funding of \$145,000 for a project totaling \$700,000 to improve Selkirk Ave. (225 to 227 St.).
2. Labour costs have been updated to reflect contract settlements. As well financial impact of the contract with Multi Material BC (MMBC) has been included. Revenue from MMBC has been increased by \$180,000 per year (prorated to mid-May 2014) for commodities that are dropped off at the depot. The Ridge Meadows Recycling Society (RMRS) contract has been increased by same amount to compensate for this commodity revenue that they previously received. In addition, for 2014, a payment of \$40,264 has been added to compensate RMRS for one time start-up costs to ensure compliance with the MMBC contract. All revenues in excess of expenses will be transferred to the Recycling Reserve. We will review this area in 2015, as we gain more experience with MMBC.

The 2014-2018 Capital Program was presented to Council during the business planning deliberations in December of 2014. Many of the key projects highlighted below were presented to Council at that time. The complete listing of projects is included in Appendix A. This listing includes projects that were previously approved. Funding for these previously approved projects was set aside in reserves or in the case of debt financing, authorized to ensure the funds are available to complete the projects. Many of the projects included in 2014 are either complete or well underway. This Capital Improvement Program continues to respect the funding levels (i.e. property tax increases) approved by Council. Comments on the significant projects in each category follow:

#### Government Services

- Infrastructure upgrades to the Operations Centre Yard and Buildings are planned in 2014 totaling \$1.5 million funded through the Capital Works Reserve.
- It is anticipated that the City will divest itself of the property owned between 226 and 227 Street and will look to purchase other strategic land. Any such sale and repurchase will be subject to Council's approval.

#### Technology

- The most significant projects include \$500,000 for the Document Management Software implementation which is currently underway.
- Equipment Purchases replacing existing hardware is funded through the Equipment Replacement Reserve with the annual budget varying depending on what is due for replacement.

- There is a significant investment in the Fibre Optics Network planned with \$1 million being added in 2014, funded through the Capital Works Reserve and subject to Council's approval on specific approach to the strategic investments. The investments in technology are largely service advancements and new software or functionality but also include investment in the network and other technology infrastructure requirements.

#### Protective Services – Fire

- The construction of Fire Hall #4 is included in the 2014 budget and is primarily funded through debt with payments to be made by the Fire Department Capital Acquisition Reserve.
- In 2016 there are two new vehicles and some equipment required for Fire Hall #4. This new equipment is also funded through the Fire Department Capital Acquisition Reserve. The replacement of vehicles and other equipment, typically prescribed based on age, is funded through the Equipment Replacement Reserve for the Fire Department.

#### Protective Services – Police

- The majority of the capital projects are for office furniture and minor renovations. Capital improvements in the RCMP Detachment are cost shareable with Pitt Meadows proportionately based on population.
- The RCMP Forensic Lab renovations for the regional integrated unit leasing space from the City in the Randy Herman Public Safety Building were paid for by the RCMP.

#### Park Acquisition

- The majority of the park purchases are funded through Development Cost Charges.
- The Cemetery expansion is funded through debt with the intent of plot sales being used to repay the debt.

#### Park Improvements

- Similar to the park acquisitions the majority of park improvements are funded through Development Cost Charges.
- The Sports Field Renovations at Hammond Stadium is funded through General Revenue, Gaming Revenue and Grants.
- Whonnock Lake improvements to entrance road, parking, paths and beach area are also included in 2014.

#### Recreation Services

- The Leisure Centre Pool renovation of \$5.5 million has been included and is discussed earlier in this report under Financial Plan Implications.

#### Drainage

- The Lower Hammond Pump Station is grant funded with funding already secured.
- The ISMP (Integrated Stormwater Management Plan) Watershed Review is required work spanning three years that is funded through the Drainage Levy and General Revenue. Drainage maintenance work is largely funded by the Infrastructure Sustainability Reserve.

### Highways (Roads)

- Development Cost Charges (DCCs) play a large role in funding the road infrastructure that is required due to new development.
- 2014 includes a budget of \$4.88 million for the 232 Street Bridge over the North Alouette River (completed).
- Road and Drainage Improvements on 240 Street (Lougheed – 104 Ave) with a budget of just over \$5.2 million is funded primarily through DCCs.
- The widening of 128 Avenue to four lanes from 210 to 224 Street has been advanced and is now budgeted in phases in 2015 and 2016 for a total cost of \$10 million.
- The improvements to 203 Street have also been advanced and are budgeted in 2015 at about \$4 million.
- The improvements to Lougheed Highway from 224 to 226 Street have been delayed one year to 2016. It is largely funded by General Revenue Accumulated Surplus, \$2.4M.
- Other items in this area include Equipment Purchases for replacing equipment in the fleet which is funded through the Equipment Replacement Reserve and the Road Rehabilitation Program which is funded through the Infrastructure Sustainability Reserve.

### Sewer

- The Sewer utility is largely the funding source for these works with Development Cost Charges totaling less than \$800,000 over the full five year plan. The majority of the projects relate to maintenance and rehabilitation.

### Water

- There is some work on upgrading Pump Stations and Reservoirs in addition to rehabilitation and upgrade programs. In 2018 the 263 Street pump station construction is budgeted at just over \$1 million.
- Included in the operating budget are payments to the Greater Vancouver Water District for the Maple Ridge share of Regional Water Improvements.

#### **c) Desired Outcome:**

A Financial Plan that accurately reflects the planned expenditures and methods of funding and is consistent with corporate strategic plans, policies and Council direction.

#### **d) Strategic Alignment:**

All departments' Business Plans are prepared using the Business Planning Guidelines. These guidelines are reviewed and amended annually in consultation with Council. The Financial Plan reflects Council's Strategic Financial Sustainability Policies and Infrastructure Funding Strategy.

Several master plans that include infrastructure and capital investment have been updated recently. The financial implication of the work identified and the priority and resulting sequencing have yet to be worked into the Long Term Capital Improvement Program. For example, the draft Transportation Plan calls for significant investment and the financial capacity to fully fund the items identified does not exist in the next five years.

**e) Citizen/Customer Implications:**

This proposed Financial Plan amendment does not change the planned property tax increases. The amendments to the Capital Improvement Program will advance several higher priority projects. The implications of the Leisure Centre pool renovation will be discussed in greater detail in a report from Parks and Leisure Services.

**f) Statutory Requirements and Policy Implications:**

The Financial Plan has been prepared in accordance with statutory requirements and Municipal financial policies. As required by the Community Charter, the Financial Plan Bylaw includes: disclosure of the proportions of revenue proposed to come from various funding sources, the distribution of property taxes among property classes, and the use of permissive tax exemptions.

For this amendment to the Financial Plan an advertisement will be placed in the local paper.

**g) Alternatives:**

In the event that this bylaw is not adopted, the City is not authorized to make any expenditure other than those identified in the 2014-2018 Financial Plan Bylaw No.7043-2013.

**CONCLUSIONS:**

The Financial Plan is a multi-year planning, reviewing and reporting tool that represents Council's vision and commitment to providing quality services to the residents of Maple Ridge. The Plan provides a forecast of the financial resources that are available to fund operations, programs and infrastructure for the five year period.

\* original signed by Trevor Thompson \*

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*Prepared by:* **Trevor Thompson, BBA, CPA, CGA**  
**Manager of Financial Planning**

\* original signed by Paul Gill \*

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

\* original signed by Frank Quinn \*

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

\* original signed by Jim Rule \*

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

\* original signed by Jim Rule \*

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



# CITY OF MAPLE RIDGE

## APPENDIX A: CAPITAL IMPROVEMENT PROGRAM 2014-2018

BY FUNDING SOURCE	2014	2015	2016	2017	2018
Capital Works Reserve	4,240	3,792	-	-	-
Core Development	-	300	-	-	-
Critical Infrastructure Reserve	-	208	-	-	-
Debt	7,095	-	-	-	-
Development Cost Charges	27,122	13,596	5,363	7,075	5,631
Drainage Improvement Levy	340	730	933	220	170
Equip Replacement Reserves	5,619	2,722	3,092	1,184	3,474
Facility Maintenance	185	1,000	-	-	-
Fire Dept Capital Reserve	1,425	1,494	-	-	-
Gaming	1,157	200	200	200	200
General Revenue	2,550	3,228	2,685	2,989	2,891
Grants, LAS, 3rd Parties	5,702	1,809	1,282	1,353	1,038
Infrastructure Sustainability Reserve	3,094	2,324	2,794	3,930	4,151
Land Reserve	-	4,250	-	-	-
Parkland Acquisition Reserve	200	200	200	200	200
Police Services Reserve	283	24	19	16	152
Recycling Reserve	1,382	255	290	40	40
Reserve for Committed Projects	5,763	-	-	-	-
Reserve for Sewer Committed Projects	2,429	-	-	-	-
Reserve for Water Committed Projects	1,308	-	-	-	-
Sewer Capital	730	657	1,315	627	1,223
Surplus	117	595	2,400	-	-
Translink	-	300	1,300	-	-
Water Capital	1,555	1,429	1,340	1,270	2,422
<b>Total Capital Program</b>	<b>72,297</b>	<b>39,112</b>	<b>23,213</b>	<b>19,103</b>	<b>21,593</b>

2014 projects show budgeted amounts, include work-in-progress, projects approved in prior years budgets, as well as 2014 approved projects. The projects listed in 2014 may already be complete or well underway

Projects with an asterix (\*) feature an external funding source (grants, contribution from others)

CAPITAL LISTING BY SECTION & DESCRIPTION	2014	2015	2016	2017	2018
<b>Government Services</b>					
Aerial Topo Survey & Mapping	-	100	-	-	-
Development Equity & Zoning Plans	16	-	-	-	-
Downtown Safety Improvements	21	-	-	-	-
Environment Sensitive Area Implement	9	-	-	-	-
Equip Purch - Emergency Program	22	-	-	-	-
Equip Purch - Licenses Permits Bylaws Vehicles	74	-	-	-	-
Equip Purch - Racking Fixtures Storage	20	20	20	-	-
Minor Capital	38	-	-	-	-
Minor Capital - City	120	100	-	100	100
Minor Capital - Engineering	15	15	15	15	15
Minor Capital - Gen Govt	64	15	15	15	15
Minor Capital - Town Centre	80	-	100	100	100
Operations Centre Yard & Building Improvements	1,500	-	-	-	-
Recycling - Baler & Conveyor*	835	-	-	-	-
Recycling - Bin Toppers for Depot	72	-	-	-	-
Recycling - Collection Bluebox/Bag	40	40	40	40	40
Recycling - Collection Totes	65	-	-	-	-
Recycling - Conveyor Belt (D/O LTC 8223)	-	65	-	-	-
Recycling - Dual Tipper	-	-	250	-	-
Recycling - Hydraulic Collection Truck	250	-	-	-	-
Recycling - Land Purchase & Improvements	510	-	-	-	-
Recycling - Scale	40	-	-	-	-
Recycling - Upgrades & Service Life Ext on Trucks	-	150	-	-	-
Strategic Land Purchases	-	4,250	-	-	-
<b>Government Services</b>	<b>3,792</b>	<b>4,755</b>	<b>440</b>	<b>270</b>	<b>270</b>

#### Technology

Amanda Projects	81	-	-	-	-
Automated Data Collection - Engineering	13	-	-	-	-
Blaney Coho & Council IT Improvements	197	-	-	-	-
Build Up Test & Development Environment	-	25	-	-	-
Cable Plant Upgrade: Leisure Centre	90	-	-	-	-
Cable Plant Upgrade: Operations	90	-	-	-	-
Capital Reporting Module (Hyperion)	34	-	-	-	-
Capital Works Program Replacement Study	45	-	-	-	-
City Green Software	5	-	-	-	-
Document Management Requirements	75	-	-	-	-
Document Management Software	500	-	-	-	-

2014 projects show budgeted amounts, include work-in-progress, projects approved in prior years budgets, as well as 2014 approved projects. The projects listed in 2014 may already be complete or well underway

CAPITAL LISTING BY SECTION & DESCRIPTION	2014	2015	2016	2017	2018
<b>Technology (cont.)</b>					
Document Processing Phase 1B	93	-	-	-	-
Document Processing System Phase 2	82	-	-	-	-
EOC Technology Upgrades	13	-	-	-	-
Equip Purch - Info Serv*	351	391	570	290	832
Equip Purch - Wireless Data System	22	-	-	-	-
Equip Replacement - Info Serv	137	-	-	-	-
Exchange Upgrade & Outlook Archiving	17	-	-	-	-
FH#2 Connectivity (Data/Voice)	13	-	-	-	-
Fibre Optic Network - Fire Hall #4 Phase 4	50	-	-	-	-
Financial Systems Study	33	-	-	-	-
Financials/Asset Management Phase 1	-	-	-	500	-
Financials/Asset Management Phase 2	-	-	-	-	500
Fleet Management Software	70	-	-	-	-
Flexpod - Virtual Hardware	-	-	100	-	-
GIS - Mobile	25	-	-	-	-
GIS Infrastructure Package	-	-	-	-	75
Implement Virtual Desktops	-	50	-	-	-
Infrastructure Growth	153	50	50	50	50
IS Server Room - AC Upgrade	19	-	-	-	-
IT Disaster Recovery Infrastructure	-	-	-	97	-
IT Fibre DTR - 248 St Interconnection	600	-	-	-	-
IT Fibre GVRD WM Refurbishing	400	-	-	-	-
IT Fibre Optic Network (various)	200	-	-	-	-
IT Website Redesign Phase 2	-	-	-	72	-
Legacy Program Replacement - Interface	52	-	-	-	-
Management Reporting Software Phase 1	13	-	-	-	-
Management Reporting Software Phase 2	-	-	40	-	-
Microfiche readers	31	-	-	-	-
Migrate Oracle to SQL	204	-	-	-	-
Minor Capital - Technology	101	-	-	-	-
Mobile Application Development	-	25	25	25	25
Monitoring & Capacity Planning	13	-	-	-	-
Networking Testing Equip	-	35	-	-	-
Online Fire Inspections	30	-	-	-	-
Online Realtime Apps for Licenses Permits Bylaws	-	100	-	-	-
Performance Management Software	32	-	-	-	-
Place/Replace Mobile in Vehicles	30	-	-	-	-
Proj Management Job Cost Study Phase 2	47	-	-	-	-

2014 projects show budgeted amounts, include work-in-progress, projects approved in prior years budgets, as well as 2014 approved projects. The projects listed in 2014 may already be complete or well underway

CAPITAL LISTING BY SECTION & DESCRIPTION	2014	2015	2016	2017	2018
<b>Technology (cont.)</b>					
Ross HR System Improvements	51	-	-	-	-
Secure Mobile Devices	10	-	-	-	-
Server Room Upgrade - Racks	21	-	-	-	-
Strategic Plan	42	-	-	-	-
Tablet/Mobile Application for Citizens	24	-	-	-	-
Tablet/Mobile Application For Citizens Phase 2	25	-	-	-	-
Upgrade Crystal Reports	35	-	-	-	-
Upgrade Network Infrastructure	225	-	-	-	-
User Logon Enhancement	20	-	-	-	-
Video Production / Conferencing	-	-	-	-	43
Virtual Desktop	-	-	100	-	-
Voting Software	-	-	69	-	-
Web Security Infrastructure [F5]	70	-	-	-	-
Website Payments	54	-	-	-	-
Website Rebuild	31	-	-	-	-
Wireless Hardware & Software	41	-	-	-	-
Wireless Infrastructure	-	-	25	-	-
<b>Technology</b>	<b>4,608</b>	<b>676</b>	<b>979</b>	<b>1,035</b>	<b>1,525</b>

#### Protective Fire

Equip Revitalization - Engine 2 3	-	-	-	110	-
FD Vehicle E-32 E-One Replacement (Tender 3)	-	450	-	-	-
FD Vehicle R3-F550 (R2) Replacement	-	-	-	-	500
FD Vehicle Tender 1 Replacement	-	-	-	-	500
FD Vehicle Tower 1 Replacement	-	-	1,500	-	-
FDM Asset Management Module	-	40	-	-	-
FH#1 FH#2 - Exhaust System	50	-	-	-	-
FH#1 Operational Support Unit	932	-	-	-	-
FH#2 Engine 2 Replacement (Tender 2)	523	-	-	-	-
FH#3 Expansion Study	20	-	-	-	-
FH#3 Generator	50	-	-	-	-
FH#4 Engine New	-	625	-	-	-
FH#4 Equip Purchase	-	270	-	-	-
FH#4 Firehall	6,387	-	-	-	-
FH#4 Protective & Safety Equip	-	84	-	-	-
FH#4 Tender 4	-	475	-	-	-
FH#5 Land Acquisition	350	-	-	-	-
Lock Box Key Security System	8	-	-	-	-

2014 projects show budgeted amounts, include work-in-progress, projects approved in prior years budgets, as well as 2014 approved projects. The projects listed in 2014 may already be complete or well underway

CAPITAL LISTING BY SECTION & DESCRIPTION	2014	2015	2016	2017	2018
<b>Protective Fire (cont.)</b>					
Rescue 2 Replacement Quint 3	1,080	-	-	-	-
SCBA Upgrade	681	-	-	-	-
<b>Protective Fire</b>	<b>10,082</b>	<b>1,944</b>	<b>1,500</b>	<b>110</b>	<b>1,000</b>
<b>Protective Police</b>					
Chair Replacement - General Office*	-	-	-	20	-
Chair Replacement - Hilton Haider*	-	-	-	-	40
Chair Replacement - SEU GIS*	-	-	20	-	-
Desk Replacement - General Duty*	-	30	-	-	-
Desk Replacement - YRO Traffic*	25	-	-	-	-
Desk Replacement - YRO Traffic*	5	-	-	-	-
Front Counter Kiosk Expansion*	-	-	-	-	150
Randy Herman Lunchroom Furniture*	-	-	5	-	-
RCMP - CCVE Upgrade*	105	-	-	-	-
RCMP - File System Exhibits Records*	180	-	-	-	-
RCMP - Forensic Lab Renovation*	402	-	-	-	-
RCMP - Interview Room & GIS Relocation*	23	-	-	-	-
RCMP - Work Yards Storage Fence	14	-	-	-	-
<b>Protective Police</b>	<b>754</b>	<b>30</b>	<b>25</b>	<b>20</b>	<b>190</b>
<b>Park Acquisition</b>					
223 St St Anne Park Acquisition	-	600	-	-	-
Boundary Park (201/123) Phase 2	950	-	-	-	-
Cemetery Expansion	1,095	-	-	-	-
Greenbelt Acquisition	200	200	200	200	200
Haney Nokai Park Phase 2 - Acquisition 1	420	-	-	-	-
Haney Nokai Park Phase 2 - Acquisition 2	-	-	450	-	-
Park (221/119) Lot 4	400	-	-	-	-
Park (241/112) Lot 2	1,853	-	-	-	-
Park (248/108) Lot 2	3,077	-	-	-	-
Silver Valley Neigh Park Acq A-Nelson's Peak	470	-	-	-	-
Silver Valley Neigh Park Acq B	627	-	-	-	-
Silver Valley Neigh Park Acq SE H	2,217	-	-	-	-
Silver Valley Neigh Park Completion - Acquisition 1	400	-	-	-	-
Silver Valley Neigh Park Phase 1	-	1,683	-	-	-
Smart Growth Park Acquisitions	-	-	-	-	2,250
Whispering Falls Park (264/126)	-	-	-	1,161	-
<b>Park Acquisition</b>	<b>11,709</b>	<b>2,483</b>	<b>650</b>	<b>1,361</b>	<b>2,450</b>

2014 projects show budgeted amounts, include work-in-progress, projects approved in prior years budgets, as well as 2014 approved projects. The projects listed in 2014 may already be complete or well underway

CAPITAL LISTING BY SECTION & DESCRIPTION	2014	2015	2016	2017	2018
<b>Park Improvement</b>					
Albion Park (Washroom Facility)	-	304	-	-	-
Albion Sport Complex - Lighting	-	-	200	-	-
Aquatic Weed Harvester for Whonnock Lake	20	-	-	-	-
BMX Skills Development Area (Albion)*	10	-	-	-	-
Computerized Irrigation Control System	50	-	-	-	-
Cottonwood E Park Dev-Firefighters Park	319	-	-	-	-
Equip Purch - Parks/Rec Vehicle	30	-	-	70	-
Haney Nokai Park Improvement	-	-	-	360	-
Intergenerational Garden	-	-	-	-	35
Maple Ridge Library Signage	-	27	-	-	-
Minor Capital - Gen Rec	30	30	30	30	30
Park Development (231/137)	360	-	-	-	-
Park Development (232/132)	202	-	-	-	-
Park Development (241/104)	-	360	-	-	-
Park Development (241/112)	-	-	-	-	360
Park Development (248/108)	-	-	-	360	-
Parking Lot Paving Thomas Haney Tennis Court	-	50	-	-	-
Public Library Cameras	-	20	-	-	-
Raymond Park Development	-	380	-	-	-
Sport Field Misc Capital (Turf Reserve)*	41	-	-	-	-
Sport Field Renovations-Hammond Stadium	1,032	-	-	-	-
Trail Bridge Replacements (3)	103	-	-	-	-
Trail Counter / Interpretive Sign Tech	-	-	-	25	-
Whonnock Lake Phase 1 Entrance Road	235	-	-	-	-
Whonnock Lake Phase 2 Parking	290	-	-	-	-
Whonnock Lake Phase 3 Path/Light	297	-	-	-	-
Whonnock Lake Phase 4 Beach/General	356	-	-	-	-
Whonnock Lake Phase 5 Washroom Facility	-	-	-	624	-
Youth Action Park Albion	-	-	750	-	-
<b>Park Improvement</b>	<b>3,376</b>	<b>1,171</b>	<b>980</b>	<b>1,469</b>	<b>425</b>
<b>Recreation Services</b>					
Arts Centre - Telephone System*	16	-	-	-	-
Bouldering Rock Wall	-	30	-	-	-
Events - Portable Hot Water Sink	5	-	-	-	-
Leisure Centre - Pool Renovation	-	5,500	-	-	-
Leisure Centre - Pool Security Gates	25	-	-	-	-
Leisure Centre - Spin Studio Ceiling Rem	30	-	-	-	-

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CAPITAL LISTING BY SECTION & DESCRIPTION	2014	2015	2016	2017	2018
<b>Recreation Services (cont.)</b>					
Leisure Centre - Storage Lockers	22	-	-	-	-
Scooter Play Park	-	-	-	75	-
<b>Recreation Services</b>	<b>98</b>	<b>5,530</b>	<b>-</b>	<b>75</b>	<b>-</b>
<b>Drainage</b>					
287 St (Storm Main @ Watkins - Study)	75	-	-	-	-
288 St (Storm Main @ Watkins Sawmill)	-	-	-	250	-
Culvert Replacement Program	200	200	200	200	200
Ditch Enclosures	20	21	21	21	21
Donovan Ave @ 21530	174	-	-	-	-
Drainage CCTV Program	-	87	87	87	87
Drainage Upgrade Program	435	100	266	508	523
Flood Abatement N Alouette	184	-	100	-	100
ISMP Watershed Review	350	350	250	-	-
Local Area Service - Drain*	250	250	250	250	250
Lower Hammond Pump Station	603	-	-	-	-
Rainbow Cr. Culvert Upgrade (@ Kanaka)	-	200	-	-	-
Storm Sewer Connections	22	23	23	23	23
Stormwater Runoff & Stream	240	130	120	70	70
<b>Drainage</b>	<b>2,554</b>	<b>1,360</b>	<b>1,317</b>	<b>1,410</b>	<b>1,275</b>
<b>Highways</b>					
102 Ave @ 241 Acquisition	-	-	-	545	-
104 Ave (240 - 244) +	600	-	-	-	-
104 Ave (240 - 244) ++	142	-	-	-	-
104 Ave Ped Connect (245 St) Phase 2	630	-	-	-	-
112 Ave (60M W 236-236)*	25	-	-	-	-
116 Ave (Lougheed - 232)	-	-	105	-	-
116 Ave Urban Road Upgrade 203 to Warsley	-	-	-	50	-
118 Ave (230 - 231)*	-	-	-	148	-
119 Ave (226 - 227)	443	-	-	-	-
121 Ave @ 214 St-Pedestrian improvements*	9	-	-	-	-
122 Ave (216 - 224) Lights	88	-	-	-	-
122 Ave (216-222) Phase 2 Road & Drainage	59	-	-	-	-
122 Ave (221 - 224)	-	-	-	850	-
128 - 216 Intersection Improvement	-	682	-	-	-
128 Ave (210 - 216)	-	5,318	-	-	-
128 Ave (210 - 216) Design	233	-	-	-	-

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CAPITAL LISTING BY SECTION & DESCRIPTION	2014	2015	2016	2017	2018
<b>Highways (cont.)</b>					
128 Ave (216 - Abernethy)	-	-	4,000	-	-
128 Ave (228 - 200M East 232)	-	-	-	132	-
132 Ave (232 - 235)-Fern Crescent	988	-	-	-	-
136 Ave (224 - 400M E 224)	-	-	-	-	1,891
136 Ave (224 - 400M E 224) Design	-	-	95	-	-
203 St (Lougheed - Golden Ears Way)	-	3,912	-	-	-
203 St (Lougheed - Golden Ears Way) Design	404	-	-	-	-
203 St @ Lougheed Intersection Upgrade	228	-	-	-	-
207 St S of Lougheed	210	-	-	-	-
224 St (122 - Abernethy)	-	-	-	154	-
224 St (Abernethy - 132)	-	-	-	-	142
224 St @ 124 Ave Intersection Safety	138	-	-	-	-
224 St @ 132 Ave (N Alouette Bridge)	-	-	-	2,823	-
224 St @ 132 Ave (N Alouette Bridge) Design	-	-	250	-	-
224 St General Improvements-Lighting*	28	-	-	-	-
228 St (12100 Block)*	-	-	6	-	-
232 St (132 - Silver Valley Rd) Sidewalk	270	-	-	-	-
232 St @ Dogwood Ave Urban Treatment	-	-	-	-	50
232 St Bridge (N Alouette River)	4,880	-	-	-	-
232 St Ped Conn (Lawn Bowl-N Cottonwood)	-	-	-	35	-
23513 Larch Ave - Road Dedication	35	-	-	-	-
240 & 112 Traffic Signal*	60	-	-	-	-
240 St (Lougheed - 104) - Road & Drainage	5,211	-	-	-	-
240 St DTR Intersection Alignment	10	40	200	-	-
240 St Signal R Turn To E Bound	50	-	-	-	-
241 St (230M S 112 - 112)	-	-	-	290	-
241A St (100M S 102-102)*	100	-	-	-	-
244 St (50M S of 104 - 104)*	50	-	-	-	-
245 St (104 - 220M N 104)*	26	-	-	-	-
256 St @ Dewdney Trunk Intersection Upgrade (Design)	-	50	-	-	-
287 St Bridge Replacement	-	-	-	200	-
Abernethy (210 - E Blackstock) Acquisition	1,882	-	-	-	-
Abernethy Way Multi Use Path Phase 3	900	-	-	-	-
Abernethy Way Phase 2 - Intersection Improv	168	-	-	-	-
Access Culverts	28	29	29	30	30
Bikeway Program	161	50	50	50	50
Bridge Repairs Struct Upgrade	301	150	150	150	150
Brown Ave Acq. Land (@ Dunbar St)	-	-	-	-	299

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CAPITAL LISTING BY SECTION & DESCRIPTION	2014	2015	2016	2017	2018
<b>Highways (cont.)</b>					
Dewdney Trunk @ 238B St	-	-	-	-	200
Dewdney Trunk @ Burnett Traffic Signal	-	-	-	277	-
Dewdney Trunk @ Kanaka Cr Bridge	-	-	350	-	-
Downtown Improv - Lougheed 224 - 226	488	-	4,000	-	-
Edge St Ped Connect N of Dewdney	250	-	-	-	-
Edge St Ped Connect N of Dewdney (Design)	25	-	-	-	-
Edge St Ped Connect S of Dewdney	532	-	-	-	-
Emergency Traffic Pre-Empt	50	50	50	50	50
Equip Purch - Fleet	2,142	1,881	1,022	784	1,642
Equip Purch - Fleet- Radio System Replace	250	-	-	-	-
Equip Purch - Upgrade SA to TA Dump Unit Sander	50	-	-	-	-
Fern Crescent (236 - 240)	99	-	-	-	-
Fern Crescent (240 - 244)	-	-	100	-	-
Gravel Study Phase 1	50	100	-	-	-
GVTA Special Project #7	394	-	-	-	-
Illuminated Street Signs Program	17	10	10	10	10
Intersection Upgrade	23	-	-	-	-
Kanaka Way 234A Traffic Circle	257	-	-	-	-
Kanaka Way Road Improvements (23800 Block)*	95	-	-	-	-
Laity St Bike Lane (DTR to Lougheed)	100	-	-	-	-
Lane E 207 (Camwood - 100M N Camwood)*	5	-	-	-	-
Larch Ave (Balsam - 236)	48	-	-	-	-
Larch Ave Road Extension	223	-	-	-	-
LAS 20000 Block Hampton - R D S W*	800	-	-	-	-
Local Area Service - Road*	250	250	250	250	250
Lorne Ave Sidewalk Phase 2	388	-	-	-	-
Lougheed (203 - 222) Street Lighting	-	-	-	-	626
Lougheed 228 St Access Signal Improv	-	-	-	12	-
Lougheed Hwy Cycle Track Laity-216	269	-	-	-	-
Maple Meadows Way @ CPR Crossing Improv	460	-	-	-	-
Material Storage Site (26100 130 Ave)	75	-	-	-	-
McFarlane Ave (Graves - 209) Lighting*	23	-	-	-	-
Owens (200M N Camwood-Lougheed)*	14	-	-	-	-
Pavement Management	150	-	-	-	-
Ped Safety/Access Improv	218	90	90	90	90
Princess St (Wharf - Lorne)	-	-	-	129	-
Private Driveway Crossings	37	37	37	38	38
River Rd Sidewalk (Darby - Carshill)	250	-	-	-	-

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CAPITAL LISTING BY SECTION & DESCRIPTION	2014	2015	2016	2017	2018
<b>Highways (cont.)</b>					
River Rd Traffic Corridor Improvements	-	-	750	-	-
Road Rehabilitation Program	1,085	1,257	1,446	1,933	2,961
Road Resurfacing Program	269	-	-	-	-
Royal Cres @ 100M S Loughheed*	25	-	-	-	-
Selkirk Ave (225 - 227)	-	700	-	-	-
Sidewalk Replacement	134	90	90	90	90
Silver Valley Ped & Road Improv	43	-	-	-	-
Skillen Urban Road Upg Wicklund to 123	-	-	-	25	-
Streetlight Pole Replace Program	69	50	50	50	50
Subdivision E-08-015-1019 104Ave&242B*	83	-	-	-	-
Thermoplastic Marking	-	50	50	50	50
Traffic calming Program	275	-	-	50	50
Traffic Signal Replacements	138	90	90	90	90
Traffic Signal Upgrades / Alterations	30	325	-	-	-
<b>Highways</b>	<b>28,541</b>	<b>15,211</b>	<b>13,271</b>	<b>9,383</b>	<b>8,809</b>
<b>Sewer</b>					
136 Ave (230-231)	29	-	-	-	-
138 Ave (236 - 150M East Of 236)	-	-	-	29	-
223 Street North Ave to St. Anne	-	278	-	-	-
225 St PS / River Rd FM Capacity Upgrade Study	-	-	85	-	-
225 St Pump Station Building Upgrades	-	58	-	-	-
225 St Pump Station Upgrade	325	-	-	-	-
225 St Sewer P/S Overflow Station Mods	-	-	-	-	600
256 Sewer Extension to Corrections	581	-	-	-	-
Backflow Preventers @ Sewage P/S	25	-	-	-	-
Cottonwood Dr (115 - 116)	-	-	61	-	-
Generators @ Riverbend & Cottonwood	14	-	-	-	-
I&I Reduction Program - Areas A K	150	-	-	-	-
Inflow Infiltration Monitoring	-	-	150	-	-
Local Area Service - Sewer*	250	250	250	250	250
P/S Elimination at 240 and 113	-	30	-	-	-
Private Sewer Connections	92	93	95	97	97
River Rd @236 (LTC6152 ext) - Sewer Water	480	-	-	-	-
River Rd McKay Ave to W/O 236	450	-	-	-	-
River Rd Pressure Sewer Condition Assessment	-	65	-	-	-
Sanitary CCTV Program	-	70	70	70	70
SCADA Replacement Program	66	66	66	66	66

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CAPITAL LISTING BY SECTION & DESCRIPTION	2014	2015	2016	2017	2018
<b>Sewer (cont.)</b>					
Sewage System Rehabilitation	747	288	288	288	288
South Slope Interceptor Repair	400	-	-	-	-
<b>Sewer</b>	<b>3,609</b>	<b>1,197</b>	<b>1,064</b>	<b>799</b>	<b>1,370</b>
<b>Water</b>					
124 Ave (241 - Ansel) WM Replacement	-	510	-	-	-
128 Ave Supply Main (235 - 238)	-	-	-	-	807
133 Ave @ 244 St PRV	-	-	-	-	108
136 Ave (236 - 240)	-	-	778	-	-
136 Ave (Foreman - McKercher)	200	-	-	-	-
136 Ave @ 235 St PRV	-	-	-	-	173
141 Ave @ 232 St PRV	-	-	100	-	-
224 St (122 - 124) WM Replacement	-	-	291	-	-
236 St (Fern Cres - 132)	-	-	-	-	75
244 St (102 - 102B)	-	-	-	-	54
248 St (108 - 112)	-	-	636	-	-
256 Street Reservoir Relocate Watermain	370	-	-	-	-
263 P/S Phase 1 Design	-	-	-	235	-
263 P/S Phase 2 Construction	-	-	-	-	2,060
270A St Reservoir Phase 1	-	-	183	-	-
270A St Reservoir Phase 2	-	-	-	1,647	-
Ansell St (124 - 125)	-	-	-	230	-
Bulk Fill Water Station	90	-	-	-	-
Equip Purch - Upgrade Truck Replacement to F550	14	-	-	-	-
Flowmeter Installation @ PRVS	29	-	-	-	-
Foreman Drive @ 232 Street PRV	-	-	-	56	-
Local Area Service - Water*	250	250	250	250	250
Private Water Connections	182	185	188	192	192
PRV Capacity Upgrade - 240 at DTR	250	-	-	-	-
PRV Upgrade Program	75	-	50	50	50
Seismic Upgrade - Rothsay Reservoir @ 256 St	376	-	-	-	-
Seismic Upgrade Program	150	150	150	150	150
Seismic Upgrade Pump Stations	308	-	-	-	-
Silver Valley Reservoir	150	3,300	-	-	-
Silver Valley Reservoir Detailed Design	150	-	-	-	-
Water Meter Specs Design Criteria Study	20	-	-	-	-
Water Metering Cost Benefit Analysis	15	-	-	-	-
Water Pump Station Upgrades	60	60	60	60	60

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CAPITAL LISTING BY SECTION & DESCRIPTION	2014	2015	2016	2017	2018
<b>Water (cont.)</b>					
Water Security Improvement	146	-	-	-	-
Watermain Replacement Program	309	300	300	300	300
Watermain Replacement Program Prioritization	30	-	-	-	-
<b>Water</b>	<b>3,174</b>	<b>4,755</b>	<b>2,987</b>	<b>3,170</b>	<b>4,279</b>
<b>Total Capital Program</b>	<b>72,297</b>	<b>39,112</b>	<b>23,213</b>	<b>19,103</b>	<b>21,593</b>

2014 projects show budgeted amounts, include work-in-progress, projects approved in prior years budgets, as well as 2014 approved projects. The projects listed in 2014 may already be complete or well underway

**CITY OF MAPLE RIDGE**

**BYLAW NO. 7106-2014**

A bylaw to amend Maple Ridge 2014-2018 Financial Plan Bylaw No. 7043-2013

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**WHEREAS**, the public will have the opportunity to provide comments or suggestions with respect to the financial plan amendment;

**AND WHEREAS**, Council deems this to a process of public consultation under Section 166 of the Community Charter;

The Council for the City of Maple Ridge enacts as follows:

1. This Bylaw may be cited as Maple Ridge 2014-2018 Financial Plan Amending Bylaw No. 7106-2014.
2. Statement 1, Statement 2 and Statement 3 attached to and forming part of Maple Ridge 2014-2018 Financial Plan Bylaw 7043-2013, as amended are deleted in their entirety and replaced by Statement 1, Statement 2 and Statement 3 attached and forming part of Maple Ridge 2014-2018 Financial Plan Amending Bylaw No. 7106-2014.

**READ** a first time the                      day of                      , 2014.

**READ** a second time the                      day of                      , 2014.

**READ** a third time the                      day of                      , 2014.

**PUBLIC CONSULTATION** completed on the                      day of                      , 2014.

**ADOPTED** the \_\_\_\_ day of \_\_\_\_\_, 2014.

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**PRESIDING MEMBER**

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**CORPORATE OFFICER**

ATTACHMENT: Statement 1, Statement 2 and Statement 3

# Statement 1

## Consolidated Financial Plan 2014-2018 (in \$ thousands)

	2014	2015	2016	2017	2018
<b>REVENUES</b>					
Revenues					
Development Fees					
Developer Contributed Assets	16,500	16,500	16,500	16,500	16,500
Developer Cost Charges	17,814	14,233	6,002	7,715	6,273
Developer Specified Projects	-	-	-	-	-
Parkland Acquisition	200	200	200	200	200
Contributions from Others	3,232	1,244	1,251	1,253	1,276
Development Fees Total	37,746	32,177	23,953	25,668	24,249
Property Taxes	68,373	71,632	75,312	79,487	83,619
Parcel Charges	2,857	2,957	3,058	3,163	3,243
Fees & Charges	37,336	39,204	41,200	42,861	44,145
Interest	1,853	1,853	1,853	1,853	1,853
Grants (Other Govts)	5,390	4,524	4,991	3,759	3,421
Property Sales	-	4,250	-	-	-
Total Revenues	153,555	156,597	150,367	156,791	160,530
<b>EXPENDITURES</b>					
Operating Expenditures					
Interest Payments on Debt	2,240	2,439	2,304	2,165	2,081
Amortization Expense	19,391	20,124	20,929	21,766	22,637
Other Expenditures	108,425	97,472	101,071	105,809	109,792
Total Expenditures	130,056	120,035	124,304	129,740	134,510
<b>ANNUAL SURPLUS</b>	<b>23,499</b>	<b>36,562</b>	<b>26,063</b>	<b>27,051</b>	<b>26,020</b>
Add Back: Amortization Expense (Surplus)	19,391	20,124	20,929	21,766	22,637
Less: Capital Expenditures	67,232	39,112	23,213	19,103	21,593
Less: Developer Contributed Capital	16,500	16,500	16,500	16,500	16,500
<b>CHANGE IN FINANCIAL POSITION</b>	<b>(40,842)</b>	<b>1,074</b>	<b>7,279</b>	<b>13,214</b>	<b>10,564</b>
<b>OTHER REVENUES</b>					
Add: Borrowing Proceeds	18,495	-	-	-	-
<b>OTHER EXPENDITURES</b>					
Less: Principal Payments on Debt	2,660	3,951	4,045	4,142	4,183
<b>TOTAL REVENUES LESS EXPENSES</b>	<b>(25,007)</b>	<b>(2,877)</b>	<b>3,234</b>	<b>9,072</b>	<b>6,381</b>
<b>INTERNAL TRANSFERS</b>					
Transfer from Reserve Funds					
Capital Works Reserve	4,764	4,341	549	549	549
Equipment Replacement Reserve	5,395	2,722	3,092	1,184	3,474
Fire Department Capital Reserve	1,360	1,494	-	-	-
Land Reserve	-	4,250	-	-	-
Local Improvement Reserve	-	-	-	-	-
Sanitary Sewer Reserve	-	-	-	-	-
Transfer from Reserve Fund Total	11,519	12,807	3,641	1,733	4,023
Less :Transfer to Reserve Funds					
Capital Works Reserve	910	615	2,405	2,155	2,453
Equipment Replacement Reserve	2,859	3,260	3,349	3,501	3,628
Fire Dept. Capital Acquisition	1,332	725	820	950	1,079
Land Reserve	5	4,255	5	5	5
Local Improvement Reserve	-	-	-	-	-
Sanitary Sewer Reserve	30	30	30	30	30
Total Transfer to Reserve Funds	5,136	8,885	6,609	6,641	7,195
Transfer from (to) Own Reserves	19,028	(78)	(918)	(1,783)	(2,468)
Transfer from (to) Surplus	(404)	(967)	652	(2,381)	(741)
Transfer from (to) Surplus & own Reserves	18,624	(1,045)	(266)	(4,164)	(3,209)
<b>TOTAL INTERNAL TRANSFERS</b>	<b>25,007</b>	<b>2,877</b>	<b>(3,234)</b>	<b>(9,072)</b>	<b>(6,381)</b>
<b>BALANCED BUDGET</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

## Statement 2

### Revenue and Property Tax Policy Disclosure

#### Revenue Disclosure

Revenue Proportions	2014		2015		2016		2017		2018	
	\$ ('000s)	%	\$ ('000s)	%	\$ ('000s)	%	\$ ('000s)	%	\$ ('000s)	%
<b>Revenues</b>										
Property Taxes	68,373	39	71,632	46	75,312	51	79,487	51	83,619	53
Parcel Charges	2,857	2	2,957	2	3,058	2	3,163	2	3,243	2
Fees & Charges	37,336	22	39,204	25	41,200	27	42,861	27	44,145	27
Borrowing Proceeds	18,495	11	-	0	-	0	-	0	-	0
Other Sources	44,989	26	42,804	27	30,797	20	31,280	20	29,523	18
Total Revenues	172,050	100	156,597	100	150,367	100	156,791	100	161,530	100

Other Sources include:

Development Fees Total	37,746	22	32,177	20	23,953	16	25,668	17	24,249	15
Interest	1,853	1	1,853	1	1,853	1	1,853	1	1,853	1
Grants (Other Govts)	5,390	3	4,524	3	4,991	3	3,759	2	3,421	2
Property Sales	-	0	4,250	3	-	0	-	0	-	0
	44,989	26	42,804	27	30,797	20	31,280	20	29,523	18

#### **Objectives & Policies**

Property Tax Revenue is the City's primary revenue source, and one which is heavily reliant on the residential class. Diversification of the tax base and generation of non-tax revenue are ongoing objectives, outlined in Financial Sustainability Policy 5.52 section 6.

The Financial Plan includes property tax increases totaling 2.95% annually for:

- General Purposes
- Infrastructure Sustainability
- Parks and Recreation Master Plan implementation
- Drainage Improvements

Additional property tax revenue due to new construction is also included in the Financial Plan at 2.05% in 2014 and 2% annually for 2015 through 2018. Additional information on the tax increases and the cost drivers can be found in the 2014-2018 Financial Plan Overview Report. Specific policies discussing the tax increases are included in the Financial Sustainability Plan and related policies which were adopted in 2004.

Property tax revenue includes property taxes as well as grants in lieu of property taxes.

Parcel Charges are largely comprised of a recycling charge, a sewer charge and, on certain properties, a local area service or improvement charge. Parcel charges are a useful tool to charge all or a subset of properties for a fixed or variable amount to support services. Unlike property taxation the variable amount does not need to be related to property assessment value, but can be something that more accurately reflects the cost of the service.

## Statement 2 (cont.)

### Revenue and Property Tax Policy Disclosure

#### Fees & Charges

The Business Planning Guidelines call for an increase of 5% in fees as a guideline. Actual fee increases vary depending on the individual circumstances, the type of fee and how it is calculated. Fees should be reviewed annually and updated if needed. Recent fee amendments include recreation fees, development application fees, business license fees and cemetery fees. A major amendment to the Development Costs Charges (DCC), recommended no more frequently than every five years, was completed in 2008. Minor DCC amendments are done more frequently. Some fees are used to offset the costs of providing specific services. The utility fees are reviewed annually with a view towards using rate stabilization practices to smooth out large fluctuations in rates, as set out in the Business Planning Guidelines.

Borrowing Proceeds – Debt is used where it makes sense. Caution is used when considering debt as it commits future cash flows to debt payments restricting the ability to use these funds to provide other services. The source of the debt payments needs to be considered as does the justification for advancing the project. More information on borrowing previously approved can be found in the 2014-2018 Financial Plan Overview report.

Other Sources will vary greatly year to year as it includes:

- Development fees which fund capital projects from the DCC Reserve
- Contribution from others in relation to capital
- Grants which are sought from various agencies and may be leveraged with City funds

#### **PROPERTY TAX DISCLOSURE**

##### Property Tax Revenue Distribution

Property Class		Taxation Revenue		Assessed Value		Tax Rate	Multiple
		('000s)		('000s)		(\$/1000)	(Rate/Res.Rate)
1	Residential	51,558	77.8%	11,553,748	91.4%	4.4625	1.0
2	Utility	516	0.8%	12,911	0.1%	40.0000	9.0
4	Major Industry	621	0.9%	17,774	0.1%	34.9163	7.8
5	Light Industry	2,643	4.0%	207,624	1.6%	12.7314	2.9
6	Business/Other	10,697	16.2%	840,214	6.7%	12.7314	2.9
8	Rec./Non-Profit	37	0.1%	2,894	0.0%	12.8080	2.9
9	Farm	151	0.2%	4,983	0.1%	30.3483	6.8
Total		66,224	100%	12,640,148	100%		



## **Statement 2 (cont.)**

### **Revenue and Property Tax Policy Disclosure**

#### **PROPERTY TAX DISCLOSURE**

##### Objectives & Policies

Property taxes are the City's largest source of revenue and are contained by efficient business practices. Annual business planning practices are the mechanism for resource allocation decisions.

The City's Financial Sustainability Policy section 6 discusses the necessity of diversifying the tax base. Development of employment related properties is one method of diversification; therefore a key performance measurement in Strategic Economic Initiatives tracks the increased investment and development of non-residential properties.

A policy in the Financial Sustainability Plan that calls for stable tax increases and the adoption of the annual increase early in the prior year in the Business Planning Guidelines provides citizens with a more stable and predictable set of cost increases. In some cases costs are phased in over multiple years to stay within the set tax increases.

##### Property Tax Rates

It is policy to adjust property tax rates annually to negate the impact of fluctuations in the market values of properties. Tax rates are reduced to negate the market increases. Property tax increases are then applied at the same relative increase for all classes, unless legislation restricts the rates, as with Class 2, Utility.

The Business Class and Light Industry Class properties have the same tax rate and are treated as a composite class when setting the tax rates, as the types of businesses in each class are similar.

A review was done on the Major Industry Class rates and the recommendation from the Audit and Finance Committee and Council was a 5% property tax reduction in both 2009 and 2010 to support additional investments in the subject property and to keep rates competitive. In the 2014 - 2018 Financial Plan, property taxes charged to major industrial class properties have been reduced; it starts at \$70,000 in 2014, increasing by \$70,000 in each year of the plan.

In reviewing the tax rates to ensure competitiveness, absolute rates, tax multiples and overall tax burden are considered. The impact that assessed values have when comparing other geographical areas must be considered in a comparison of tax rates.

##### Permissive Tax Exemptions

Council has set policies around the use of permissive tax exemptions. These are Council Policies 5.19 through 5.24. These policies discuss Churches, Community Halls, Heritage Sites, Homes for the Care of Children and the Relief of the Aged, the Poor, the Disabled and the Infirm, Municipal Recreational Services, Private Hospitals and Daycares, Private School and Youth Recreation Groups.

##### Revitalization Tax Exemption

A revitalization tax exemption is available within a defined downtown area and provides a financial incentive to encourage development in the town centre. Further financial incentives are available for buildings that qualify; additional information on the town centre incentives can be found on our website. For more information on the tax exemption, please refer to both Bylaw 6789-2011 and 7010-2013.

### Statement 3

#### Capital Expenditure Disclosure

The sole purpose of this statement is to meet legislative requirements, highlighting the value of the DCC program; no other conclusions should be drawn from the figures as the information could be misleading. This disclosure is required under the Local Government Act s. 937(2); Capital costs attributable to projects to be partially funded by Development Cost Charges (DCC) must be included in the financial plan. The DCC program includes projects as far out as 2035 so the capital expenditures must be extended to match. Certain types of projects are not planned past the five year time horizon of the financial plan. Much less scrutiny is given to projects that are planned in years 2019 through 2035. Projects in these years typically exceed likely funding available.

#### Capital Improvement Program for 2019 – 2035

(in \$ thousands)

<b>Capital Improvement Program</b>	<b>345,140</b>
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#### Source of Funding

##### Development Fees

Development Cost Charges	138,946
Parkland Acquisition Reserve	200
Contribution from Others	7,667
	146,814

Borrowing Proceeds	6,319
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Grants	41,695
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##### Reserve Funds

Capital Works Reserve	8,935
Cemetery Reserve	115
Equipment Replacement Reserve	2,483
Fire Department Capital Reserve	2,736
	14,269

Reserve Funds	14,269
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Revenue Funds & Reserve Accounts	136,043
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<b>Source of Funding</b>	<b>345,140</b>
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