

COUNCIL MEETING AGENDA

January 17, 2017

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. *The meeting is live streamed and recorded by the City of Maple Ridge.*

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

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

100 ***CALL TO ORDER***

200 ***AMENDMENTS TO THE AGENDA***

300 ***APPROVAL OF THE AGENDA***

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

401 Minutes of the Regular Council Meeting of December 6, 2016

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

600 ***DELEGATIONS***

601 **Youth Wellness Centre Update**

- Dr. Ursula Luitingh, Co Chair Child and Youth Mental Health Substance Use Initiative and Past Chair, Ridge Meadows Division of Family Practice
- Vicki Kipps, Executive Director Maple Ridge Pitt Meadows Community Services
- Treena Innes, Executive Director Ridge Meadows Division of Family Practice

700 ***ITEMS ON CONSENT***

701 **Minutes**

701.1 Minutes of the Development Agreements Committee Meetings of December 7, 19 and 21, 2016 and January 11, 2017

701.2 Minutes of Meetings of Committees and Commissions of Council

- Community Heritage Commission November 1, 2016
- Environmental Advisory Committee – November 10, 2016
- Social Policy Advisory Committee – November 2, 2016

701.3 Minutes of the Committee of the Whole of January 9, 2017

702 **Reports**

702.1 **Disbursements for the month ended November 30, 2016**

Staff report dated January 9, 2017 recommending that the disbursements for the month ended November 30, 2016 be received for information.

702.2 **Adjustments to the 2016 Collector's Rolls**

Staff report dated January 9, 2017 submitting information on changes to the 2016 Collector's Roll through the issuance of Supplementary Rolls 3 through 11.

702.3 **2017 Tax Assessment Review**

Staff report dated January 16, 2017 providing information on 2017 Property Assessments.

702.4 **Specialized Courts**

Staff report dated January 16, 2017 providing an update on work being done in the review of the use of specialized courts.

703 **Correspondence**

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

From the Closed Council Meeting of January 9, 2017

- 04.01 Active Transportation Advisory Committee Membership –
 2017/2018 Member Appointments
- 04.02 Agricultural Advisory Committee Membership – 2017/2018
 Member Appointments
- 04.04 Pitt Meadows Airport Society, Temporary Board of Directors

800 ***UNFINISHED BUSINESS***

801 **2016-299-AL, 12176 237 Street, Application for Exclusion from the
Agricultural Land Reserve, Addendum Report**

Staff report dated January 17, 2017 providing options for consideration for
Application 2016-299-AL to exclude approximately 1.12 hectares (2.8
acres) from the Agricultural Land Reserve.

900 ***CORRESPONDENCE***

1000 ***BYLAWS***

Note: Items 1001 to 1004 are from the January 17, 2017 Public Hearing

Bylaws for Third Reading

- 1001 **2016-325-RZ, 22606 Dewdney Road
Maple Ridge Official Community Plan Amending Bylaw No. 7283-2016
To permit a temporary taxi dispatch
Third reading**

- 1002 **2014-009-CP, 11230 and 11240 206 Street; 20605, 20617, 20627,
20643, 20645, 20661 Maple Crescent; 11202, 11233 and 11391
Dartford Street; 20598 and 20657 Lorne Avenue and PIDs 003-435-181
and 004-963-415
Maple Ridge Zone Amending Bylaw No. 7292-2016
To rezone from C-3 (Town Centre Commercial) and RS-1 (One Family Urban
Residential) to H-2 (Hammond Village Commercial) and P-4 (Place of
Worship Institutional) to align existing Hammond commercial properties
with the new Hammond Village Commercial land use designation
Third reading**

- 1003 **2014-009-CP, Hammond Area Plan Bylaw No. 7279-2016**
To designate from Agricultural to Conservation and to identify the location and boundaries of the Hammond Area Plan
Third reading

Bylaws for Third Reading and Adoption

- 1004 **2015-346-CP, Wildfire Development Permit Area Guidelines**
Maple Ridge Official Community Plan Amending Bylaw No. 7187-2015
To amend the recently adopted Wildfire Development Permit Area guidelines to remove the references to the National Fire Protection Association (NFPA) standards and provide greater flexibility when reviewing development applications
Third reading and adoption
- 1005 **2015-346-CP, Wildfire Development Permit Area Guidelines**
Maple Ridge Development Procedures Amending Bylaw No. 7233-2016
To amend Schedule J to provide consistency with other schedules within the bylaw
Third reading and adoption

Bylaws for Adoption

- 1006 **2015-350-RZ, 24341 112 Avenue**
Staff report dated January 17, 2017 recommending final reading
- 1006.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7227-2016**
To designate from Low/Medium Density Residential to Conservation
Adoption
- 1006.2 **Maple Ridge Zone Amending Bylaw No. 7197-2015**
To rezone from RS-2 (One Family Suburban Residential) to RS-1b (One Family Urban [Medium Density] Residential) to permit subdivision into 9 lots not less than 372 m² (4000 ft²)
Adoption
- 1007 **Maple Ridge 2017-2021 Financial Plan Bylaw No. 7300-2016**
To establish the five year financial plan for the years 2017 through 2021
- 1008 **Maple Ridge Council Procedure Amending Bylaw No. 7301-2016**
To define the release of the voting pattern from Closed Council Meetings
Adoption

- 1009 **Maple Ridge Highway Closure & Dedication Removal Bylaw No. 7291-2016**
To allow for closure and dedicate removal of a portion of laneway in the
11800 block of 226 Street and 227 Street
Adoption

COMMITTEE REPORTS AND RECOMMENDATIONS

1100 ***COMMITTEE OF THE WHOLE***

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 **2016-434-AL, 11680 252 Street, Application to Subdivide within the
Agricultural Land Reserve**

Staff report dated January 9, 2017 recommending that Application 2016-434-AL to subdivide 2.5 hectares (6.2 acres) of land within the Agricultural Land Reserve not be forwarded to the Agricultural Land Commission

- 1102 **2016-398-RZ, 12178 and 12192 227 Street, RS-1 to RM-1**

Staff report dated January 9, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7302-2016 to rezone from RS-1 (One Family Urban Residential) to RM-1 (Townhouse Residential) to allow for future construction of 12 townhouse units be given first reading and that the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999.

Note: Item 1103 was deferred at the January 9, 2017 Committee of the Whole Meeting

- 1103 **2016-411-RZ, 21188 Wicklund Avenue, RS-1 to R-1**

Staff report dated January 9, 2017 recommending that Application 2016-411-RZ not be given first reading.

1104 2011-089-RZ, 22325 St. Anne Avenue, Heritage Revitalization Agreement Amendment

Staff report dated January 9, 2017 recommending that Maple Ridge Heritage Designation and Revitalization and Tax Exemption Agreement Amending Bylaw No. 7306-2016 be given first and second reading and be forwarded to Public Hearing.

1105 2016-129-RZ, 11225 240 Street, Site Specific Text Amendment, C-1

Staff report dated January 9, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7303-2016 for a site specific text amendment to a C-1 (Neighbourhood Commercial) zone to add additional permitted uses for a proposed mixed use commercial and rental apartment project be given first and second readings and be forwarded to Public Hearing.

1106 2015-350-DVP, 24341 112 Avenue

Staff report dated January 9, 2017 recommending that the Corporate Officer be authorized to sign and seal 2015-350-DVP to reduce the minimum setback from an interior side lot line for the garage roof projection for proposed Lots 4 through 9 to permit 9 single family lots.

1107 2016-129-DVP, 2016-129-DP, 11225 240 Street

Staff report dated January 9, 2017 recommending that the Corporate Officer be authorized to sign and seal 2016-129-DVP to allow buildings to be sited closer to Kanaka Way (front lot line) and 240 Street (exterior side lot line), that the Corporate Officer be authorized to sign and seal 2016-129-DP to permit a mixed use commercial and rental apartment building in the C-1 (Neighbourhood Commercial) zone and that the Corporate Officer be authorized to sign the Cancellation of Charges application to discharge DP/045/09 and DVP/045/09.

1108 2015-207-DP, 22650 136 Avenue, Wildfire Development Permit

Staff report dated January 9, 2017 recommending that the Corporate Officer be authorized to sign and seal 2015-207-DP to allow the first phase of a four phase single family subdivision located within the Wildfire Development Permit Area.

Financial and Corporate Services (including Fire and Police)

Note: Items 1131 and 1132 have been placed in the “Items on Consent” agenda

1131 Disbursements for the month ended November 30, 2016

1132 Adjustments to the 2016 Collector’s Rolls

1133 Revision to Policy 10.1 Disposal of Found Goods

Staff report dated January 9, 2017 recommending approval of revised Policy 10.1 Disposal of Found Goods.

Community Development and Recreation Service

1151 Dog Off-Leash Areas – Westview and Upper Maple Ridge Parks

Staff report dated January 9, 2017 recommending that the trial dog off-leash areas at Westview Park and Upper Maple Ridge Park be approved as permanent off-leash areas.

1152 Ridge Meadows Seniors Society Operating Agreement

Staff report dated January 9, 2017 recommending the preparation of an updated operating agreement with the Ridge Meadows Seniors Society (RMSS) which removes RMSS involvement in strata fee management and increases funding for the programming.

Administration

1171

Other Committee Issues

1191

1200 STAFF REPORTS

1300 OTHER MATTERS DEEMED EXPEDIENT

1400 ***NOTICES OF MOTION AND MATTERS FOR FUTURE MEETING***

1500 ***QUESTIONS FROM THE PUBLIC***

1600 ***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 bylaws 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.

Mayor and Council at mayorandcouncil@mapleridge.ca.

Checked by: _____

Date: _____

City of Maple Ridge

COUNCIL MEETING MINUTES

December 6, 2016

The Minutes of the City Council Meeting held on December 6, 2016 at 7:00 p.m. in the Council Chamber of the City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

PRESENT

Elected Officials

Mayor N. Read
Councillor K. Duncan
Councillor B. Masse
Councillor G. Robson
Councillor T. Shymkiw
Councillor C. Speirs

Appointed Staff

E.C. Swabey, 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

ABSENT

Councillor C. Bell

L. Darcus, Manager of Legislative Services

A. Gaunt, Confidential Secretary

Other staff as required

C. Goddard, Manager of Development and Environmental
Services

B. Elliott, Manager of Community Planning

D. Hall, Planner 2

Note: These Minutes are also posted on the City's Web Site at www.mapleridge.ca

The meeting was live streamed and recorded by the City of Maple Ridge

100 ***CALL TO ORDER***

200 ***INTRODUCTION OF ADDITIONAL AGENDA ITEMS***

Item 501 Christmas Card Design Contest Winners

Item 601 Presentation by KEEPS

Item 1301 Correspondence from the Canadian Mental Health Association

300 ***APPROVAL OF THE AGENDA***

The agenda was approved as amended.

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

401 Minutes of the Regular Council Meeting of November 29, 2016

R/2016-553

It was moved and seconded

That the minutes of the Regular Council Meeting of November 29, 2016 be adopted as circulated.

CARRIED

402 Minutes of the Special Council Meetings of November 28, 29 and 30, 2016

Note: The Manager of Legislative Services advised that the November 28, 2016 minutes will be amended to add the following resolution: It was moved and seconded to remove the item on page 3 of the Communication Plan titled "Work with the Agricultural Advisory Committee to develop information for the website". Councillor Duncan, Councillor Masse and Councillor Speirs were opposed. The motion was defeated.

R/2016-554

It was moved and seconded

That the minutes of the Special Council Meetings of November 28, 2016 be adopted as amended and that the minutes of the Special Council Meetings of November 29 and 30, 2016 be adopted as circulated.

CARRIED

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

501 **Christmas Card Design Contest Winners**

Mayor Read advised on the Christmas Card Design contest for children to send art into the City to choose designs for Christmas cards to be used by the City for the 2016 Christmas Season. Pictures of the winning art and names of the artists were announced.

600 ***DELEGATIONS***

601 **CP Holiday Train Event and Update on the Friends in Need Food Bank Programs**

- Lynda Lawrence, Chairperson, Board of Directors, Friends in Need Food Bank Society

Ms. Lawrence thanked Council for the opportunity to promote the CP Holiday Train. She advised that the Holiday Train will arrive in Port Haney on December 16, 2016. She provided advice on the background of the CP Holiday Train and the goal of the event to collect non-perishable food and money for local food banks. Ms. Lawrence also provided information on the “CP Has Heart” campaign and highlighted the work done by the local Friends in Need Food Bank Society.

602 **Kanaka Education and Environmental Partnership Society (“KEEPS”)**

- Ross Davies

Mr. Davies gave a PowerPoint presentation introducing KEEPS and its partners, outlining programs and events run by the Society in 2016 and highlighting the Bell-Irving Hatchery and the Kanaka Creek Watershed Stewardship Center.

700 ***ITEMS ON CONSENT***

701 **Minutes**

701.1 Minutes of the Development Agreements Committee Meetings of November 24 and November 30, 2016

701.2 Minutes of Meetings of Committees and Commissions of Council

- Public Art Steering Committee – September 20, 2016

702 **Reports** – Nil

703 **Correspondence** – Nil

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

R/2016-555

It was moved and seconded

That Items 701.1 and 701.2 on the *Items of Consent* be received.

CARRIED

800 ***UNFINISHED BUSINESS*** – Nil

900 ***CORRESPONDENCE*** – Nil

1000 ***BYLAWS***

Note: Item 1001 is from the December 6, 2016 Public Hearing

Bylaw for Third and Final Reading

Note: Councillor Robson excused himself for the discussion of Item 1001 at 7:24 p.m.
as the proposed bylaw affects the property he lives on.

1001 **2016-436-RZ**

Maple Ridge Zone Amending Bylaw No.7298-2016

To establish a farm home plate that limits house size and setbacks for
residential and accessory residential uses on properties within the
Agricultural Land Reserve

Third reading and final reading

R/2016-556

It was moved and seconded

That Bylaw No. 7298-2016 be given third reading and be adopted.

CARRIED

Councillor Shymkiw – OPPOSED

Note: Councillor Robson returned to the meeting at 7:36 p.m.

Bylaws for Final Reading

1002 2014-104-RZ, 23050 136 Avenue

Staff report dated December 6, 2016 recommending final reading

1002.1 Maple Ridge Official Community Plan Amending Bylaw No. 7167-2015

To designate land adjacent to proposed Lot 8 from Eco Clusters to Conservation

Final reading

R/2016-557

It was moved and seconded

That Bylaw No. 7167-2015 be adopted.

CARRIED

1002.2 Maple Ridge Zone Amending Bylaw No. 7124-2014

To rezone from R-1 (Residential District) and R-3 (Special Amenity Residential District) to R-2 (Urban Residential District) to permit a future subdivision of 21 lots

Final reading

R/2016-558

It was moved and seconded

That Bylaw No. 7124-2014 be adopted.

CARRIED

1003 2012-109-RZ, 24979 108 Avenue

Maple Ridge Zone Amending Bylaw No. 6961-2012

Staff report dated December 6, 2016 recommending final reading of Maple Ridge Zone Amending Bylaw No. 6961-2012 to rezone from RS-3 (One Family Rural Residential) to RS-1b (One Family Urban (Medium Density) Residential) to permit a future subdivision of 13 lots

Final reading

R/2016-559

It was moved and seconded

That Bylaw No. 6961-2012 be adopted.

CARRIED

COMMITTEE REPORTS AND RECOMMENDATIONS

1100 *COMMITTEE OF THE WHOLE*

Public Works and Development Services

**1101 2016-299-AL, 12176 237 Street, Application for Exclusion from the
Agricultural Land Reserve, Addendum Report**

Staff report dated December 5, 2016 providing options for consideration for Application 2016-299-AL to exclude approximately 1.12 hectares (2.8 acres) from the Agricultural Land Reserve.

1101.1

R/2016-560

It was moved and seconded

The following resolutions are provided for Council's consideration:

- i. That Application 2016-299-AL not be authorized to go forward to the
Agricultural Land Commission.**

DEFEATED

Councillor Masse, Councillor Robson, Councillor Shymkiw – OPPOSED

1101.2

R/2016-561

It was moved and seconded

**That Application 2016-299-AL be deferred to a Council meeting in January
2017.**

DEFEATED

Mayor Read, Councillor Duncan, Councillor Speirs – OPPOSED

There was no action on item 1101.

NOTE: Item 1102 was withdrawn at the request of the applicant

**1102 2016-434-AL, 11680 252 Street, Application for Exclusion from the
Agricultural Land Reserve**

Staff report dated December 5, 2016 recommending that Application 2016-434-AL to subdivide 2.5 hectares (6.2 acres) of land within the Agricultural Land Reserve not be forwarded to the Agricultural Land Commission and providing options for consideration.

NOTE: Item 1103 was withdrawn at the request of the applicant

1103 2016-411-RZ, 21188 Wicklund Avenue, RS-1 to R-1

Staff report dated December 5, 2016 recommending that Application 2016-411-RZ to rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit subdivision into two single family residential lots not be given first reading.

1104 2016-052-RZ, 22260 and 22292 122 Avenue and 12159 and 12167 223 Street, LUC and RS-1 to RM-2

Staff report dated December 5, 2016 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7243-2016 to designate subject properties from Single Family to Low Rise Apartment be given second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7244-2016 to rezone from LUC (Land Use Contracts) and RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to permit construction of a 291 unit multi-family rental housing development within the Town Centre.

R/2016-562

It was moved and seconded

- 1) That, in accordance with Section 475 of the Local Government Act, opportunity for early and on-going consultation has been provided by way of posting Bylaw No. 7243-2016 on the municipal website and requiring that the applicant host a Development Information Meeting (DIM), and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;
- 2) That Bylaw No. 7243-2016 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
- 3) That it be confirmed that Bylaw No. 7243-2016 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Bylaw No. 7243-2016 be given first and second readings and be forwarded to Public Hearing;
- 5) That Bylaw No. 7244-2016 be given second reading, and be forwarded to Public Hearing;
- 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) Approval from the Ministry of Transportation and Infrastructure;

- iii) Amendment to Official Community Plan Schedule "A", Chapter 10.4 Town Centre Area Plan, Schedule 1 – Town Centre Area Land-Use Designation Map;
- iv) Road dedication on 223 Street as required;
- v) Consolidation of the subject properties;
- vi) Registration of a Housing Agreement in accordance with Section 483 of the Local Government Act and a Restrictive Covenant stating that the use of the property as consolidated will be restricted to residential rental units;
- vii) Removal of existing vacant structure at 22292 122nd Street and existing houses at 12159 & 12167 223rd Street.
- viii) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.

R/2016-563

It was moved and seconded

That Application 2016-052-RZ be deferred pending the applicant's submission of a property management plan that identifies how their existing and proposed Maple Ridge buildings will be managed, made compliant with building and fire codes and be maintained in good repair; and the submission of a rental transition plan that identifies how existing tenants will be accommodated and how future rental rates will be established.

MOTION TO DEFER CARRIED

Councillor Masse – OPPOSED

1105 2016-325-RZ, 22606 Dewdney Trunk Road, Temporary Taxi Dispatch Use

Staff report dated December 5, 2016 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7283-2016 to designate 22606 Dewdney Trunk Road to permit a temporary taxi dispatch use be given second reading and be forwarded to Public Hearing.

R/2016-564

It was moved and seconded

- 1) That, in accordance with Section 475 of the Local Government Act, opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7283-2016 on the municipal website and requiring that the applicant host a Development Information Meeting (DIM), and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;

- 2) That Bylaw No. 7283-2016 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
- 3) That it be confirmed that Bylaw No. 7283-2016 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Bylaw No. 7283-2016, as amended, be given second reading and be forwarded to Public Hearing;
- 5) That the following terms and conditions be met prior to final reading:
 - i) Amendment to Official Community Plan Appendix D – Temporary Use Permits, to add the subject property to the list of properties; and
 - ii) Provision of a refundable security equivalent to 100% of the estimated landscape cost, in accordance with the terms and conditions of the Temporary Use Permit.

CARRIED

1106 2014-104-SD, 23050 136 Avenue, Local Area Service

Staff report dated December 5, 2016 recommending that a local area service bylaw be authorized for enhanced landscape maintenance costs of lands referred to as “East Hampstead” and that East Hampstead Local Area Service Bylaw No. 7278-2016 to require property owners within the development to pay an annual fee as a Local Service Tax for enhanced landscape maintenance areas be given first, second and third readings.

R/2016-565

It was moved and seconded

1. That a Local Area Service Bylaw, as formally petitioned by the developer of the lands referred to as ‘East Hampstead’, and per the Community Charter, Part 7, Division 5, 211 (1)(a), be authorized for the enhanced landscape maintenance costs to be levied on the benefitting properties to be created by subdivision of the land; and further
2. That East Hampstead Local Area Service Bylaw No. 7278-2016 be given first, second and third readings.

CARRIED

1107 2015-346-CP, Wildfire Development Permit Update

Staff report dated December 5, 2016 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7187-2015 to amend recently adopted Wildfire Development Permit Areas to remove references to the National Fire Protection Association standards and provide greater flexibility when reviewing development applications be given second reading as amended and be forwarded to Public Hearing.

R/2016-566

It was moved and seconded

That Bylaw No. 7187-2015, as amended, be given second reading and be forwarded to Public Hearing.

CARRIED

1108 2016-448-CP, 13150, 13120, 13070, 13030, 12990, 12940, 13655 256 Street; 25775, 25801, 25927 128 Avenue; 26185 130 Avenue; 13301 251A Street; 13055 251A Street; and 25100 Alouette Road

Staff report dated December 5, 2016 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7299-2016 to designate 15 properties in the 256 Street and 128 Avenue vicinity from Suburban Residential and Institutional to Industrial to expand employment opportunities in the vicinity of existing and well-utilized employment lands.

R/2016-567

It was moved and seconded

- 1) That Bylaw No. 7299-2016 be given first reading;**
- 2) That, in respect of Section 475(2)(b) of the *Local Government Act*, requirement for consultation during the development or amendment of an Official Community Plan, Council must consider whether consultation is required with specifically:**
 - i. The Board of the Regional District in which the area covered by the plan is located, in the case of a municipal Official Community Plan;**
 - ii. The Board of any Regional District that is adjacent to the area covered by the plan;**
 - iii. The Council of any municipality that is adjacent to the area covered by the plan;**
 - iv. First Nations;**
 - v. Boards of Education, Greater Boards and Improvement District Boards;**
 - vi. The Provincial and Federal Governments and their agencies.**

- 3) That the only additional consultation to be required in respect of this matter beyond the consultation and communication process outlined in this report titled "Employment Land Use Suitability Assessment (Located East and West of 256 Street and North of 128 Avenue)" and the early posting of the proposed Official Community Plan Amending Bylaw on the City's website, together with an invitation to the public to comment, are meetings with the subject property owners.

CARRIED

1109 **2012-109-DVP, 24979 108 Avenue**

Staff report dated December 5, 2016 recommending that the Corporate Officer be authorized to sign and seal 2012-109-DVP to reduce minimum lot widths for lots 1, 10, 11, 12 and 13.

R/2016-568

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2012-109-DVP respecting property located at 24979 108 Avenue.

CARRIED

1110 **Council Policy 6.21 – Development Sign Policy Review**

Staff report dated December 5, 2016 recommending that Council Policy 6.21 –Development Sign Policy dated September 12, 2012 be repealed and replaced with the revised Council Policy 6.21 – Development Sign Policy.

R/2016-569

It was moved and seconded

That Council Policy 6.21 - Development Sign Policy, dated September 12, 2012 be repealed and replaced with the attached draft Council Policy 6.21 - Development Sign Policy.

CARRIED

Financial and Corporate Services (including Fire and Police)

1131 2017-2021 Financial Plan Bylaw

Staff report dated December 6, 2016 recommending that Maple Ridge 2017-2021 Financial Plan Bylaw No. 7300-2016 be given first, second and third readings.

R/2016-570

It was moved and seconded

That Bylaw No. 7300-2016 be given first, second and third readings.

CARRIED

Councillor Robson, Councillor Shymkiw – OPPOSED

1132 Council Procedure Amending Bylaw No. 7301-2016 – Release of Vote Pattern from Closed Meetings

Staff report dated December 5, 2016 recommending that Maple Ridge Council Procedure Amending Bylaw No. 7301-2016 be given first, second and third readings.

R/2016-571

It was moved and seconded

That Bylaw No. 7301-2016 be given first, second and third reading.

CARRIED

1133 2017 Acting Mayor, Committee & Commission Appointments

Staff report dated December 5, 2016 recommending that the Acting Mayor schedule and appointments to Government Agencies, Advisory and/or Legislated Committees, Special Committees, Community Groups and Organizations and Standing Committees be approved.

R/2016-572

It was moved and seconded

That the Acting Mayor schedule and appointments to Government Agencies, Advisory and/or Legislated Committees, Special Committees, Community Groups and Organizations and Standing Committees as attached to the staff report dated December 5, 2017 be approved.

CARRIED

1134 Bylaw for Highway Closure & Dedication Removal for a Portion of Laneway (11800 Block of 226 Street and 227 Street)

Staff report dated December 5, 2016 recommending that Maple Ridge Highway Closure & Dedication Removal Bylaw No. 7291-2016 for closure and dedicate removal of a portion of laneway in the 11800 block of 226 Street and 227 Street be given first, second and third readings.

R/2016-573

It was moved and seconded

That Bylaw No. 7291-2016 be given first, second and third readings.

CARRIED

1135 Award of Contract, Construction of Fire/Tanker Truck, Fire Truck Replacement, Engine 32

Staff report dated December 5, 2016 recommending that the contract for construction of one fire pumper/tanker truck be awarded to Hub Fire Engines Ltd. and that the Corporate Officer be authorized to execute the contract.

R/2016-574

It was moved and seconded

That the contract for the construction of one fire pumper/tanker truck at the cost of \$596,154.00 plus applicable taxes and a 10% contingency be included for any unanticipated scope changes; be awarded to Hub Fire Engines and Equipment Ltd. of Abbotsford, B.C. and that the Corporate Officer be authorized to execute the contract.

CARRIED

1136 Award of Contract, Construction of Tower Truck Fire Apparatus, Fire Truck Replacement, Tower 1

Staff report dated December 5, 2016 recommending that the contract for construction of one tower truck fire apparatus be awarded to Safetek Emergency Vehicles Ltd. and Smeal Fire Apparatus and that the Corporate Officer be authorized to execute the contract.

R/2016-575

It was moved and seconded

That the contract for the construction of one Tower Truck Fire Apparatus at the cost of \$1,585,925.00 plus applicable taxes and a 10% contingency be included for any unanticipated scope changes; be awarded to Smeal Fire Apparatus Company of Snyder, Nebraska and that the Corporate Officer be authorized to execute the contract; and

That the Corporate Officer be authorized to sign SafeTek Emergency Vehicles LTD “offer to purchase” wherein the existing Tower Truck, (VIN# 4S7AT9D00TC021345), would be traded in for the amount of \$25,000.00 CAD.

CARRIED

Community Development and Recreation Service

1151 Maple Ridge Civic and Cultural Facility – Phased Design Process

Staff report dated December 5, 2016 recommending that Phase One of the design process for the Maple Ridge Civic and Cultural Master Plan be funded from the Parks Recreation and Culture Master Plan funding and that staff be directed to issue a Request for Proposal to conduct phase one of the detailed design process.

R/2016-576

It was moved and seconded

1. That phase one (25%) of the design process be funded from the Parks Recreation and Culture Master Plan reserve in an amount estimated to be \$525,000; and
2. That staff be directed to issue a Request for Proposal to conduct phase one (25%) of the detailed design process for the Maple Ridge Civic and Cultural facility.

CARRIED

1152 Municipal Advisory Committee on Accessibility Issues Recommendations

Staff report dated December 5, 2016 recommending that the Maple Ridge-Pitt Meadows Municipal Advisory Committee of Accessibility Issues continue as a joint committee with the City of Pitt Meadows, sharing all associated costs equally and that staff work with the committee to establish an updated committee structure and bylaw.

R/2016-577

It was moved and seconded

That the Municipal Advisory Committee on Accessibility Issues continue as a joint committee with the City of Pitt Meadows sharing all associated costs equally; and

That staff be directed to work with Pitt Meadows City staff representative and the committee to establish an updated committee Terms of Reference and bylaw and report back to Council.

CARRIED

1153 Maple Ridge Leisure Centre Retrofit Update

Staff report dated December 5, 2016 recommending that a report be provided on the process of updating existing Leisure Centre retrofit costs, communication plan and customer accommodations.

R/2016-578

It was moved and seconded

That staff provide a report outlining the process of updating the Leisure Centre retrofit plan including, proposed timeline, customer implications and potential funding source.

CARRIED

Administration – Nil

Other Committee Issues – Nil

1200 STAFF REPORTS – Nil

1300 OTHER MATTERS DEEMED EXPEDIENT

1301 Letter from the Canadian Mental Health Association

Mayor Read reviewed a letter received from the Canadian Mental Health Association and advised on the endorsement form attached

R/2016-579

It was moved and seconded

That that both options outlined on the enforcement form of the b4stage4 manifesto distributed by the Canadian Mental Health Association be endorsed.

CARRIED

1400 *NOTICES OF MOTION AND MATTERS FOR FUTURE MEETINGS* – Nil

1500 *QUESTIONS FROM THE PUBLIC* – Nil

1600 *ADJOURNMENT* – 9:06 p.m.

Certified Correct

N. Read, Mayor

L. Darcus, Corporate Officer

700 *ITEMS ON CONSENT*

701.1 *Minutes of Development Agreements Committee*

**CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE
MINUTES**

December 7, 2016
Mayor's Office

PRESENT:

Nicole Read, Mayor
Chair

Ted Swabey, Chief Administrative Officer
Member

Catherine Schmidt, Recording Secretary

1. 2015-125486 BG

LEGAL: Lot 77, Section 3, Township 12, New Westminster District,
Plan EPP53452

LOCATION: 10130 247B Street

OWNER: Emmanuel & Myrna Carballo

REQUIRED AGREEMENTS: Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2015-125486.

CARRIED

2. 15-122756 BG

LEGAL: Lot 109, District Lot 248, Group 1, New Westminster
District, Plan 36519

LOCATION: 21325 121 Avenue

OWNER: Tong Sun

REQUIRED AGREEMENTS: Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 15-122756.

CARRIED

3. 14-110821 BG

LEGAL: Lot 12, Section 20, Township 12, New Westminster
District, Plan 79268

LOCATION: 12208 230 Street

OWNER: David B. Wojtun

REQUIRED AGREEMENTS: Temporary Residential Use Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 14-110821.

CARRIED

4. 2011-081-SD

LEGAL: Lots 1 to 68, all of District Lot 405, New Westminster
District, Plan EPP56457

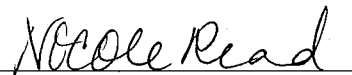
LOCATION: 23821 to 23888 103A Avenue,
10262 to 10347 238A Street,
10260 to 10339 Wynnyk Way,
23856 to 23952 104 Avenue (even numbers only)

OWNER: Morningstar Homes Ltd.

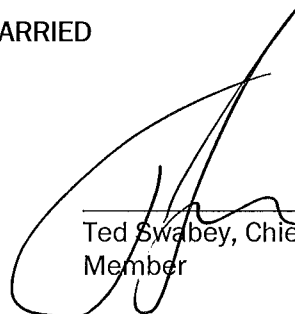
REQUIRED AGREEMENTS: LAS Bylaw Servicing Agreement

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2011-081-SD.

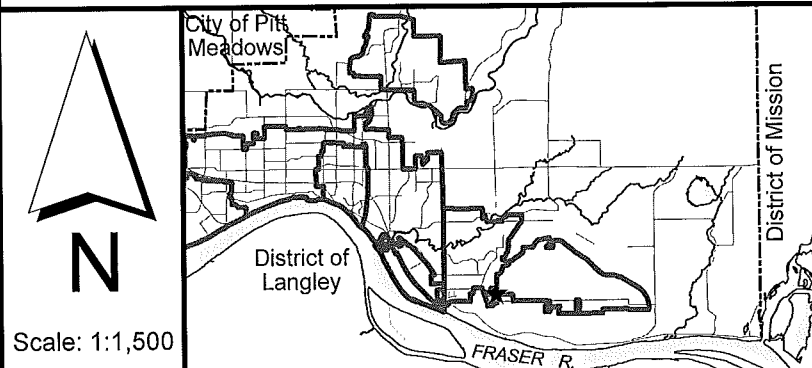
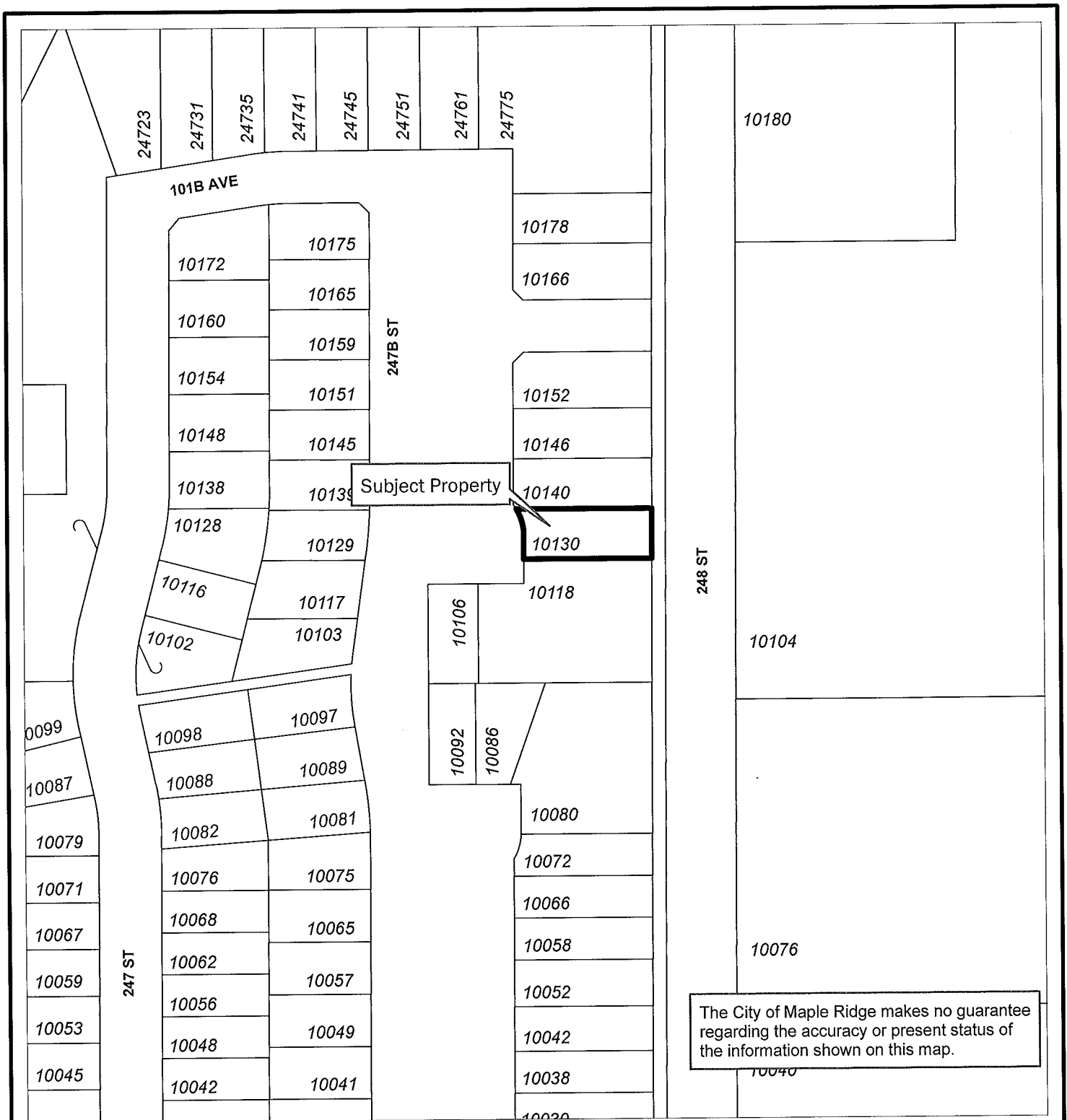
CARRIED



Nicole Read, Mayor
Chair



Ted Swabey, Chief Administrative Officer
Member



10130 247B St

ENGINEERING DEPARTMENT

MAPLE RIDGE

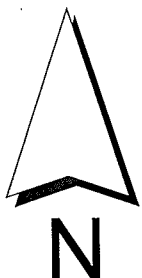
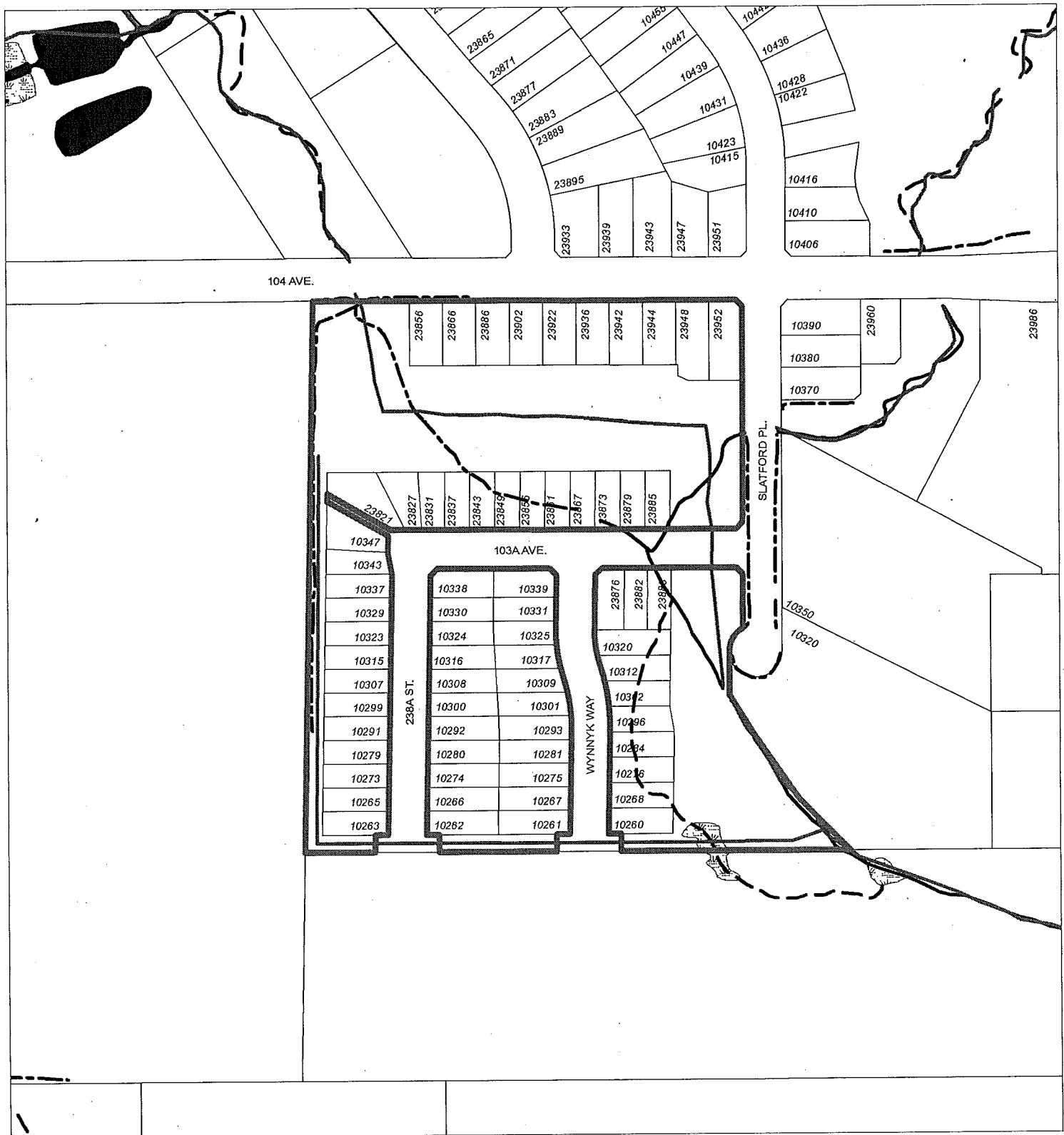
British Columbia

mapleridge.ca

FILE: Untitled

DATE: Nov 30, 2016

BY: MC



Scale: 1:2,500

Legend

- Stream
- Canal Edge
- Ditch Centreline
- Edge of River
- Edge of Marsh
- Indefinite Creek
- River Centreline
- Canal
- Lake or Reservoir
- Marsh
- River

SLATFORD PLACE & 104 AVENUE

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2011-081-SD
DATE: Sep 13, 2016

BY: PC

**CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE
MINUTES**

December 19, 2016
Mayor's Office

PRESENT:

Robert Masse, Acting Mayor
Chair

Ted Swabey, Chief Administrative Officer
Member

Catherine Schmidt, Recording Secretary

1. 15-108480 BG

LEGAL:	Strata Lot 59, Section 11, Township 12, New Westminster District, Strata Plan EPS234
LOCATION:	25554 Bosonworth Avenue
OWNER:	Yang Song
REQUIRED AGREEMENTS:	Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 15-108480.

CARRIED

2. 16-123001 BG

LEGAL:	Lot 79, Section 3, Township 12, New Westminster District, Plan EPP53452
LOCATION:	10146 247B Street
OWNER:	Zafar Adeel
REQUIRED AGREEMENTS:	Temporary Residential Use Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 16-123001.

CARRIED

3. 16-115331 BG

LEGAL: Strata Lot 20, Section 28, Township 12, New Westminster District, Plan EPS1393

LOCATION: 20 – 23810 132 Avenue

OWNER: Bezard Cajee and Tegan Webb

REQUIRED AGREEMENTS: Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 16-115331.

CARRIED

4. 16-122077 BG

LEGAL: Lot 6, District Lot 241, Group 1, New Westminster District, Plan EPP38911

LOCATION: 20398 Wicklund Avenue

OWNER: Stephen and Jennifer Cornthwaite

REQUIRED AGREEMENTS: Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO (File Name).

CARRIED

5. 16-125915 BG

LEGAL: Lot 6, Section 16, Township 12, New Westminster District,
Plan LMP50074

LOCATION: 11603 238A Street

OWNER: Stacey & David Boileau

REQUIRED AGREEMENTS: Temporary Residential Use Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 16-125915.

CARRIED

6. 16-113983 BG

LEGAL: Lot 157, Section 10, Township 12, New Westminster
District, Plan BCP26600

LOCATION: 24604 Kimola Drive

OWNER: Joseph Zanatta

REQUIRED AGREEMENTS: Temporary Residential Use Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 16-113983.

CARRIED

7. 15-125506 BG

LEGAL: Lot 13, Block 1, District Lot 249, New Westminster
District, Plan 21754

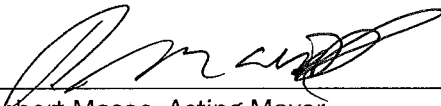
LOCATION: 11502 River Wynd

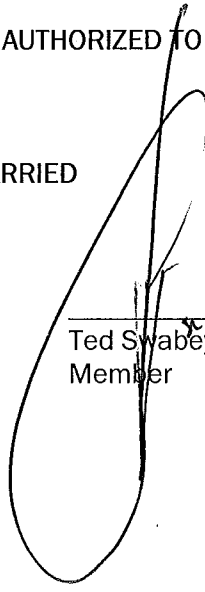
OWNER: Susanne Simmons

REQUIRED AGREEMENTS: Secondary Suite Covenant

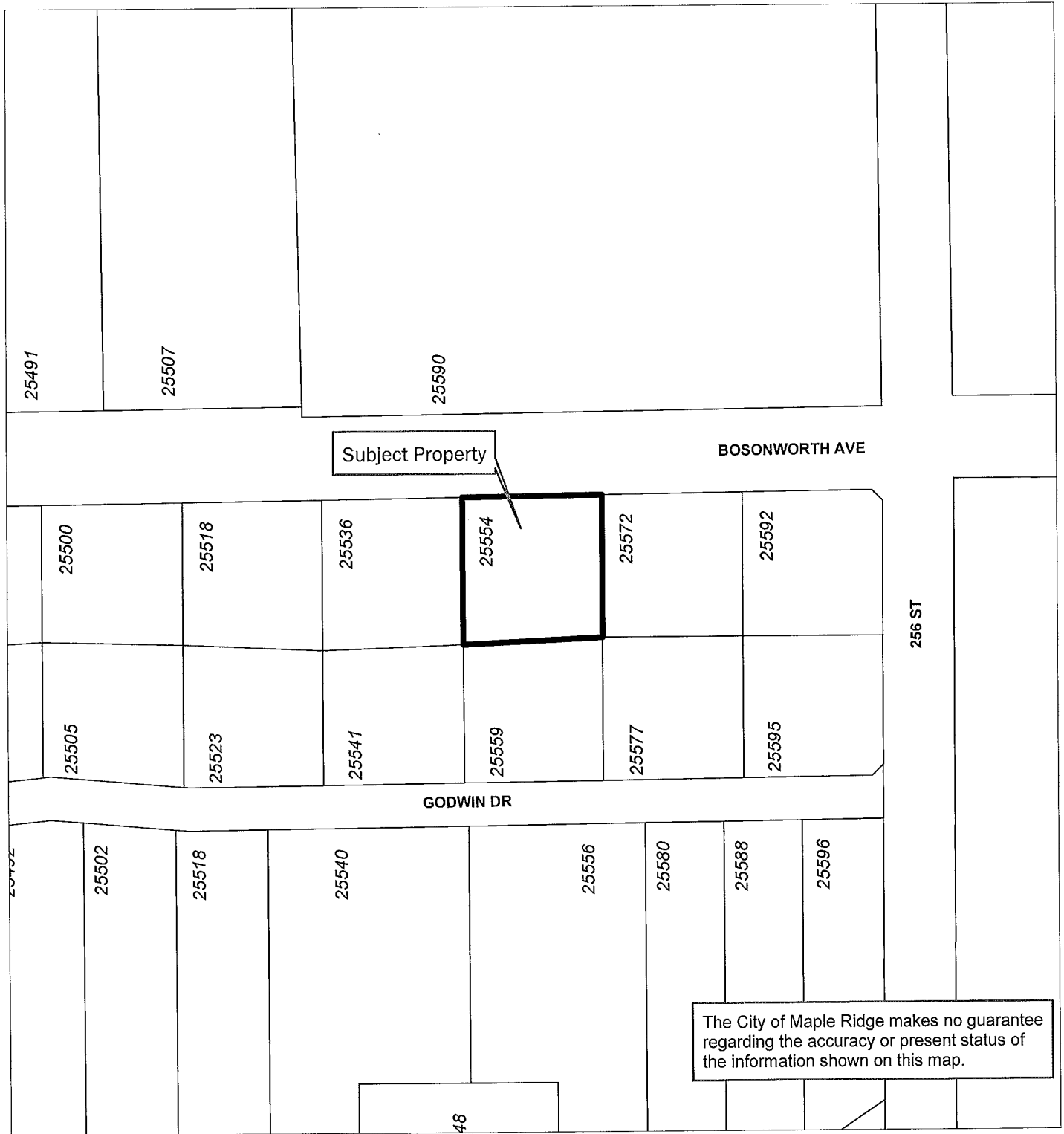
THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 15-125506.

CARRIED



Robert Masse, Acting Mayor
Chair

Ted Swabey, Chief Administrative Officer
Member



25554 Bosonworth Ave

ENGINEERING DEPARTMENT



MAPLE RIDGE

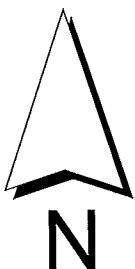
British Columbia

mapleridge.ca

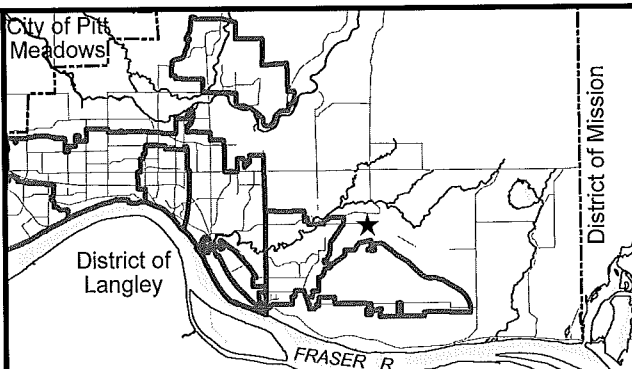
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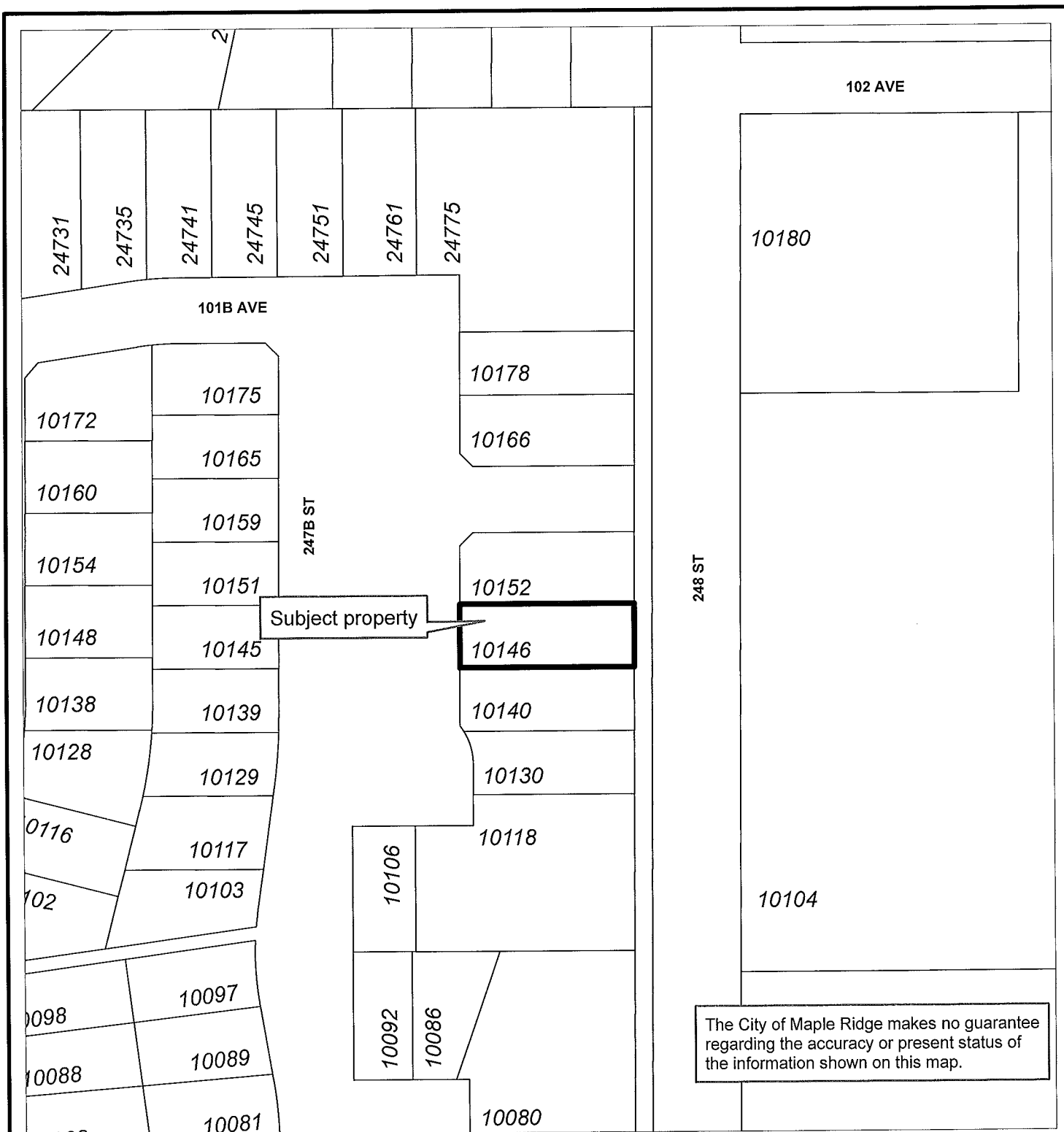
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BY: MC

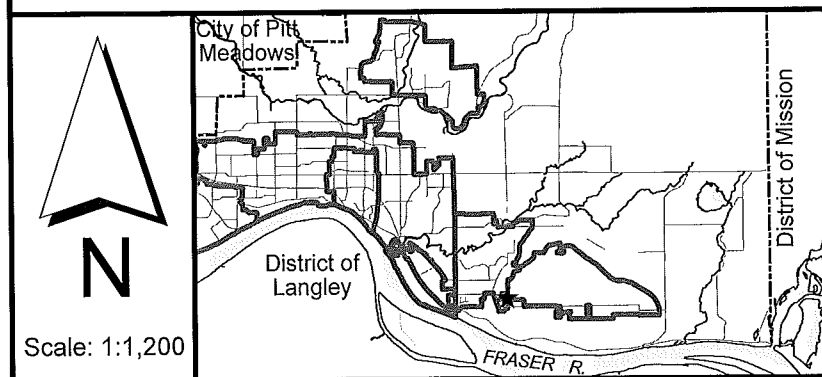


Scale: 1:1,500





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



10146 247B St

ENGINEERING DEPARTMENT

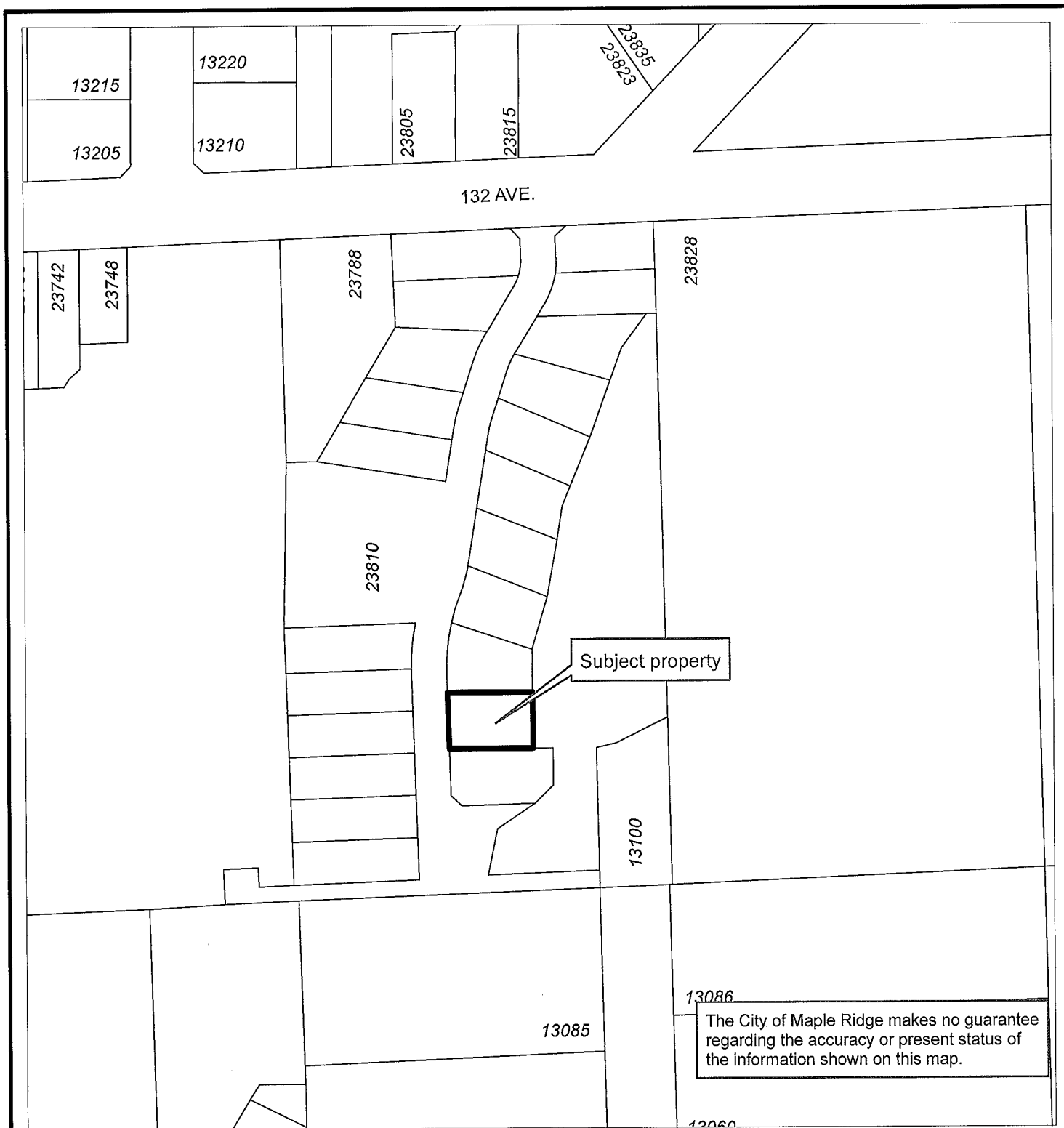


MAPLE RIDGE
British Columbia

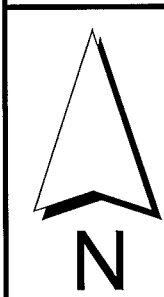
mapleridge.ca

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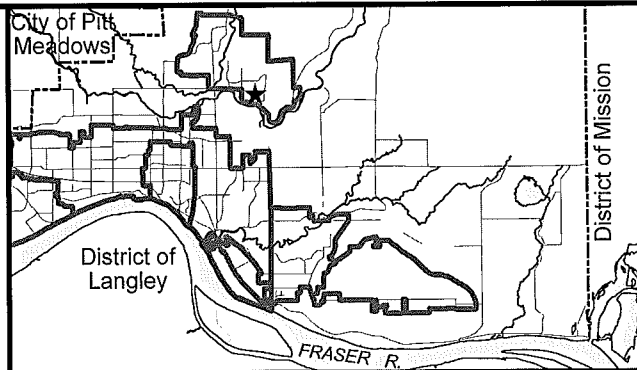
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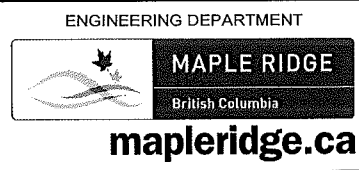
The City of Maple Ridge makes no guarantee regarding the accuracy or present status of the information shown on this map.



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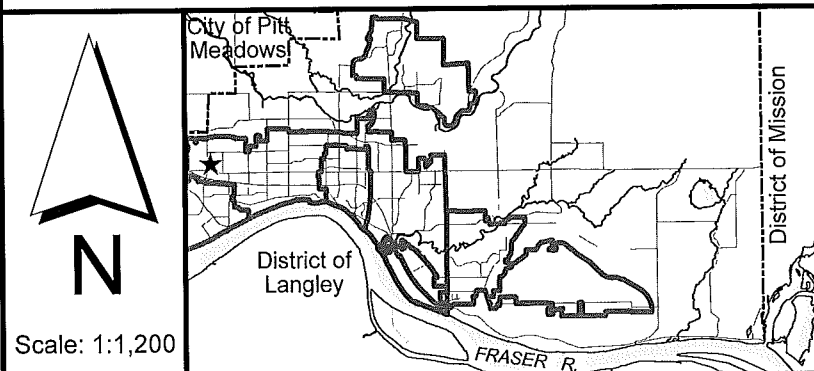
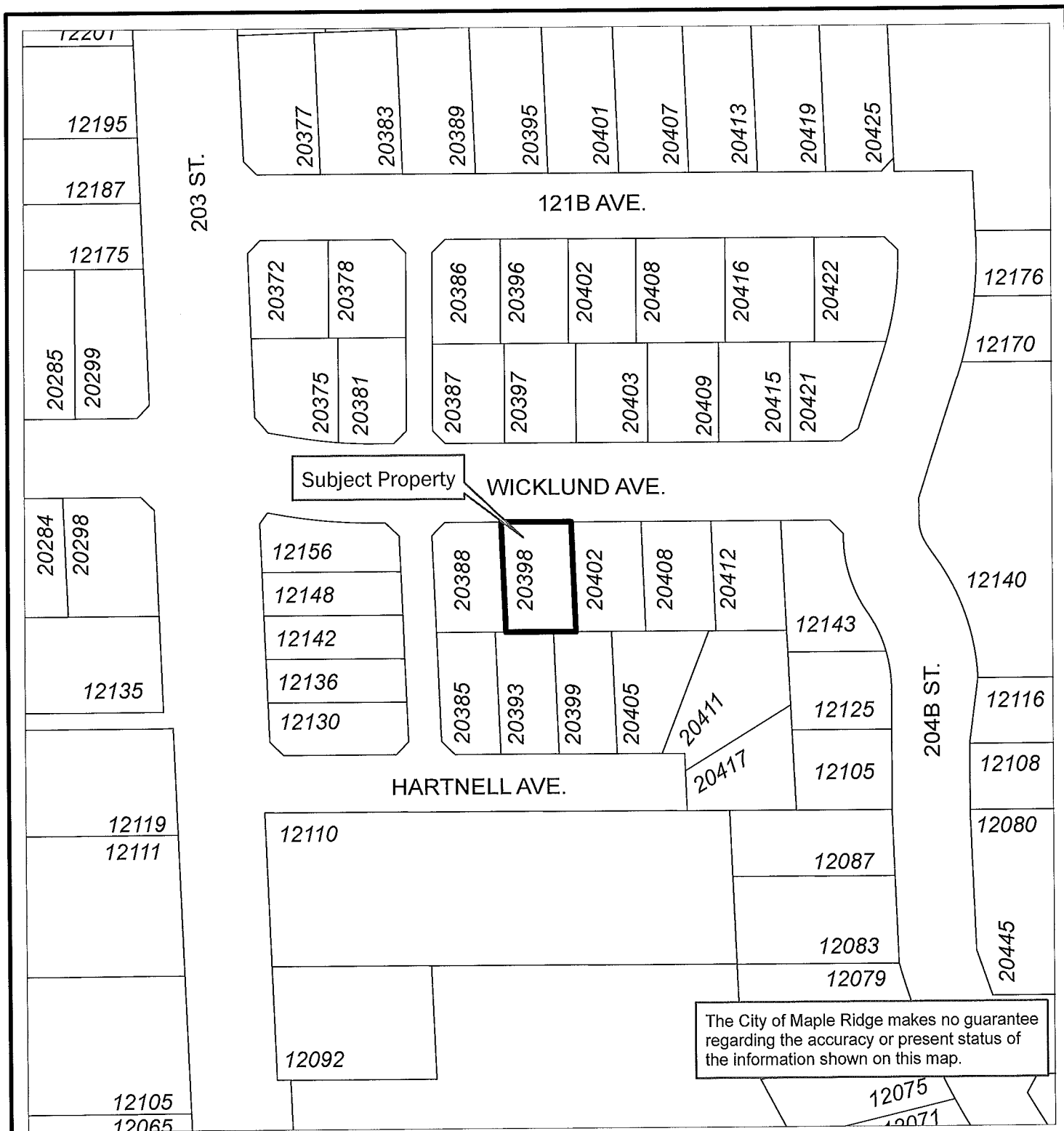


20 - 23810 132 Ave



FILE: Untitled
DATE: Dec 7, 2016

BY: MC



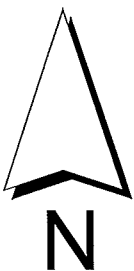
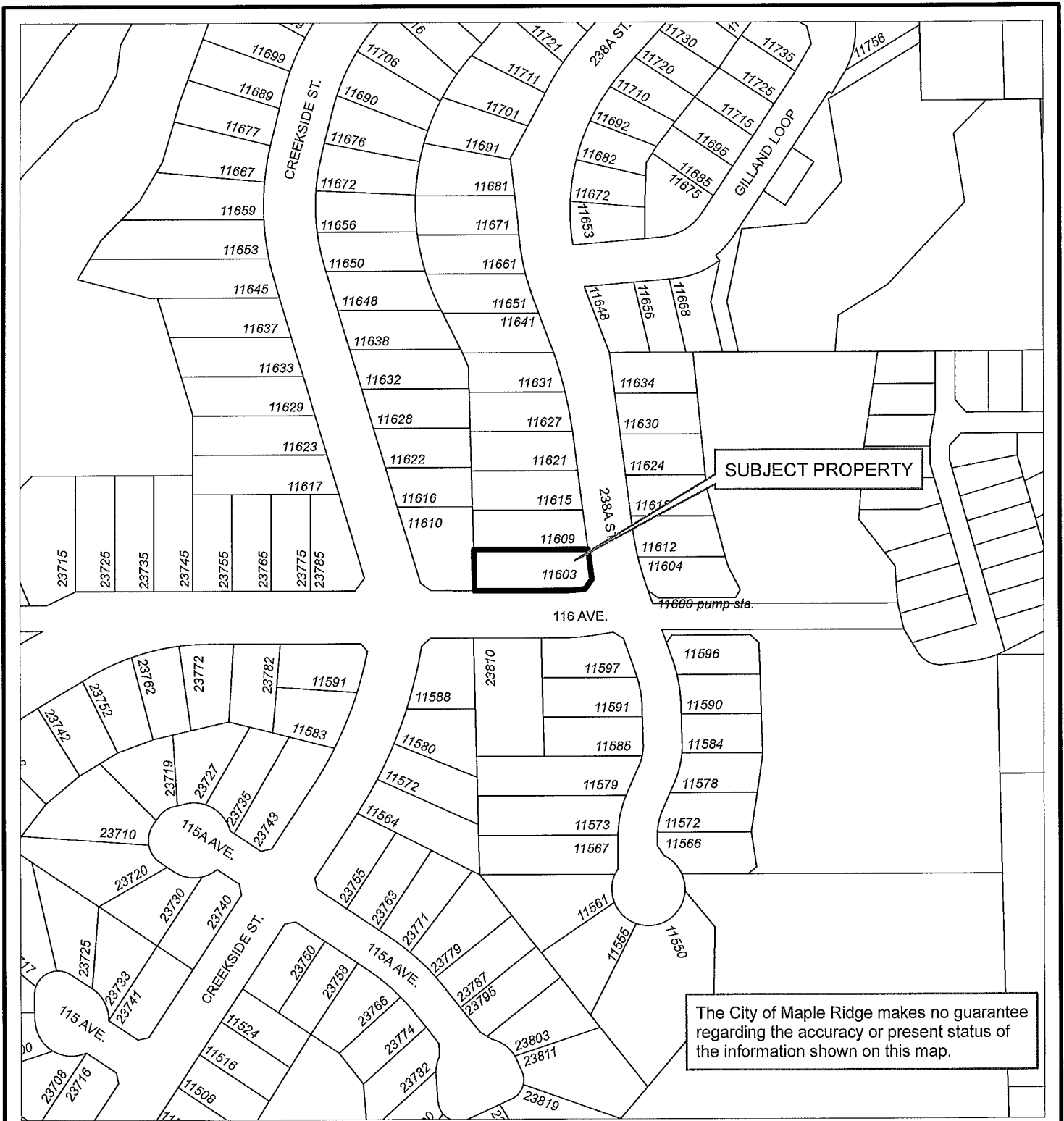
20398 Wicklund Ave

ENGINEERING DEPARTMENT

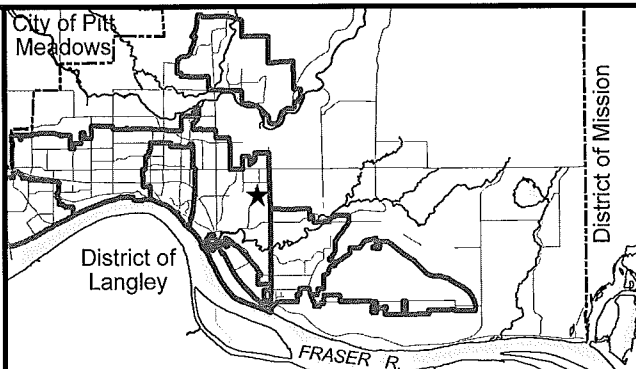
mapleridge.ca

FILE: Untitled
DATE: Dec 7, 2016

BY: MC



Scale: 1:2,000



11603 238A Street

ENGINEERING DEPARTMENT



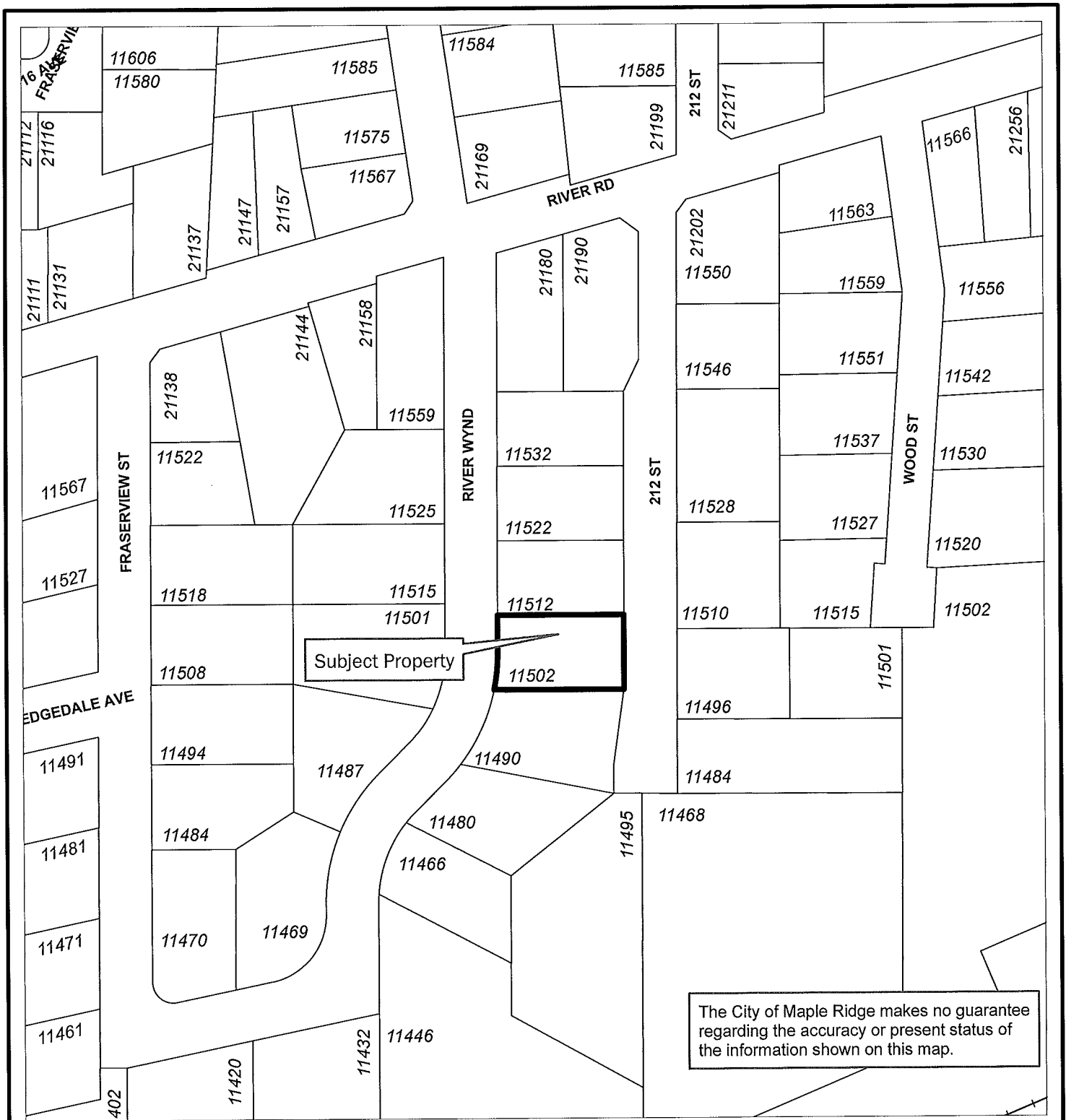
MAPLE RIDGE

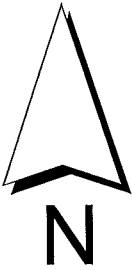
British Columbia

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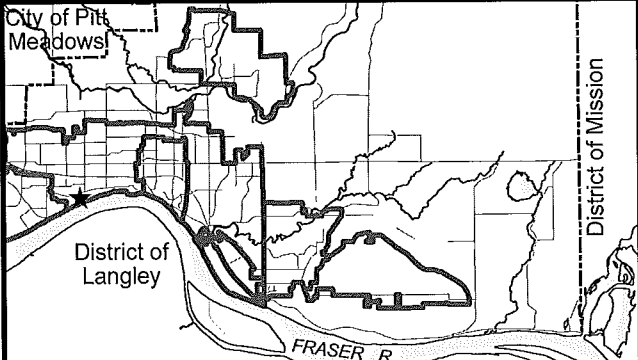
FILE: Untitled
DATE: Dec 7, 2016

BY: NV






Scale: 1:1,500



11502 River Wynd

ENGINEERING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: Untitled
DATE: Dec 15, 2016
BY: MC

CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE
MINUTES

December 22, 2016
Mayor's Office

PRESENT:

Robert Masse, Acting Mayor
Chair

Ted Swabey, Chief Administrative Officer
Member

Sunny Schiller, Recording Secretary

1. 15-122603

LEGAL:	Lot 4, Section 16, Township 12, NWD Plan LMP25296
LOCATION:	11941 237 Street
OWNER:	Corey F Abbinett
REQUIRED AGREEMENTS:	Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 15-122603.

CARRIED

2. 16-116781

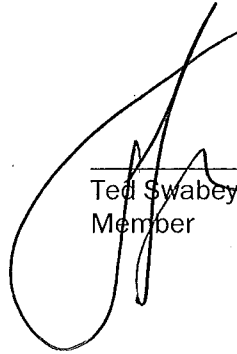
LEGAL:	Lot 6, District Lot 395, Group 1, New Westminster District Plan 72213
LOCATION:	12551 219 Street
OWNER:	Michael D Albrecht, Lisa G Albrecht
REQUIRED AGREEMENTS:	Temporary Residential Use Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 16-116781.

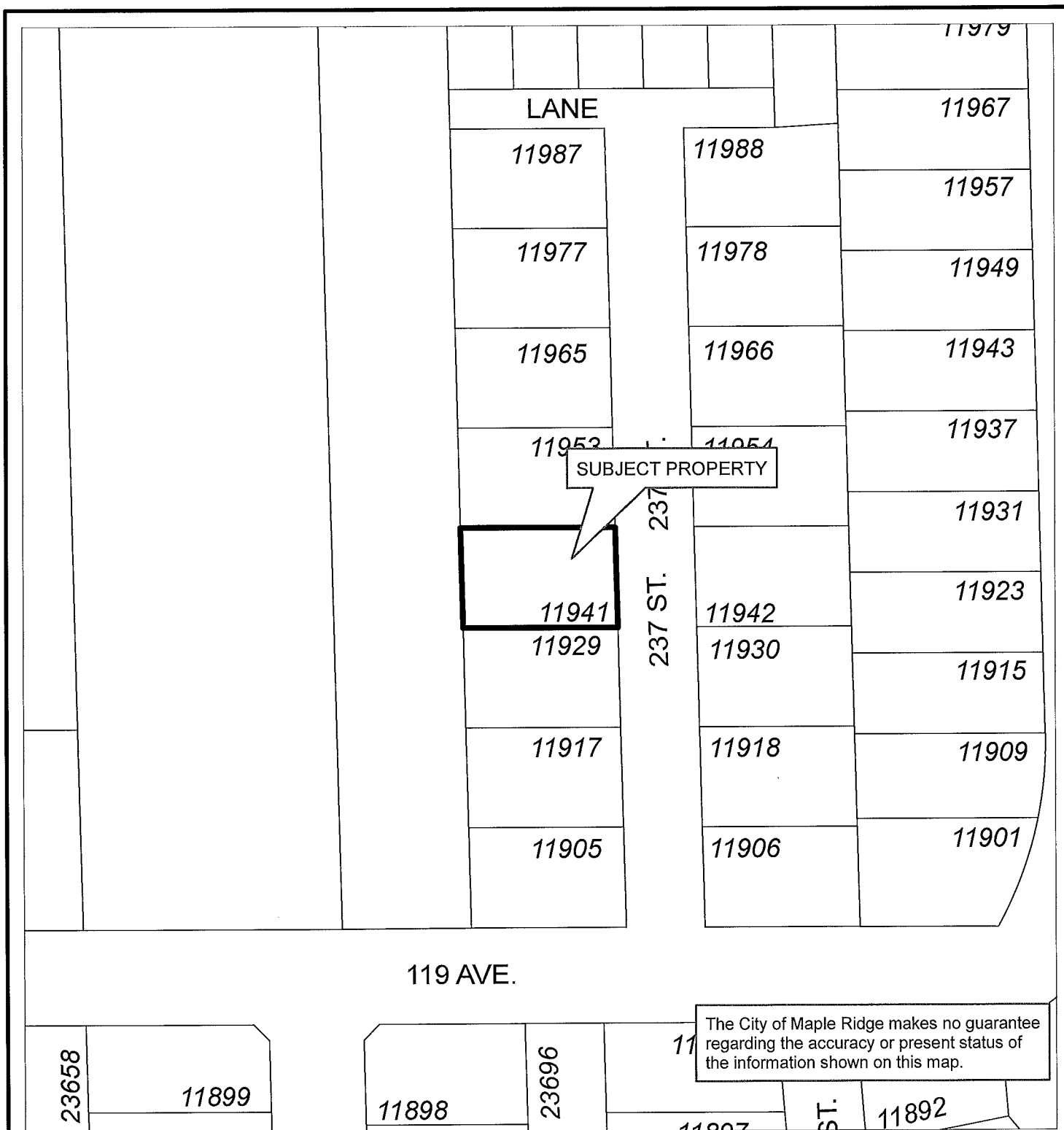
CARRIED



Robert Masse, Acting Mayor
Chair



Ted Swabey, Chief Administrative Officer
Member



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

Scale: 1:1,000

City of Pitt Meadows

District of Mission

FRASER R.

District of Langley

11941 237 ST

ENGINEERING DEPARTMENT

MAPLE RIDGE

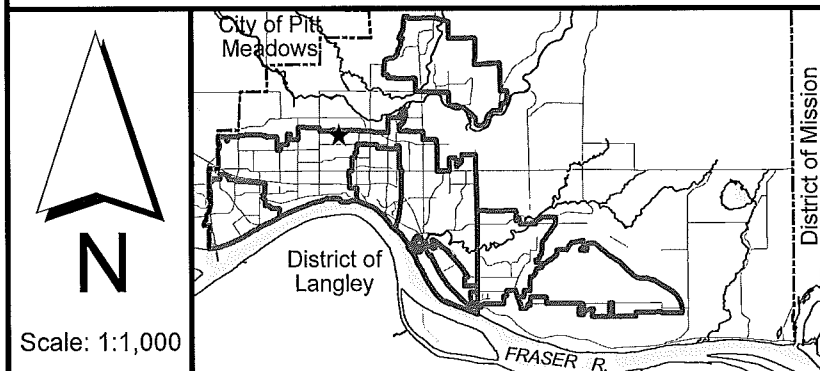
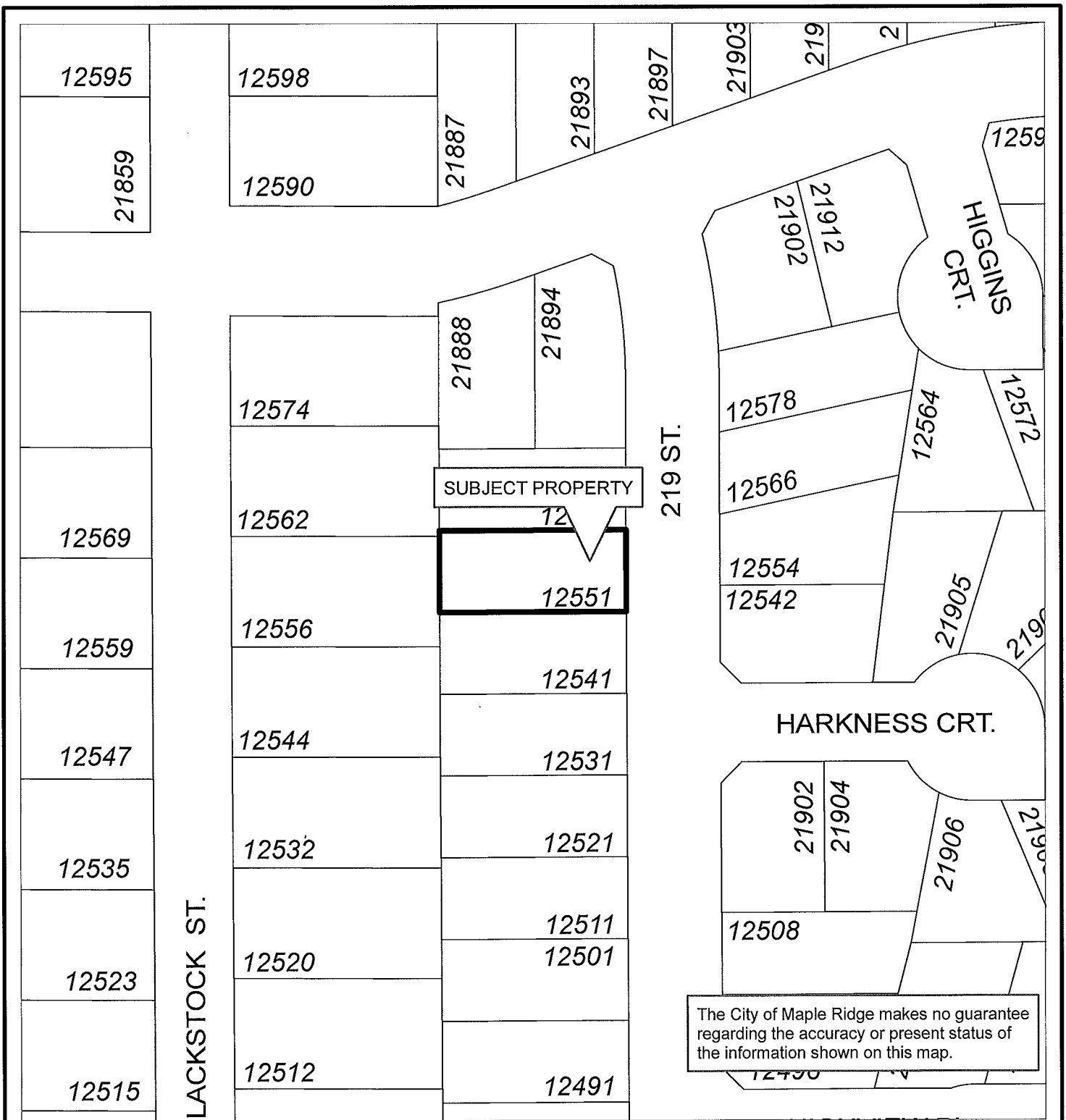
British Columbia

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FILE: Untitled


DATE: Dec 16, 2016

BY: LM



12551 219 ST

ENGINEERING DEPARTMENT

 **MAPLE RIDGE**
British Columbia

mapleridge.ca

FILE: Untitled
DATE: Dec 16, 2016

BY: LM

**CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE**

January 11, 2017
Mayor's Office

CIRCULATED TO:

Nicole Read, Mayor
Chair

Ted Swabey, Chief Administrative Officer
Member

Catherine Schmidt, Recording Secretary

1. 15-112717 BG

LEGAL: Lot 12, Section 3, Township 12, New Westminster District,
Plan EPP22995

LOCATION: 10165 244A Street

OWNER: Andrew Rassers

REQUIRED AGREEMENTS: Temporary Residential Use Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 15-112717.

CARRIED

2. 2016-193-DP

LEGAL: Lot "I", Section 28, Township 12, New Westminster District, Plan
NWP15594

LOCATION: 23262 130 Avenue

OWNER: Kevin and Michelle Nesbitt

REQUIRED AGREEMENTS: Habitat Protection Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2016-193-DP.

CARRIED

3. 2015-248-DP

LEGAL: Lot A, District Lot 399, Group 1, New Westminster District,
Plan BCP46508

LOCATION: 12367 224 Street

OWNER: Falcon Homes Ltd.

REQUIRED AGREEMENTS: Geotechnical Covenant,
Visitor Parking Covenant,
Access Statutory Right of Way,
Stormwater Management System Covenant,
Release – Access Statutory Right of Way,
Release – Visitor Parking

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2015-248-DP.

CARRIED

4. 2014-124502 BG

LEGAL: Lot 30, District Lot 277, New Westminster District, Plan 25068

LOCATION: #1 – 20739 River Road

OWNER: Judy Ward and Dane Spence

REQUIRED AGREEMENTS: Detached Garden Suite Covenant
Detached Garden Suite Parking Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2014-124502.

CARRIED

5. 16-111786 BG

LEGAL: Strata Lot 12, Section 28, Township 12, New Westminster District,
Strata Plan EPS1393

LOCATION: #12 – 23810 132 Avenue

OWNER: Peter and Victoria Carmichael and Ian Powell

REQUIRED AGREEMENTS: Temporary Residential Use Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 16-111786.

CARRIED

6. 2015-350-RZ

LEGAL: Lot 2, Section 15, Township 12, New Westminster District,
Plan 77744 (Existing), New EPP62331 – Lots 4, 5, 6, 7, 8, 9

LOCATION: 24341 112 Avenue

OWNER: CIPE Homes Inc.

REQUIRED AGREEMENTS: Restricted Driveway Width Covenant
Garage Access / Maintenance Easement Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2015-350-RZ.

CARRIED

7. 2013-057-SD

LEGAL: Lot 9, Section 24, Township 12, New Westminster District,
Plan LMP6975

LOCATION: 12585 261 Street

OWNER: Esparanza Developments Ltd.

REQUIRED AGREEMENTS: Slope Protection Covenant
Geotechnical Covenant
Stormwater Management Covenant
Septic Field Covenant
Release of Covenant – BF402370
Release of Covenant – BE104563 and BE104564

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2013-057-SD.

CARRIED

8. 2014-006-SD

LEGAL: Lot 1, Section 19, Township 15, New Westminster District,
Plan EPP58028

LOCATION: 12350 269 Street

OWNER: Maria Exner (purchasers Jack and Delena Paulson)

REQUIRED AGREEMENTS: Release of Covenant – Exterior Design Control (W65948)

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2014-006-SD.

CARRIED

9. 15-113375 BG

LEGAL: Lot 3, Section 26, Township 12, New Westminster District,
Plan EPP21527

LOCATION: #1 - 13060 253A Street

OWNER: Antonin and Lynne Mikes

REQUIRED AGREEMENTS: Detached Garden Suite Covenant
Garden Suite Parking Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 15-113375.

CARRIED

10. 2011-089-RZ

LEGAL: Lot A, District Lot 398, Group 1, New Westminster District,
Plan EPP52747

LOCATION: 22325 St. Anne Avenue

OWNER: PC Maple Ridge Development Inc.

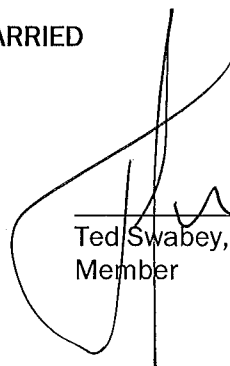
REQUIRED AGREEMENTS: Release of Covenant (CA4985649)
Visitor Parking Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2011-089-RZ.

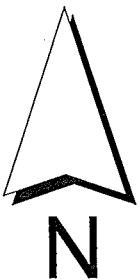
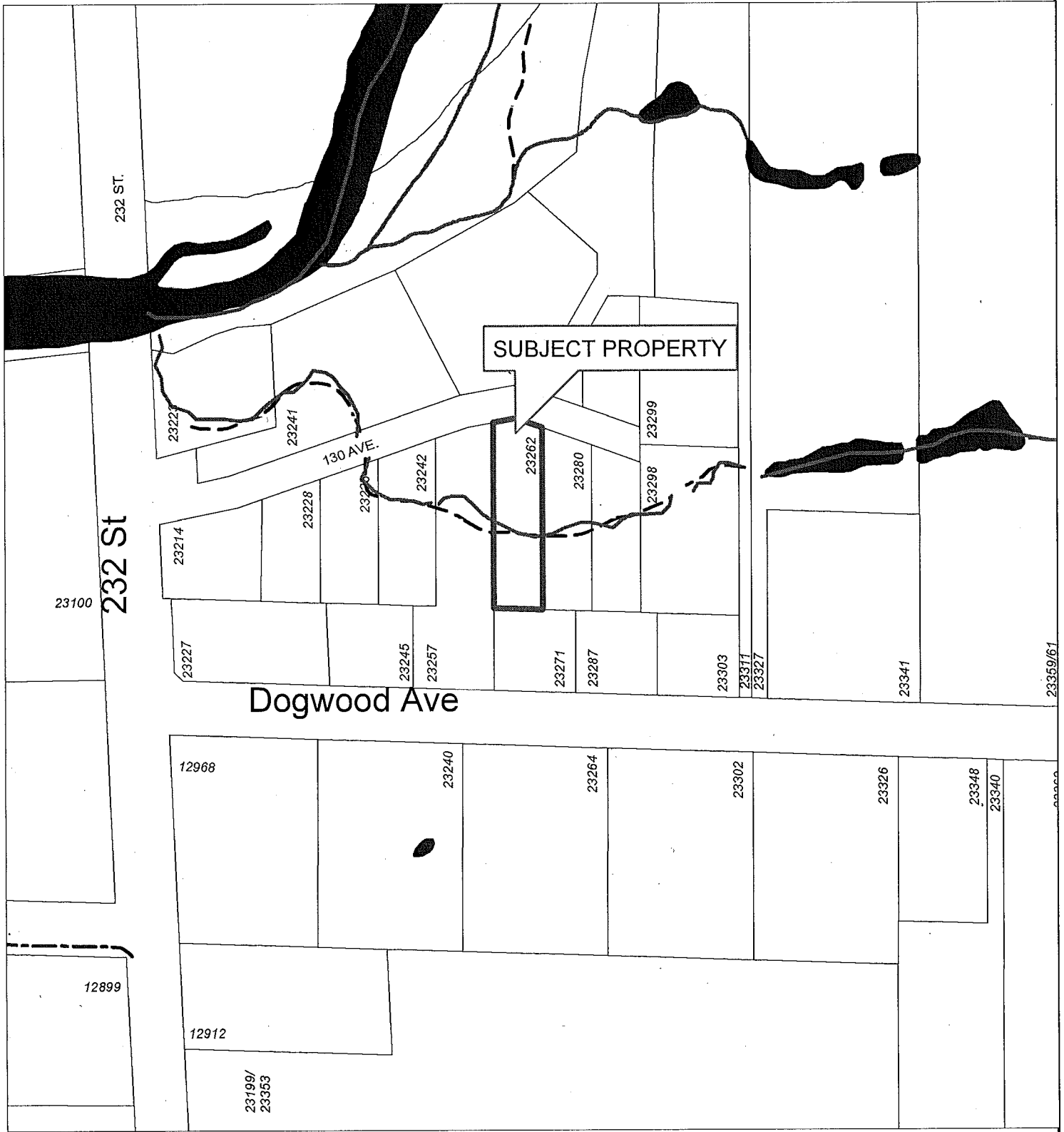
CARRIED



Nicole Read, Mayor
Chair







Ted Swabey, Chief Administrative Officer
Member



Scale: 1:2,000

Legend

-  Stream
-  Indefinite Creek
-  River Centreline
-  Major Rivers & Lakes

23262 130 Ave

PLANNING DEPARTMENT



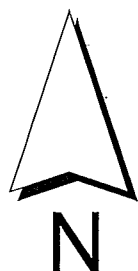
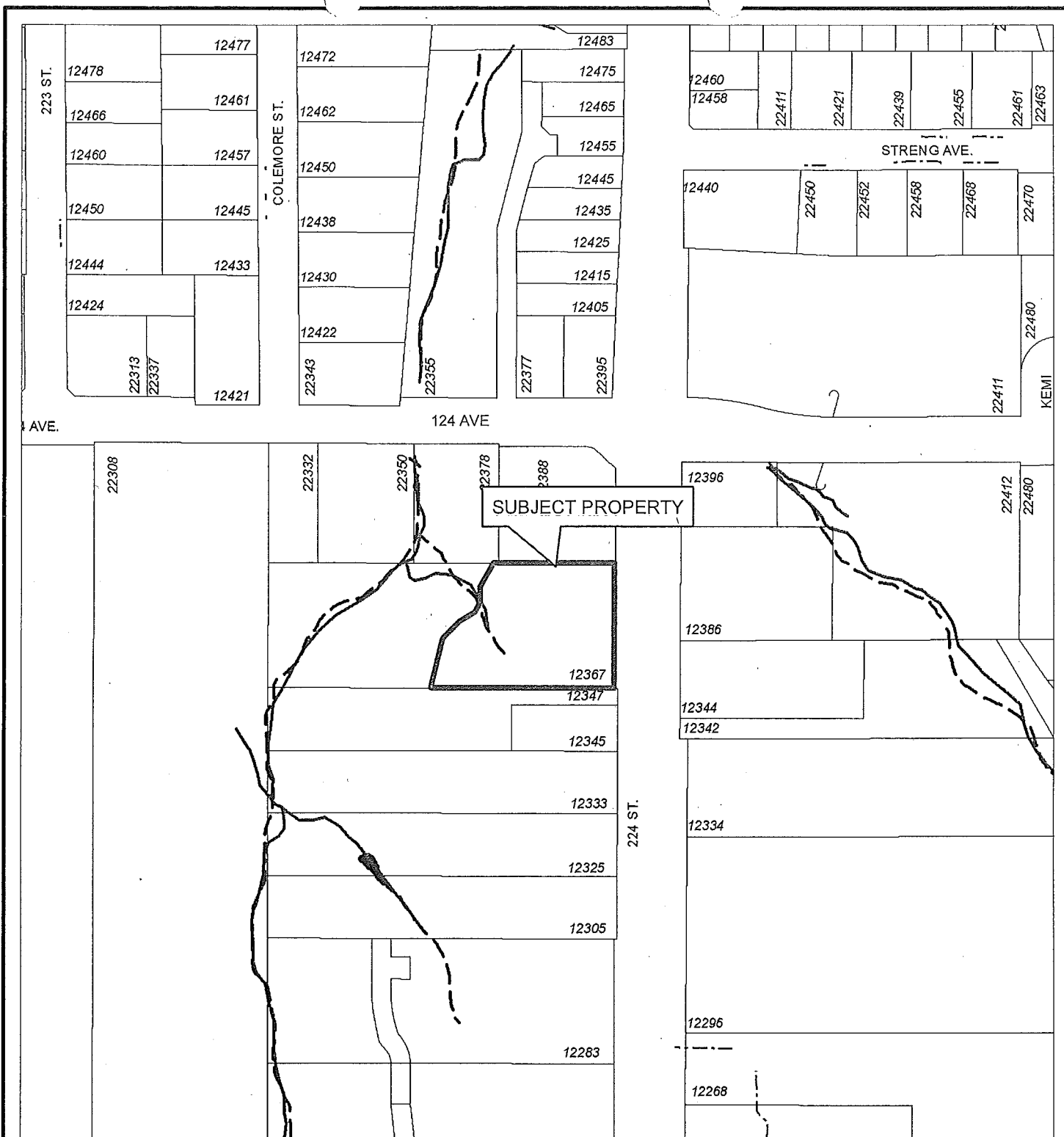
MAPLE RIDGE

British Columbia

mapleridge.ca

2016-193-DP
DATE: Jun 3, 2016

BY: JV



Scale: 1:2,000

Legend

- GPS Creek Centrelines
- Streams & Rivers (Topographic)
- Feature Type
 - Indefinite Creek Centrelines
 - Ditch Centrelines
- Rivers & Lakes (Topographic)
- Feature Type
 - Canal
 - Flooded Land
 - Lake/Reservoir
 - Marsh
 - River
 - Major Rivers & Lakes

12367 224 STREET

PLANNING DEPARTMENT



MAPLE RIDGE

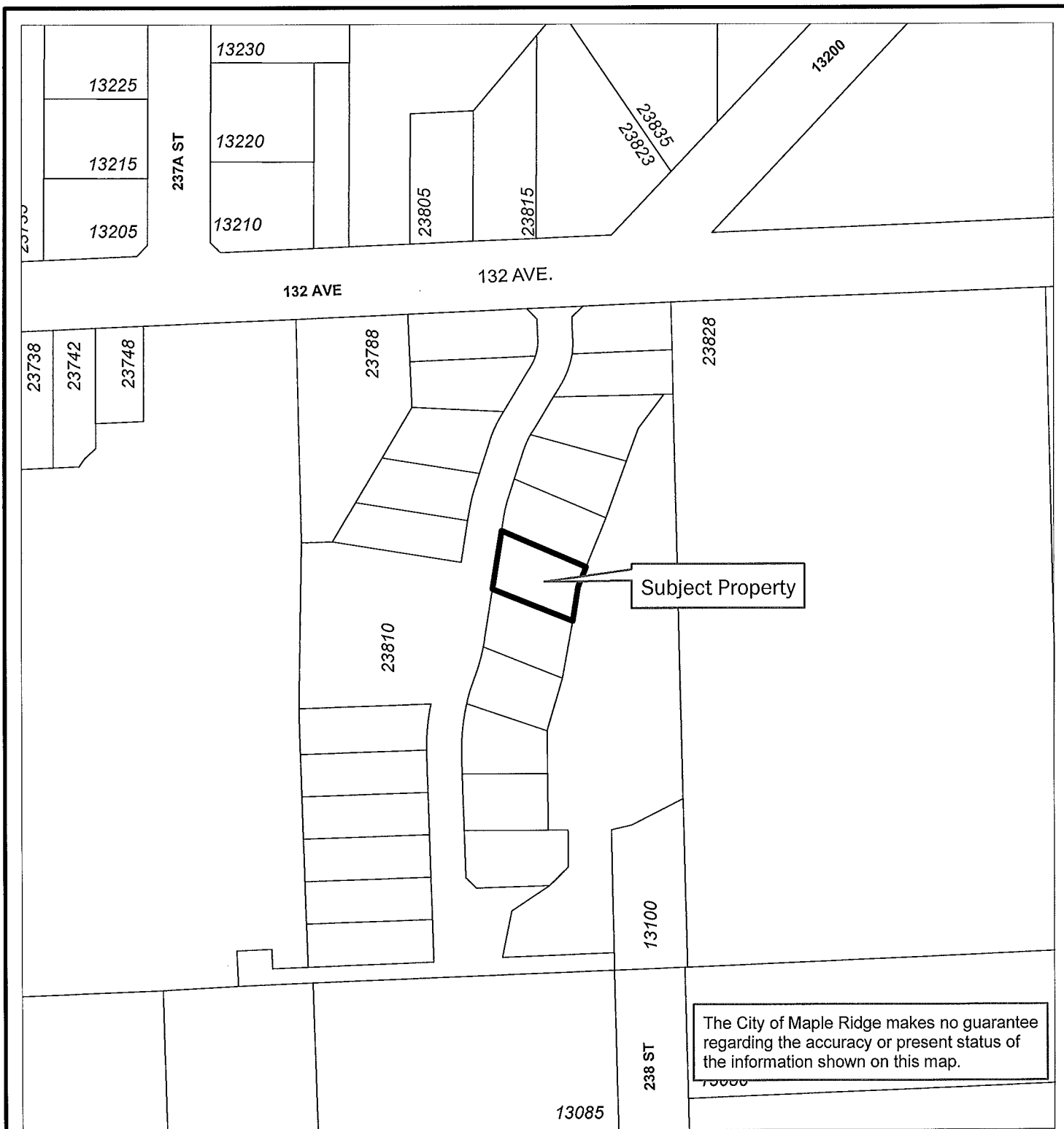
British Columbia

mapleridge.ca

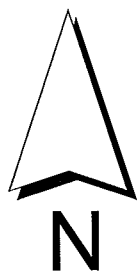
FILE: 2015-248-DP

DATE: Aug 17, 2015

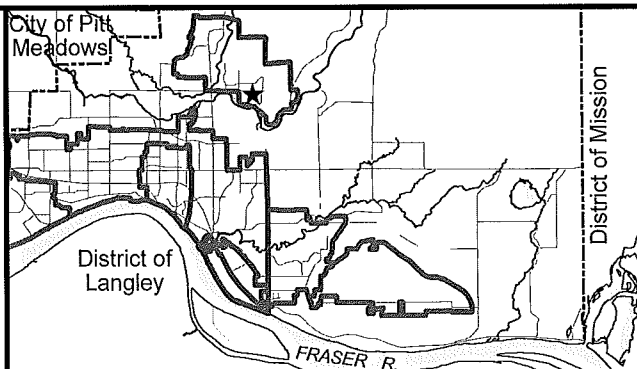
BY: PC



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



Scale: 1:1,500



12 - 23810 - 132 AVENUE

ENGINEERING DEPARTMENT



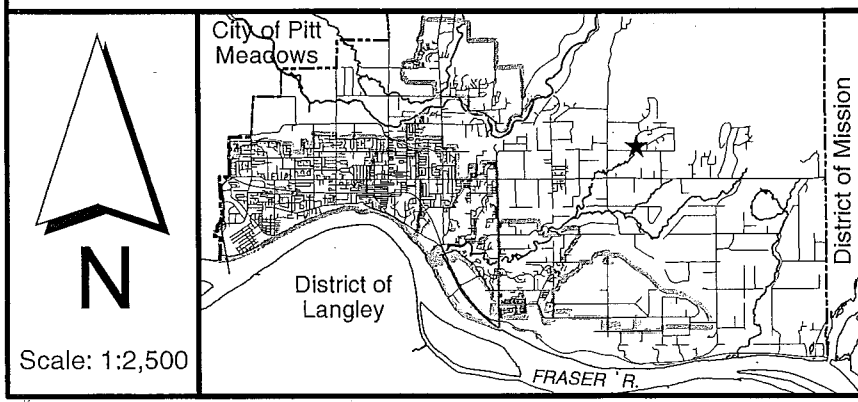
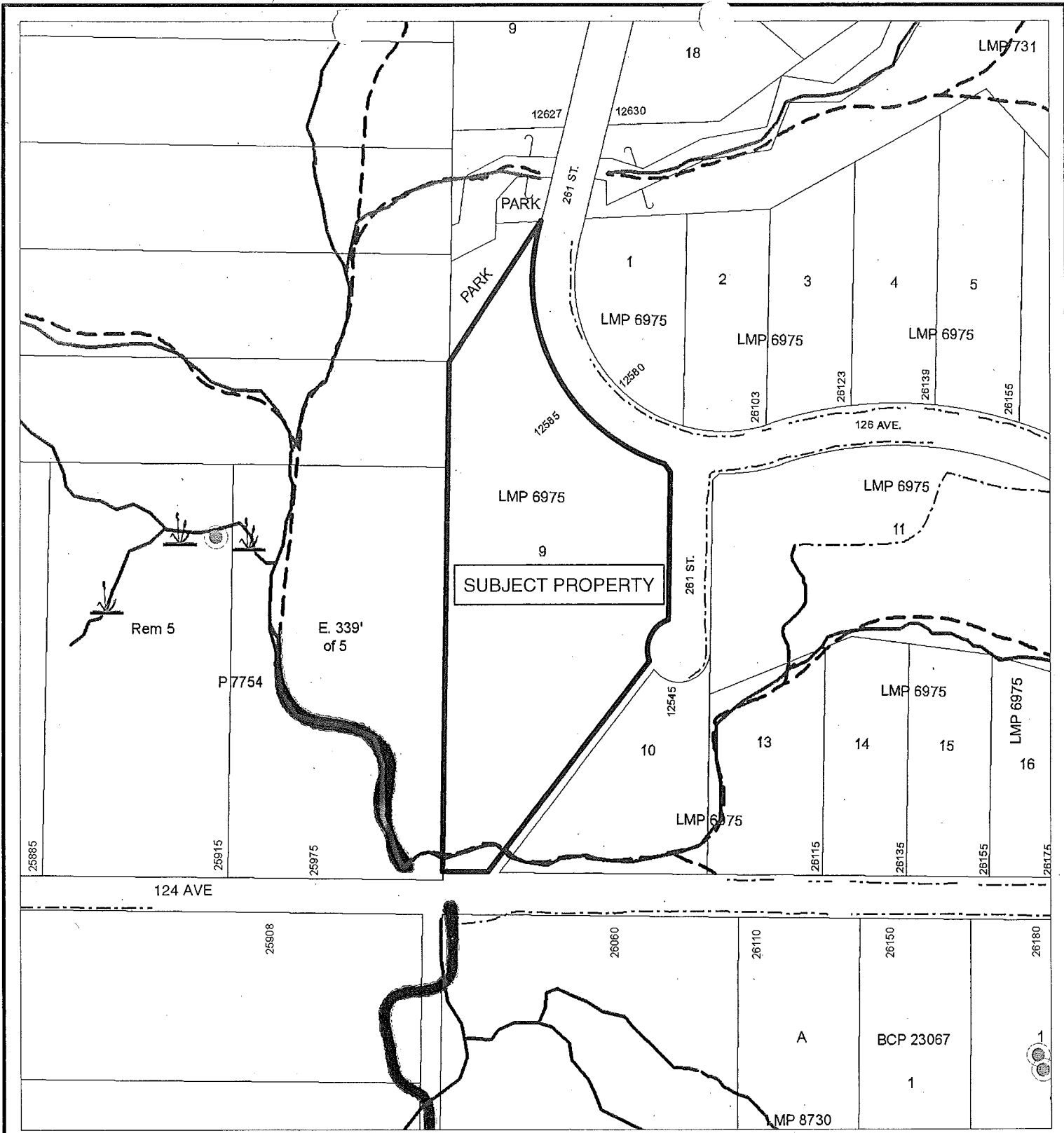
MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: Untitled
DATE: Jan 4, 2017

BY: MC



12585 261 STREET

MAPLE RIDGE
British Columbia

**CORPORATION OF
THE DISTRICT OF
MAPLE RIDGE**

PLANNING DEPARTMENT

DATE: Jun 12, 2013 FILE: 2013-057-SD

BY: PC

Scale: 1:2,500



DATE: Jan 21, 2014 FILE: 2014-006-SD BY: PC

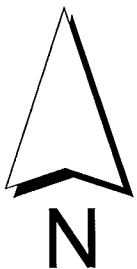
13301 - 251A ST.

Subject Property

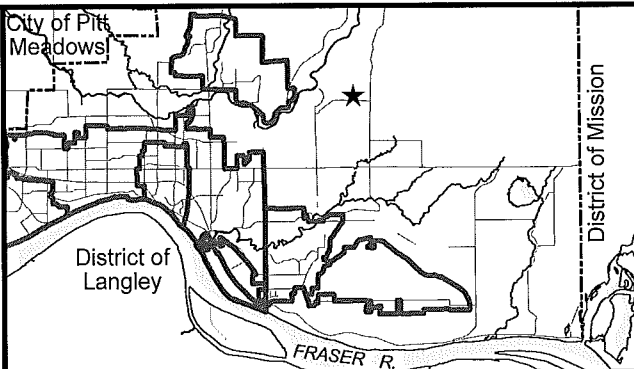
253A ST

130 AVE

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



Scale: 1:3,000



1 - 13060 253A St

ENGINEERING DEPARTMENT



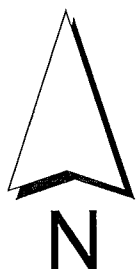
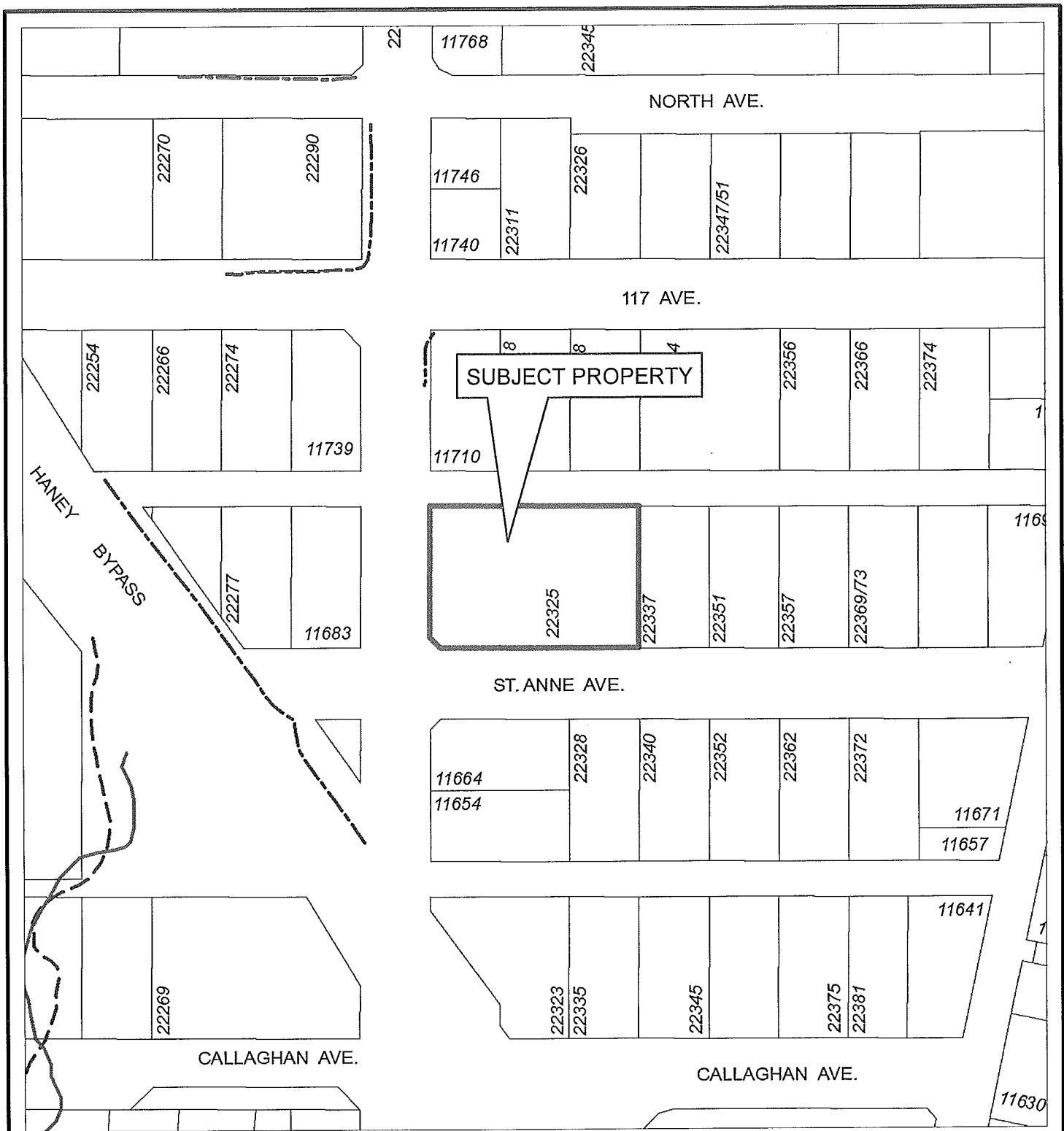
MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: Untitled
DATE: Jan 9, 2017

BY: MC



Scale: 1:1,500

Legend

- Stream
- Indefinite Creek
- River Centreline
- River
- Major Rivers & Lakes

22325 ST ANNE AVE

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

2015-287-DP

DATE: Dec 22, 2016

BY: JV

701.2 *Minutes of Meetings of Committees and Commissions of Council*



The Minutes of the Regular Meeting of the Community Heritage Commission, held in the Blaney Room, at Maple Ridge Municipal Hall, 11995 Haney Place, Maple Ridge, British Columbia, on Tuesday, November 1, 2016 at 7:00 pm

COMMISSION MEMBERS PRESENT

Eric Phillips	Member at Large
Sandra Ayres	Member at Large
Brenda Smith, Chair	Maple Ridge Historical Society
Julie Koehn	Maple Ridge Historical Society
Councillor Craig Speirs	Council Liaison
Len Pettit	Member at Large

STAFF PRESENT

Lisa Zosiak	Staff Liaison, Community Planner
Sunny Schiller	Committee Clerk

DELEGATIONS

Sean Orcutt, Stuart Pledge, Beryl Eales, Bernice Rolls	Friends of Jackson Farm
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GUESTS

Kevin Bennett	Community Member
Erica Williams	President, Maple Ridge Historical Society

REGRETS/ABSENT

Russell Irvine	Member at Large
Steven Ranta, Vice-Chair	Member at Large

1. CALL TO ORDER

There being a quorum present, the Chair called the meeting to order at 7:02 pm and introductions were made.

2. AGENDA ADOPTION

R16-030

It was moved and seconded

That the agenda dated November 1, 2016 be amended to add Item 4.1 Friends of Jackson Farm presentation and Item 8.3.2 Annual Heritage Planners Meeting and be adopted as amended.

CARRIED

3. MINUTES APPROVAL

R16-031

It was moved and seconded

That the Minutes of the September 8 and October 4, 2016 meeting be approved.

CARRIED

4. PRESENTATIONS

4.1 Friends of Jackson Farm – Stuart Pledge

Mr. Pledge made a presentation regarding the Jackson Farm on 102 Avenue. The history and significance of the farm was explained. The vision of the Friends of Jackson Farm for the future of the site was discussed. More information can be found at:

<https://www.facebook.com/Friends-of-Jackson-Farm-785009614843840/>

5. FINANCE

5.1 Business Plan 2017-2021

The Staff Liaison provided an update on the 2017 business plan. Feedback was provided by members.

6. CORRESPONDENCE - Nil

7. NEW & UNFINISHED BUSINESS

7.1 Membership

7.1.1 Calendar of Events

The Calendar of Events has been provided to the end of December 31, 2016.

7.1.2 December Meeting Date

The next CHC meeting will be Thursday, December 8.

7.2 Minister of Transportation and Infrastructure – Request for Stop of Interest Sign Submissions

After discussion the Commission agreed that no Maple Ridge locations meet the criteria for provincial Stops of Interest submission.

7.3 Meeting with Chief Administrative Officer Ted Swabey

The Chair, the Staff Liaison, Councillor Speirs and Erica Williams reported on a recent meeting with Ted Swabey, Chief Administrative Officer, and Frank Quinn, General Manager Public Works and Development Services in regards to a new museum and archives facility.

7.4 Tourism

The Chair reported the new tourism plan will be unveiled by the Tourism Task Force will at their meeting on November 22.

7.5 Webster's Corners (25569 Dewdney Trunk Road)

Councillor Speirs provided information on the heritage commercial building at Webster's Corners.

R16-032

It was moved and seconded

That Chair of the Community Heritage Commission write a letter of support for bringing the Finnish grocery store (located at 25569 Dewdney Trunk Road) into public ownership.

CARRIED

8. SUBCOMMITTEE REPORTS

8.1 Communications Subcommittee

8.1.1 Local Voices

The current Local Voices poster was shared.

8.2 Recognitions Subcommittee

8.2.1 Heritage Week Subcommittee

Plans for Heritage Week during February 2017 were discussed. Julie Koehn, guest Kevin Bennett, the Chair, the Staff Liaison, Councillor Speirs and Steven Ranta were confirmed as members of the Recognitions subcommittee.

8.2.2 Heritage Awards 2017 Nominations

The Staff Liaison will setup a meeting of the Recognitions subcommittee in early December to review nominations received for the 2017 Heritage Awards.

8.3 Education Subcommittee

8.3.1 BC Societies Act Workshop

The Chair provided an update on the proposed workshop.

8.4 Maple Ridge Oral History Proposal

The Staff Liaison reported that Steven Ranta has reached out to a local secondary school outlining the proposed Oral History project, which would involve students interviewing long term residents to produce videos. The videos will be made available online and through the museum. The Oral History subcommittee will meet with Fred Armstrong, Manager of Corporate Communications to move the project forward. Julie Koehn agreed to participate on the subcommittee.

8.5 Heritage Plaque Inventory Database Update

The Chair, the Staff Liaison, the Committee Clerk, and Erica Williams recently met with Valerie Richmond, Manager of Parks, Planning and Operations to share the Heritage Plaque database. The database will be used to record the history of heritage markers, including identifying responsibility for maintenance and standardizing the design of future markers.

8.6 Digitization Project Subcommittee

No update.

8.7 Heritage Inventory Project Update

The Staff Liaison provided an update on Heritage Inventory nominations received to date.

8.8 Robertson Family Cemetery Project Subcommittee

The Chair and Staff Liaison provided an update on the Robertson Family Cemetery Project and outlined next steps to move the project forward. This is a private cemetery protected by city bylaw and municipal heritage designation.

8.9 Museum and Archives Work Group Update

Previously dealt with under Item 7.3

9. LIAISON UPDATES

9.1 BC Historical Federation

Potential BC Historical Federation Recognition Award nominations were discussed. It was suggested that a schedule of award nomination deadlines be created for future reference.

9.2 Heritage BC

No update.

9.3 BC Museums Association

Erica Williams reported on the recent BC Museums Association conference in Whistler.

9.4 Maple Ridge Historical Society

Julie Koehn reported the Maple Ridge Historical Society recently participated in Culture Days and Rivers Day. Heritage Consultant Don Luxton did a talk at the ACT Arts Centre. The annual holiday decorating party will be held at St. Andrews Heritage Hall on November 26.

9.5 Council Liaison

Councillor Speirs reported on an art installation that will make use of a 180 year old cedar stump. More information can be found at www.mapleart.ca

8.3.2 Annual Heritage Planners Meeting

The Chair reported a Heritage and Culture Planners and Professionals meeting will be held on Friday November 25 at the Shadbolt Centre in Burnaby. Funds are available in the Education budget to cover the \$40 registration fee. Members interested in attending should email the Staff Liaison.

R16-033

It was moved and seconded

That the Community Heritage Commission budget be used to pay registration fees for members to attend the 2016 Heritage and Culture Planners Meeting.

CARRIED

10. ADJOURNMENT

It was moved that the meeting be adjourned at 9:11 pm.

Chair

/ss

City of Maple Ridge
ENVIRONMENTAL ADVISORY COMMITTEE
MEETING MINUTES

The Minutes of the Regular Meeting of the Environmental Advisory Committee, held in the Council Chambers, at Maple Ridge City Hall, 11995 Haney Place, Maple Ridge, British Columbia, on Thursday, November 10, 2016 at 7:00 pm

COMMITTEE MEMBERS PRESENT

VOTING MEMBERS

Councillor Masse	Council Liaison
David Neufeld	Environmental Professional
Gerry Pinel	CEED Centre Rep
Janice Jarvis	Environmental Professional
Ken Williams	KEEPS Rep – Alternate
Ken Stewart	ARMS Rep
Leanne Koehn	(EAC Chairperson) Ridge Meadows Recycling Society
Ross Davies	KEEPS Rep

NON-VOTING MEMBERS

Ashley Doyle	Kwantlen First Nation
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STAFF MEMBERS PRESENT

Rodney Stott	Staff Liaison / Environmental Planner
Sunny Schiller	Committee Clerk

REGRETS/ABSENTS

VOTING MEMBERS

Betty & Klaus von Hardenberg	TAPS Rep & Alternate rep
Dennis Kinsey	Member at Large
Lukasz Szlachta	Member at Large – Youth rep
Terryl Plotnikoff	Member at Large

NON-VOTING MEMBERS

Pam McCotter	Katzie First Nation
MLA Dr. Doug Bing	Member of the Legislative Assembly of British Columbia
MLA Marc Dalton	Member of the Legislative Assembly of British Columbia
MP Dan Ruimy	Member of Parliament

1. CALL TO ORDER AND INTRODUCTIONS

There being a quorum present, the Chair called the meeting to order at 7:05 pm and introductions were made.

2. AGENDA APPROVAL

R16-006

It was moved and seconded

That the agenda dated November 10, 2016 be amended to add Item 4.4 Facilitation and Item 4.5 Advocacy and be adopted as amended.

CARRIED

3. MINUTE ADOPTION

R16-007

It was moved and seconded

That minutes dates October 12, 2016 be corrected to accurately reflect the comments made by Leanne Koehn during Roundtable and be adopted as corrected.

CARRIED

4. NEW & UNFINISHED BUSINESS

4.1 Natural Capital - Inventory and Evaluation Presentation – Rod Stott

The Staff Liaison made a presentation on “Natural Capital Evaluation – Applications and Pilot Studies” and answered questions from the Committee about the information provided.

4.2 Review of EMS Recommendations and Consultant’s Findings - Rod Stott

The Staff Liaison made a presentation that included consultant recommendations in regards to the Environmental Management System report. The presentation included a listing of goals and key challenges.

The Staff Liaison provided further details on resources required, relative priorities and responsibilities for key actions.

4.3 Business Planning Process

The Chair provided information on the business planning process. The Committee will create a 2017-2021 Business Plan in the new year.

4.4 Facilitation

The Chair provided information on a facilitated session being planned to prioritize EAC Actions and Goals.

4.5 Advocacy

Councillor Masse raised the issues of advocacy to senior levels of government. Councillor Masse encouraged committee members to think of community level issues that EAC may wish to raise. Councillor Masse outlined the subcommittee structure that the committee will move towards in the next few months and reminded the committee about opportunities to apply for outside funding.

5. CORRESPONDENCE - Nil

6. ROUNDTABLE

Gerry Pinel has been in contact with a lawyer with West Coast Environmental Law which is planning grass roots class action suits against carbon polluters with the goal of obtaining funds which could be used for green projects. Mr. Pinel raised the issue of reducing the municipal carbon footprint of residents by providing appropriate amenities within neighbourhoods.

David Neufeld thanked Rodney Stott for his presentation on Natural Capital. Mr. Neufeld shared some strategies he uses as an Environmental Professional for measuring and communicating costs related to environmental services.

Janice Jarvis praised Rodney Stott's data collection efforts over the previous years and suggested some topics for the committee to consider such as identifying areas for protection, regulating development and communicating environmental information to the community.

Ross Davies feels the language of natural capital can be a good communication tool to share data with the general public.

Ashley Doyle enjoyed the information provided on natural capital and suggested that the Kwantlen First Nation would be interested in cooperating with the City on initiatives and funding applications.

Ken Stewart discussed upcoming changes to water licenses and reported ARMS focuses on fish mobility. ARMS recently had a productive meeting with the Mayor and city staff.

Ken Williams related his experiences over many years in Maple Ridge, seeing changes unfold and development increase.

Rodney Stott looks forward to continuing the discussion.

Leanne Koehn recently attended a Zero Waste Conference.

Councillor Masse raised the issue of the December 14th meeting. The Committee Clerk will email members to determine if the meeting should go ahead.

7. QUESTION PERIOD

8. ADJOURNMENT

It was moved and seconded that the meeting be adjourned at 8:24 pm.

Chair

/ss

City of Maple Ridge

SOCIAL POLICY ADVISORY COMMITTEE MEETING MINUTES

The Minutes of the Regular Meeting of the Social Policy Advisory Committee, held in the Blaney Room, at Maple Ridge City Hall, 11995 Haney Place, Maple Ridge, British Columbia, on Wednesday, November 2, 2016 at 7:00 pm

COMMITTEE MEMBERS PRESENT

Delaram Farshad	Fraser Health
Councillor Bob Masse	Council Liaison
Annette Morgan	Seniors Network
Tarel Swansky	Member at Large
Mike Murray	School District #42 Trustee
Susan Carr	School District #42 Trustee (Alternate)
Vicki Kipps, Chair	Community Network
Laura Butler	Member at Large
Sgt. Brenda Gresiuik	RCMP
Mikayla Clayton	Youth Rep
Dr. Helena Swinkels	Fraser Health
Ineke Boekhorst	Downtown BIA / Friends in Need

STAFF MEMBERS PRESENT

Sunny Schiller	Committee Clerk
Shawn Matthewson	Staff Liaison / Social Planning Analyst

GUESTS

Cathy Bennett	Community Dialogue on Homelessness Subcommittee
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REGRETS/ABSENTS

Matt Williams	Member at Large
Kathy Doull	Fraser Health
Candace Gordon	Maple Ridge-Pitt Meadows-Katzie Community Network
Hannah Macdonald	Member at large – Youth Rep

1. CALL TO ORDER AND INTRODUCTIONS

There being a quorum present, the Chair called the meeting to order at 7:03 pm and introductions were made.

2. AGENDA ADOPTION

R16-023

It was moved and seconded

That the Agenda dated November 2, 2016 be adopted.

CARRIED

3. MINUTE APPROVAL

R16-024

It was moved and seconded

That the Minutes dated September 7, 2016 be approved.

CARRIED

It was decided to begin with Item 7.1

Note: Dr. Swinkels entered at 7:10 pm.

7. COMMITTEE UPDATES

7.1 Community Dialogue on Homelessness Subcommittee Update

SPAC members provided feedback on the two sessions of the Community Dialogue on Homelessness sessions held so far.

7.2 Community Network

The Chair provided an update on the Community Network. The ongoing Community Superhero campaign is a great success.

5. NEW BUSINESS

5.1 End of Year Celebration

The Staff Liaison reviewed the work of the committee throughout 2016 including the development of the Youth Strategy, a presentation by Victims Services, the Community Fentanyl forum, the Community Dialogue on Homelessness. Committee members shared their thoughts on what they are grateful for, including the involved community agencies, the action orientated nature of the committee, the partnerships formed. Chair Vicki Kipps was recognized for her many contributions to the community this year.

5.2 SPAC Budget Update

The Staff Liaison provided a current budget and outlined plans for 2017. A more detailed review of financial commitments will be done in January 2017.

5.3 Federal Government's Affordable and Social Housing Announcements

The Staff Liaison provided an update on funding provided by the provincial and federal governments for affordable and social housing.

5.4 Ideas for the Social Policy Workshops

The Staff Liaison reminded the Committee that Social Policy engagement workshops will be planned annually going forward. Housing and the implementation of the youth strategy were mentioned as potential topics. This topic will be addressed in January.

5.5 Update from the Opioid Overdose Working Group

Dr. Helena Swinkels, Chair of the Opioid Overdose Response Working Group, provided an update on the work of the group which was struck during the summer in response to concerns about overdose deaths. Statistics and current actions regarding opioid overdoses were provided. The group recently made a presentation to Council.

6. UNFINISHED BUSINESS

6.1 Youth Strategy Update

The Youth Strategy was endorsed by Council on October 24, 2016. Staff were directed to bring back a report that includes a multi-year implementation plan for Council's consideration.

6.2 Update on the BC Bus Pass Program for People with Disabilities

The Staff Liaison reported the Bus Pass program for People with Disabilities has been reinstated by the provincial government.

In response to a question raised the Staff Liaison provided an update on a local residence for at risk youth. An update on this topic will be provided when new information becomes available.

8. CORRESPONDENCE

8.1 Correspondence received from public following September SPAC Meeting

The correspondence has been distributed to Committee members.

9. QUESTION PERIOD

10. ROUNDTABLE

Mike Murray reported on the current work of School District 42. The School District is waiting for a response to their application for a new elementary school (and community centre) in the Albion area.

Ineke Boekhorst reported on the work of the BIA including an upcoming downtown Maple Ridge safety audit and a recent meeting with RainCity in regards to the temporary shelter. A downtown clean up initiative is being planned in conjunction with Alouette Addictions.

Sgt. Brenda Gresiuk raised the issue of the recent tragedy in Abbotsford. Sgt. Gresiuk provided an update on the current work of the RCMP, including the review of risk assessment and response plans.

Tarel Swansky reported the fireworks on October 30 were amazing.

Susan Carr is arranging Naloxone training. The District Parent Advisory Committee recently held a youth mental wellness forum that was very well attended.

Annette Morgan reported the Seniors Network has a number of projects on the go. The Seniors Network has been nominated for a Business Excellence award. Ms. Morgan thanked Heather Treleavan for her work with the Seniors Network.

Councillor Masse raised the issue of the dissolution of Alouette Home Start Society. The contributions of the Society to the community were acknowledged.

Mikayla Clayton shared information regarding a school club she participates in. Ms. Clayton suggested the Committee look at specific drugs used by youth at an upcoming meeting.

Laura Butler reported the Ridge Meadows Foundation recently held a very successful fundraiser.

Shawn Matthewson reported on a recent Community Foundation report on community safety. The report will be emailed to the Committee.

11. ADJOURNMENT

It was moved and seconded that the meeting be adjourned at 9:14 pm.

Chair

/ss

701.3 *Minutes of the Committee of the Whole*

COMMITTEE OF THE WHOLE MEETING

MINUTES

January 9, 2017

1:32 p.m.

Council Chamber

PRESENT

Elected Officials

Mayor N. Read

Councillor K. Duncan

Councillor B. Masse

Councillor T. Shymkiw

Councillor C. Speirs

Appointed Staff

E.C. Swabey, 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

L. Darcus, Manager of Legislative Services

A. Gaunt, Confidential Secretary

ABSENT

Councillor C. Bell

Councillor G. Robson

Other Staff as Required

C. Goddard, Manager of Development and Environmental
Services

A. Kopystynski, Planner 2

D. Hall, Planner 2

T. Cotroneo, Manager of Community Services

Note: Mayor Read was not in attendance at the beginning of the meeting;

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 **2016-434-AL, 11680 252 Street, Application to Subdivide within the
Agricultural Land Reserve**

Staff report dated January 9, 2017 recommending that Application 2016-434-AL to subdivide 2.5 hectares (6.2 acres) of land within the Agricultural Land Reserve not be forwarded to the Agricultural Land Commission

D. Hall, Planner gave a Power Point presentation providing the following information:

- Application Information
- Subject Map
- Official Community Plan Context
- Neighbourhood Plan Context
- Site Characteristics
- Development Proposal
- Impacts to Agricultural Proposal
- Proposed Subdivision Plan
- Recommendation in staff report

Jeremy Dodd - Applicant

Mr. Dodd outlined his reasons for the request to subdivide his property.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of January 17, 2017.

CARRIED

1102 2016-398-RZ, 12178 and 12192 227 Street, RS-1 to RM-1

Staff report dated January 9, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7302-2016 to rezone from RS-1 (One Family Urban Residential) to RM-1 (Townhouse Residential) to allow for future construction of 12 townhouse units be given first reading and that the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of January 17, 2017.

CARRIED

1103 2016-411-RZ, 21188 Wicklund Avenue, RS-1 to R-1

Staff report dated January 9, 2017 recommending that Application 2016-411-RZ not be given first reading.

The Manager of Development and Environmental Services recommended that the application be deferred as the applicant is unable to attend today's meeting.

RECOMMENDATION

That Application 2016-411-RZ be deferred to the January 23, 2017 Committee of the Whole Meeting.

CARRIED

1104 2011-089-RZ, 22325 St. Anne Avenue, Heritage Revitalization Agreement Amendment

Staff report dated January 9, 2017 recommending that Maple Ridge Heritage Designation and Revitalization and Tax Exemption Agreement Amending Bylaw No. 7306-2016 be given first and second reading and be forwarded to Public Hearing.

A. Kopystynski, Planner provided clarification on the Heritage Revitalization Agreement and on previous deferrals. He advised on the request to change one of the terms of the agreement.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of January 17, 2017.

CARRIED

1105 2016-129-RZ, 11225 240 Street, Site Specific Text Amendment, C-1

Staff report dated January 9, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7303-2016 for a site specific text amendment to a C-1 (Neighbourhood Commercial) zone to add additional permitted uses for a proposed mixed use commercial and rental apartment project be given first and second readings and be forwarded to Public Hearing.

A. Kopystynski, Planner gave a Power Point presentation providing the following information:

- Application Information
- Subject Map
- Official Community Plan Context
- Neighbourhood Plan Context
- Site Characteristics
- Development Proposal
- Proposed Uses
- Recommendation in staff report

The Director of Planning provided a brief history on commercial residential nodes on the east side of Maple Ridge

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of January 17, 2017.

CARRIED

1106 2015-350-DVP, 24341 112 Avenue

Staff report dated January 9, 2017 recommending that the Corporate Officer be authorized to sign and seal 2015-350-DVP to reduce the minimum setback from an interior side lot line for the garage roof projection for proposed Lots 4 through 9 to permit 9 single family lots.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of January 17, 2017.

CARRIED

Note: Mayor Read joined the meeting at 1:50 p.m.

1107 2016-129-DVP, 2016-129-DP, 11225 240 Street

Staff report dated January 9, 2017 recommending that the Corporate Officer be authorized to sign and seal 2016-129-DVP to allow buildings to be sited closer to Kanaka Way (front lot line) and 240 Street (exterior side lot line), that the Corporate Officer be authorized to sign and seal 2016-129-DP to permit a mixed use commercial and rental apartment building in the C-1 (Neighbourhood Commercial) zone and that the Corporate Officer be authorized to sign the Cancellation of Charges application to discharge DP/045/09 and DVP/045/09.

Mark Lesack – Ankenman Associates Architects, Applicant Representative

Mr. Lesack provided clarification on wheelchair accessibility on the east side and front of the proposed building and outlined areas of the building which are wheelchair accessible.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of January 17, 2017.

CARRIED

1108 2015-207-DP, 22650 136 Avenue, Wildfire Development Permit

Staff report dated January 9, 2017 recommending that the Corporate Officer be authorized to sign and seal 2015-207-DP to allow the first phase of a four phase single family subdivision located within the Wildfire Development Permit Area.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of January 17, 2017.

CARRIED

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

1131 Disbursements for the month ended November 30, 2016

Staff report dated January 9, 2017 recommending that the disbursements for the month ended November 30, 2016 be received for information.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of January 17, 2017.

CARRIED

1132 Adjustments to the 2016 Collector's Rolls

Staff report dated January 9, 2017 submitting information on changes to the 2016 Collector's Roll through the issuance of Supplementary Rolls 3 through 11.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of January 17, 2017.

CARRIED

1133 Revision to Policy 10.1 Disposal of Found Goods

Staff report dated January 9, 2017 recommending approval of revised Policy 10.1 Disposal of Found Goods.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of January 17, 2017.

CARRIED

4. *COMMUNITY DEVELOPMENT AND RECREATION SERVICES*

1151 Dog Off-Leash Areas – Westview and Upper Maple Ridge Parks

Staff report dated January 9, 2017 recommending that the trial dog off-leash areas at Westview Park and Upper Maple Ridge Park be approved as permanent off-leash areas.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of January 17, 2017.

CARRIED

1152 Ridge Meadows Seniors Society Operating Agreement

Staff report dated January 9, 2017 recommending the preparation of an updated operating agreement with the Ridge Meadows Seniors Society (RMSS) which removes RMSS involvement in strata fee management and increases funding for the programming.

The Manager of Community Services reviewed the report.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of January 17, 2017.

CARRIED

5. ***CORRESPONDENCE*** – Nil
6. ***OTHER ISSUES*** – Nil
7. ***ADJOURNMENT*** – 2:15 p.m.
8. ***COMMUNITY FORUM*** – Nil

R. Masse, Acting Mayor
Presiding Member of the Committee



City of Maple Ridge

TO: Her Worship Mayor Nicole Read and Members of Council **MEETING DATE:** January 9, 2017
FROM: Chief Administrative Officer **MEETING:** Committee of the Whole
SUBJECT: Disbursements for the month ended November 30, 2016

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 November 30, 2016 be received for information only.

GENERAL	\$ 8,650,524
PAYROLL	\$ 1,805,311
PURCHASE CARD	\$ <u>96,964</u>
	\$ <u>10,552,799</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

• Eurovia BC – 203 St road & drainage improvements	\$	479,310
• G.V. Water District – Water consumption Aug 3 – 30/16	\$	941,817
• King Hoe Excavating Ltd. – 128 Ave road & drainage improvements	\$	1,580,980
• NWallace & Company – Storage building & shed construction	\$	476,305
• Ridge Meadows Recycling Society – Monthly contract for recycling	\$	189,713

d) Policy Implications:

Corporate governance practice includes reporting the disbursements to Council monthly.

CONCLUSIONS:

The disbursements for the month ended November 30, 2016 have been reviewed and are in order.

Original signed by G'Ann Rygg

Prepared by: **G'Ann Rygg**
Accounting Clerk II

Original signed by Trevor Thompson

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

Original signed by Paul Gill

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

Original signed by E.C. Swabey

Concurrence: **E.C. Swabey**
Chief Administrative Officer

CITY OF MAPLE RIDGE
MONTHLY DISBURSEMENTS - NOVEMBER 2016

<u>VENDOR NAME</u>	<u>DESCRIPTION OF PAYMENT</u>		<u>AMOUNT</u>
0846904 BC Ltd	Security refund		37,890
677560 BC Ltd	Soil removal overpayment refund		15,390
Aecom Canada Ltd	National benchmarking initiative		19,656
BC Hydro	Electricity		124,022
BC SPCA	Contract payment - Oct		28,558
Boileau Electric & Pole Ltd	Maintenance: Albion Dyke service	9,877	
	City Hall	2,556	
	Cottonwood landfill service	9,913	
	Haney Wharf	1,386	
	Leisure Centre	14,804	
	Memorial Park	963	
	Pedestrian crossings	321	
	Street lights	1,928	
	Street signs	214	
	Telosky Park	2,503	
	Traffic cameras	571	
	Traffic lights	896	
			45,932
CUPE Local 622	Dues - pay periods 16/22 & 16/23		25,915
C&C Trucking Limited	Soil removal overpayment refund		15,307
Chevron Canada Ltd	Gasoline & diesel fuel		45,134
Co-Pilot Industries Ltd	Gravel & dump fees		16,983
Donald Flooring Contract Sales	The Act flooring		23,457
Epic Homes (2012) J.V.	Security refund		15,000
Eurovia British Columbia	203 St road & drainage improvements - Lougheed Hwy to Golden Ears Way		479,310
Falcon Centre Joint Venture	Security refund		86,376
Fitness Edge	Contracted service provider - fitness classes & programs		15,329
Gotraffic Management Inc	Traffic control		38,707
Greater Vanc Water District	Barnston pump station	58,927	
	Water consumption Aug 3 - Aug 30/16	941,817	1,000,744
Hallmark Facility Services Inc	Janitorial services & supplies Sep & Oct:		
	City Hall	3,427	
	Firehalls	4,552	
	Hammond Community Centre	4,205	
	Library	5,583	
	Operations	4,070	
	Pitt Meadows Heritage Hall	1,155	
	Randy Herman Building	4,766	
	RCMP	4,070	
	South Bonson Community Centre	3,592	
			35,420
Hanks Trucking And Bulldozing	Roadworks hauling & bulldozing		19,097
Horizon Landscape Contractors	Grass cutting		70,595
ISL Engineering & Land Serv	128 Avenue (216 St - 224 St) Construction support services	23,207	
	203 St Lougheed Highway - Golden Ears Way - Design	1,055	
	Culvert replacement program - McFadden Creek enviromental montoring	5,231	
			29,493
King Hoe Excavating Ltd	128 Avenue road and drainage improvements (210 Street to 216 Street)		1,580,980
Lafarge Canada Inc	Roadworks material		31,360
Manulife Financial	Employer/employee remittance		150,256
Maple Ridge & PM Arts Council	Arts Centre contract payment	53,102	
	Theatre rental	2,020	
			55,122
Maple Ridge Carpet One	Flooring replacement:		
	City Hall	3,822	
	Fairview House	1,143	
	Firehall	2,607	
	Leisure Centre	368	
	Operations	499	
	RCMP	7,866	
			16,305
Mar-Tech Underground Services	Culvert replacement program - Wood Stave culvert structural lining		127,332
McElhanney Consulting Services	203 Street road & drainage improvements (DTR to Golden Ears Way)	36,617	
	232 St sidewalk (132 Ave - Silver Valley Rd)	23,945	
			60,562

<u>VENDOR NAME</u>	<u>DESCRIPTION OF PAYMENT</u>	<u>AMOUNT</u>
McQuarrie, Hunter - "In Trust"	Security refund	707,102
Medical Services Plan	Employee medical & health premiums	40,750
Mertin Nissan Ltd	Two Nissan 3/4 ton vans	71,820
Municipal Pension Plan BC	Employer/employee remittance	480,391
North Of 49 Enterprises Ltd	Contracted service provider - skating lesson programs	23,023
Now Solutions Inc	Payroll software annual license	72,017
Nustadia Recreation Inc	Subsidized ice purchased by P&LS on behalf of user groups - Oct	73,429
NWallace & Company Ltd.	Operations storage building & shed construction	476,305
Oaken Developments (Haney) Inc	Security refund	125,828
Pace Group Communications Inc	Media relations & communication services	23,354
Parsons Inc	Gravel review Ph2 - stormwater management plan for expansion area	17,996
Paul Bunyan Tree Services	Tree maintenance & damaged tree removal	20,017
Province Of BC - 21312	2016 school tax remittance	38,310
Receiver General For Canada	Employer/Employee remittance PP16/22 & PP16/23	615,863
RG Arenas (Maple Ridge) Ltd	Ice rental Sep & Oct	120,692
	Curling rink operating expenses Sep	4,258
	Third surface insurance	6,682
Ridge Meadows Recycling Society	Monthly contract for recycling	189,713
	Weekly recycling	468
	Litter pickup contract Sep & Oct	3,846
	Recycling station pickup Sep & Oct	660
	Roadside waste removal	190
	Toilet rebate program	188
Russell, Grant	Security refund	21,914
Sandpiper Contracting Ltd	224 Street watermain replacement (122 Ave to 124 Ave)	80,351
Snowden, Deborah	Security refund	34,285
Softchoice LP	Server Utility 1 & 2 replacement	21,342
Stantec Consulting Ltd	270A St reservoir & pump station	19,602
	225 St pump station & River Road forcemain capacity study	18,173
	108 Avenue watermain (Grant - Albion PRV)	2,598
Total Power Ltd	Generator maintenance Oct:	
	Firehalls	413
	Library	206
	Operations	206
	Pitt Meadows Family Rec Centre	206
	Portable generators	2,818
	Pump stations	15,748
	Radio tower	870
	RCMP	206
	Whonnock Community Centre	207
Triahn Enterprises Ltd	108 Ave watermain & PRV chamber	76,762
Warrington PCI Management	Advance for Tower common costs	60,000
Disbursements In Excess \$15,000		7,679,041
Disbursements Under \$15,000		971,483
Total Payee Disbursements		8,650,524
Payroll	PP16/23 & PP16/24	1,805,311
Purchase Cards - Payment		96,964
Total Disbursements November 2016		10,552,799



City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Adjustments to 2016 Collector's Roll

MEETING DATE: Jan. 09, 2017
FILE NO: T21-212-003
MEETING: C.O.W

EXECUTIVE SUMMARY:

BC Assessment (BCA) has revised the assessed value for the 2016 Collector's Roll through the issuance of Supplementary Rolls 3 through 11. The Collector is required to make all the necessary changes to the municipal tax roll records and reports these adjustments to Council.

RECOMMENDATION:

For information only

DISCUSSION:

a) Background Context:

Twelve folios were adjusted in total:

Appeals filed with the Property Assessment Appeal Board for 2016 resulted in adjustments to the assessed value of eight residential and three commercial properties to more accurately reflect the value of the improvements. One residential property had its farm status reinstated.

(Municipal tax revenue changes: Decrease in Class 1 (Residential) \$6,898; Decrease in Class 6 (Commercial) \$11,613; Increase in Class 9 (Farm) \$387.)

b) Business Plan/Financial Implications:

There is a total decrease of \$ 18,124 in municipal tax revenue.

CONCLUSIONS:

Adjustments by BC Assessment resulted in a decrease of \$1,576,300 to the Residential assessment base, a decrease of \$977,564 to the Commercial assessment base and an increase of \$11,485 to the Farm assessment base.

This report dated Jan. 09, 2017 is submitted for information and is available to the public.

“Original signed by Silvia Rutledge”

Prepared by: Silvia Rutledge
Manager of Revenue & Collections

“Original signed by Paul Gill”

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

“Original signed by E.C. Swabey”

Concurrence: **E.C. Swabey**
Chief Administrative Officer

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: Jan. 17 2017
MEETING: Council
SUBJECT: 2017 Property Assessment Review

EXECUTIVE SUMMARY:

Property assessment information for 2017 was received from BC Assessment on January 03, 2017. This information is preliminary as property owners have the opportunity to appeal their assessments until January 31, 2017. The purpose of this report is to give Council a sense of the 2017 assessments based on the information currently available.

RECOMMENDATION:

For information only

DISCUSSION:

2017 Property Assessments

For the purpose of valuation, BC Assessment bases 2017 property assessments on market conditions as at July 1, 2016.

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

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

For taxation purposes, properties in Maple Ridge are classified into seven classifications which are Residential, Utilities, Major Industry, Light Industry, Business and Other, Recreational/Non-Profit, and Farm Land. Where the term Commercial is used in this report it refers to a combination of Light Industry, Business and Other. The majority (91.8%) of Maple Ridge's taxable assessed value is in the Residential Class.

The real estate market in 2016 was very volatile and market values in the Residential Class increased by an average 35% and Commercial Classes experience an average increase of 13%.

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

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

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

To better demonstrate this variability from property to property, we have been tracking the municipal taxes assessed against a sample of properties for a number of years and the data from that analysis is attached in Appendix "A".

While the impact to the average home amounts to a municipal tax increase of around 3.15%, there is significant variation around this average. The sample property in Upper Hammond (Sample 8) increased in value by 30% and, as that is below the average increase, will experience a slight reduction in municipal taxes whereas the sample property in Lower Hammond (Sample 7), which saw an increase in assessed value of 46% in 2017, will experience an overall municipal tax increase closer to 11%. This variation in tax impact is the direct result of the assessment changes experienced by each individual property.

For this reason it is important that property owners review their assessment notices closely and refer any questions or concerns to BC Assessment. Property owners who believe their assessments to be incorrect have until January 31 to appeal to BC Assessment for a review. Property taxes are based on final assessed values and cannot be appealed.

The second major component of the change in the assessment roll is due to new construction. Overall new construction in 2017 increased the assessment base by approximately 3%, with the majority being in the Residential Class. A number of properties that were exempt from a portion of taxes under the Town Centre Investment Incentive Program (TCIIP) will now be fully taxable adding an additional .4% to the assessment base. This is in line with our financial plan. As the information is preliminary, we will monitor this area to see if further modifications are required to the financial plan.

NEIGHBOURHOOD ANALYSIS

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

Residential Properties:

Of the total assessment base in Maple Ridge, approximately 92% is attributable to the residential class. While the total growth factor in the Residential Class is 3.2%, specific neighbourhoods continue to contribute to the bulk of that increase.

Residential Properties (continued)

<u>Neighbourhood</u>	<u>Growth Contribution to Assessment Base</u>	<u>% of Total Growth</u>
Kanaka Creek	\$ 50,188,800	17%
Silver Valley/Fern Cres	\$ 45,676,400	15%
Cottonwood	\$ 39,264,600	13%
Laity	\$ 26,217,200	8%
232 nd to 264 th / 108 th to 128 th	\$ 23,101,700	7%
Strata Units	\$ 89,352,300	29%
All other neighbourhoods	\$ 36,882,100	11%

Though the average market value in the Residential Class increased by about 35% the change, in assessed value for specific areas, varies.

% of properties	Percentage of Change in Assessment				
	10% or Less	10.1% to 25%	25.1% to 30%	30.1% to 40%	40.1% +
	2%	15%	6%	58%	19%
				↑ Average 2017	

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

Haney Residential

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

This area is made up of mostly single family homes which are 30 years or older. New construction in this area is limited. The neighbourhood represents 10% of the City's overall residential inventory. The average home in this area, valued at \$491,812 in 2016 and paying \$2,153 in municipal taxes, has seen an increase in value of 34%, close to the city wide average of 35%, and will experience a general purposes tax increase of around 3%.

% of properties	Percentage of Change in Assessment				
	10% or Less	10.1% to 25%	25.1% to 30%	30.1% to 40%	40.1% +
	0%	1%	12%	62%	25%
				↑ Average 2017	

Cottonwood/Albion

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

This area, comprised mostly of single family homes, represents 7% of the City's overall residential inventory and was the 3rd largest growth contributor in 2016 at 13% of overall growth.

The average home here, valued at \$510,703 in 2016 and paying \$2,236 in municipal taxes, has increased in value by 40% and the municipal tax increase will be around 7%.

% of properties	Percentage of Change in Assessment				
	10% or Less	10.1% to 25%	25.1% to 30%	30.1% to 40%	40.1% +
	0%	.3%	.5%	91.4%	7.7%
				↑ Average 2017	

Kanaka Creek

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

This area, comprised mostly of single family homes, continues to develop and was this year the highest contributor to the overall residential growth at 17%. It represents approximately 9% of the City's overall residential inventory.

The average home in this area, valued at \$522,745 in 2016 and paying \$2,287 in municipal taxes, has increased in value by 37.8% and as a result will experience a general purpose tax increase of around 5%

% of properties	Percentage of Change in Assessment				
	10% or Less	10.1% to 25%	25.1% to 30%	30.1% to 40%	40.1 +
	.2%	.4%	16.9%	74.6%	7.9%
				↑ Average 2017	

Silver Valley and Fern Cres.

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

This area now makes up approximately 9% of the City's overall residential inventory and, at 15% of the overall growth, continues to be one of the biggest growth contributors. It is comprised of mostly single family homes some of which are on large lots and acreages.

The average home here, valued at \$802,786 in 2016 and paying \$3,513 in municipal taxes, increased in value by 37.4% and the municipal tax increase will be around 5%.

% of properties	Percentage of Change in Assessment				
	10% or Less	10.1% to 25%	25.1% to 30%	30.1% to 40%	40.1 +
	.1%	1.1%	3.7%	71.2%	23.9%
				↑ Average 2017	

Whonnock and Ruskin

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

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

The average home in this area was valued at \$603,954 in 2016 and paid \$2,643 in municipal taxes, is now assessed at \$823,380, an increase of 36.3%. It will likely experience a general purposes tax increase around 4%.

% of properties	Percentage of Change in Assessment				
	10% or Less	10.1% to 25%	25.1% to 30%	30.1% to 40%	40.1 +
	.4%	6.4%	5.8%	64%	23.4%
				↑ Average 2017	

Strata Townhouses

There are 4,271 properties in Maple Ridge which are classed as residential strata townhouses and 203 of those are new this year. Market value for these types of properties experienced an average increase of 33%.

The average townhouse assessed in 2016 at \$299,431 and paying \$1,310 in municipal taxes now has an average assessment of \$399,660 and will experience a tax increase around 2%.

% of properties	Percentage of Change in Assessment				
	10% or Less	10.1% to 25%	25.1% to 30%	30.1% to 40%	40.1 +
	.2%	4.2%	11.2%	82.1%	2.3%
				↑ Average 2017	

Strata Apartments

The number of Strata Apartments remains the same as in the prior year at 3,268. The TCIP, which spurred growth in this sector in 2014 and 2015, has expired for most of these units and, as a result, deferred growth of \$39M is being recognized this year. The average market value for these types of units increased by 17% in 2016.

The average apartment, which was assessed in 2016 at \$196,554 and paid \$860 in municipal taxes, is now assessed at \$230,143 and will see a decrease in municipal taxes.

% of properties	Percentage of Change in Assessment				
	10% or Less	10.1% to 20%	20.1% to 30%	30.1% to 40%	40.1 +
	7.7%	81.7%	8.8%	1.3%	.5%
		↑ Average 2017			

Business Class and Light Industry Class

Of the just over 32,000 properties in Maple Ridge, 4% of them fall into the Business and Light Industry Classes. Combined growth recognized in 2016 in these two classes is 2.25%. Over half of this is due to the expiration of expired tax incentive programs. The remaining 1% is the result of updates to the business complex at 224th on Dewdney at a value of \$4.5M, \$2.8M of which is the beneficiary of the TCIP and as a result will be deferred until 2019, \$2.5M for the Air Rec Centre in Kanaka Industrial Park, \$1.8M for the newly opened No Frills across from City Hall and \$1.2M for the new RBC location at 203rd.

The commercial sector growth contribution to the assessment base for 2017 is around \$7M. The average market value increase in the Business and Light Industry Classes is around 13%.

Business Class & Light Industry Class Percentage of Change in Assessment					
	Zero or Less	0.1% to 5%	5.1% -10%	10.1% - 20%	20% +
% of properties	6.7%	28.7%	32.7%	23.2%	8.7%
				↑ Average 2017	

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

Maple Meadows Industrial Park

This area represents 20% of Business Class properties. These are mostly commercial strata units and some warehousing facilities. Of the 316 commercial properties in the park, 106 are classed Light Industry. These 106 properties account for 55% of all Light Industry properties in Maple Ridge and represent 50% of the Light Industry assessment base. Overall market change in the park is around 12%, and being close to the City average, tax increases for most properties here will also close to the City average.

Percentage of Change in Assessment					
	Zero or Less	0.1% to 5%	5% -10%	10% - 20%	20% +
% of properties	0%	59%	15%	19%	7%
				↑ Average 2017	

Albion Industrial

This area represents 4% of Business Class folios and 16% of Light Industry Class folios and accounts for approximately 10% of the taxable commercial assessment base. The average increase was close to the City average which will result in a tax increase close to the City average.

Percentage of Change in Assessment					
	Zero or Less	0.1% to 5%	5% -10%	10% - 20%	20% +
% of properties	1%	4%	36%	48%	10%
				↑ Average 2017	

Lougheed and Dewdney Trunk Commercial, West of 207 Street

These two commercial corridors represent only 5% of Business Class folios in number but account for 11% of total Business Class assessments. The average market increase in this area is 13% and most properties will therefore experience the average tax increase.

% of properties	Percentage of Change in Assessment				
	Zero or Less	0.1% to 5%	5% -10%	10% - 20%	20% +
	9%	11%	54%	20%	6%
				↑ Average 2017	

Kanaka & Webster's Corner Business Parks

These two business parks started development in 2010 and continue to grow. They represent 6% of Commercial folios and account for 4% of the combined Business and Light Industry assessment base. Overall market change is quite different. All but 3 of the properties in both parks experienced a 17% market increase. As these increases are above the City average of 13%, tax increases will also be above the City average.

% of properties	Kanaka Percentage of Change in Assessment				
	Zero or Less	0.1% to 5%	5% -10%	10% - 20%	20% +
	0%	0%	4%	96%	0%
				↑ Average 2017	

% of properties	Webster's Corner Percentage of Change in Assessment				
	Zero or Less	0.1% to 5%	5% -10%	10% - 20%	over 20%
	0%	0%	0%	90%	10%
				↑ Average 2017	

CONCLUSIONS:

Though the assessment information is preliminary, it does give an indication of how assessments have changed since the last valuation. While the average assessment change for Residential is 35% and Commercial Classes is 13%, there is some variability around this average. As a result, the property tax impact to individual properties will vary, depending on how their experience relates to the average for their property class.

Property owners with concerns have until January 31 to contact BC Assessment to appeal their assessments. A revised roll incorporating any changes due to appeals or corrections will be made available to us in early April.

“Original signed by Silvia Rutledge”

Prepared by: Silvia Rutledge
Manager of Revenue & Collections

“Original signed by Paul Gill”

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

“Original signed by Ted Swabey”

Concurrence: **Ted Swabey**
Chief Administrative Officer

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

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

% Change in Assessed Values

Location	2012	2013	2014	2015	2016	2017
1 Silver Valley	-4.3%	-0.7%	-3.2%	1.7%	9.9%	33.8%
2 Albion/Kanaka	0.0%	-6.8%	-0.6%	0.2%	9.7%	33.9%
3 Whonnock	2.7%	0.0%	0.6%	-2.7%	7.2%	34.9%
4 Central MR	0.5%	-3.1%	-2.8%	11.1%	-5.4%	39.0%
5 Central MR- strata	-5.8%	-3.1%	0.0%	-3.7%	1.5%	31.8%
6 West MR	-2.1%	0.0%	7.0%	2.3%	7.8%	38.9%
7 Lower Hammond	0.1%	-9.8%	8.6%	13.1%	11.2%	45.7%
8 Upper Hammond	-4.7%	0.0%	2.3%	15.3%	10.7%	29.8%
Total	-1.8%	-2.2%	0.9%	3.9%	7.1%	35.5%

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

Location	2012	2013	2014	2015	2016	2017
1 Silver Valley	0.3%	4.0%	0.9%	1.9%	7.5%	2.1%
2 Albion/Kanaka	4.8%	-2.3%	3.5%	0.4%	7.4%	2.2%
3 Whonnock	7.6%	4.9%	4.8%	-2.5%	4.8%	2.9%
4 Central MR	5.3%	1.6%	1.3%	11.3%	-7.4%	6.0%
5 Central MR- strata	-1.2%	1.6%	4.2%	-3.5%	-0.6%	0.5%
6 West MR	2.6%	4.8%	11.5%	2.5%	5.5%	6.0%
7 Lower Hammond	4.9%	-5.5%	13.1%	13.4%	8.8%	11.2%
8 Upper Hammond	-0.1%	4.8%	6.6%	15.5%	8.4%	-1.0%
Total	3.0%	2.5%	5.1%	4.1%	4.9%	3.4%

City of Maple Ridge

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

MEETING DATE: January 17, 2017
FILE NO:
MEETING: Council

EXECUTIVE SUMMARY:

The Ministry of Justice is looking at the use of specialized courts, as described in this report, as a way of making the justice system more efficient and effective. The feasibility of such courts for Maple Ridge is being considered and the purpose of this report is to provide Council with an update on that work.

RECOMMENDATION(S):

Receive for Information.

BACKGROUND AND DISCUSSION:

During the 2016 UBCM meetings in Victoria, Supt Fleugel, Councillors Robson and Masse and the GM: Corporate & Financial Services visited the Victoria Integrated Court (VIC) and met with the judge responsible for the VIC. The VIC is an example of a specialized court. It is an initiative that brings together justice, health and social services to manage offenders who have a history of substance addiction or mental challenges and unstable housing and whose criminal activity is having a significant impact on the community. To be eligible for the VIC, the accused must demonstrate a willingness, with community support, to address the underlying causes of the criminal activity. The objective of the court is to help reduce recidivism and improve offenders' health by encouraging them to access support services. These supports are critical to the success of the VIC.

The VIC began operations in 2010 and successive reports have shown that it is working well. One of the key factors contributing to its success is the consistency that it offers. Specifically:

- The court is held on Tuesday mornings in Courtroom 101
- A dedicated judge presides over the court
- The Crown Council working on VIC files is consistent
- The community support groups coordinate their schedules and are also present

Overall, the process used by the court is quite informal and relies on oral reports where possible. The judge is able to hear directly from the offenders and those responsible for working with them about the progress that is being made.

The VIC appears to result in improved communication, collaboration and coordination between justice, health and social services. There are 11 specialized courts and judicial initiatives in British

Columbia, and the VIC is just one example. An overview of specialized courts is provided in the attached report dated March, 2016 from the Ministry of Justice. It should be noted that the desired outcomes of a specialized court for Maple Ridge have not yet been determined.

Since the visit to Victoria, there have been discussions with Chief Judge Crabtree about the possibility of a specialized court strategy for Maple Ridge. It is important to note that the decisions about the specialized courts and how they function will be made by the ministry and the judiciary. The effectiveness of the specialized courts is, however, dependent upon the involvement of other justice and community partners and that is why their views will be considered.

The Chief Judge will be arranging for an informational exchange session, to be put on by the Ministry of Justice. The purpose of the session will be to understand the issues and determine the most promising area(s) for improvement. Attendees are to include:

- Court Services
- Corrections
- Probation
- Community services agencies
- RCMP
- Health Services
- Business community representatives

The Chief Judge has asked Justice Sandstrom to arrange for the informational session early this year. The city is not directly involved as the services being provided are those that are the responsibility of the Provincial Government. The RCMP will be participating as their work involves the court system. One of the first steps will be to identify the specific characteristics of the problem as the solution to the problem may not necessarily lie in the court system.

If the judiciary decides to proceed with a specialize court strategy for Maple Ridge, it will be done as a time-limited pilot, subject to data collection, evaluation and modification, before a long-term decision is made to continue with it. Decision-making will rest with the ministry and the judiciary, though they will take into account the views of other justice and community partners.

CONCLUSION:

Court services are an important service and the work being done in Maple Ridge will allow the judiciary to implement service level enhancements that make sense.

"Original signed by Paul Gill"

Prepared and

Approved by: **Paul Gill, GM: Corporate & Financial Services**

"Original signed by E.C. Swabey"

Concurrence: **E.C. (Ted) Swabey, Chief Administrative Officer**



Specialized Courts Strategy

Ministry of Justice

March 2016



MESSAGE FROM THE MINISTER	2
EXECUTIVE SUMMARY	3
I. INTRODUCTION	4
Specialized Courts and Judicial Initiatives in British Columbia	4
The Benefits of Developing a Specialized Courts Strategy	4
The Scope of the Specialized Courts Strategy	5
The Development and Consultation Process	5
II. THEORETICAL OVERVIEW AND CONTEXT	6
What do we mean by a Specialized Court?	6
Problem-Solving Courts	6
Benefits and Challenges	7
The Challenges of Measuring Success	9
III. RESEARCH AND BEST PRACTICES	12
Match Problems and Solutions	12
Collaborative Solutions	13
Evaluation Planning and On-going Monitoring	13
Adopting Effective Principles and Practices	14
IV. THREE ACTIONS TO IMPLEMENT FOR SPECIALIZED COURTS IN B.C.	16
Specialized Courts Strategy Objectives	16
1 Governance Structure	17
2 Needs Assessment and Business Case Requirement for New Specialized Courts	19
3 Assessment of Specialized Courts	21
V. CONCLUSION	23
APPENDIX A – An Overview of Specialized Courts and Judicial Initiatives in British Columbia	24
APPENDIX B – Summary of External Consultation Feedback	37

MESSAGE FROM THE MINISTER

As Attorney General, one of my top priorities is to work with our justice partners to create a justice system that is more timely and accessible to British Columbians in their daily lives. This means ensuring that everyone in our province – no matter their circumstances – can access the justice system in ways that are flexible, responsive and effective.

As part of the [*White Paper on Justice Reform Part Two: A Timely, Balanced Justice System*](#), the Government of B.C. committed to develop, in consultation with the judiciary and other justice partners, a strategic, evidence-based approach for specialized court initiatives.

This strategy delivers on that commitment by providing a plan to work with the judiciary, justice system partners and communities to assess existing specialized courts and the ways in which future specialized court proposals will be considered. While not a commitment to create additional specialized courts, this strategy establishes a way to better monitor the results of existing specialized courts and identify if more should be created.

B.C. currently has a number of specialized courts – including First Nations Courts, Domestic Violence Courts, the Victoria Integrated Court, the Downtown Community Court and the Vancouver Drug Treatment Court – as well as other courts better described as judicial docket initiatives, which are serving British Columbians throughout the province.

Our government recognizes the need to move beyond the traditional justice system to address unique criminal justice issues, and we need to ensure we are doing so in the most effective way possible. This strategy takes into account the unique roles of government and the judiciary while maintaining the principle of judicial independence. It considers best practices and evidence-based approaches to decision making that help to ensure effective justice outcomes.

I would like to thank all those who assisted in the development of the strategy. Through these efforts, we will continue to chart a positive course for specialized courts to better serve the unique needs of citizens and communities across B.C.

Hon. Suzanne Anton, Q.C.
Attorney General and Minister of Justice

EXECUTIVE SUMMARY

The growing number of specialized courts and judicial initiatives in British Columbia and the varied approaches they take indicates that the judiciary, government, communities and service providers are searching for effective solutions to challenges in the justice system. Currently, there is no province wide approach to specialized courts that engages the government and the judiciary jointly. These courts tend to be established in response to a unique community, justice or resource challenge without a province-wide planned, coordinated allocation of limited resources to advance effective justice solutions throughout British Columbia.

This provincial strategy for specialized courts establishes a structured approach for current and future specialized courts that is rooted in validated research, is fiscally responsible, and engages the judiciary, justice system partners and other interested parties. This strategy is limited to specialized courts that include a therapeutic component as opposed to judicial initiatives such as docket courts.

The first section sets out the background and context for the Specialized Courts Strategy. It defines what specialized courts are for the purpose of this strategy, provides an overview of specialized criminal courts and judicial initiatives in B.C., and outlines the benefits of developing a strategy.

Section two sets out four best practices that were identified through a literature review undertaken by the Ministry of Justice (ministry) in 2014, following from the development of the [Framework for Domestic Violence Courts in British Columbia](#).

The final section of the strategy charts a course for the future by setting out three strategic actions:

1. Create a joint governance structure to enable shared decision-making on specialized courts;
2. Create a needs assessment and business case process to assess future proposals for specialized courts which require significant resources or significantly impact government policies and processes; and
3. Develop an assessment framework for existing specialized courts.

This strategy reflects the mutual interests of the ministry and the judiciary to set priorities for the development and administration of specialized courts.

I. INTRODUCTION

Specialized Courts and Judicial Initiatives in British Columbia

The number of specialized courts has grown significantly in the past decade. The 1982 federal white paper, *The Criminal Law in Canadian Society*, recognized that as criminal sanctions are primarily punitive, they should be reserved for the most serious crimes and restorative approaches used wherever else possible. The 1996 changes to Canada's *Criminal Code*, and the Supreme Court of Canada's interpretations of these provisions, reinforced this direction in criminal law reform and provided the basis for judges to use restorative alternatives to incarceration in sentencing.

A number of communities, as well as some justice system participants, have indicated strong support for the establishment of new specialized courts as an innovative and effective response to justice system and community challenges. These projects are often led by a local champion dedicated to bringing about change to attempt to address a challenging situation in their community.

However, despite positive anecdotal results from various participants indicating high levels of satisfaction with specialized courts, more empirical research and evidence would determine whether these courts are achieving their intended objectives.

This strategy is informed by examination of the following 11 specialized criminal courts and judicial initiatives in B.C.:

- Domestic Violence Courts¹ (Duncan, Nanaimo, Penticton, and Kelowna);
- First Nations Courts (Duncan, New Westminster, North Vancouver, and Kamloops);
- Victoria Integrated Court (VIC);
- Drug Treatment Court of Vancouver (DTCV); and
- Downtown Community Court (DCC) (Vancouver).

These specialized courts and judicial initiatives vary greatly in terms of their objectives, approaches and the degree to which they embrace therapeutic components (see Appendix A for a more detailed description of the initiatives).

The Benefits of Developing a Specialized Courts Strategy

A specialized courts strategy will establish a considered and deliberate approach to decisions about existing specialized courts and the development of new specialized courts. It will also allow for a planned and coordinated allocation of limited resources to advance effective justice outcomes.

A specialized courts strategy will ensure best practices and evidence-based approaches that have been demonstrated to be effective in existing specialized courts can be appropriately adopted, and will work to ensure the expenditure of public funds is managed appropriately in an accountable and transparent manner.

¹ It should be noted that the Domestic Violence Courts in Penticton and Kelowna are docket courts which are judicial initiatives to improve case management rather than therapeutic justice initiatives.

Since specialized courts are a relatively new creation, it is not surprising that there are not a significant number of research studies available to confirm their effectiveness. Nonetheless, in B.C., there is widespread institutional and community stakeholder support for exploring further development of specialized courts. This strategy sets out the ministry's overarching policy direction to help guide these efforts.

The Scope of the Specialized Courts Strategy

This strategy proposes a governance model for specialized courts, the details of which are laid out later in this document. The ministry and the judiciary will jointly govern current and future specialized courts which have a significant impact on court administration and other participant resources.

The Development and Consultation Process

The development of the strategy was led by the Justice Services Branch and guided by a Ministry Advisory Committee, which included representatives from Corrections, Court Services, Policing and Security, Community Safety and Crime Prevention, and Criminal Justice branches.

The ministry held two external consultation sessions to solicit input on the structure, goals and overall direction of the strategy. The consultations included staff from other ministries, justice system partners, Aboriginal organizations, community, social and health agencies. A consultation summary report, including a full list of organizations represented, can be found in Appendix B. In addition, one-on-one meetings were held with individuals who were consulted on specific issues related to specialized courts.

II. Theoretical Overview and Context

What do we mean by a Specialized Court?

For the purpose of inclusion in this strategy, we have limited our consideration to specialized criminal courts in the Provincial Court of B.C. As mentioned above, there are judicial initiatives that, for example, address the scheduling of domestic violence cases that have been considered in the review, however, not all judicial initiatives would be included under the governance model proposed for the Specialized Courts Strategy.

In recent years, specialized court processes have been gaining recognition and support as jurisdictions in Canada and around the world seek better solutions to manage criminal offenders.

These courts offer alternatives to the traditional court process. Broadly defined, specialized courts offer more tailored approaches in response to specific challenges. Some specialized courts require significant and ongoing collaboration, as well as the investment of financial and staff resources of various justice system participants, while others simply require a reallocation of existing resources.

There is no single model for specialized courts or the judicial initiatives in B.C. and the approaches vary greatly. Each court has been created to respond to a unique problem or circumstance in the community or offender population they are intended to serve. Even within the same types of specialized courts there can be significant variation in the model or approach. For example, the four domestic violence initiatives in B.C. differ in their intake and screening processes, degree of specialization, and range of court processes involved. As noted above, two are solely docket courts addressing case management while the other two have more therapeutic goals which require community and ministry resources.

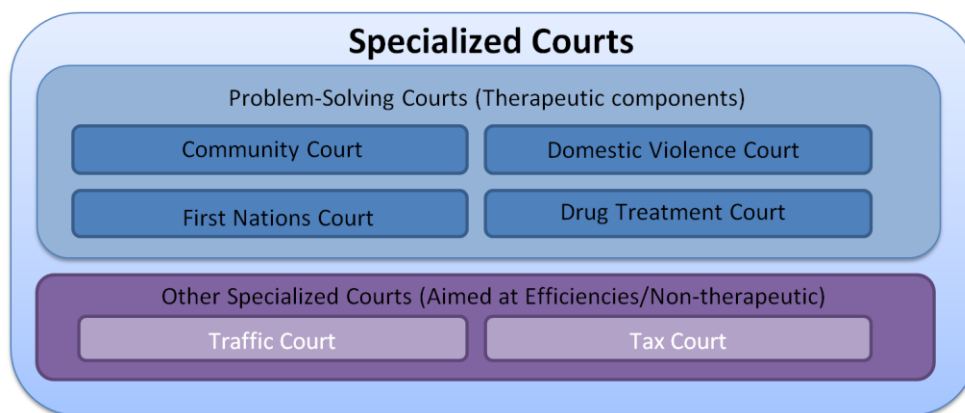
Problem-Solving Courts

Problem-solving courts are a type of specialized court (see Figure 1 below), in which court processes are informed by the theories of therapeutic jurisprudence and restorative justice. Therapeutic jurisprudence suggests that legal rules, processes, and participants, such as lawyers and judges, can have both therapeutic and anti-therapeutic consequences for participants, including offenders or victims, and also the community at large. For example, the adversarial nature of the traditional court system can have profound, and in many cases negative, psychological and emotional impacts on defendants, victims and witnesses.

Restorative justice refers to a non-adversarial and non-retributive approach to justice that focuses on healing, holding the offender accountable, and the involvement of the community to achieve better justice outcomes. As a result, problem-solving courts usually employ therapeutic and restorative components which aim to address the underlying reasons for criminal behaviour within a community context. In this way, they seek to improve outcomes, reduce recidivism, enhance public safety, and ultimately increase public confidence in the justice system.

Other kinds of specialized courts, such as tax and traffic courts, also offer specialized court processes but are concerned primarily with efficiencies rather than bringing about therapeutic results for participants.

Figure 1



While the terms ‘problem-solving court,’ ‘specialized court,’ and ‘therapeutic jurisprudence’ are often used interchangeably, they are conceptually distinct. Not all specialized courts are informed by the theory of therapeutic jurisprudence; those that are, such as drug treatment courts, and most community courts, may be described as problem-solving.

Broadly speaking, most specialized criminal court and judicial initiatives in B.C. have one or more of the following characteristics:

1. A therapeutic component or approach intended to address the underlying causes of offending behaviour;
2. Altered or enhanced and integrated case management components to improve offender outcomes; and
3. A distinct method of judicial case management.

If viewed along a spectrum, specialized court and judicial initiatives in B.C. vary greatly, ranging from the DCC, which operates in a dedicated facility and has introduced court processes quite distinct from traditional processes, to the domestic violence docket courts in the Interior, which are focused on judicial case management and have limited community engagement.²

For the purposes of this strategy, the specialized courts considered in scope operate within the criminal justice system (as opposed to hearing civil and family cases).

Benefits and Challenges

Positive results have been reported by various jurisdictions and many offenders and stakeholders indicate high levels of satisfaction with specialized courts.³

Benefits commonly associated with specialized courts include:

² See more detailed outline of the docket court models in Appendix A of the strategy.

³ R.A. Malatest & Associates Ltd. (2011). *Victoria Integrated Court Exploratory Process Report, Reflections on the Court's First Year of Operation*. Victoria: R.A. Malatest & Associates Ltd; Slinger, E. & Roesch, R. (2010). Problem-solving courts in Canada: A review and call for empirically-based evaluation methods. *International Journal of Law and Psychiatry*, 33(4) p. 258-264; Wiener, R. & Brank, E. (2013). *Problem Solving Courts: Social Science and Legal Perspectives*. Springer, New York.

- Improved access to information through the participation of health and social service partners;
- Increased efficiency and improved outcomes, such as fewer appeals; and
- Enhanced sentencing options which employ proven alternative treatment and supervision methods.

Additional benefits commonly attributed to drug courts, the problem-solving courts for which the most rigorous evaluations exist, include reduced drug use, reduced recidivism, the capacity to deal with relapse and its consequences in a timely manner, and the capability to integrate drug treatment with other rehabilitation services to promote long-term recovery.⁴ Decreased recidivism for chronic offenders is among the main advantages reported for community courts. The DCC evaluation, for example, found that, compared to traditional approaches, the DCC produced significantly greater reductions in offending among a subgroup of offenders with complex health and social challenges who were managed by an integrated Case Management Team.⁵

However, specialized courts are not without criticism. Some suggest that heavy financial investment in these courts necessarily taps into public funds that might be better spent strengthening other social support structures. Critics have also commented that the requirement of certain specialized courts for offenders to plead guilty, or the availability of alternative sentence options in specialized courts which are not available in traditional courts (including in some cases, avoiding incarceration) may pose serious concerns. These critics suggest that processes be taken to ensure due process is appropriately reconceptualized and respected within specialized courts,⁶ while at the same time ensuring fairness in the administration of justice in communities that do not have specialized courts.

Problem-solving courts have also been criticized for seeking to use the authority of the courts to address not only the individual offender but also identified challenges in the justice system, including a lack of public confidence and apparent shortcomings in other social programs and services.⁷ The question of where and when vulnerable people should be connecting with social services has also been raised. Critics argue that the justice system is not the appropriate front door to access services and that the coordinated provision of services should be made available much sooner. For example, treatment should be offered to a person with a drug addiction long before they end up in the justice system with a criminal charge. This would be beneficial not only from the perspective of public safety and to the benefit of the offender, but also from a cost-effectiveness perspective. Having courts act as the gateway to accessing services can also lead to unintended consequences, such as entrenching people in the justice system unnecessarily and unintended 'net-widening' (e.g., police arrest someone for a petty crime so they can receive services).

⁴ Walsh, C. (2001). The Trend Towards Specialisation: West Yorkshire Innovations in Drugs and Domestic Violence Courts. *The Howard Journal*, 40(1), p. 32.

⁵ Somers, J., Moniruzzaman, A., Rezansoff, S. & Patterson, M. (2014). Examining the Impact of Case Management in Vancouver's Downtown Community Court: A Quasi-Experimental Design. *PLOS ONE*, 9(3), p. 1.

⁶ Dorf, M. & Fagan, J. (2003). Problem Solving Courts: From Innovation to Institutionalization. *American Criminal Law Review*, 40, p. 1510.

⁷ Nolan, J. (2011). *Legal Accents, Legal Borrowing: The International Problem-Solving Court Movement*. Princeton, University Press, p. 8.

Additional concerns include the concentration of resources in particular courts at the expense of others within a finite public resource pool, and the lack of sufficient empirical evidence to confirm effectiveness.

The Challenges of Measuring Success

A principle of good public management is that all publicly funded initiatives, whether new or existing, should be subject to on-going monitoring and rigorous evaluation to ensure they are meeting objectives and are cost-effective. As noted in the [Framework for Domestic Violence Courts in British Columbia](#), the regular collection, analysis and reporting on outcomes and processes is critical to continually improve the overall functioning of any specialized court process. Both informal monitoring, as well as formal, comprehensive evaluation, is important. In particular, given the variation in specialized court models, research into the variables that result in more effective outcomes will shed much needed light on the question of what models and outcomes can and should be replicated.

In the Downtown Community Court evaluation, the authors describe existing evaluations of community courts generated to date as follows:

Although encouraging, these studies do not address the fundamental question of whether community courts are effective at reducing reoffending, and thereby at improving community safety. Very little of the literature concerning community courts has been published, and no studies of recidivism have yet appeared in peer reviewed journals. A review of the available research on community courts described the literature as “shockingly sparse”. The need for empirical research is amplified by the prospect that community courts may expand in a manner similar to the growth of other problem-solving courts.⁸

Closely linked to, and perhaps a partial explanation for the lack of rigorous evaluations of problem-solving courts, is the lack of consensus on their goals and how the success of courts should be measured in terms of achieving these objectives. Both objective factors, such as efficiency, crime rate, recidivism rate and subjective measures, including public opinion, stakeholder satisfaction, and satisfaction among participants have been employed in various combinations.

Selecting goals and measures of success is complicated by the fact that many of the measures and objectives suggested by practitioners and academics are seemingly contradictory or the information specific to that objective is not or cannot be measured adequately. For example, many problem-solving courts pursue efficiency and reduced recidivism as distinct objectives. However, evidence indicates that for at least some types of cases, increasing the number of court appearances by offenders reduces their probability of re-offending.⁹ Because this practice clearly also reduces the court’s docket-clearing rate, it provides a good example of the challenges that evaluating a court, which appears to be simultaneously pursuing apparently incompatible goals, can present.

⁸ Supra. N. 5, p. 2.

⁹ Gottfredson, D. et al. (2007). How Drug Treatment Courts Work: An Analysis of Mediators. *Journal of Research in Crime and Delinquency*, 44(1), p. 3.

Even when compatible objectives and measures of success are identified, however, causally attributing an outcome to the activities of a specialized or problem-solving court can be problematic due to the fact that all justice initiatives are situated in dynamic and multi-causal environments. For example, lowering the crime rate is an objective identified by many problem-solving courts, and many of them claim success in terms of this measure. Yet crime rates are affected by a wide range of variables, including other justice reforms or initiatives, demographic changes, legal changes, and factors that influence people's likelihood of reporting crime. Changes in the crime rate may also reflect a national trend that cannot be adequately accounted for at the local level.

Proving these causal links is also difficult because few evaluations of specialized or problem-solving courts are able to incorporate experimental designs, such as random assignment. Random assignment, an experimental technique for assigning subjects to different treatments, is widely recognized as the best available method for achieving reliable assessments of program effectiveness. The goal of random assignment is to

generate a comparable group according to pre-selected variables other than exposure to the treatment in question. Because social and legal frameworks are often not flexible enough to accommodate a controlled experiment, many specialized or problem-solving court evaluations have compared outcomes using non-equivalent matched groups. The use of non-equivalent matched groups means that

DCC Evaluation

In March 2014, a comprehensive, three-part evaluation of the Downtown Community Court was released. The first part was an offender outcome evaluation, the second an efficiency evaluation, and the third a series of community engagement surveys. The evaluation found a significant reduction in recidivism for a small percentage of the client population who benefited from the Case Management Program for offenders with complex needs and higher criminogenic risks, compared to matched offenders who received traditional offender services. In terms of efficiency, the DCC was found to have a neutral impact, which is in part explained by the heavy case load assigned to it (beyond what was originally envisioned), and changes made to the DCC's operations after it opened. Ultimately, however, the evaluation points to a need for more research to answer many unanswered questions:

- What elements of the Case Management Program made it successful in reducing recidivism?
- Could similar results be achieved in other courts across the province?
- Did positive impacts extend to other outcomes, such as health and social services?
- Which interventions were most effective?
- What specialized court processes are successful and cost-effective for which populations?

conclusions are drawn by comparing two groups of offenders who may not have been sufficiently similar. That is, pre-existing differences between them could account for the different outcomes in the experimental group. This clearly complicates the task of determining what changes are attributable to the court and limits the ability to draw causal conclusions with certainty.

A further complication is the issue of interpreting outcomes once they have been measured. For example, a decrease in the rate at which crime is reported could be interpreted as indicating the success or failure of a specialized or problem-solving court. As one study of Domestic Violence Court notes, "...treatment-focused Domestic Violence Courts anticipate that victims will have a higher likelihood of reporting domestic violence incidences given the rehabilitative philosophy [of the court]." ¹⁰ A less thorough evaluation of this court might have concluded that the problem-solving approach was increasing the incidence of domestic violence, even though the court was actually a success not only in terms of decreasing the probability of re-offending, ¹¹ but also in terms of increasing victims' confidence in the justice system to such an extent that they were more likely to report these crimes when they did occur.

As one report cautions, "... [m]erely because a program has not been evaluated properly does not mean that it is failing to achieve its goals." ¹² Understanding the problems associated with measuring the success of specialized courts highlights the need for more rigorous evaluations, especially those which move beyond the common yardstick of recidivism. ¹³

¹⁰ Gover, A. et al. (2003). Combating Domestic Violence: Findings from an Evaluation of a Local Domestic Violence Court. *Criminology & Public Policy*, 3(1), p. 112.

¹¹ *ibid*, p. 127.

¹² Berman, G. and Gulick, A. (2002). Just the facts, ma'am: What we know and don't know about problem-solving courts. *Fordham Urban Journal*, 30(3), p. 1028.

¹³ Boyes-Watson, C. (1999). In the Belly of the Beast? Exploring the Dilemmas of State-Sponsored Restorative Justice. *Contemporary Justice Review*, 2(3), p. 273 - 277.

III. Research and Best Practices

The challenges are further complicated by the fact that specialized courts are a relatively new creation and, therefore, there are few peer-reviewed, academic research studies available to confirm their effectiveness.

The [Framework for Domestic Violence Courts in British Columbia](#) finds that, due to the lack of a consistent province-wide approach to specialized courts, there is a potential to miss opportunities to expand on best practices and processes that have been demonstrated to be effective in existing specialized court models. The Framework outlines those best practices and processes and this strategy adopts those findings.

In a broader literature review, the strategy identified the following best practices from current research and lessons learned about specialized courts and justice reform initiatives in British Columbia and other jurisdictions. Although there is an abundance of literature on the subject of specialized courts, only research validated through a peer-review process was included for the purposes of supporting this strategy.

Match Problems and Solutions

Although many jurisdictions are anxious to respond to a highly visible social or crime problem through the establishment of a specialized court, the literature suggests the creation of specialized court processes may not be the most effective or appropriate solution in every situation. Each community faces unique challenges in their court processes and will be best served by a response that takes into consideration local characteristics and is tailored to adequately address a community's particular situation.

The solution to a problem in the administration of justice may not necessarily lie in the court system. Some researchers argue that in the absence of empirical evidence, there is reason to question whether results favouring specialized courts could not be achieved by improving the availability of services and supports in the community alongside the usual administration of justice. Addressing substantial gaps in community services, for example, may be the first step in addressing some of the factors that place individuals at risk for offending.

The first step in developing an appropriate response to a particular issue is to identify the specific characteristics of the problem. This includes providing context and outlining what has or is currently being done to address the problem. The literature urges communities to develop justice strategies that reflect the range of needs and gaps identified by a comprehensive analysis of the problem while giving careful consideration to available resources. The success of a strategy is highly dependent on adequate resourcing. Specialized or problem-solving courts in particular will only be effective if adequate services are available to support them in the community. The analysis should also consider whether existing services in the community could be better utilized or coordinated to respond to a community's needs.

The literature suggests that options should be developed while considering such things as:

- Available resources;
- Structure and scale of the problem;
- The target population;
- Costs and budget available;
- Gaps in services/ availability of services/potential for the development of services;
- Stakeholder interest;
- Coordination of diverse agencies;
- Available quantitative information; and
- Championship.

Meaningful consultation with partners and stakeholders is essential to accurately identify issues and respond to them effectively. Involving a diverse group of stakeholders in the decision-making process not only allows for the consideration of various options and informed policies and practices, but also has the added benefit of increasing support for the resulting approach or solution.

Collaborative Solutions

While courts are a critical nexus of criminal justice activity, they are only part of any specialized approach. To be effective, they must be designed to respond effectively to the needs of any particular community and be supported by other justice, health and social system partners. Consequently, communities, non-profit organizations and other service delivery agencies have a significant role to play in ensuring the success of any specialized court approach.

Forging collaborative partnerships among public agencies and community-based organizations can facilitate capacity building and broaden available resources. Collaboration can also result in the added benefit of enhancing court efficiency by managing shared clients in an integrated fashion. Justice, health and social service agencies frequently provide services to shared clients. Collaboration and coordination of services can allow for a better use of programs, while improving the effectiveness and efficiency of resource use.

Evaluation Planning and On-going Monitoring

A common theme across the literature is that all initiatives, whether new or existing, be subject to on-going progress monitoring and rigorous evaluation of effectiveness. The lessons learned from the subsequent research should then be used to make adjustments to existing programs and inform future justice initiatives and the allocation of funding and resources.

The methodological limitations found within existing evaluations can often be attributed to the failure to adequately plan for monitoring and evaluation in advance of implementation. Early evaluation planning can allow for the careful consideration of important factors, such as the funds that will be required, the data that will be needed to evaluate the objective, as well as other variables that are of interest.

Assessment of the initiative should include empirically based program evaluations in addition to process evaluations and descriptive, qualitative research. Where possible, evaluations should also address cost-

benefit considerations. It is important that evaluations address both process and outcome, with explicit links between the two displayed through the use of sound research methodologies. Evaluation methods should then be thoroughly scrutinized and validated by a peer review process to validate overall results. This includes looking not only at outcomes but also proving compliance with legal standards.¹⁴

Adopting Effective Principles and Practices

This best practice has two distinct elements. First, new specialized court proposals should, where appropriate, look to adopt evidence-based principles and practices that have been shown to be effective in other jurisdictions. The process of incorporating evidence-based principles and practices should be flexible to allow for modification to accommodate the unique needs of each community.

Second, a growing number of researchers are beginning to express interest in the application of problem-solving court practices in conventional court settings. They suggest that, where appropriate, mainstream courts should implement evidence-based policies and practices that have proven to be effective. Principles and practices that result in improvement in court processes and outcomes, such as integrated services and collaborative decision making, could be applied to conventional court settings.¹⁵

The Risk-Needs-Responsivity (RNR) model, for example, is widely recognized as the most effective way in which to identify and prioritize offenders to make sure they receive appropriate interventions. Justice initiatives that adhere to RNR principles are associated with significant reductions in recidivism, whereas initiatives that fail to follow the principles yield minimal reductions in recidivism and, in some cases, can even lead to an increase in re-offending.

This practice of “institutionalizing innovation” could include exploring which processes would lend themselves well to adoption in conventional courts and what process could guide these efforts.¹⁶

Suggested best practices for specialized court processes which may lend themselves well to “institutionalization” include:

- A problem-solving mindset;
- Direct interaction with defendants;
- Increased informality to improve inclusiveness of the proceedings;
- Monitoring offenders’ performance in treatment;
- Reaching out to social service providers; and
- Enhanced information sharing.

The DCC evaluation found that approaches and solutions developed in the DCC are being adopted beyond the DCC as staff move to positions in other court houses. These efforts to introduce innovative best practices should be encouraged while being mindful of local requirements and capacity.

¹⁴ Quinn, M. (2009). The Modern Problem Solving Court Movement: Domination of Discourse and Untold Stories of Criminal Justice Reform. *Journal of Law and Policy*, 31(57), p. 81.

¹⁵ Farole, D., Puffett, N., Rempel, M. & Byrne, F. (2005). Applying the problem-solving model outside of problem-solving courts. *Judicature*, 89(1), p. 40-42; King, M. (2007). What can mainstream courts learn from problem-solving courts? *Alternative Law Journal*, 32(2), p. 91-95; Wolf, R. (2008). Breaking with tradition: Introducing problem solving in conventional courts. *International Review of Law, Computers & Technology*, 22(1), p. 77-93.

¹⁶ Supra. N. 7, p. 12.

The creation of domestic violence units also provides an example of specialized processes being adopted within the justice sector without the need for a specialized court. These units co-locate police, community-based victim services and, in some cases, child protection workers to respond to cases where those involved are deemed to be at the highest risk of violence. Another example found in some court locations around the province is the designated Crown counsel with enhanced file ownership in domestic violence cases. This involves having the same Crown counsel be responsible for handling a file through the various stages in the prosecutorial process, with the intended benefits of providing better victim engagement, earlier file resolution and improved trial preparation.

These types of innovative responses are important to consider as they may address in whole or in part the challenges for which a specialized court might otherwise be deemed necessary.

A Case Study: Surrey Task Force – From Community Court to Integrated Services Network

The Surrey Criminal Justice Task Force was established in March 2014, after community leaders in Surrey advocated for the creation of a community court.

The task force held a two-day workshop in September 2014. The workshop included key stakeholders from the provincial and municipal governments, the judiciary, Surrey RCMP, the health authority and other community organizations.

The workshop reviewed relevant data and current best practices in British Columbia and other jurisdictions to identify problems and potential opportunities. Stakeholders also identified and reviewed existing initiatives and services in the Surrey area. Interviews were conducted with users of the justice system to bring their experiences and perspectives to the workshop. This provided an evidence-based understanding of the challenges Surrey faces.

The Task Force members concluded in their final report that a community court would not address Surrey's particular problems and recommended instead enhancements to service integration.

The Surrey Criminal Justice Task Force Final Report recommended the development of an Integrated Services Network of social, health and justice service providers in a single location to provide a coordinated, collaborative approach aimed at reducing crime in Surrey.

IV. Three Actions to Implement for Specialized Courts in B.C.

A key theme that emerged from consultations with external stakeholders is that specialized courts need to be developed, monitored and administered in a more coordinated and strategic way.

Moreover, a strategic approach to specialized courts can ensure a more proactive and coherent approach to planning – meaning important considerations such as established best practices can be considered in the development or adjustment of specialized court processes.

This strategy sets out three actions to implement for specialized courts, focusing on evaluation and monitoring, developing a community-led needs assessment and business case requirement for new court proposals, and establishing a governance structure that is designed to more proactively manage the strategic decision-making for specialized courts in B.C. This approach aims to achieve the following objectives:

Specialized Courts Strategy Objectives

- 1** Specialized courts should have clearly stated objectives, decision-making structures, monitoring and evaluation plans and tools in place.
- 2** Specialized courts should be included and identifiable in the ministry and judiciary data collection activities and reports.
- 3** Decision-making around specialized courts should be transparent and made on the basis of rigorous, publicly available reports and evaluation.
- 4** Community and justice sector partners who play a central role in the day-to-day work of specialized courts should be involved in local operational decision-making.
- 5** Best practices and lessons learned from specialized courts should be proactively shared between practitioners working in other specialized courts across the province.
- 6** Innovative policies and processes which have been found effective in evaluations of existing specialized courts should be implemented in traditional courts where appropriate.

1 | Governance Structure

ACTION 1 – Implement a bi-lateral governance model based on five governance principles

The judiciary and ministry will be responsible for strategic decision-making about current and future specialized courts which affect court administration significantly to require joint governance. There are five principles proposed which could form the basis of this governance structure.

The court system in B.C. currently operates according to an executive court administration model. Inherent in this model is a requirement for the ministry and the judiciary to work together in the area of administration, given that neither the judiciary nor the ministry has full responsibility over the delivery of court services to the public.

The ministry and the judiciary have respective roles and responsibilities, given the constitutional division of powers and the current executive court administration model which are set out in a Memorandum of Understanding (MOU) between the Attorney General, Chief Justices and Chief Judge. The MOU sets out the following areas of responsibility:

Judiciary's Responsibility:	Ministry's Responsibility:
<ul style="list-style-type: none">• Judicial administration to support independent adjudication	<ul style="list-style-type: none">• Court administration/ functioning courtrooms and staff
<ul style="list-style-type: none">• Assignment of judges	<ul style="list-style-type: none">• Funding/budgeting/planning
<ul style="list-style-type: none">• Case scheduling/court lists	<ul style="list-style-type: none">• Human resources and facilities

To ensure clear and coordinated direction for the future of specialized courts in B.C. there is a need for a governance structure for strategic decision-making at the provincial level. To be effective, the governance structure will enable decision-making about the establishment, development, monitoring and evaluation of specialized courts, and be able to support decision-making by local organizations at the community level. In order to create successful specialized court initiatives, there would also need to be engagement with a broad range of agencies that would participate in and be affected by the initiative.

Governance Principles

The ministry will be guided by the following overarching principles:

Principle 1 **Specialized courts are not a first resort** – consideration should always be given

to the most effective response to a local criminal justice problem.

- Principle 2 **Any specialized court should first be established as a time-limited pilot** – subject to data collection, modification and evaluation before a long-term decision is made.
- Principle 3 **Decisions should be evidence-based** – initiatives should not be driven by a single perspective and should be based upon objective analysis of available evidence.
- Principle 4 **Management of specialized courts should match their degree of specialization** – specialized courts should be viewed on a spectrum. Courts which are more similar to regular courts should have a governance structure more similar to regular courts while those that are more complex and unique should have a distinct management structure.
- Principle 5 **Governance decisions should be informed by justice system partners and communities** - Although the ministry and judiciary will retain decision-making authority in their respective areas of jurisdiction, the effectiveness of specialized courts is dependent upon the involvement of other justice and community partners whose views must also be considered.

The applicability of the above principles in joint governance decisions on the activities of a specialized court will depend on the nature and the complexity of the initiative. To ensure the right balance is struck, the governance model will focus on the management of strategic issues that impact specialized courts (such as ensuring best practices are shared between courts and that a court is operating in accordance with legal standards and due process policies), while leaving day-to-day operations to be addressed at the local management level. This will ensure specialized court proposals continue to consider regional circumstances, including resource availability and other local dynamics.

The ministry and the judiciary will limit joint involvement to governance issues involving specialized courts that have a significant additional impact on court administration. Governance issues that are wholly within the ambit of judicial administration and do not have any substantial impact on court administration or other participants' resources would be excluded from the governance model. If a business case for a new specialized court demonstrates that it would have a substantial impact on government resources, processes or policies it would then require the approval of the Office of the Chief Judge, the Ministry of Justice and the Ministry of Public Safety and Solicitor General, and others, as appropriate, in order to proceed. The Ministry of Justice would approve on the basis of court-related services, e.g., prosecution and legal aid resources, while the Ministry of Public Safety and Solicitor General would approve on the basis of program services, e.g., corrections, policing or victim services.

2 | Needs Assessment and Business Case Requirement for New Specialized Courts

ACTION 2 – Implement a two-step process to respond to requests for new specialized courts involving a needs assessment and business case requirement

Community proposals for new specialized court initiatives that impact court administration significantly to require joint governance should include a needs assessment to clarify the problem and determine the best solution. If a needs assessment is successful, a business case should be completed and receive the approval of the Office of the Chief Judge and the Ministries of Justice and Public Safety and Solicitor General.

Needs Assessment

Proposals for new specialized courts should have a clear definition of the problem they are trying to address. To assist communities and local champions in this exploration, a needs assessment will be recommended for all proposals to initiate a new specialized court where financial and other resources are impacted. The process itself would be community specific and could take a number of different approaches, for example, a planning workshop with community partners or a written assessment completed by an external consultant with appropriate expertise.

The needs assessment should look holistically at the presenting issues and determine the most promising areas for improvement. This includes considering whether a realignment of existing services would adequately respond to the identified issue. This process would be community specific and involve consultation and collaboration with the ministry and the judiciary as appropriate.

The following elements should be considered when developing a needs assessment:

1. Review of current programs, processes and resources.
2. Presentation of evidence (*e.g., What data and other evidence is available to assist in identifying the issue or problem?*).
3. Problem identification (*e.g., What are the gaps to be addressed, as presented by the data?*).
4. Identify possible solutions (*e.g., Is the development of a specialized court the best course of action? What are some alternatives? How would data show change?*).
5. Evidence of community and stakeholder support.

If, following a needs assessment, it becomes clear that changes to social, health or justice services would best address the presenting issue without materially changing the court process then the outcome would be to pursue another solution rather than develop a new specialized court.

Business Case Rationale

Decisions about the creation of new specialized courts where there are significant impacts on both funding and resources would be made based on a proven business case rationale. If the needs assessment indicates the desirability of formally pursuing changes to court practices and/or services provided by participants in court or as a result of the court's involvement, then the community proponents of the specialized court may be required to prepare a business case outlining:

1. The problem to be addressed;
2. What specialized court processes will be introduced to address the problem;
3. How these processes align with policy priorities and evidence-based principles (e.g., risk-needs-responsivity principles for offender management or implementing a process for early and/or timely case resolution, and victim safety considerations);
4. The overall objectives of the intended specialized court processes;
5. The alternatives considered;
6. All the affected parties and a description of the anticipated impact on them;
7. The benefits expected;
8. The required costs and expected funding source;
9. How ongoing operational decisions including changes are to be made and by whom; and
10. The nature of planned monitoring and evaluation activities, including criteria to determine whether the court has met its stated objectives, including:
 - a. The number of years to be covered by the evaluation;
 - b. Proposed performance measures;
 - c. Description of what data is needed and how this data will be collected;
 - d. Reporting timelines and intended audience; and
 - e. Description of new funding requirements and how they will be met.

In addition, it will be useful to identify opportunities to work more collaboratively with academics in the field and to consider whether there could be an ongoing role or partnership with third party institutions in supporting the development and evaluation of a business case process for new specialized courts.

3 | Assessment of Specialized Courts

ACTION 3 – Develop an assessment framework for existing specialized courts

An assessment framework is required in order to lay the foundation to begin monitoring and evaluating all existing specialized courts.

Assessing the impact of specialized courts, as well as judicial initiatives, can be challenging. The benefits they bring are often difficult to measure, and hard to isolate from other dynamics at play in the real world environment. Many specialized courts primarily involved a reallocation of existing resources and do not have monitoring and evaluation plans. With the exceptions of the DCC and DTCV, most specialized courts in B.C. are functioning relatively independently at the local level and usually operate in isolation from ministry and judiciary performance measurement activities.

For specialized courts within the scope of this strategy, it is recommended that consideration be given to using the [Justice and Public Safety Council's performance measures¹⁷](#) in future evaluation planning.

In the case of some specialized courts, development of an evaluation methodology will be made more challenging by the fact that there may not be specified objectives set forth against which results can be evaluated. Furthermore, in many cases required data is either not currently collected or difficult to access. As a result, measuring the performance of specialized courts in B.C. may be complex and will take some time to develop.

Building a Framework

The principle of public accountability requires that the operational outcomes of jointly governed specialized courts be managed effectively. It is clear work must be done to strengthen the performance measurement capacity of specialized courts. In order to build an assessment framework, collaborative efforts should take place on a number of fronts guided by a properly funded and resourced research and evaluation committee (committee). Ministry staff and the judiciary will need to work collaboratively as part of this committee to manage the calendarization of evaluation reports and expiration of time-limited pilots so that jointly governed specialized courts are not established and continued without assessment. This process will also serve to ensure liaison with community partners involved in the day-to-day operation of specialized courts.

The committee would guide efforts to develop and implement an evaluation framework. The ministry and judiciary already gather considerable data through various case management systems including the Justice Information System (JUSTIN). JUSTIN supports the tracking of key administration activities carried out by enforcement agencies, Crown counsel, the judiciary, Court Services and Corrections in the processing of a file from report to Crown counsel, through to disposition. JUSTIN tracks court case and

¹⁷ Performance measures can be found beginning on page 25 of the April 2015 to March 2018 Justice and Public Safety Strategic Plan.

court administration details. However, current file information gathering practices do not capture whether a case was heard before a specialized court, except for the DCC and the DTCV, which have a unique location and filing convention style. Similarly, performance metrics captured by the provincial judiciary's computerized scheduling system may offer little data for the evaluation of specialized courts. Although evaluation efforts could be carried out using qualitative information sources (e.g., interviews) quantitative evaluation based on empirical data needs to be considered.

Additional opportunities to improve data collection for use in future evaluations of specialized courts may be available through the development of business intelligence systems occurring in the ministry to support the implementation of the Justice and Public Safety Council's [Strategic Plan for the Justice and Public Safety Sector](#) and should be pursued.

The committee could also be tasked with the following:

- a) Develop an annual or multi-year evaluation plan for all specialized courts in B.C.;
- b) Develop criteria for consideration of new proposals for specialized courts and how these can be assessed objectively. These criteria would support efforts to determine the target population of specialized courts. There currently is not a clear answer to what kinds of crime and social problems are amenable to or appropriate for specialized courts, and what conditions must exist for these courts to be able to provide best outcomes;
- c) Consider how to institutionalize the innovations piloted at specialized courts by providing guidance on taking the problem-solving orientation and adapting it into the traditional court system;
- d) Facilitate the creation and administration of a "practitioner network." This could provide specialized court users with formal and informal opportunities to solicit advice from their counterparts in other courts. These efforts could take shape in a variety of ways, including the creation of a web site or email list serve; sharing evaluation documents among court users within and across sites; developing a best practices manual with input from all specialized court practitioners; or developing and distributing a newsletter; and
- e) Investigating technological enhancements. Aside from one-time studies, which can be expensive and time consuming, new advances in information technology could assist in creating a practice of continuous self-monitoring. New advances in information technology should allow specialized courts to monitor performance and, in future years, specialized courts and those who study them should be able to compare various models and approaches more readily.

By way of creating an assessment framework, specialized court initiatives, whether new or existing, could be subject to monitoring and evaluation. These assessments would be expected to inform any improvements to the initiative and, eventually, whether to continue with the pilot as a permanent initiative or whether to reallocate resources to another initiative. Evidence from the research would also be considered to inform future justice initiatives.

V. CONCLUSION

This provincial strategy for specialized courts establishes an evidence-based, integrated and strategic approach for current and future jointly governed specialized courts in British Columbia. The strategy was informed by lessons learned from current academic literature on specialized courts, the results of the final evaluation of Vancouver's Downtown Community Court, assessments and learnings from other specialized court models, empirical data and consultations with stakeholders.

The strategy charts a course for the future by setting out three strategic actions that focus on evaluation and monitoring, developing a community-led needs assessment and business case requirement for new court proposals, and establishing a governance structure designed to proactively manage the strategic decision-making for jointly governed specialized courts. To ensure clear and coordinated direction for the future of specialized courts in B.C., this strategy sets out a governance structure for strategic decision-making at the provincial level. This governance structure will facilitate decision-making about the establishment, development, monitoring and evaluation of specialized courts, and will be able to assist with the engagement of local organizations at the community-level.

This strategy is a first step towards a more proactive and strategic process for the management of specialized court initiatives. It will evolve over time as evidence is gathered and our understanding of best practices develops in consultation with the judiciary and other interested parties.

Appendix A – An Overview of Specialized Courts and Judicial Initiatives in British Columbia

The following overview provides a detailed description of the eleven specialized criminal courts and judicial initiatives currently operating in British Columbia. B.C.'s specialized courts and judicial initiatives reflect a great degree of variation, ranging from courts that require substantial resourcing, such as the Downtown Community Court, to courts that require very few additional resources, such as the domestic violence docket courts in the interior.

Vancouver's Downtown Community Court (DCC)

The DCC opened on September 10, 2008, in response to a recommendation made by the British Columbia Justice Review Task Force and its Street Crime Working Group. The DCC was implemented as a partnership between the provincial government, the Provincial Court of British Columbia and 14 other justice, health and social services agencies.

The DCC was designed to take an innovative, problem-solving and more efficient approach to crime in the city's core. The DCC integrates justice, health and social service agencies to deal with offenders more quickly and effectively through a coordinated and informed response. Staff from participating organizations, including health, income assistance, housing, and victim services are located together in a new courthouse, along with Crown counsel, defence counsel, a police officer and probation officers.

The DCC hears the following types of offences that occur within the court's geographic jurisdiction where the accused does not elect to have a trial:

- Provincial offences (e.g., driving while prohibited);
- Criminal Code offences (in the absolute jurisdiction of the Provincial Court, summary conviction offences, and hybrid offences where Crown counsel chooses to proceed summarily), and drug possession offences under the Controlled Drugs and Substances Act; and
- Offences that occur outside of the designated catchment area may proceed in the DCC for disposition at the request of the defence and where the Crown counsel consents when the accused has charges already being addressed at the DCC.

The DCC deals with approximately 2,000 accused per year. This includes approximately 200 individuals with complex health and social challenges who are managed in a comprehensive and intensive manner. Cross-disciplinary, integrated case management teams work to create individualized plans for these offenders in order to address issues such as housing, employment, financial assistance, mental health and substance use.

The goals of the DCC are to:

1. Improve justice system efficiencies through the adoption of innovative case management practices;

2. Integrate justice, health and social services to hold offenders accountable while producing better outcomes for offenders by responding to their needs and circumstances; and
3. Contribute to a livable community and afford new opportunities for community participation in the criminal justice system.

Domestic Violence Courts

There are three distinct Domestic Violence Court models in British Columbia.

Domestic Violence Court — Duncan

Established in 2009, the Domestic Violence Court in Duncan is a judge-led initiative that takes a collaborative and therapeutic approach to justice by bringing together various community services and government agencies. The primary objective of the court is to stop violence in relationships and keep families safe. All domestic violence offences, except the most serious offences, and Criminal Code section 810¹⁸ applications can be scheduled in this court. On average there are approximately 40 to 45 files scheduled for each court date (usually one day every two weeks).¹⁹

Representatives from various service providers attend court. There is no office space at the courthouse for service providers or community agencies to meet; however, the courtroom is opened early to provide time for service providers to meet with victims and accused persons. Community Corrections staff provide information about the offenders' progress prior to court.

Domestic Violence Court — Nanaimo

The Domestic Violence Court in Nanaimo was established in 2013 through a collaborative effort of the Community Coordination for Domestic Safety (CCDS) Committee whose membership includes representatives from government agencies and community service providers.

All domestic violence related offences for adult accused persons, except for murder offences, and Criminal Code section 810 applications can be scheduled in this court. On average there are approximately 50 to 60 files scheduled for each court date (usually one day every two weeks)²⁰. Cases may be adjourned for longer periods of time to facilitate the engagement of victims and accused persons with service providers.

The CCDS Committee has established six goals for the court:

1. To strongly promote the prevention and reduction of domestic violence within families and relationship settings.
2. To promote the collaboration of specialized resources in a Domestic Violence Court in order to improve safety and services for victims and offenders.

¹⁸ Criminal Code of Canada, **Sec 810(1)** An information may be laid before a justice by or on behalf of any person who fears on reasonable grounds that another person will cause personal injury to him or her or to his or her spouse or common-law partner or child or will damage his or her property.

¹⁹ *Framework for Domestic Violence Courts in British Columbia*, p. 11

²⁰ *ibid*, p. 12.

3. To improve the response of the criminal justice system to victim needs and safety planning through connections with community resources that promote timely and appropriate service delivery.
4. To offer therapeutic and culturally appropriate sentencing options to offenders thus encouraging the early acceptance of responsibility and improved accountability of offenders.
5. To support families which have experienced violence in their relationship but wish to remain intact.
6. To provide these responses in an integrated domestic violence courtroom setting which promotes timely and appropriate responses to individual domestic violence files.

Domestic Violence Docket Courts — Kelowna and Penticton

The Domestic Violence Docket Courts in the Interior are primarily designed to increase efficiency and case management of domestic violence cases that have a high level of trial uncertainty so that resources in other courts can be used for cases with higher trial certainty. A Provincial Court Practice Direction sets out the types of cases to be scheduled in the docket courts and provides specific case management and scheduling requirements. Generally, the cases scheduled in docket courts are limited to less serious domestic violence offences. Cases can only be scheduled in the docket courts for trials or continuation dates unless ordered otherwise by the court. Only one Crown witness is required for each case for the initial trial date, unless otherwise set by the court.²¹

Drug Treatment Court of Vancouver

The Drug Treatment Court of Vancouver (DTCV) opened in December 2001, and was created in response to the well-documented need to address the deaths and other associated major health issues (such as HIV/AIDS), which were rampant in the Downtown Eastside of Vancouver, due to the illegal drug trade. The DTCV deals only with offenders who commit crime because of an addiction and choose to opt into the drug court's treatment program and plead guilty.

The overarching objective of the court is to enhance public safety and protect the public by reducing or eliminating future criminal offending and contact with the criminal justice system. The goals of the DTCV are to:

- Have a participant achieve and maintain abstinence from illegal drugs;
- Improve a participant's physical, emotional and mental health and well-being; and
- Improve a participant's housing, life skills, employment and education.

Participants are under strict bail conditions, which include reporting to court on a regular basis, random urine testing to ensure compliance, as well as taking part in a minimum 14-month intensive day treatment program through the Drug Court Treatment and Resource Centre (DCTRC) located outside of the Downtown Eastside of Vancouver. This four-phase treatment program is offered Monday through Friday by an integrated team of probation officers, addiction counsellors, physicians, health care workers, and an employment assistance worker. The DCTRC staff offer a broad range of services which

²¹ Information provided by Ministry of Justice branch staff in each of these court locations.

address the participants' complex needs, including addictions treatment, health care, psychiatric care, housing, financial assistance, life skills training, education and leisure activities.

After participating in the program for a minimum of 14 months and completing all four phases, a participant is eligible to graduate and receive a non-custodial sentence or the charge will be stayed if the participant has:

- Abstained from consuming all intoxicants for the three months immediately preceding graduation;
- Not been charged with a new offence in the six months immediately preceding graduation;
- Been engaged in secure employment, training, or volunteering; and
- Secured stable housing approved by the DTCV judge.

First Nations Courts

First Nations Courts have been developed in consultation with local First Nations, community members, police, Community Corrections, Crown counsel, defence lawyers, and other support service groups like the Native Courtworker and Counselling Association of British Columbia. The overarching goal of First Nations Courts is to take a holistic, culturally appropriate approach to First Nations offenders and find solutions to the problems underlying their criminal behaviour other than incarceration. The focus of these courts is holistic, recognizing the unique circumstances of First Nations offenders within the framework of existing laws. First Nations Courts provide support and healing to assist in offender rehabilitation and seek to acknowledge and repair the harm done to victims and the community. Local First Nations communities are encouraged to contribute to the proceedings. Elders, for example, often attend court sessions to represent the community.

The First Nations Courts make decisions on bail hearings, sentencing hearings and child protection matters. To be eligible to have a case heard in First Nations Court, a person must:

- Self-identify as an Aboriginal person;
- Acknowledge the wrongdoing and plead guilty to a criminal offence; and
- Have available to the person the sentencing option of either a probation order (generally referred to as a healing plan) or a conditional sentence order.

First Nations Courts currently operate in four B.C. communities:

- New Westminster, since November, 2006;
- North Vancouver (includes Whistler, Squamish and the North Shore), since February, 2012;
- Kamloops, since March, 2013; and
- Duncan, since May, 2013.

Victoria Integrated Court (VIC)

In 2007, the Victoria Mayor's Task Force on Homelessness and Mental Illness released a report entitled *Breaking the Cycle of Mental Illness, Addictions, and Homelessness*. The Task Force found that chronically homeless people in Victoria were consuming an inordinate proportion of available social services and were often heavy users of emergency and acute healthcare services. These same people were also found to have frequent contact with the police and involvement in the justice system. As part of the response, the VIC was established in March, 2010 to offer a holistic approach to dealing with chronic offenders in Victoria.

The VIC goals are:

- a. Increase public safety by decreasing recidivism for substantive offences and reducing harmful antisocial behaviour in the community;
- b. More effective sentencing through integrated case planning and intensive community supervision;
- c. Provide support for the community teams; and
- d. Decrease the inappropriate use of emergency services.

The integrated approach of the VIC strives to bring together people and agencies at the community level in an effort to comprehensively address the complex problems that often contribute to or motivate criminal behaviour. The VIC takes a problem solving approach and integrates justice, health and social services to manage offenders who have a history of substance abuse and/or mental disorder and unstable housing, and whose criminal activity has a significant impact on the community. The VIC deals with about 100 offenders per year believed to be responsible for a disproportionate amount of social disorder and nuisance behaviour in the city, and for high use of emergency services.

The VIC does not conduct trials. Those who plead not guilty are tried in the regular court system. If the individual is found guilty, he or she can return to the VIC for supervision, a community-based sentence, or for any new charges that may occur. To be eligible for the VIC, an accused person must meet the following criteria:

- Demonstrate a willingness to address - with community support, including intensive supervision - the underlying causes of their criminal activity;
- Have a history of substance addiction and/or mental disorder and unstable housing; and
- Be accepted as a client of an Assertive Community Treatment (ACT) team, or supported by another community service for an alternative plan of supervision in the community.

Members of Island Health's ACT teams and Community Living B.C.'s Community Response Teams, including community outreach workers, social workers, probation officers and police, meet regularly with the dedicated Crown counsel and defence counsel to discuss cases and plan support and supervision in the community. The VIC uses pre-court planning meetings to discuss the risks and needs of individuals and to develop recommendations regarding sentencing and structured plans for each

individual offender. Plans developed during the pre-court meetings are then presented in court, often in the form of a joint submission, and they typically inform the disposition.

In proceedings before the judge, the court relies heavily on oral reports about the offender's progress in the community. Community teams, such as ACT, assist the VIC by being able to monitor clients in the community so that clients can serve a community-based sentence instead of incarceration. The court often hears from the team members who are actively working with the accused. Team members may provide the court with detailed and current information about the participant's willingness to engage with the team, changes since the last appearance, concerns regarding the individual's health, or progress towards completion of community work service. The court also hears any recommendations from the team. The judge also invites the offender to speak and seeks to engage the offender by explaining the court's ultimate decision and expectations.

Initiative	Location	Governance	Funding	Clientele	Description	Research/Evaluation
<p>Downtown Community Court (DCC)</p> <p>(September, 2008)</p>	Downtown Vancouver	<p>An Executive Board was established to provide strategic project oversight and direction in support of the DCC evaluation until the conclusion of the pilot phase.</p> <p>The Board provides strategic direction and key decision-making for the DCC on matters related to the evaluation, changes to the DCC model, budget, project schedule, procurement and communications</p> <p>The assignment of the judge to hear these cases is under the authority of the Chief Judge.</p>	<p>The DCC required substantial resources, and is funded with a budget allocation.</p> <p>The DCC's 2015 budget is \$2.4 million. Partner agencies' investment in the DCC is estimated at \$2.6 million annually.</p> <p>Ministry capital investment to renovate the Downtown Community Court building was \$6.2 million.</p>	<p>All offenders who commit the following offences within the court's geographic jurisdiction, and who do not elect the right to trial:</p> <ol style="list-style-type: none"> 1) Provincial offences (e.g., driving while prohibited) 2) Criminal Code offences (in the absolute jurisdiction of the Provincial Court, summary conviction offences and hybrid offences where Crown counsel chooses to proceed summarily) 3) Drug possession offences under the Controlled Drugs and Substances Act. <p>Catchment area is West of Clark Drive (including Stanley Park) with Great Northern Way and Coal Harbour serving as the southern and northern boundaries.</p> <p>Offenders must plead</p>	<p>The DCC co-locates and integrates justice, health and social services.</p> <p>A number of unique features are integral to the DCC model. These include: the services of an in-house defence lawyer available to all out-of-custody accused, in addition to a DCC roster of duty counsel; pre-court triage of cases to inform Crown and defence counsel in order to facilitate early case resolution and prepare for court; and inter-agency teams to manage offenders with multifaceted problems in a planned and integrated manner.</p> <p>The DCC provides an integrated service delivery model. Located in the courthouse are: A Provincial Court judge, Crown counsel, defence counsel, Vancouver police officers, sheriffs, court clerks, probation officers, forensic liaison workers, an occupational therapist, a licensed practical nurse, nurses, social workers, employment assistance workers, victim services workers, B.C. Housing support workers and Native Courtworkers. A forensic psychiatrist is also available to offenders in the community court</p>	<p>The evaluation of the DCC in Vancouver focused on three key areas – recidivism, efficiency and community engagement.</p> <p>As part of the evaluation, a research team examined the effectiveness of the DCC in reducing recidivism of the high-need offending group managed by the integrated Case Management Team (CMT). Through the use of a quasi-experimental design, the outcomes for 250 individuals sentenced in the DCC and triaged to the CMT to be managed in the community in an integrated manner were compared to a matched group of 250 offenders from the neighbouring Vancouver Provincial Court (VPC). The study examined the number of offences in the pre-period compared with the number of offences in the post-period. The evaluation found that CMT-managed offenders had a mean reduction of 2.30 offences per person (from 3.7 offences committed in the preceding year) versus 1.35 per person in the comparison group. Overall, individuals managed by the CMT exhibited significantly greater reduction in reoffending compared to the matched comparison group. Reductions in offending were primarily associated with property offences and breach offences. Although the results of the recidivism study appear to be promising, questions regarding what elements of the CMT approach produced improved recidivism results remain to be further explored.</p>

Initiative	Location	Governance	Funding	Clientele	Description	Research/Evaluation
				guilty		http://www2.gov.bc.ca/gov/content/justice/courthouse-services/vancouver-downtown-community-court/evaluating-the-court
Domestic Violence Court (January, 2013)	Nanaimo	The assignment of the judge to hear these cases is under the authority of the Chief Judge. There is no designated judge; however judges who sit in the court are aware of the goals and objectives of the initiative.		Domestic Violence Cases	Therapeutic Component Crown counsel maintains file ownership of the majority of the domestic violence files from charge assessment to file conclusion Representatives from government and community organizations attend to provide assistance to the court and the parties Cases are scheduled one day every two weeks.	No formal research or evaluation has been done on this initiative.
Domestic Violence Court (2009)	Duncan	The assignment of the judge to hear these cases is under the authority of the Chief Judge.		Domestic Violence Cases	Therapeutic Component There is an assigned Judge who sits in this court. Crown counsel maintains file ownership of the majority of the domestic violence files from charge assessment to arraignment. Representatives from government and community organizations attend to provide assistance to the court and the parties Bail hearings and trials are not usually scheduled in this court. Cases are scheduled one day every two weeks.	No formal research or evaluation has been done on this initiative.
Domestic Violence Court (Docket Court)	Kelowna	The Chief Judge exercises oversight by Practice Directive and is		Domestic Violence Cases	Focus on trial backlog by addressing trial certainty. Committed Courtroom on specific days each month.	No formal research or evaluation has been done on this initiative.

Initiative	Location	Governance	Funding	Clientele	Description	Research/Evaluation
(2013)		overseen by the Regional Administrative Judge.			The Administrative Judge generally sits in the docket court. Efforts are made to have continuity in the Crown counsel assigned to the docket court. Cases are scheduled one day per month.	
Domestic Violence Court (Docket Court) (2013)	Kamloops	This court was established in 2013 by a practice directive from the Office of the Chief Judge. It was discontinued in April 2015.		Domestic Violence Cases	Focus on Trial Backlog by addressing trial certainty. Efforts are made to have continuity in the Crown counsel assigned to the docket court. Crown counsel assess whether the case should be dealt with in the court. Cases are scheduled one day per month.	No formal research or evaluation has been done on this initiative.
Domestic Violence Court (Docket Court) (2013)	Penticton	The Chief Judge exercises oversight by Practice Directive and is overseen by the Regional Administrative Judge.		Domestic Violence Cases	Focus on Trial Backlog by addressing trial certainty. Committed Courtroom on specific days each month. Efforts are made to have continuity in the Crown counsel assigned to the docket court. Cases are scheduled one day per month.	No formal research or evaluation has been done on this initiative.
Drug Treatment Court (December, 2001)	Vancouver	The assignment of the judge to hear these cases is under the authority of the Chief Judge.		Non-violent offenders whose offences are motivated by addiction and committed in Vancouver. Offenders must plead guilty and opt into the drug treatment program. Offenders cannot be	Participants must comply with obligations of the court, including participating in court-monitored drug treatment. Sentencing is deferred to allow for completion of treatment. Offender progress is monitored by the court through regular court appearances. Designated court staff include a designated judge, Crown counsel, defence counsel and court clerks. Treatment staff include a Program Director, Case	An evaluation conducted in 2012 examined changes in recidivism of 180 participants in Vancouver's DTC (DTCV) and a matched comparison group that received the traditional sentencing outcomes in the co-located Provincial court. The evaluation found that participants in the DTCV exhibited significantly greater reductions in offending than the comparison group. The DTCV cohort exhibited an average reduction of 0.95 offences per person per year, including a reduction in drug

Initiative	Location	Governance	Funding	Clientele	Description	Research/Evaluation
				an associate or member of a gang or criminal organization.	Managers, Clinic Manager, Therapists, Physician, Psychologists, Support Workers and Administrative Assistants. Treatment staff are housed in a stand-alone, dedicated treatment centre located downtown. The court sits every Tuesday and Thursday.	related offences of 0.42 per person per year. The report also found that while the matched comparison group exhibited no significant reduction in drug-related offending, the number of DTCV participants who were sentenced for drug-related charges decreased by over 50% in the two years following their involvement in the program http://www.publicsafety.gc.ca/cnt/rsr/s/pblctns/drgtrtmnt-vncvr/index-eng.aspx
First Nations Court (November, 2006)	New Westminster	First Nations Court Users group meets regularly. Chaired by Judge Buller. Participants include Elders, Legal Services Society, Judges, Gladue writers, victim services, and social workers. The assignment of the judge to hear these cases is under the authority of the Chief Judge.	Elders receive an honorarium.	People who identify as Aboriginal and plead guilty to a criminal offence. Crown counsel must consent to a case from another court location to be dealt with in the First Nations Court.	Court uses healing plans in sentencing. Anyone in the courtroom may speak during the sentencing. The court has designated staff and there are elders present during court. A sheriff is not present. Sentencing takes place after a Pre-sentencing Report or Gladue report is prepared. Often people from victim services and drug and alcohol counsellors attend to give information on available resources. There are frequent reviews to monitor offender progress. The court sits one day per month usually the 3rd or 4th Thursday of the month.	No formal research or evaluation has been done on this initiative.
First Nations Court (March, 2013)	Kamloops	First Nations Court Users Meetings are held regularly. The court also has an Aboriginal Justice Council that	Elders receive an honorarium.	People who identify as Aboriginal and plead guilty to a criminal offence.	The court aims to be more rehabilitative. Its objective is to reduce recidivism by addressing the underlying factors that lead people to commit crime. The court encourages offender	No formal research or evaluation has been done on this initiative.

Initiative	Location	Governance	Funding	Clientele	Description	Research/Evaluation
		<p>meets quarterly. The Council is made up of police, defence, probation, corrections, Band representatives, Social Workers, White Buffalo representatives (treatment and support). The Council selects and trains Elders selected for the court.</p> <p>The assignment of the judge to hear these cases is under the authority of the Chief Judge.</p>			<p>involvement in the healing plan. Elders also assist in the development of the healing plans.</p> <p>Focuses on making sure everyone involved in the outcome has a chance to be heard, including: the offender, Aboriginal Community Justice Council members; family or supports; members of the community; the victim; the victim's family and/or supports; and others such as social workers, drug and alcohol counsellors, court workers, social workers, probation officers, and police officers.</p> <p>Court users have created a Community Resource Manual, which lists a available treatment programs.</p> <p>The court sits once a month. Usually the first Friday.</p>	
First Nations Court (May 2013)	Duncan	<p>An Elders Advisory Panel, comprised of individuals that are trained in the court system and also have knowledge of traditions and cultural practices, has been established</p> <p>The assignment of the judge to hear these cases is under the authority of the Chief Judge.</p>	Elders receive an honorarium.	People who identify as Aboriginal and plead guilty to a criminal offence.	<p>Court uses healing plans in sentencing. The cases dealt with in the court are limited to those that are likely to result in community based sentences. Crown counsel assess whether the case should be dealt with in the court.</p> <p>Sentencing circle process. The court invites anyone to speak to the offender's progress.</p> <p>Participants include: A Native Court Worker, Crown counsel, duty counsel, offender, supports (e.g., family), community service workers, the Judge and a court clerk. Victims and members of the community can also participate.</p> <p>There is no sheriff present.</p>	No formal research or evaluation has been done on this initiative.

Initiative	Location	Governance	Funding	Clientele	Description	Research/Evaluation
					<p>The court has a 12 member Elder panel. Three to four Elders sit at a time and are scheduled in advance. Elders receive a small honorarium for their service. The court has held two training sessions and plan to offer training the future.</p> <p>Catchment area includes the Malahat to Cedar, Salt Spring Island, and Penelakut (formerly Kuper) Island. However, files can be from other locations if there is a connection to the community.</p> <p>The court sits once a month.</p>	
First Nations Court (February, 2012)	North Vancouver	<p>Judicial initiative.</p> <p>The assignment of the judge to hear these cases is under the authority of the Chief Judge.</p>	No additional resources required.	People who identify as Aboriginal and plead guilty to a criminal offence.	<p>Goal is to deal with sentencing matters involving First Nations peoples in a more culturally sensitive way.</p> <p>Service providers often attend but not on a regular basis. Native Court worker attends regularly. Elders do not actively participate or attend regularly. A sheriff is present.</p> <p>The court process invites anyone to speak to the offender's healing plan or progress during a review hearing.</p> <p>Catchment area is the North Shore or the Sea to Sky corridor up to and including Whistler, and other cases can be waived in at the discretion of the judge, if there is a connection to the community.</p> <p>The court is scheduled to sit once a month but if the court list isn't finished an additional day may be scheduled when available.</p>	No formal research or evaluation has been done on this initiative.

Initiative	Location	Governance	Funding	Clientele	Description	Research/Evaluation
Victoria Integrated Court (March, 2010)	Victoria	<p>The Working Group consists of the presiding Judge and Judicial Justice, Crown counsel and defence counsel, the Native court worker and members of the ACT teams and CLBC's Community Response Team.</p> <p>The assignment of the judge to hear these cases is under the authority of the Chief Judge.</p>	<p>The VIC operates on existing resources.</p> <p>The VIC does not have in-house services and the teams are not located onsite, but instead convene by agreement once per week at the Victoria Courthouse.</p>	<p>The offender must demonstrate a willingness to address the underlying causes of their criminal activity with community support, including intensive supervision; have a history of substance addiction and/or mental disorder and unstable housing; and be a client of an ACT team, or supported by another community service for an alternative plan of supervision in the community.</p>	<p>Consistent time and location for the court hearings and consistent judiciary and Crown counsel. This consistency is meant to allow the judge and Crown counsel to become familiar with offenders and their circumstances as well as the operation and processes of the VIC program.</p> <p>Other key features include calling of the court list by a Judicial Justice, pre-court planning meetings with a multidisciplinary team, court hearings that involve mostly oral reports about the offender's progress in the community and frequent case reviews.</p> <p>The VIC is a result of integrating the services available through existing resources; no new funding was provided. The local business community provided furnishings for a room to be used by the team members and counsel to plan for court sessions.</p> <p>The VIC sits every Tuesday Morning.</p>	<p>Three reports have been completed regarding the VIC's operations and progress, one by the Community Liaison Committee (led by the local judiciary), one from a private consultant (R.A. Malatest and Associates) and one in consultation with the University of Victoria, The Ministry of Justice and the Office of the Chief Judge. Overall, the reports speak positively of the VIC.</p> <p>To date, reports have been qualitative. An outcome evaluation of the VIC has not been completed.</p>

Appendix B – Summary of External Consultation Feedback

Specialized courts rely on the dedication and expertise of provincial court judges, court staff and numerous other justice, health and social services professionals. In order to ensure these voices were heard in the development of the Specialized Courts Strategy, staff at the Ministry of Justice facilitated two face-to-face consultations in Vancouver and Victoria.

In preparation for the sessions, discussion questions and a background paper were provided to participants in advance of the meeting. The purpose of the paper was to provide an overview of the key issues and considerations shaping the development of the provincial Specialized Courts Strategy.

Who We Heard From

The consultation process generated a wide range of comments and feedback from the representatives of Aboriginal organizations, academics, community partners and other health and social service agencies. Both meetings followed the same agenda, although the Victoria session was more heavily attended by representatives of the public service sector and academia while the Vancouver session was more heavily weighted towards non-profit organizations and the legal community. Input from both meetings is combined into this report. A full list of consultation participants can be found at the end of this summary.

What We Heard

During the two half day consultation meetings, we heard a number of different viewpoints and opinions on specialized courts in B.C. Overall, there emerged a consensus around a number of key themes which continued to be reinforced throughout the discussion, including:

- Specialized Courts can offer benefits over traditional courts because of the holistic, integrated and problem-solving nature of these courts;
- Not enough is currently being done to evaluate and monitor specialized courts and this can lead to unintended consequences such as a focus on the offender at the expense of victims;
- It is difficult to evaluate specialized courts, due to a number of limitations including limited agreement on how success is defined and the availability of data;
- The importance of community participation and consultation cannot be overstated;
- Specialized courts cannot be effective without community resources and services;
- The importance of setting shared objectives at the outset after defining the problem to be addressed by the initiative was reinforced;
- Local leadership and engagement is important;
- Information sharing protocols are essential;
- There is a lack of coordination between justice system partners; and
- There is a need to better establish shared objectives/goals for specialized courts early during the development phase and to adjust these periodically as necessary.

Summary Report

A summary report was provided to participants, along with an invitation to provide any additional written input.

Participant List

Abbotsford Community Services
Battered Women's Support Services
Canadian Bar Association – British Columbia Branch
Forensic Psychiatric Services Commission
Legal Services Society
Ministry of Aboriginal Relations and Reconciliation
Ministry of Children and Family Development
Ministry of Health
Ministry of Social Development and Social Innovation
MOSAIC, Men in Change – Relationship Violence Prevention Program
Native Court Worker and Counselling Association of B.C.
Public Prosecution Service of Canada
RCMP - Surrey Detachment
Secwepemc Community Justice Program
Simon Fraser University – School of Criminology
Simon Fraser University – School of Health Sciences
Tk'emlúps te Secwépemc
Trial Lawyers Association of B.C.
University of the Fraser Valley
International Centre for Criminal Law Reform and Criminal Justice Policy
University of Victoria, Faculty of Law
Vancouver Coastal Health Authority
Vancouver Police Department
Victoria Police Department
Watari Counselling and Support Services Society
Women Against Violence Against Women
YWCA Vancouver

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: January 17, 2017
FILE NO: 2016-299-AL
MEETING: Council
SUBJECT: Addendum Report
Application to Exclude Land from the Agricultural Land Reserve
12176 237th Street.

EXECUTIVE SUMMARY:

At their October 11, 2016 Council meeting, Council considered and deferred Application 2016-299-AL to exclude the 1.12 hectare (2.8 acres) parcel from the Agricultural Land Reserve, under Section 30 (1) of the Agricultural Land Commission Act. It was understood that Council wished to have an accompanying development proposal in support of the application.

The exclusion application occurred concurrently with exclusion application 2016-298-AL, for the subject property at 12102 237th Street, which was forwarded to the Agricultural Land Commission on October 11, 2016. The Commission had previously recommended excluding this parcel, and this recommendation formed the basis of Council's decision to forward the application. It is assumed that this application will be successful, based on the Commission's recommendation.

Should Council forward Application 2016-299-AL, and if the Commission agrees to its exclusion, the applicant will have a contiguous block of 3 properties, including 12102 and 12146 237th Street. The parcel at 12146 237th Street was previously excluded under application AL/045/04.

This report includes the applicant's response to Council's request. The original report is attached as Appendix A.

RECOMMENDATION:

The following resolutions are provided for Council's consideration:

- i. That the application not be authorized to go forward to the Agricultural Land Commission;
- ii. That the application be authorized to go forward to the Agricultural Land Commission with a summary of Council's comments and the staff report.

DISCUSSION:

Applicant:	Paul Hayes
Owner:	R C B Enterprises Limited
Legal Description:	Lot: 2, Section: 21, Township: 12, Plan: NWP72342
OCP :	
Existing:	AGR (Agricultural)
Zoning:	
Existing:	RS-3 (One Family Rural Residential)
Surrounding Uses	
North:	Use: Rural Residential Zone: A-2 Upland Agriculture Designation: Agriculture
South:	Use: Rural Residential Zone: RS-3 One Family Rural Residential Designation: Agricultural
East:	Use: 3 properties, urban residential Zone: RS-1b One Family Urban Medium Density Residential
West:	Designation: Urban Residential Use: Townhouse Residential Zone: RM-1 Townhouse Residential Designation: Urban Residential
Existing Use of Property:	vacant
Proposed Use of Property:	not explicitly stated
Site Area:	1.12 hectares (2.8 acres)
Access:	237 th Street
Servicing:	On-site sewer and water

a) Project Description:

This application is to exclude the subject property from the Agricultural Land Reserve. In response to Council's request for more development details, the applicant provides the following:

The owner does not have an explicit development plan as two of the three properties are presently within the Agricultural Land Reserve. However, the intention of the owner (if and when ALR exclusion occurs) is to consolidate the three properties at 12102, 12146, and 12176 237th Street and present a proposal for residential development that will meet the Planning Department's recommendations and expectations that will fit with the neighbouring urban residential lands and the ALR lands to the north, and also that may be supportable by the Maple Ridge City Council. Thank you for your consideration.
Paul Hayes

CONCLUSION:

This report has provided, for Council's consideration, a response to their request for more information about the development intentions for the subject property should this application for exclusion from the Agricultural Land Reserve be successful. The recommendations provided in this report are consistent with Council direction for processing exclusion applications.

"Original signed by Diana Hall"

Prepared by: Diana Hall, MA, (Planning), MCIP
Planner 2

"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 E.C. Swabey"

Concurrence: E.C. Swabey
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Report dated October 3, 2016, and titled, Application for Exclusion from the Agricultural Land Reserve, 12176 237th Street

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Application for Exclusion from the Agricultural Land Reserve
12176 237 Street

MEETING DATE: October 3, 2016
FILE NO: 2016-299-AL
MEETING: C of W

EXECUTIVE SUMMARY:

An application has been received under Section 30 (1) of the Agricultural Land Commission Act to exclude approximately 1.12 hectares (2.8 acres) of land from the Agricultural Land Reserve. The applicant's submission conforms with the notice of application requirements of the Agricultural Land Commission.

The applicant has not provided an explicit development plan with this proposal, but indicates an intent to assemble the subject property with the 2 parcels to its south (12146 and 12102 237th Street), as attached to this report (Appendix C)

This property is designated Agricultural in the Official Community Plan and in the Regional Growth Strategy of Metro Vancouver. Redevelopment of this property for urban uses would be contrary to these long range plans and would require approval from municipal, regional, and provincial agencies. On this basis, this application could be considered not supportable.

The recommendation of this report has been provided in accordance with Council direction for applications for exclusion from the Agricultural Land Reserve. However, other options for Council's consideration are presented in the Alternatives section of this report.

RECOMMENDATION:

In accordance with Council direction for applications for exclusions from the Agricultural Land Reserve, the following resolutions are provided for Council's consideration:

- a) That the application not be authorized to go forward to the Agricultural Land Commission;
- b) That the application be authorized to go forward to the Agricultural Land Commission with a summary of Council's comments and the staff report.

DISCUSSION:

a) Background Context:

Applicant: Paul Hayes
Owner: R C B Enterprises Limited

Legal Description: Lot: 2, Section: 21, Township: 12, Plan:
NWP72342

OCP :		
Existing:		AGR (Agricultural)
Zoning:		
Existing:		RS-3 (One Family Rural Residential)
Surrounding Uses		
North:	Use:	Rural Residential
	Zone:	A-2 Upland Agriculture
	Designation	Agriculture
South:	Use:	Rural Residential
	Zone:	RS-3 One Family Rural Residential
	Designation:	Agricultural
East:	Use:	3 properties, urban residential
	Zone:	RS-1b One Family Urban Medium Density Residential
	Designation:	Urban Residential
West:	Use:	Townhouse Residential
	Zone:	RM-1 Townhouse Residential
	Designation:	Urban Residential
Existing Use of Property:		vacant
Proposed Use of Property:		not explicitly stated
Site Area:		1.12 hectares (2.8 acres)
Access:		237 th Street
Servicing:		On-site sewer and water

b) Project Description:

This application is to exclude the subject property from the Agricultural Land Reserve. The applicant does not have a stated land use plan for the site, but indicates a desire to assemble this property with the 2 parcels to its south (12146 and 12102 237th Street) for redevelopment, likely to an urban standard. Of these 3 properties, this most northern parcel, if excluded, would require an amendment to Metro Vancouver's Regional Growth Strategy prior to redevelopment to an urban standard. The other two parcels are currently designated urban in this regional plan, and therefore, urban development would be possible south of the subject property, without first requiring regional approvals. The parcel at 12102 237th is concurrently being proposed for exclusion under application 2016-298-AL. The Agricultural Land Commission indicated support for its removal from the ALR under Commission Resolution # 2635/2011. The property at 12146 237th Street was previously excluded under Application AL/045/04.

A number of letters have been received in opposition to this application, due to a concern over the loss of farmland. These letters will be circulated to the Commission, should this application be supported.

c) Planning Analysis:

On July 19, 2004, a report for processing exclusion applications was received by Council outlining legal implications and the local government's role in processing applications for exclusion from the Agricultural Land Reserve. Council resolved to consider the following options for referring applications to the Agricultural Land Commission:

- The application be authorized to go forward to the Agricultural Land Commission with no comment.
- The application be authorized to go forward to the Agricultural Land Commission with comments.
- The application be authorized to go forward to the Agricultural Land Commission with a recommendation to exclude the property with or without comments.
- The application be authorized to go forward to the Agricultural Land Commission with a recommendation to not exclude the property with or without comments.
- The application not be authorized to go forward to the Agricultural Land Commission.

The process for decision making on applications for exclusion from the Agricultural Land Reserve was further refined by Council at their February 14, 2005 Workshop. At that time, Council resolved that the process for referring applications for exclusion to the Agricultural Land Commission include the following options:

- a) That the application not be authorized to go forward to the Agricultural Land Commission;*
- b) That the application be authorized to go forward to the Agricultural Land Commission with a summary of Council's comments and the staff report.*

The above resolution forms the recommendations presented in this staff report. To assist Council in the decision of allowing this application to proceed further, this development proposal will be reviewed in light of the policies of the Official Community Plan and the Agricultural Plan.

OFFICIAL COMMUNITY PLAN

The Official Community Plan, adopted by Council on November 14, 2006, provides a policy context that has relevance to this application, and the agricultural future of the subject property. The following outlines some of the relevant sections from the Official Community Plan.

Official Community Plan Agricultural Policies

The Maple Ridge Official Community Plan emphasizes the value of agriculture in contributing to the local economy and to the rural character of the community. It is noted that Maple Ridge agriculture faces considerable challenges, but there is consistent community support for local farming. Policy 6-12 of the Official Community Plan states:

Maple Ridge will protect the productivity of its agricultural land by:

- a) Adopting a guiding principal of "positive benefit to agriculture" when making land use decisions that could affect the agricultural land base, with favourable recognition of initiatives including but not limited to supportive non-farm uses, infrastructure improvements for farmland, or the inclusion of land elsewhere in the Agricultural Land Reserve;*
- b) requiring agricultural impact assessments (AIAs) and Groundwater Impact Assessment of non-farm development and infrastructure projects and identifying measures to off-set impacts on agricultural capability;*

- c) *preserving larger farm units and areas by using appropriate buffers such as roads, topographic features, watercourses, ditching, fencing, or gradually reduced residential densities on properties adjacent to agricultural land;*
- d) *discouraging the subdivision of agricultural land into smaller parcels, except where positive benefits to agriculture can be demonstrated;*
- e) *reinforcing the concept that the Agricultural Land Reserve is intended for agricultural use by increasing the minimum lot size for ALR properties that are zoned Rural Residential;*
- f) *encouraging the amalgamation of smaller parcels of farmland into larger, more cohesive parcels.*

Section 6.2 of the Official Community Plan, which pertains to Agricultural opportunities, states that the value of agriculture is consistently recognized and supported within the community, as follows:

Agricultural land is a key component of the Metro Vancouver Regional Growth Strategy and provides many benefits of local and regional significance. As an economic generator it contributes to a more complete community.

Official Community Plan - Growth Management Policies

Section 2.1 of the Official Community Plan states that in Maple Ridge the majority of the growth in population, jobs and housing will be accommodated within the Urban Area Boundary where services are readily available or infrastructure is already in place. The subject property forms the legal boundary of the Agricultural Land Reserve at this location. The Official Community Plan emphasized that adjustments to the Urban Area Boundary, if required, must follow a specified process.

Although additional adjustments may occur in the future, this process was generally concluded, thereby clarifying the location of the Urban Area Boundary, through the completion of the Maple Ridge Agricultural Plan in 2009 and the adoption of the Metro Vancouver Regional Growth Strategy in 2011.

The 2 parcels to the south of the subject property have either been excluded (12146 237th Street) from the Agricultural Land Reserve, or identified as appropriate for this purpose (12102 237th Street) by the Commission. They have both been designated urban in the Regional Growth Strategy, demonstrating the extent of cooperation between the agencies involved. For these reasons, the exclusion and redesignation of these adjacent properties is supportable. However, urban development of the subject property is not supportable.

AGRICULTURAL PLAN

The Maple Ridge Agricultural Plan, adopted by Council on December 15, 2009, provided additional direction for advancing agricultural opportunities in Maple Ridge. Although adopted, specific actions related to the implementation of the Plan are currently being prioritized by Council. Pertinent excerpts of the Plan are included below.

Issue 1 in the Agricultural Plan notes the difficulty faced by farmers in gaining access to underutilized agricultural land. Specific issues included the following:

- *Absentee landlords*
- *Agricultural land held in idle state*
- *Landless operators unable to find land to farm*
- *High land cost restricts access.*

The Plan indicates that an appropriate means to address these issues would be to encourage non-farming land owners to make idle land available to farmers or to start farming it themselves. The Plan notes the need to re-emphasize the role of agriculture in the Agricultural Land Reserve and to remove some of the perception that the Agricultural Land Reserve is a land reserve for eventual non-agricultural development in Maple Ridge.

Issue 5 of the Agricultural Plan discusses the loss of the agricultural land base and notes the following specific issues:

- *Many small parcels*
- *High level of rural residential incursion into Agricultural Land Reserve*
- *Non-farmed areas of the Agricultural Land Reserve tend to be smaller parcels*
- *Limited availability of irrigation water*
- *Continued conversion pressure from the District of Maple Ridge's urban growth*
- *Financial pressure on farming*

The Agricultural Plan recognizes that there may be situations in the future where exclusions may be required to meet community needs, for example employment generating lands. In instances where land conversion is unavoidable, levies or other means be established by the City in order to compensate for the loss of agricultural land.

Goal 6 of the Plan discusses the issue of the conversion of agricultural land as follows:

The primary goal with respect to larger established farming operations in Maple Ridge is to plan for their retention as farms, rather than watch them languish and deteriorate, so that the community can optimize the rewards and advantages of having agriculture in its midst.

Limited to highly specific situations, the secondary goal (if the primary goal is not feasible) is to explore establishing a policy of compensation from development that enables funds to be generated and expended so that the net agricultural capability of the District is enhanced by investment elsewhere.

INTERGOVERNMENTAL AGENCIES

Agricultural Land Commission

The Commission has established guidelines for local governments regarding the timing of application processing. These guidelines are provided by the Commission in their document, the *Agricultural Land Reserve Use, Subdivision And Procedure Regulation*. The local government is normally required to address the application within 60 days of its receipt under Section 21.1 of this Regulation, but has an option to hold a public meeting which would extend the application processing time to 90 days.

Metro Vancouver

The subject property is designated for Agricultural use in the Official Community Plan. If the property was excluded from the Agricultural Land Reserve, its Agricultural designation would remain in the Official Community Plan. Any change in permitted uses would require an amendment to the Official Community Plan, which in turn would require the approval of Metro Vancouver to amend the Regional Growth Strategy. This type of amendment would be considered by Metro Vancouver to be a Type 2 Minor Amendment. The bylaw amendment process would include a regional public hearing and a two-thirds weighted vote of the Metro Vancouver Board. In this instance, the municipal government would apply for the amendment to Metro Vancouver.

d) Alternatives:

The report recommendations follow Council direction as noted earlier in this report. The property has not been identified for exclusion from the Agricultural Land Reserve, and is not considered available for urban development in the Regional Growth Strategy. On this basis, this application could be considered not supportable.

CONCLUSION:

This application for exclusion from the Agricultural Land Reserve has been considered in the context of the policies of the Official Community Plan, and the Agricultural Plan. On review of this context, this application is found to be not supportable. However, the report recommendation has been prepared in accordance with previous Council direction for applications for exclusion from the Agricultural Land Reserve.

“Original signed by Diana Hall”

Prepared by: Diana Hall, MA (Planning), MCIP
Planner II

“Original signed by Christine Carter”

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

“Original signed by Frank Quinn”

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

“Original signed by Frank Quinn” for

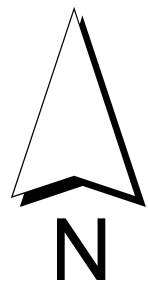
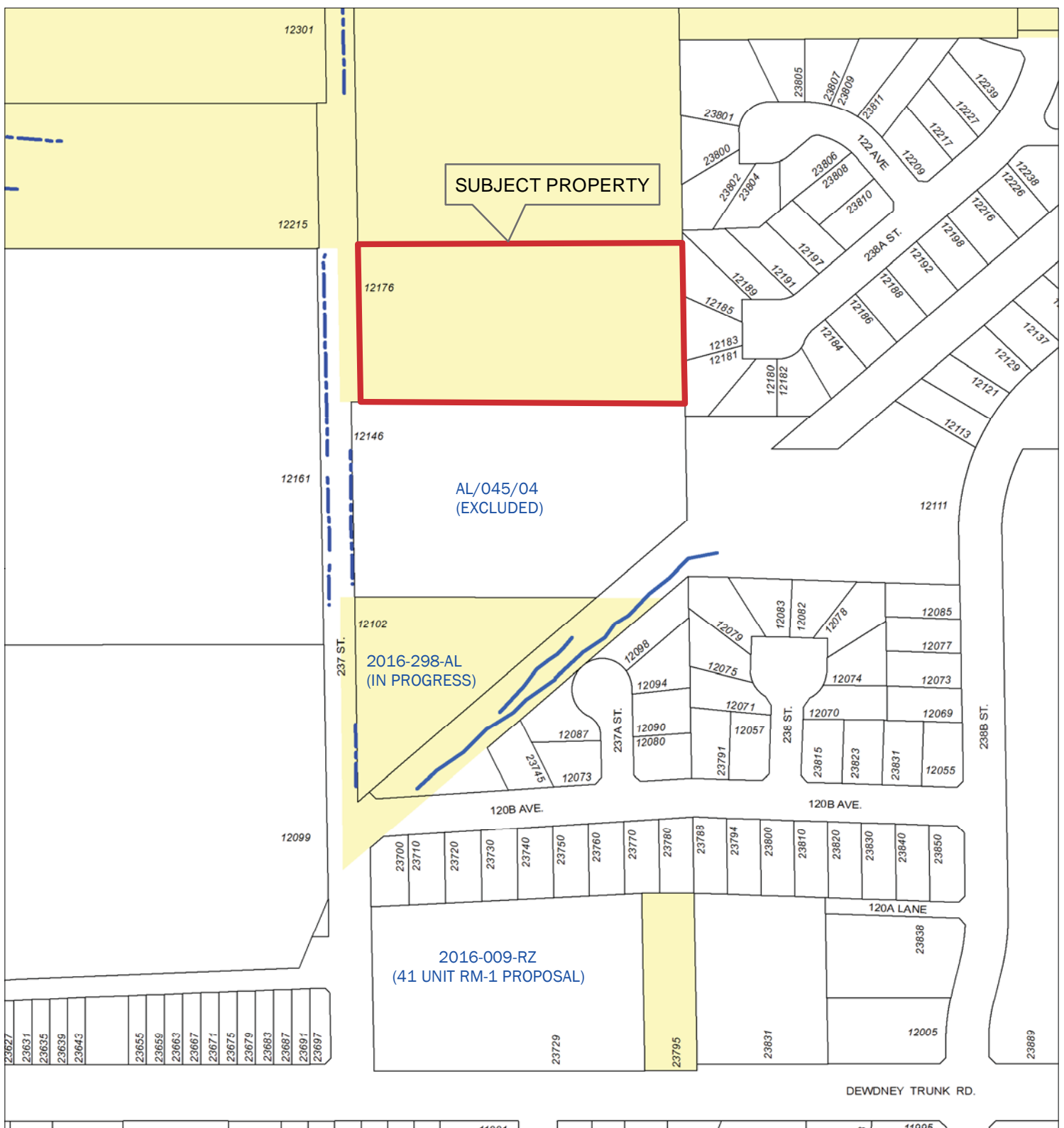
Concurrence: E.C. Swabey
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Photo

Appendix C – Development Sketch prepared by Applicant.



Scale: 1:2,500

Legend

- Stream
- - - Ditch Centreline
- ALR

12176 237 STREET

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2016-299-AL
DATE: Sep 26, 2016

BY: PC

CITY OF MAPLE RIDGE

BYLAW NO. 7283-2016

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

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

AND WHEREAS it is deemed expedient to amend Schedule "A" 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. 7283-2016."
2. Appendix D. TEMPORARY USE PERMITS, Section TEMPORARY USE PERMIT AREA is amended by deleting Temporary Commercial Use Permit Area Location No.2 in its entirety and renumbering subsequent locations accordingly.
3. Appendix D. TEMPORARY USE PERMITS, Section TEMPORARY USE PERMIT AREA is amended by the addition of the following, in sequential numeric order:

Temporary Commercial Use Permit Area Location No. 4

Purpose:

To permit a temporary taxi dispatch office and taxi parking located at 22606 Dewdney Trunk Road.

Location:

Those parcels or tracts of land shown on Temporary Commercial Use Permit Area No. 5 map, and known and described as:

Lot 4 Except: Westerly 81.1 feet; District Lot 401 Group 1 New Westminster District Plan 7863

is hereby designated to permit a temporary commercial use for a taxi dispatch office, for the lesser of a three-year maximum period or in the event of an offence to any City bylaw. The time period becomes effective upon adoption of this bylaw.

4. Appendix D. TEMPORARY USE PERMITS, Section TEMPORARY USE PERMIT AREA is amended by the addition of the attached Temporary Commercial Use Permit Area Location No. 4 map, in sequential numeric order.

5. Maple Ridge Official Community Plan Bylaw No.7060-2014 as amended, is hereby amended accordingly.

READ a first time the 20th day of September, 2016.

READ a second time the 6th day of December, 2016.

PUBLIC HEARING held the 17th day of January, 2017.

READ a third time the day of , 20

ADOPTED, the day of , 20 .

PRESIDING MEMBER

CORPORATE OFFICER

CITY OF MAPLE RIDGE

BYLAW NO. 7292-2016

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7292-2016."
2. That PART 2 INTERPRETATION be amended with the addition of the following definition after MEDICAL MARIHUANA, COMMERCIAL PRODUCTION:

MICROBREWERY, WINERY AND DISTILLERY means premises on which beer, ale, cider, wine or sprits are manufactured using traditional methods, often in small or seasonal batches. This use includes accessory retail display and sales as well as sampling and lounge spaces, provided that the combined floor area allocated to such accessory uses does not exceed the manufacturing floor area.

3. That PART 7 – COMMERCIAL ZONES be amended by the addition of the following commercial zone following H-1 HERITAGE COMMERCIAL:

714 HAMMOND VILLAGE COMMERCIAL H-2

1) PURPOSE

1. This zone is intended for mixed-use development within Hammond's historic commercial area and is specific to sites designated *Hammond Village Commercial* in the Hammond Area Plan.

2) PRINCIPAL USES

1. The following principal use and no other shall be permitted in this zone:
 - (a) apartment (see Section 10, OTHER REGULATIONS in this zone);
 - (b) assembly;
 - (c) convenience store;
 - (d) financial services;
 - (e) indoor commercial recreation;
 - (f) liquor primary establishment;
 - (g) licensee retail store;
 - (h) microbrewery, winery and distillery;
 - (i) personal services;
 - (j) personal repair services;

- (k) professional services;
- (l) restaurants;
- (m) retail sales;
- (n) off-street parking, permitted on those parcels included on attached Schedule "J"
Hammond Commercial and Off-Street Parking;
- (o) vehicle and equipment repair services, permitted on the following parcel:
20657 Lorne Avenue
Lot 697 District Lot 278 New Westminster District Plan 114

3) ACCESSORY USES

1. The following uses shall be permitted as accessory to a permitted principal use in this zone:
 - (a) boarding, accessory to an apartment use;
 - (b) home occupation, accessory to an apartment use;
 - (c) outdoor display or sales area.

4) LOT AREA & DIMENSIONS

1. Minimum lot area and dimensions shall not be less than:
 - (a) net lot area; 191.0 square metres
 - (b) lot width; 6.0 metres
 - (c) lot depth. 27.0 metres

5) LOT COVERAGE

1. The lot coverage of all buildings and structures shall not exceed 90%.

6) SETBACKS

1. No building or structure shall be sited less than:
 - (a) from a front lot line; 0 metres
 - (b) from a rear lot line; 1.5 metres
 - (c) from an interior lot line; 0 metres
 - (d) from an exterior lot line. 4.5 metres

7) HEIGHT

1. No building or structure shall be less than 11 metres.
2. No building or structure shall be greater than 15 metres.
3. Notwithstanding clauses 1 and 2, the following height restrictions on properties identified on Schedule 'J' Hammond Commercial and Off-Street Parking shall be as follows:
 - (a) No building or structure shall be less than 3.6 metres;
 - (b) No building or structure shall be greater than 11 metres.

8) PARKING & LOADING

1. Off-street parking and off-street loading shall be sited to the rear of the building, inside a building or structure, or underground;
2. Off-street parking and off-street loading shall be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990, as amended.

9) OTHER REGULATIONS

1. For properties identified on attached Schedule "K", Hammond Ground Floor Commercial Required, an apartment use shall be limited exclusively to storeys above the first storey of a building.
2. An apartment use:
 - (a) shall provide a minimum of 5% of the lot area as useable open space which may be provided in balconies, terraces, patios, rear yards, courtyards or roof decks.
 - (b) shall provide a balcony for all dwelling units which are not ground-oriented and shall be a minimum of 5% of the dwelling unit size or 4.6 square metres per dwelling unit, whichever is greater;
 - (c) shall have a separate public entrance from the ground floor front elevation if located in a building or structure with other uses except that on a corner lot access may be from the ground floor exterior side elevation;
 - (d) shall be permitted only if the site is serviced to the standard set out in Maple Ridge Subdivision and Development Servicing Bylaw.
3. All persons carrying out a permitted use shall conduct the business or undertaking within a completely enclosed building except for accessory outdoor display, seating, or sales area and off-street parking and loading.
4. A home occupation use shall comply with the regulations of Section 402 (4).
4. Those parcels or tracts of land and premises known and described as:

Lot 795 District Lot 278 New Westminster District Plan 114
Lot 797 District Lot 278 New Westminster District Plan 114
PID 007-226-551
Lot 793 District Lot 278 New Westminster District Plan 114
Lot A District Lot 278 New Westminster District Plan 10059
Lot B District Lot 278 New Westminster District Plan 10059
Lot 789 District Lot 278 New Westminster District Plan 114
Lot 790 District Lot 278 New Westminster District Plan 114
Lot A District Lot 278 New Westminster District Plan 12703
Lot B District Lot 278 New Westminster District Plan 12703
Lot 1110 District Lot 278 New Westminster District Plan 52216
PID 003-435-181
Lot 697 District Lot 278 New Westminster District Plan 114
Lot 726 District Lot 278 New Westminster District Plan 114

and shown on Map No. 1698 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to H-2 (Hammond Village Commercial).

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

Lot 695 District Lot 278 New Westminster District Plan 114

and shown on Map No. 1698 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to P-4 (Church Institutional).

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

READ a first time the 29th day of November, 2016.

READ a second time the 29th day of November, 2016.

PUBLIC HEARING held the 17th day of January, 2017.

READ a third time the day of , 20

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER





MAPLE RIDGE ZONE AMENDING

Bylaw No. 7292-2016

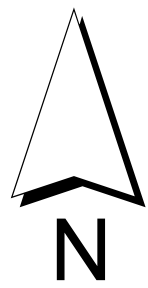
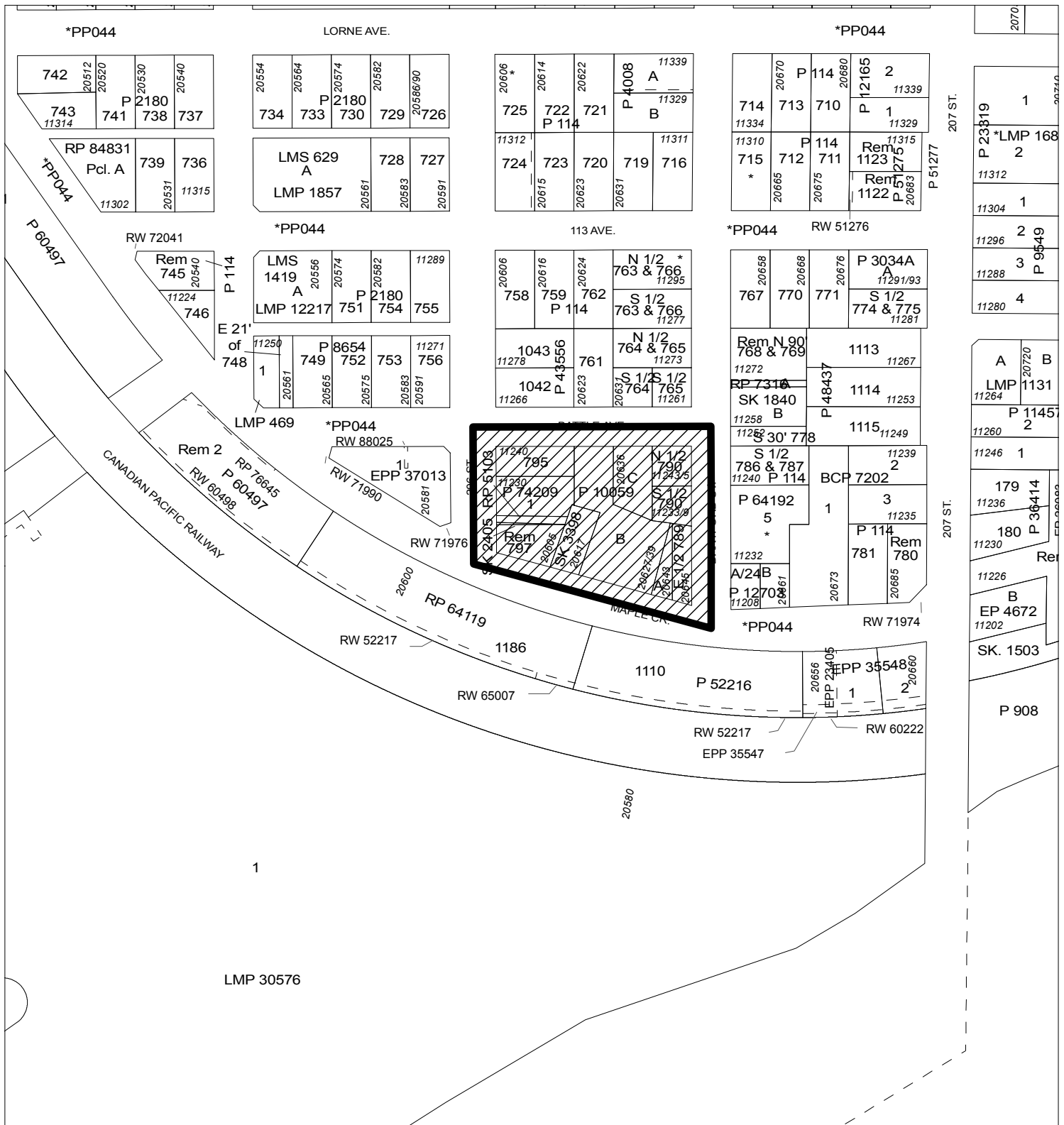
Map No. 1698

From: C-3 (Town Centre Commercial) RS-1 (One Family Urban Residential)

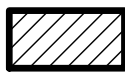
To:  H-2 (Hammond Village Commercial)
 P-4 (Place of Worship Institutional)



SCALE 1:3,000



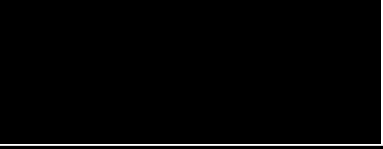
Scale: 1:2,500



**Hammond Ground Floor
Commercial Required**

Bylaw No. 7292-2016 Schedule "K"

PLANNING DEPARTMENT



Schedule "K"
DATE: Oct 27, 2016

BY: DT

CITY OF MAPLE RIDGE

BYLAW NO. 7279-2016

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

WHEREAS Section 477 of the Local Government Act provides that the Council may revise the Official Community Plan;

AND WHEREAS it is deemed expedient to amend Schedules “A”, “B”, and “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 “Hammond Area Plan Bylaw No. 7279-2016.”
2. **Schedule “A”, Table of Contents** is amended as follows:
 - a. To add the following after 8.12 Wildfire Development Permit Area Guidelines:

“8.13 Hammond Development Permit Area Guidelines”
 - b. To add the following after 10.4 Town Centre Area Plan:

“10.5 Hammond Area Plan”
3. **Schedule “A”, Chapter 6, Employment, sub-section 6.3.8 Historic Commercial** is amended as follows:
 - a. To add the following sentence to the end of policy 6 - 38:

“Specific land uses and policies to guide long range planning and development for Hammond and Port Haney are within their respective Area Plans, the Hammond Area Plan and the Town Centre Area Plan, which are imbedded in the Official Community Plan in Chapter 10, Area Planning.”
4. **Schedule “A”, Chapter 10 Area Plans** is amended as follows:
 - a. To add “Hammond Area Plan” to Section Title Page after Town Centre Area Plan
 - b. By the addition of the Hammond Area Plan, a copy of which is attached hereto and forms part of this bylaw as Schedule 1 in correct numerical order.

5. **Schedule “A”, Chapter 8, Development Permit Area Guidelines**, is amended as follows:
 - a. To add “Wildfire” and “Hammond” to Section Title Page after Town Centre;
 - b. To add the following paragraph in Section 8.2 Application and Intent, after item 7, as follows:

"8. Hammond Development Permit Area Guidelines pursuant to Section 488(1)(a)(b)(c)(d)(e)(f)(h)(i)(j) of the Local Government Act for property within the Hammond Area as identified on Schedule B of the Official Community Plan. The Hammond Development Permit applies to Low Density Multi-Family, Medium Density-Multi-Family, Infill General Employment, and Hammond Village Commercial land use designations and development."
 - c. By the addition of the Hammond Development Permit Area Guidelines, a copy of which is attached hereto and forms part of this Bylaw as Schedule 2 in correct numerical order.
6. **Schedule “A”, Appendix E, Figure 6, Area Plans**, is hereby deleted and replaced with Schedule 3, which is attached hereto and forms part of this Bylaw.
7. **Schedule “B”** is hereby deleted and replaced with Schedule 4, which is attached hereto and forms part of this Bylaw.
8. **Schedule “C”** is hereby amended for those parcels or tracts of land known and described as:

Group 1, Dedicated Park & 63221, District Lot 280, NWD, Plan NWP63218

and outlined in heavy black line on Map No. 933, a copy of which is attached hereto and forms part of this Bylaw, are hereby amended by adding “Conservation”.
9. Maple Ridge Official Community Plan bylaw No. 7060-2014 as amended is hereby amended accordingly.

READ a first time the 20th day of September, 2016.

READ a second time the 29th day of November, 2016.

PUBLIC HEARING held the 17th day of January, 2017.

READ third time the day of , 20

ADOPTED, the day of , 20 .

PRESIDING MEMBER

CORPORATE OFFICER

CITY OF MAPLE RIDGE

BYLAW NO.7187-2015

A Bylaw to amend the Official Community Plan

WHEREAS the Local Government Act empowers a local government to adopt or amend an Official Community Plan;

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

NOW THEREFORE, the Municipal Council of the 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.7187-2015."
2. Section **8.4 Development Permit Area Exemptions, Item 4** is replaced with the following:

“4. A Wildfire Development Permit is not required under the following circumstances:

- a) For an addition or renovation to any existing building in the municipality where the value of the work indicated on the building permit application does not exceed 50% of the assessed value of the improvements on the property on the date of the building permit application. For the purposes of this section the value of the building on the date of the building permit application is deemed to be the value as shown on the most recent assessment, by the British Columbia Assessment Authority, where such an assessment is available.
- b) For interior renovations to an existing lawfully constructed, or legally non-conforming, building or structure wholly contained within, and not projecting beyond, the foundation.
- c) For a single family home or a subdivision resulting in the creation of not more than two residential lots. A restrictive covenant detailing building design and landscaping requirements will be required for these types of developments within the Wildfire Development Permit Area.
- d) For non-residential farm buildings, located on lands where a farm use is being practiced, as defined in the Agricultural Land Reserve Use, Subdivision and Procedure Regulation B.C. Reg. 171/2002 or its successor, provided that they are sited at least 10 metres away from any residential building(s) and wildfire interface. If within 10 metres, then a restrictive covenant detailing building design and

landscaping requirements will be required for these types of developments within the Wildfire Development Permit Area.

- e) For public works and services and maintenance activities carried out by, or on behalf of, the City.
- f) For any construction of a building or structure or any alteration of land that does not require a permit from the City.”

3. Section **8.12 Wildfire Development Permit Guidelines, Subsection 8.12.1 Key Guideline Concepts** and **8.12.2 Guidelines, Items A-D** are replaced with the following:

“Intent

The Wildfire Development Permit Area Guidelines are intended for the protection of life and property in designated areas that could be at risk of wildfire and where this risk, in some cases, may be reasonably abated through implementation of appropriate precautionary measures.

A Development Permit will be required for all development and subdivision activity or building permits for areas identified as Wildfire Risk Areas identified on Map 1: Wildfire Development Permit Area. A Development Permit may not be required under certain circumstances indicated in the Development Permit Exemptions, Section 8.4, Item 4. These Development Permit Guidelines are to work in concert with all other regulations, guidelines and bylaws in effect.

8.12.1 Key Guideline Concepts

The intent of the Key Guideline Concepts is to ensure that development within the Wildfire Development Permit Area is managed to minimize the risk to property and people from wildfire urban interface hazards and to further reduce the risk of potential post-fire landslides and debris flows.

Applications for Wildfire Development Permits will be assessed against the following key guideline concepts:

1. Locate development on individual sites so that, when integrated with the use of mitigating construction techniques and landscape management practices, the risk of wildfire hazards is reduced;
2. Mitigate wildfire impacts while respecting environmental conservation objectives and other hazards in the area;
3. Ensure identified hazard areas are recognized and addressed within each stage of the land development process; and
4. Manage the interface forest fuel components, including vegetation and structures, thereby increasing the probability of successful fire suppression, containment and minimize adverse impacts.

8.12.2 Guidelines

The design and construction of buildings and structures located within the boundaries of the Wildfire Development Permit Area shall be in accordance with the following key guidelines. Additional details can be found in the *BC Wildfire Service FireSmart* manuals.

The City may consider alternative design and construction solutions if the alternative solution meets the intent of these guidelines.

A. Subdivision Design and Construction

1. The development building face should be located a minimum of 10 metres away from the adjacent forest interface. This 10 metre distance (Priority Zone 1) should be created between all sides of the foundation and the forest interface (vegetation shall be modified to mitigate hazardous conditions within 10 metres of the foundations prior to the start of construction). The treatment within Priority Zone 1 may include: treating fuel on the existing parcel; developing a trail as a part of the Priority Zone; or including an environmental and geotechnical setback, if such treatment is mutually beneficial to the intent of the setback areas and FireSmart principles.
2. Priority Zone 1 may incorporate cleared parks, roads, or trails to meet the 10 metre distance requirement.
3. Development shall be set back a minimum of 10 metres from the top of ridgelines, cliffs or ravines. Variations may be considered if a wildfire hazard assessment can justify a change in the setback distance.
4. Where the City requires fire hydrants within a development, these must be fully functional prior to construction above the foundation level.
5. For subdivisions where a secondary access is not provided and an emergency Utility Vehicle (UTV) trail system is planned as an alternative, the trail access must be constructed with a 1.5 metre trail width and a minimum height and width of 2 metres cleared of vegetation, with pullouts for passing and turnaround every 500 metres, where appropriate. In areas where a 30 metre environmental setback is required, the City may consider including the trail within the 30 metre setback; however, it must be located outside of a 15 metre watercourse setback from the top of bank. Trails or turnaround points must consider appropriate design measures for protecting environmentally sensitive and/or geotechnical sensitive areas.
6. Access points suitable for evacuation and the movement of emergency response equipment must be provided. The number of access points and their capacity should be determined during subdivision design. Two means of access are preferred for subdivisions in a Wildfire Development Permit Area. If two access points are not possible, then the single access must have the capability of accommodating two fire trucks - each with a width of 2.9 metres - safely passing each other at strategic locations.

B. *Building Design and Siting*

1. Locate building sites on the flattest areas of the property and avoid gullies or draws that accumulate fuel and funnel winds.
2. Steep roofs and closed or screened gutters are preferred in order to prevent the collection of leaves or needles, and to reduce the risk of ember shower accumulation.
3. Buildings must comply with the requirements listed below. Accessory buildings located within the Wildfire Development Permit Area must meet the same building standards as the principal residence.

Roofing Materials

- a) Roof materials shall have a Class A or B fire resistance rating as defined in the current British Columbia Building Code, as amended. Examples of typical Class A or B roofing products include, but are not limited to: asphalt shingles, metal, concrete tile, clay tile, synthetic, slate, and hybrid composite materials. Note: Wood shakes and shingles are not acceptable, unless certified to Class A or B.

Exterior Cladding

- a) Exterior cladding on elevations adjacent to the wildfire interface shall be constructed of ignition-resistant or non-combustible materials such as: stucco, metal siding, brick, cement shingles, cement board, concrete block, poured concrete, concrete composite, rock and logs or heavy timber.
- b) Decorative construction features, such as fascia, trim board materials and trim accents, are exempted from this requirement, to a maximum of 10% per elevation.

Overhanging Projections and Cantilevered Floors

- a) Overhanging projections attached to buildings and their support (i.e. decks, balconies, porches, structural columns, and beams) shall be constructed of heavy timber construction, ignition-resistant or non-combustible materials, similar to those allowed in the "Exterior Cladding" section above.
- b) The underside of all exposed floors (i.e. underside of balconies, decks and porches) shall be sheathed or skirted with fire-resistant materials, similar to those allowed in the "Exterior Cladding" section above.
- c) The underside of all cantilevered floors (i.e. bay windows, hutches, and window seats) shall be protected with fire-resistant materials and have the floor system fire-blocked at the exterior wall plane.
- d) Areas under overhang projections must be kept clear of debris.

Exterior Doors and Windows

- a) Exterior doors and garage doors shall be constructed of non-combustible materials (i.e. metal clad, solid core wood or have a 20 minute fire protection rating), and must meet the requirements of the North American Fenestration Standard (NAFS).

CORPORATE OFFICER

CITY OF MAPLE RIDGE
BYLAW NO. 7233-2016

A Bylaw to amend the Maple Ridge Development Procedures Bylaw No. 5879-1999

WHEREAS, it is deemed expedient to amend the Maple Ridge Development Procedures Bylaw No. 5879-1999 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 Development Procedures Amending Bylaw. No. 7233-2016”.
2. Maple Ridge Development Procedures Bylaw No. 5879-1999 be further amended by replacing the Development Application Submission Checklist for **Schedule J - Wildfire Development Permit Application** with the following:

“Schedule J

WILDFIRE DEVELOPMENT PERMIT APPLICATION

The City will provide the opportunity for applicants to meet with staff from the appropriate departments early in the application process. Applications for Wildfire Development Permits are to be made to the Planning Department, and must include the following:

- 1) A completed application form with the prescribed fee.
- 2) A Certificate of Title and a Consent Form (if the applicant is different from the owner shown on the Certificate of Title) plus copies of any restrictive covenant documents registered against Title.
- 3) A Site Profile.
- 4) A Site Plan prepared by a certified BCLS including:
 - i. Topography and natural features;
 - ii. Parcel boundaries;
 - iii. Adjacent streets and Rights-of-Way;
 - iv. Existing structures and infrastructure;
 - v. Location of watercourses, wetlands, ponds, etc. and approved environmental protection setback and geotechnical setback areas for steep slopes;
 - vi. Proposed tree retention areas;
 - vii. Proposed subdivision plan or lot layout;
 - viii. Building envelopes, driveways, parking areas and impervious surfaces;

- ix. Servicing infrastructure such as water, sewage disposal systems, stormwater detention, and surface drainage; and
 - x. The extent of the proposed site clearing and lot grading.
- 5) A Wildfire Hazard Assessment, prepared by a Registered Professional Forester, qualified by training or experience in fire protection engineering, with at least two years of experience in fire protection engineering and with assessment and mitigation of wildfire hazards in British Columbia (see Wildfire Hazard Assessments Guidelines). The Wildfire Hazard Assessment will also need to include:
- i. A Comprehensive Plan indicating proposed modifications to retained interface areas; new plantings; proposed enhancement planting works for adjacent park land; trees to be retained and protected; and trails on or adjacent to the site. A cost estimate for the proposed works must be included. The cost estimate amount will be used to determine the security amount taken for the Wildfire Development Permit.
 - ii. A plan for ongoing landscaping maintenance for park areas must also be provided, including a cost estimate. The amount will be used to help determine a Local Area Service Bylaw fee.
 - iii. A summary of proposed exterior building materials exposed to the wildfire interface.

Reference Documents:

- BC Wildfire Service: bcwildfire.ca/Prevention/firesmart.htm
- FireSmart Homeowner's Manual – FireSmart Begins at Home
- FireSmart – Protecting Your Community from Wildfire
- National Fire Protection Association 1141 Standard for Fire Protection Infrastructure for Land Developments in Suburban and Rural Areas
- National Fire Protection Association 1144 Standard for Reducing Structure Ignition Hazards from Wildland Fire"

READ a first time the 26th day of July, 2016.

READ a second time the 26th day of July, 2016.

READ a third time the day of , 2016.

ADOPTED the day of , 2016.

PRESIDING MEMBER

CORPORATE OFFICER

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Final Reading
Official Community Plan Amending Bylaw No. 7227-2016
Zone Amending Bylaw No. 7197-2015
24341 112 Avenue

MEETING DATE: January 17, 2017
FILE NO: 2015-350-RZ
MEETING: COUNCIL

EXECUTIVE SUMMARY:

Official Community Plan Amending Bylaw No. 7227-2016 and Zone Amending Bylaw No. 7197-2015 for the subject property, located at 24341 112 Avenue, 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 9 lots not less than 372 m² (4,000 ft²).

Council granted first reading for Zone Amending Bylaw No. 7197-2015 on January 12, 2016. Council granted first and second reading for Official Community Plan Amending Bylaw No. 7227-2016 and second reading for Zone Amending Bylaw No. 7197-2015 on April 5, 2016. This application was presented at Public Hearing on April 19, 2016, and Council granted third reading on April 26, 2016.

RECOMMENDATIONS:

1. That Official Community Plan Amending Bylaw No. 7227-2016 be adopted; and
2. That Zone Amending Bylaw No. 7197-2015 be adopted.

DISCUSSION:

a) Background Context:

Council considered this rezoning application at a Public Hearing held on April 19, 2016. On April 26, 2016 Council granted third reading to Official Community Plan Amending Bylaw No. 7227-2016 and Zone Amending Bylaw No. 7197-2015 with the stipulation that the following conditions be addressed:

- 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 and removal of all debris and garbage from park land;

- iv) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;
- v) Registration of a Restrictive Covenant for Stormwater Management;
- vi) Removal of existing buildings;
- 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 property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site; and
- viii) That a voluntary Community Amenity Contribution be provided in keeping with the direction given by Council with regard to amenities.

The following applies to the above:

- i) The Rezoning Servicing Agreement has been registered as a Restrictive Covenant and the security deposit has been received;
- ii) Official Community Plan Schedule "A", Chapter 10.2 Albion Area Plan, Schedule 1: Albion Area Plan, and Schedule "C" will be amended with final approval of these bylaws;
- iii) Park dedication and a letter assuring the removal of all debris and garbage from the park land has been provided;
- iv) A Restrictive Covenant for the Geotechnical Report has been registered;
- v) A Restrictive Covenant for Stormwater Management will be registered at the Subdivision stage;
- vi) The existing buildings have been demolished;
- vii) A disclosure statement has been submitted by a Professional Engineer advising that there is no evidence of underground fuel storage tanks on the subject property; and
- viii) A voluntary Community Amenity Contribution in the amount of \$45,900.00 has been provided in keeping with the Council Policy on the Community Amenity Contribution Program.

CONCLUSION:

As the applicant has met Council's conditions, it is recommended that final reading be given to Official Community Plan Amending Bylaw No. 7227-2016 and Zone Amending Bylaw No. 7197-2015.

"Original signed by Michelle Baski"

Prepared by: Michelle Baski, ASCT, MA
Planner 1

"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 E.C. Swabey"

Concurrence: E.C. Swabey
Chief Administrative Officer

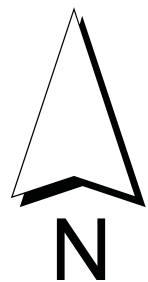
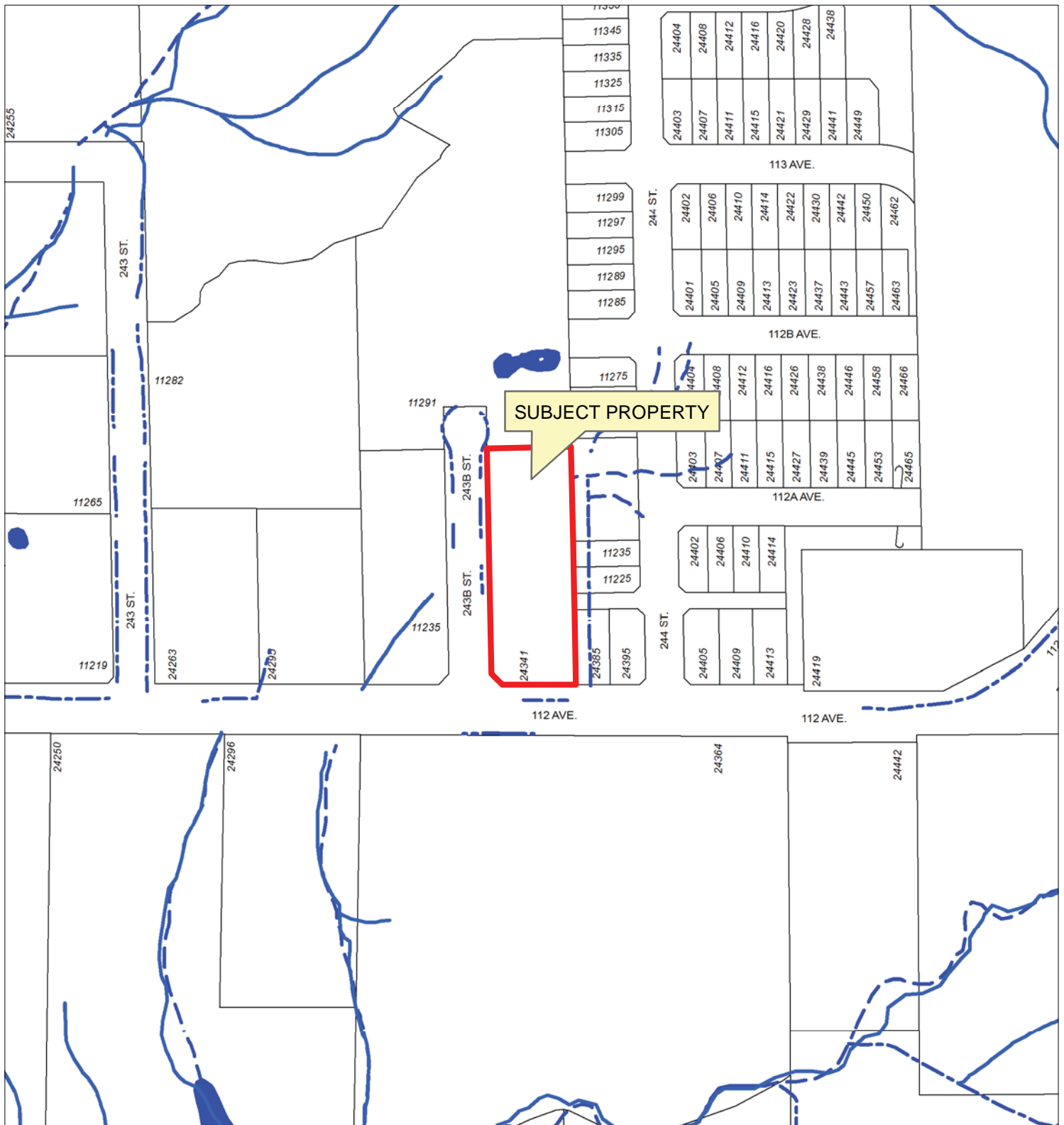
The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Official Community Plan Amending Bylaw No. 7227-2016

Appendix C – Zone Amending Bylaw No. 7197-2015

Appendix D – Proposed Subdivision Plan



Scale: 1:2,500

Legend

- Stream
- - - Ditch Centreline
- - - Indefinite Creek
- River
- Major Rivers & Lakes

24341 112 Ave
2011 Image

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

2015-350-DP
DATE: Nov 19, 2015

BY: JV

**CITY OF MAPLE RIDGE
BYLAW NO. 7227-2016**

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

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

AND WHEREAS it is deemed expedient to amend Schedules "B" & "C" to the Official Community Plan;

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7227-2016
2. Schedule "A", Chapter 10.2 Albion Area Plan, Schedule 1: Albion Area Plan 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 77744

and outlined in heavy black line on Map No. 921, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended by re-designating from "Low Medium Density Residential" 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 77744

and outlined in heavy black line on Map No. 922, 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 5th day of April, 2016.

READ a second time the 5th day of April, 2016.

PUBLIC HEARING held the 19th day of April, 2016.

READ a third time the 26th day of April, 2016.

ADOPTED, the day of ,20 .

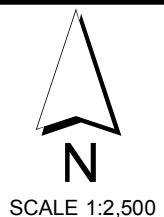
PRESIDING MEMBER

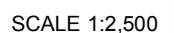
CORPORATE OFFICER



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7227-2016
 Map No. 921
 From: Low/Medium Density Residential
 To: Conservation





CITY OF MAPLE RIDGE

BYLAW NO. 7197-2015

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7197-2015."
2. That parcel or tract of land and premises known and described as:

Lot 2 Section 15 Township 12 New Westminster District Plan 77744

and outlined in heavy black line on Map No. 1654 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 12th day of January, 2016.

READ a second time the 5th day of April, 2016.

PUBLIC HEARING held the 19th day of April, 2016.

READ a third time the 26th day of April, 2016.

ADOPTED the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



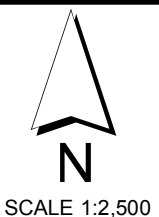
MAPLE RIDGE ZONE AMENDING

Bylaw No. 7197-2015

Map No. 1654

From: RS-2 (One Family Suburban Residential)

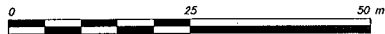
To: RS-1b (One Family Urban (Medium Density) Residential)



SUBDIVISION PLAN OF LOT 2 SECTION 15 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN 77744, EXCEPT PLAN EPP62330

Plan EPP62331

BCGS 92G.028



The intended plot size of this plan is 432 mm in width by 560 mm in height (C SIZE) when plotted at a scale of 1:500

Integrated Survey Area No. 36, Maple Ridge, NAD83 (CSRS) 4.0.0.BC.1.GVRD

Grid bearings are derived from observations between geodetic control monuments 84H0013 and 84H9998 and are referred to the central meridian of UTM Zone 10N.

The UTM coordinates and estimated horizontal positional accuracy achieved are derived from the MASCO published coordinates and standard deviations for geodetic control monuments 84H0013 and 84H9998

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9996130 which has been derived from geodetic control monuments 84H0013 and 84H9998

LEGEND:

- Ⓐ Control Monument Found
- Standard Iron Post Found
- Standard Iron Post Set

Note: This plan shows one or more witness posts which are not set on the true corner(s)

112B Avenue

Datum: NAD83 (CSRS) 4.0.0.BC.1, UTM Zone 10
UTM Northing: 5450428.363
UTM Easting: 532293.229
Point combined factor: 0.9996117
Estimated horizontal positional accuracy: +/-0.013 m



84H0013

359°59'04" 682.401

84H9998

44°04'41" 967.881

Sec 15

1 Plan 77744

112th Avenue

Datum: NAD83 (CSRS) 4.0.0.BC.1, UTM Zone 10
UTM Northing: 549746.216
UTM Easting: 532293.408
Point combined factor: 0.9996143
Estimated horizontal positional accuracy: +/-0.012 m

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

This plan lies within the Greater Vancouver Regional District

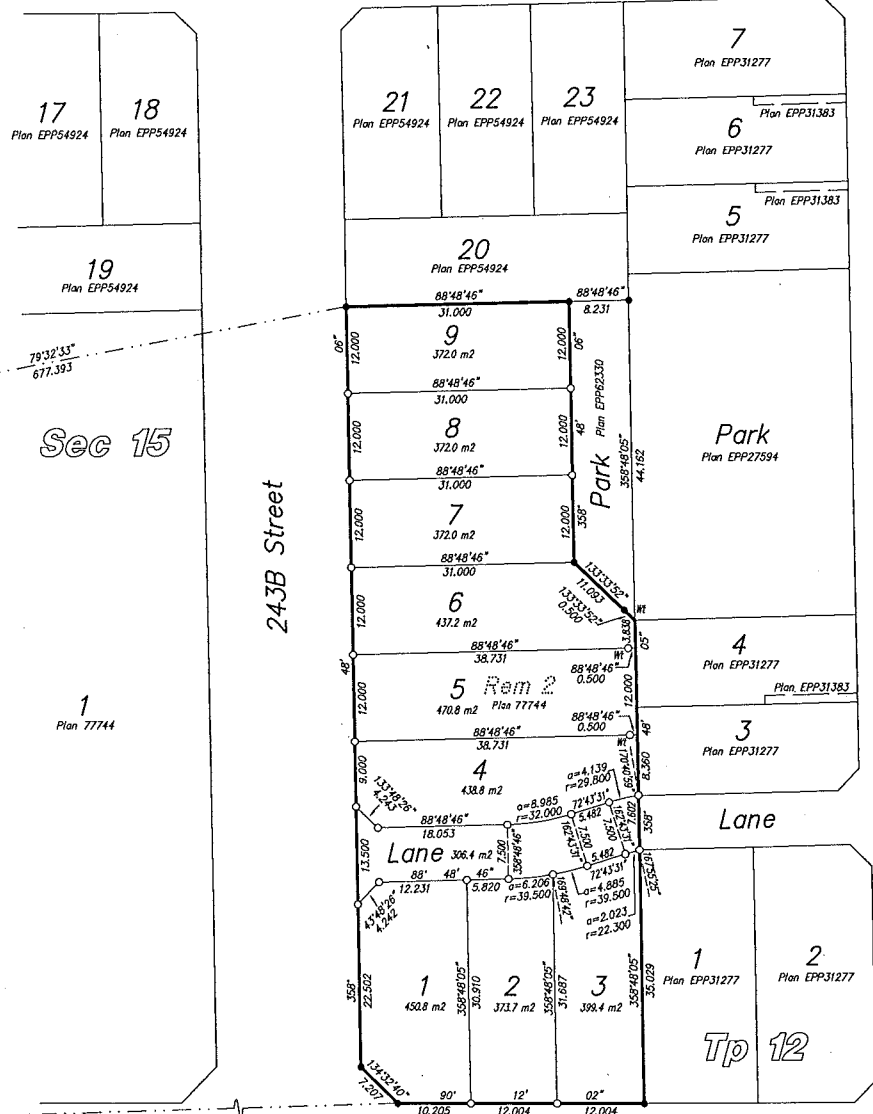
The field survey represented by this plan was completed on the 18th day of October, 2016
Mike Bannemann, BCLS 793

Terra Pacific Land Surveying Ltd

22371 St. Anne Avenue, Maple Ridge, BC

Tel: 604-463-2509

File: WRI1-5565ub B



CITY OF MAPLE RIDGE

BYLAW NO. 7300-2016

A bylaw to establish the five year financial plan for the years 2017 through 2021

WHEREAS, through a public process in an open meeting the business and financial plans were presented;

AND WHEREAS, the public will have the opportunity to provide comments or suggestions with respect to the financial plan;

AND WHEREAS, Council deems this to be a process of public consultation under Section 166 of the Community Charter;

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

1. This Bylaw may be cited as “Maple Ridge 2017-2021 Financial Plan Bylaw No. 7300-2016”.
2. Statement 1 attached to and forming part of this bylaw is hereby declared to be the Consolidated Financial Plan of the City of Maple Ridge for the years 2017 through 2021.
3. Statement 2 attached to and forming part of the bylaw is hereby declared to be the Revenue and Property Tax Policy Disclosure for the City of Maple Ridge.
4. Statement 3 attached to and forming part of the bylaw is hereby declared to be the Capital Expenditure Disclosure for the City of Maple Ridge.

READ a first time the 6th day of December, 2016.

READ a second time the 6th day of December, 2016.

READ a third time the 6th day of December, 2016.

PUBLIC CONSULTATION completed on the day of , 20 .

ADOPTED , the day of , 20 .

PRESIDING MEMBER

CORPORATE OFFICER

ATTACHMENT: Statement 1, Statement 2 and Statement 3

Statement 1

Consolidated Financial Plan 2017-2021 (in \$ thousands)

	2017	2018	2019	2020	2021
REVENUES					
Revenues					
Development Fees					
Developer Contributed Assets	20,000	20,000	20,000	20,000	20,000
Developer Cost Charges	4,478	1,189	5,703	8,906	7,447
Developer Specified Projects	-	-	-	-	-
Parkland Acquisition	200	200	200	200	200
Contributions from Others	1,300	1,338	1,307	1,329	1,321
Development Fees Total	25,978	22,727	27,210	30,435	28,968
Property Taxes	78,526	82,600	86,828	91,255	95,917
Parcel Charges	3,012	3,085	3,181	3,282	3,385
Fees & Charges	40,256	41,793	43,409	44,994	46,664
Interest	1,898	1,913	1,928	1,943	1,958
Grants (Other Govts)	4,500	3,899	3,709	4,168	4,379
Property Sales	1,500	1,500	1,500	1,000	-
Total Revenues	155,670	157,517	167,765	177,077	181,271
EXPENDITURES					
Operating Expenditures					
Interest Payments on Debt	2,006	1,940	1,815	1,687	1,554
Amortization Expense	19,780	19,780	19,780	19,780	19,780
Other Expenditures	103,333	106,439	109,898	113,589	117,317
Total Expenditures	125,119	128,159	131,493	135,056	138,651
ANNUAL SURPLUS	30,551	29,358	36,272	42,021	42,620
Add Back: Amortization Expense (Surplus)	19,780	19,780	19,780	19,780	19,780
Less: Capital Expenditures	32,952	27,831	24,859	26,520	23,530
Less: Developer Contributed Capital	20,000	20,000	20,000	20,000	20,000
CHANGE IN FINANCIAL POSITION	(2,621)	1,307	11,193	15,281	18,870
OTHER REVENUES					
Add: Borrowing Proceeds	6,000	7,000	-	-	-
OTHER EXPENDITURES					
Less: Principal Payments on Debt	3,706	3,723	3,803	3,886	3,972
TOTAL REVENUES LESS EXPENSES	(327)	4,584	7,390	11,395	14,898
INTERNAL TRANSFERS					
Transfer from Reserve Funds					
Capital Works Reserve	3,849	150	150	150	150
Equipment Replacement Reserve	2,298	3,921	2,307	1,671	1,603
Fire Department Capital Reserve	585	-	-	-	-
Land Reserve	-	-	-	-	-
Local Improvement Reserve	-	-	-	-	-
Sanitary Sewer Reserve	-	-	-	-	-
Transfer from Reserve Fund Total	6,732	4,071	2,457	1,821	1,753
Less :Transfer to Reserve Funds					
Capital Works Reserve	1,915	3,364	3,803	2,292	2,626
Equipment Replacement Reserve	2,760	2,893	3,028	3,192	3,358
Fire Dept. Capital Acquisition	783	861	991	1,127	1,267
Land Reserve	5	5	5	5	5
Local Improvement Reserve	-	-	-	-	-
Sanitary Sewer Reserve	30	30	30	30	30
Total Transfer to Reserve Funds	5,493	7,153	7,857	6,646	7,286
Transfer from (to) Own Reserves	(74)	(271)	(826)	(1,303)	(1,109)
Transfer from (to) Surplus	(838)	(1,231)	(1,164)	(5,267)	(8,256)
Transfer from (to) Surplus & own Reserves	(912)	(1,502)	(1,990)	(6,570)	(9,365)
TOTAL INTERNAL TRANSFERS	327	(4,584)	(7,390)	(11,395)	(14,898)
BALANCED BUDGET	-	-	-	-	-

Statement 2

Revenue and Property Tax Policy Disclosure

REVENUE DISCLOSURE

Revenue Proportions	2017		2018		2019		2020		2021	
	\$ ('000s)	%	\$ ('000s)	%	\$ ('000s)	%	\$ ('000s)	%	\$ ('000s)	%
Revenues										
Property Taxes	78,526	48.6	82,600	50.2	86,828	51.8	91,255	51.5	95,917	52.9
Parcel Charges	3,012	1.9	3,085	1.9	3,181	1.9	3,282	1.9	3,385	1.9
Fees & Charges	40,256	24.9	41,793	25.4	43,409	25.9	44,994	25.4	46,664	25.7
Borrowing Proceeds	6,000	3.7	7,000	4.3	-	-	-	-	-	-
Other Sources	33,876	21.0	30,039	18.3	34,347	20.5	37,546	21.2	35,305	19.5
Total Revenues	161,670	100	164,517	100	167,765	100	177,077	100	181,271	100
Other Sources include:										
Development Fees Total	25,978	16.1	22,727	13.8	27,210	16.2	30,435	17.2	28,968	16.0
Interest	1,898	1.2	1,913	1.2	1,928	1.1	1,943	1.1	1,958	1.1
Grants (Other Govts)	4,500	2.8	3,899	2.4	3,709	2.2	4,168	2.4	4,379	2.4
Property Sales	1,500	0.9	1,500	0.9	1,500	0.9	1,000	0.6	-	-
	33,876	21.0	30,039	18.3	34,347	20.5	37,546	21.2	35,305	19.5

OBJECTIVES & POLICIES

Property Tax Revenue

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 that are as listed below:

	2017	2018	2019	2020	2021
General Purpose	1.90%	1.90%	2.00%	2.00%	2.00%
Infrastructure Replacement	0.70%	0.70%	0.70%	0.70%	0.70%
Parks & Recreation	0.25%	0.25%	0.25%	0.25%	0.25%
Drainage	0.30%	0.30%	0.30%	0.30%	0.30%
Total Property Tax Increase	3.15%	3.15%	3.25%	3.25%	3.25%

Additional information on the tax increases and the cost drivers can be found in the most recent 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

Parcel charges are comprised of a recycling charge, a sewer charge and on some 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

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 when it makes sense, and with caution 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 previously approved borrowing can be found in the most recent Financial Plan Overview report.

Other Sources

This 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

The 2017 property tax revenue and updated rates will be included in a Financial Plan Amending Bylaw that proceeds the Property Tax Rate Bylaw, as the 2017 property assessed values are not yet finalized. For information purposes the 2016 distribution is included.

Property Tax Revenue Distribution

Property Class	Taxation Revenue ('000s)		Assessed Value ('000s)		Tax Rate (\$/1000)	Multiple (Rate/Res.Rate)
1 Residential	56,532	78.3%	12,918,297	91.2%	4.3761	1.00
2 Utility	541	0.8%	13,516	0.1%	40.0000	9.14
4 Major Industry	591	0.8%	17,291	0.1%	34.1952	7.81
5 Light Industry	2,760	3.8%	232,323	1.7%	11.8801	2.71
6 Business/Other	11,565	16.0%	973,520	6.9%	11.8801	2.71
8 Rec./ Non-Profit	39	0.1%	2,577	0.0%	15.2783	3.49
9 Farm	164	0.2%	4,852	0.0%	33.7082	7.70
Total	72,192	100%	14,162,376	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. In 2016, the increase was reduced from 3.15% to 1.85% to reduce the relative property tax burden for these properties.

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 2014 and 2015, property taxes charged to major industrial class properties were reduced by \$70,000 in each year.

In reviewing tax rates to ensure competitiveness, absolute rates, tax multiples and overall tax burden are considered. The impact that assessed values have when comparing to 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 Program

The Employment Land Investment Incentive Program is designed to encourage job creation by supporting private investment in buildings and infrastructure on identified "employment lands".

More information on this tax exemption can be found on our website.

Statement 3

Capital Expenditure Disclosure

The sole purpose of this statement is to meet legislative requirements and highlight the value of the DCC program; no other conclusions should be drawn from the figures as the information could be misconstrued. This disclosure is required under the Local Government Act s. 560 (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 2022 through 2035. Projects in these years typically exceed likely funding available.

Capital Works Program for 2022 – 2035

(in \$ thousands)

Capital Works Program	336,703
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Source of Funding

Development Fees

Development Cost Charges	145,877
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Parkland Acquisition Reserve	-
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Contribution from Others	3,304
--------------------------	-------

149,181

Borrowing Proceeds	-
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Grants	42,664
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Transfer from Reserve Funds	18,792
-----------------------------	--------

Revenue Funds	126,066
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187,522

336,703

CITY OF MAPLE RIDGE

BYLAW NO. 7301-2016

A Bylaw to amend Maple Ridge Council Procedures Bylaw No. 6472-2007

WHEREAS, it is deemed expedient to amend Maple Ridge Council Procedures Bylaw No. 6472-2007 as amended;

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

1. This Bylaw may be cited as "Maple Ridge Council Procedure Amending Bylaw No. 7301-2016."
2. That Maple Ridge Council Procedure Bylaw No. 6472-2007, be amended as follows:

a) That Part 13 – Voting at Council Meetings, be amended by:

Adding to - Recording of Votes, the following:

“37.1 When a resolution is released by Council from Closed status, and unless otherwise resolved by Council, the names of any members who voted in the negative will be released as decided on a case by case basis.”

READ a first time the 6th day of December, 2016.

READ a second time the 6th day of December, 2016.

READ a third time the 6th day of December, 2016.

ADOPTED the day of , 2017.

PRESIDING MEMBER

CORPORATE OFFICER

CITY OF MAPLE RIDGE

BYLAW NO. 7291-2016

A Bylaw for Highway Closure & Dedication Removal within the Municipality.

WHEREAS Council may, in the same bylaw, close all or part of a highway and remove the dedication of a highway;

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 Highway Closure & Dedication Removal Bylaw No. 7291-2016".
2. Attached hereto and forming part of this Bylaw is a copy of Reference Plan EPP65494 dated September 21, 2016 and prepared by Michael Bernemann, Terra Pacific Land Surveying, a B.C. Land Surveyor, and marked as Appendix "B".
3. That portion of public highway comprised of 666m² identified as 'Lane' outlined in heavy black line on the aforementioned described Reference Plan is hereby declared stopped and closed to public traffic and shall cease forever to be dedicated as public highway.
4. The portion of the public highway outlined in heavy black line and identified as "Lane" on the Reference Plan attached to and made part of this Bylaw has its dedication as a highway removed.
5. Council shall, before adopting this Bylaw, cause Public Notice of its intention to do so to be given by advertisement once each week for two consecutive weeks in a newspaper published or circulating in the City of Maple Ridge and posted at the public posting places as required by Sections 40 and 94 of the Community Charter.

READ a first time the 6th day of December, 2016.

READ a second time the 6th day of December, 2016.

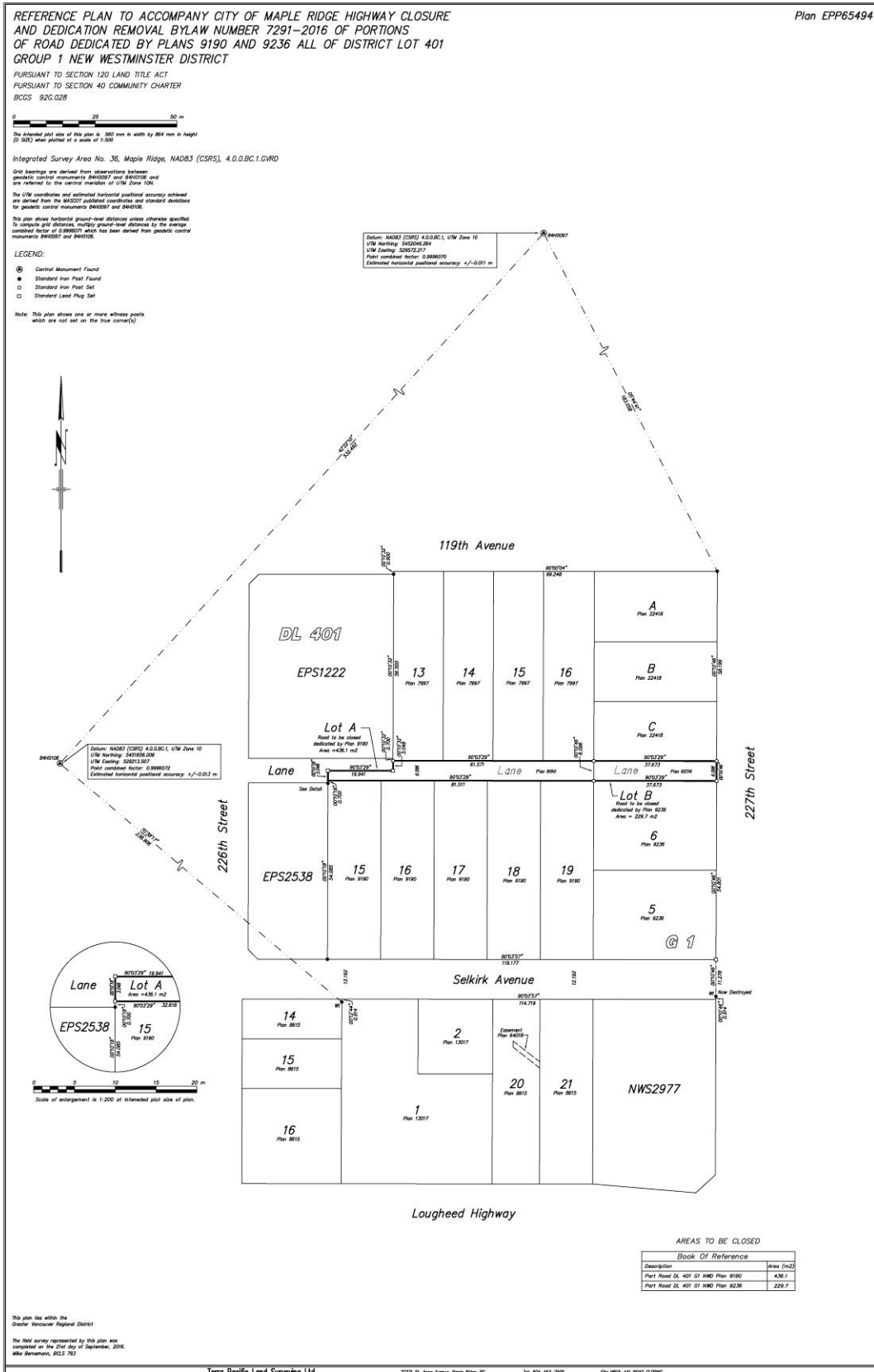
READ a third time the 6th day of December, 2016.

ADOPTED the day of , 2016.

PRESIDING MEMBER

CORPORATE OFFICER

Appendix "B"



City of Maple Ridge

TO:	Her Worship Mayor Nicole Read and Members of Council	MEETING DATE:	January 9, 2017
FROM:	Chief Administrative Officer	FILE NO:	2016-434-AL
		MEETING:	C of W
SUBJECT:	Application to Subdivide Land within the Agricultural Land Reserve 11680 252 Street		

EXECUTIVE SUMMARY:

An application has been received under Section 21 (2) of the Agricultural Land Commission Act to subdivide 2.5 hectares (6.2 acres) of land that is within the Agricultural Land Reserve. The Applicant's submission conforms with the requirements of the Agricultural Land Commission.

This report evaluates the merits of this subdivision proposal within the policy context of the Official Community Plan and the Agricultural Plan. Based on this analysis, the recommendation is not to support this application for subdivision within the Agricultural Land Reserve. On this basis, the recommendation is not to forward the application to the Agricultural Land Commission.

RECOMMENDATION:

That Application 2012-107-AL not be forwarded to the Agricultural Land Commission based on the considerations as outlined in this report, dated January 9, 2017.

DISCUSSION:

a) Background Context:

Applicant:	Justin Endresen		
Legal Description:	Section: 14, Township: 12		
OCP :			
Existing:	Agricultural		
Proposed:	No Change		
Zoning:			
Existing:	RS-3 (One Family Rural Residential)		
Proposed:	No Change		
Surrounding Uses			
North:	Use:	Rural Residential	
	Zone:	RS-3 (One Family Rural Residential)	
	Designation	Agricultural	
South:	Use:	Park	
	Zone:	RS-3 (One Family Rural Residential)	
	Designation	Park	

East:	Use:	Park
	Zone:	RS-3 (One Family Rural Residential)
	Designation	Park
West:	Use:	2 Properties, Rural Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation	Agricultural
Existing Use of Property:		Agriculture & Rural Residential
Proposed Use of Property:		No Change
Site Area:		2.5 hectares (6.2 acres)
Access:		252 Street
Servicing:		Water, on site septic

b) Project Description:

The applicant wishes to subdivide the 2.5 hectare (6.2 acre) subject property into 3 parcels to develop into smaller lot hobby farms.

This proposal conforms with the minimum parcel sizes of the RS-3 One Family Rural Residential Zone which is 0.8 hectares (2 acres) where municipal water is available. Kanaka Creek traverses the site at its eastern property line.

If this application is forwarded by Council, and receives Agricultural Land Commission approval, the applicant will have to apply for a subdivision through the municipality. Through this process, the applicant will have to demonstrate that all of the proposed lots will have on-site septic capability to current standards. All new parcels must comply with municipal requirements with respect to lot geometry, servicing, road frontage and parcel size.

c) Planning Analysis:

Official Community Plan

The property is designated Agriculture in the Official Community Plan, which contains policies in support of agriculture. On December 16, 2009 Council adopted an Agricultural Plan to support agriculture within the rural area and the Agricultural Land Reserve. The merits of this application will be viewed within this policy context.

Section 6.2.2 Sustainable Agriculture

Policy 6-12 states:

Maple Ridge will protect the productivity of its agricultural land by:

- a) adopting a guiding principle of "positive benefit to agriculture" when making land use decisions that could affect the agricultural land base, with favourable recognition of initiatives including but not limited to supportive non-farm uses, infrastructure improvements for farmland, or the inclusion of land elsewhere in the Agricultural Land Reserve;*
- b) requiring agricultural impact assessments (AIAs) and Groundwater Impact Assessment of non-farm development and infrastructure projects and identifying measures to off-set impacts on agricultural capability;*
- c) preserving larger farm units and areas by using appropriate buffers such as roads, topographic features, watercourses, ditching, fencing, or gradually reduced residential densities on properties adjacent to agricultural land;*

- d) *discouraging the subdivision of agricultural land into smaller parcels, except where positive benefits to agriculture can be demonstrated;*
- e) *reinforcing the concept that the Agricultural Land Reserve is intended for agricultural use by increasing the minimum lot size for ALR properties that are zoned Rural Residential;*
- f) *encouraging the amalgamation of smaller parcels of farmland into larger, more cohesive parcels.*

Policy 6-12 emphasizes the importance of discouraging the subdivision of agricultural land into smaller parcels, increasing the minimum parcel size of ALR properties with Rural Residential zoning, and amalgamation to create larger farm parcels. Reasons for discouraging subdivision within the Agricultural Land Reserve include minimizing incentives for land speculation in the Agricultural Land Reserve, which increases the market value of farmland, and exacerbates the issue of economic barriers to entry for legitimate farming interests.

Section 6.2.1 Economic Development Strategy.

Policy 6-6 of the Official Community Plan describes alternatives to subdivision such as leaseholds that could ensure greater utilization and retain larger parcels, as follows:

Maple Ridge will develop an Agricultural Plan that:

- a) *maintains an inventory of local agricultural products and agricultural land use;*
- b) *develops and maintains a database of farm businesses and operators;*
- c) *promotes leasing opportunities of agricultural land;*
- d) *promotes agricultural heritage initiatives;*
- e) *identifies appropriate land uses within agricultural areas and at the rural/urban interface;*
- f) *promotes urban agriculture;*
- g) *recognizes the positive role that agricultural lands have on the environment;*
- h) *will identify a variety of mechanisms to assist farm operators and to protect agricultural lands, including but not limited to the creation of trusts, endowments, and life-leases;*
- i) *includes an assessment of the agricultural land base; and*
- j) *develops Development Permit area guidelines to direct non-agricultural development at the urban/rural interface.*

One reason for promoting alternative tenures (Policies 6-6 c and h) relates to the high cost of land, which is a known barrier for new farmers wishing to start an agricultural business. By supporting other forms of tenure that can delay or avoid the need for this capital investment by individual farmers, the municipality can improve its agricultural potential, and bring more of its agricultural land into full production.

For the above noted reasons, this application does not comply with the Agricultural policies of the Official Community Plan.

Agricultural Plan

Issue 5 of the Agricultural Plan notes concerns with the loss of the agricultural land base, describing the following situations that are pertinent to this application:

- Many small parcels
- High level of rural residential incursion into Agricultural Land Reserve
- Non-farmed areas of the Agricultural Land Reserve tend to be smaller parcels
- Continued conversion pressure from the District of Maple Ridge's urban growth
- Financial pressure on farming

The Plan also notes that more recent priorities given to food safety, food security, and climate change, includes the development of a local food system. Towards this end, the community would benefit from greater certainty that the agricultural land base is not undermined by incremental land use decisions. The Plan makes the following recommendations that pertain to this application:

- b) Continue to implement the OCP policies to protect the agricultural land base by creating guidelines for reviewing applications for non-farm use, exclusions, fill applications, transportation and utility applications, subdivisions, and government applications;...*
- g) Explore retention of lots 2 ha (5 acres) and larger in the Agricultural Land Reserve.*

Currently, the minimum parcel size in the RS-3 One Family Rural Residential Zone is 0.8 hectares (2.0 acres) where community water is available. This zone pertains to most of the land that is within the Agricultural Land Reserve, including the subject property. The RS-3 (One Family Rural Residential) zone pre-dates the creation of the Agricultural Land Reserve. Although designated for Agriculture, there is a concern that this historic zoning contributes to the perception that farming is not the primary use of this zone. The Agricultural Plan recommends that 2.0 hectares (5 acres) is a more appropriate minimum parcel size for lands within the Agricultural Land Reserve.

Ministry of Agriculture

Research provided by the Ministry of Agriculture in their most recent inventory work validates concerns raised in the Agricultural Plan about small lot sizes¹. Conclusions drawn from this region wide information have been summarized by Metro Vancouver, as follows:

Evidence exists that small parcels are less likely to be farmed and therefore further subdivision of parcels in the ALR is not warranted and will only encourage more non-farm use of ALR land. Currently 75% of the parcels less than 2 ha (5 acres) are not farmed. The average size of parcels not used for farming is 3 ha (7.4 acres), while the average size of parcels used for farming is 7 ha (17 acres).²

¹ Maple Ridge was a project partner for the Ministry of Agriculture inventory work in 2011

² Metro Vancouver, Farming in Metro Vancouver, Metro Facts in Focus | Policy Backgrounder, 2014

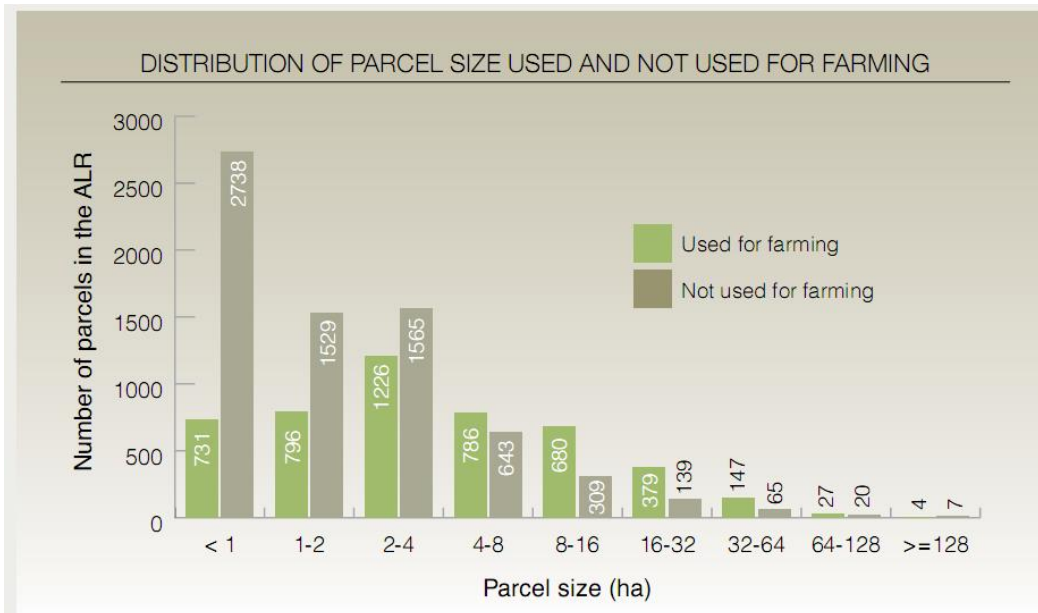


Figure 1 Source: Metro Vancouver, Farming in Metro Vancouver, Metro Facts in Focus | Policy Backgrounder, 2014

Based on Ministry data, the above table demonstrates the connection between parcel size and farming activity. This information indicates that the subdivision of this property will significantly increase the probability that the 3 new parcels created will not be used for farming.

d) Interdepartmental Implications:

Engineering Department

The Engineering Department would review this proposal for its servicing requirements as part of the municipal subdivision application should Commission approval be granted. It should be noted that the subject property has unconstructed access to 252nd Street. Road construction would be required to serve all properties. Water connection to each parcel would be required and septic capacity to current municipal standards for each parcel would need to be determined by a qualified professional.

e) Alternatives:

If Council decides not to forward this application to the Commission, it will be considered denied and will not proceed further. However, if Council decides to forward this application to the Agricultural Land Commission, the Commission will evaluate the merits of this application, and make their decision accordingly.

CONCLUSION:

This application has been evaluated for its consistency with the policies of the Official Community Plan, and its implications for the Agricultural Plan, and is found not to comply with this policy framework. On this basis, the recommendation is that this application for subdivision not be supported.

“Original signed by Diana Hall”

Prepared by: Diana Hall, MA (Planning), MCIP, CIP
Planner 2

“Original signed by Christine Carter”

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

“Original signed by Frank Quinn”

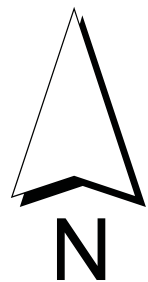
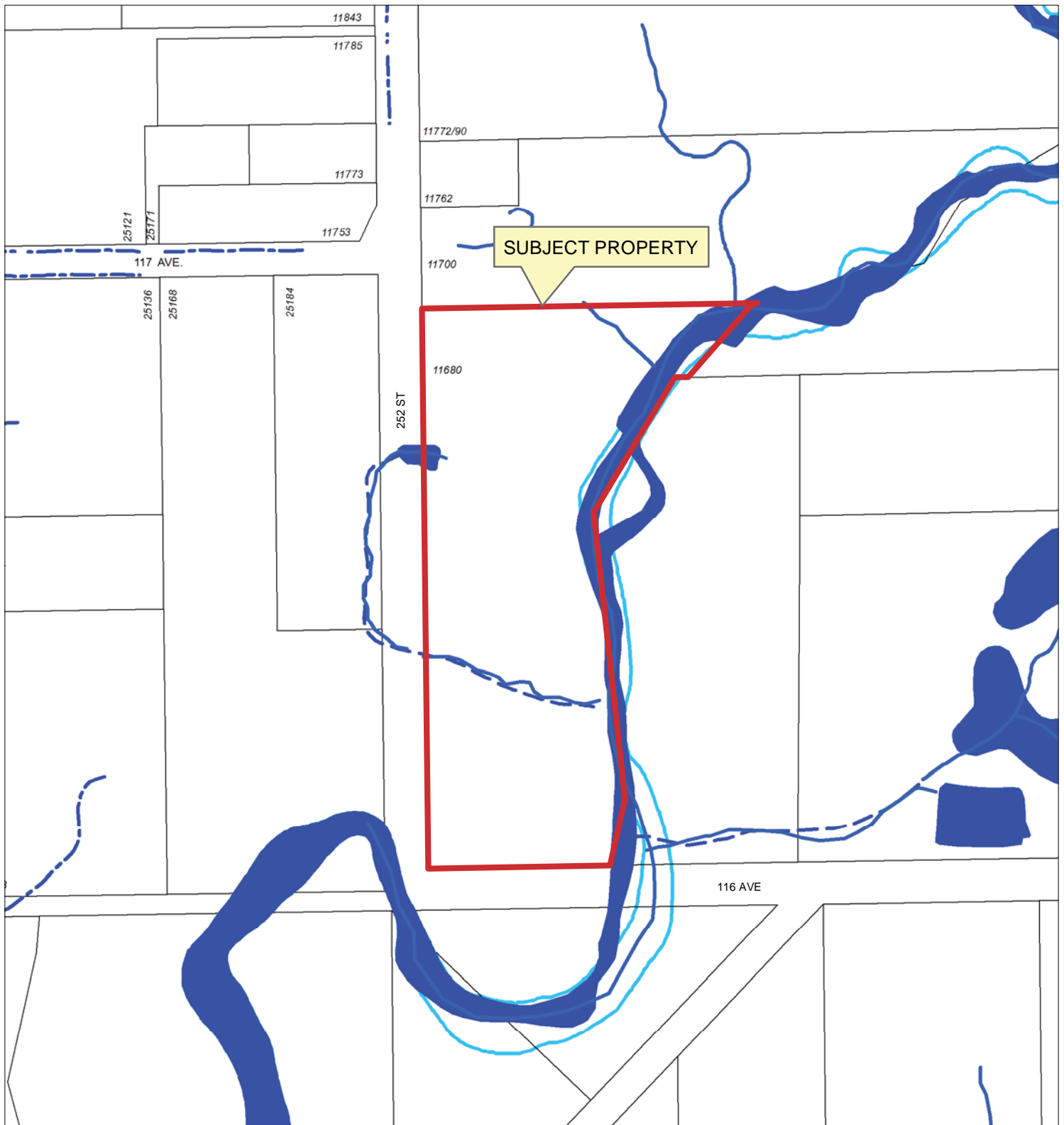
Approved by: Frank Quinn, MBA, P.Eng
GM: Public Works & Development Services

“Original signed by E.C. Swabey”

Concurrence: E.C. Swabey
Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Photo
- Appendix C – Subdivision Sketch prepared by Applicant



Scale: 1:2,500

Legend

- Stream
- - - Ditch Centreline
- Edge of River
- - - Indefinite Creek
- Lake or Reservoir
- River
- Major Rivers & Lakes

11680 252 STREET

PLANNING DEPARTMENT



MAPLE RIDGE

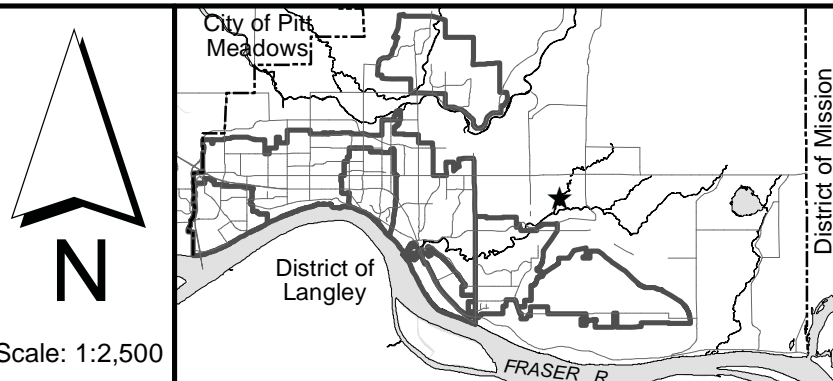
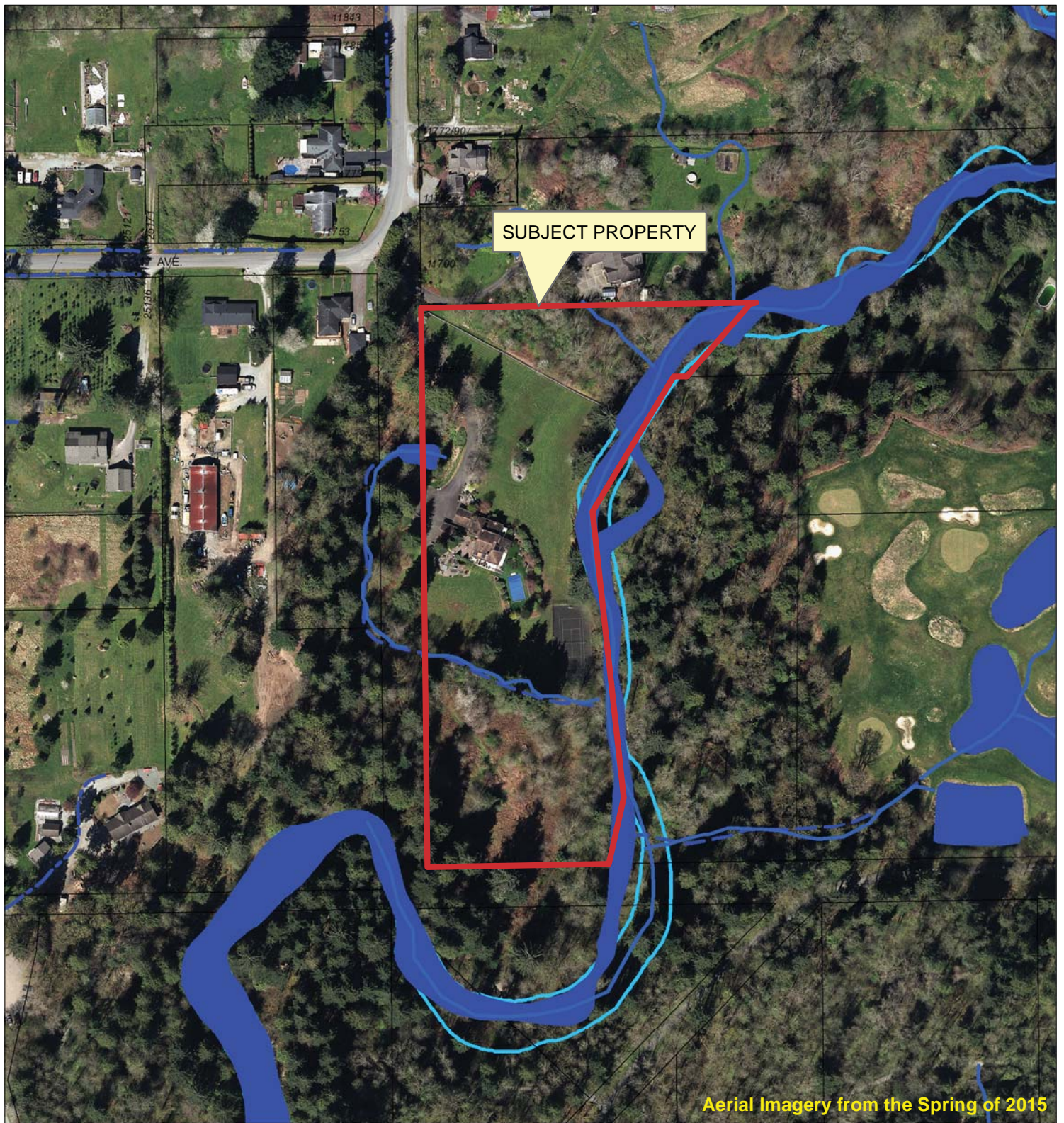
British Columbia

mapleridge.ca

FILE: 2016-434-AL

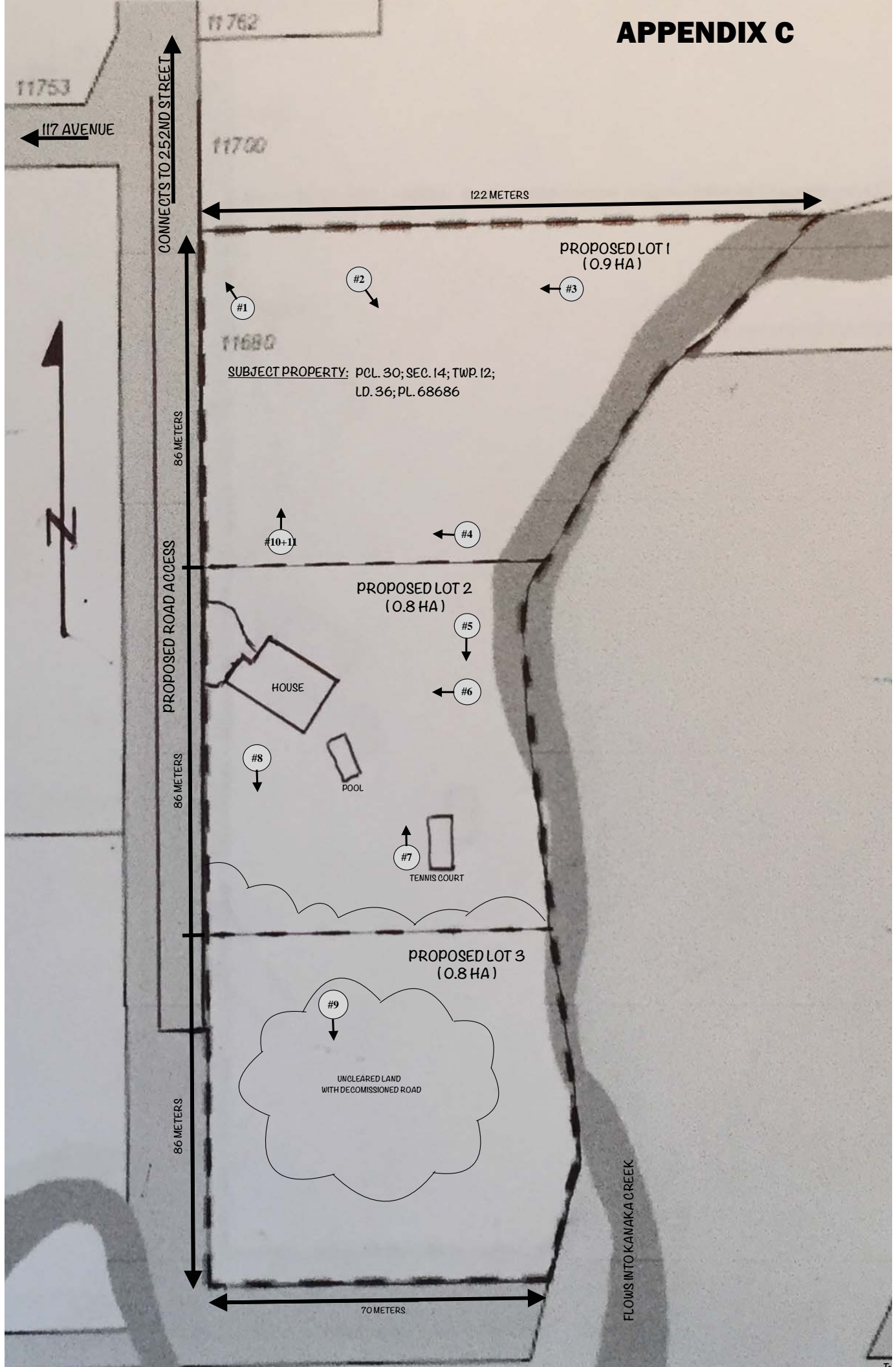
DATE: Nov 29, 2016

BY: PC



11680 252 STREET	
PLANNING DEPARTMENT  MAPLE RIDGE British Columbia mapleridge.ca	
FILE: 2016-434-AL DATE: Nov 4, 2016	BY: PC

APPENDIX C



City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First Reading
Zone Amending Bylaw No. 7302-2016
12178 and 12192 227 Street

MEETING DATE: January 9, 2017
FILE NO: 2016-398-RZ
MEETING: C of W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties from RS-1 (One Family Urban Residential) to RM-1 (Townhouse Residential), to allow for the future development of 12 townhouse units. To proceed further with this application additional information is required as outlined below.

The subject properties are within the Town Centre Area Plan and therefore are exempt from the Community Amenity Contribution Program.

RECOMMENDATIONS:

That Zone Amending Bylaw No. 7302-2016 be given first reading; and

That the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999.

DISCUSSION:

a) Background Context:

Applicant:	George (Guangping) Du
Legal Descriptions:	Lot 65 of the west half of Section 20, Township 12, NWD Plan 19921 Lot 66, Section 20, Township 12, NWD Plan 19921
OCP:	
Existing:	GOMF (Ground-Oriented Multi-Family)
Zoning:	
Existing:	RS-1 (One Family Urban Residential)
Proposed:	RM-1 (Townhouse Residential)
Surrounding Uses:	
North:	Use: Single Family Residential Zone: RS-1 (One Family Urban Residential) Designation: Ground-Oriented Multi-Family

South:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Ground-Oriented Multi-Family
East:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Ground-Oriented Multi-Family
West:	Use:	Single Family Residential, and School
	Zone:	RS-1 (One Family Urban Residential), and P1 (Park & School)
	Designation:	Ground-Oriented Multi-Family, and Institutional/Park
Existing Use of Property:		Single Family Residential
Proposed Use of Property:		Multi Family Residential
Site Area:		0.26 ha. in total (0.65 acres)
Access:		new lane to be created in rear
Servicing requirement:		Urban Standard

b) Site Characteristics:

The subject properties, located at 12178 and 12192 227 Street, (see Appendix A and B) are approximately 0.65 acres in total. The properties are generally flat, and are currently bounded by single family residential properties to the north, east, south and west, with 227 Street to the west, the Eric Langton Elementary School to the southwest. To the north, on the corner of 122 Ave and 227 Street an application is at third reading, to rezone to R-3 (Special Amenity Residential) to subdivide into 3 single family residential lots.

c) Project Description:

The current application proposes to rezone the subject properties from RS-1 (One Family Urban Residential) to RM-1 (Townhouse Residential), to permit future development into approximately 12 townhouse units (see Appendix C). Access for the townhouse development is proposed to be from a new lane in the rear, with temporary access off of 227 Street, until such time that the lane can be connected to the public road and the temporary access can be closed off.

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

d) Planning Analysis:

Official Community Plan:

The subject properties are located within the Town Centre Area Plan and are currently designated Ground Oriented Multi Family. The Ground Oriented Multi Family designation is intended to provide housing options that range from a low density attached form to a medium-high density attached form of ground-oriented housing that will generally be a maximum of three (3) storeys in height with ground level access to each unit. The development forms include townhouse, rowhouse, and stacked townhouse. For the proposed development no OCP amendment will be required to allow the proposed RM-1 (Townhouse Residential) zoning.

Zoning Bylaw:

The current application proposes to rezone the subject properties from RS-1 (One Family Urban Residential) to RM-1 (Townhouse Residential) to permit the future development into approximately 12 townhouse units. The minimum lot size for the current zone is 668 m², and the minimum lot size for the proposed zone is 557m². The total site area is 2660 m².

Any variations from the requirements of the proposed zone will require a Development Variance Permit application. The applicant is proposing buildings located at 4.5m from both rear and front lot lines. Staff is prepared to support a variance to allow a reduced front and rear lot line setback, from 7.5m to 4.5m.

Development Permits:

Pursuant to Section 8.11 of the OCP, a Town Centre Development Permit application is required for all multifamily residential, flexible mixed use and commercial development located in the Town Centre.

Advisory Design Panel:

The Town Centre Development Permit will be reviewed by the Advisory Design Panel prior to second reading.

Development Information Meeting:

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

e) Interdepartmental Implications:

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

- a) Engineering Department;
- b) Operations Department;
- c) Fire Department;
- d) Licenses, Permits and Bylaws Department; and
- e) Canada Post.

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

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

f) Development Applications:

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

1. A complete Rezoning Application (Schedule C);
2. A Multi-Family Residential Development Permit Application (Schedule D); and
3. A Development Variance Permit Application (Schedule E).

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

CONCLUSION:

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

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

“Original signed by Therese Melser”

Prepared by: **Therese Melser**
 Planning Technician

“Original signed by Christine Carter”

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

“Original signed by Frank Quinn”

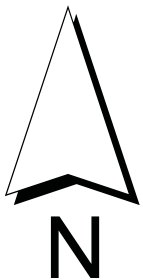
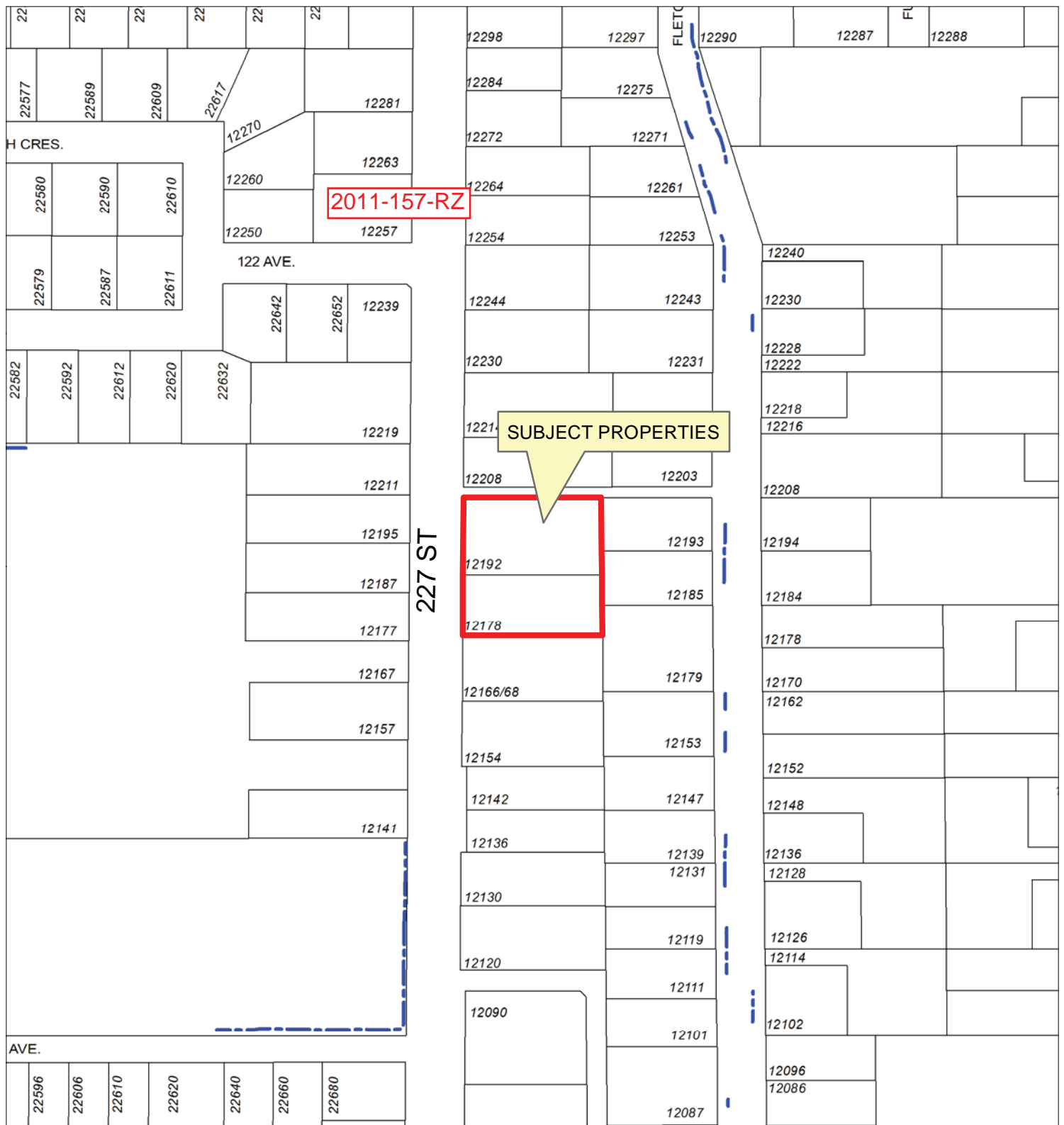
Approved by: **Frank Quinn, MBA, P. Eng**
 GM: Public Works & Development Services

“Original signed by E.C. Swabey”

Concurrence: **E.C. Swabey**
 Chief Administrative Officer





The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Zone Amending Bylaw No. 7302-2016
Appendix D – Proposed Site Plan



Scale: 1:2,000

Legend

-  Stream
-  Indefinite Creek
-  River
-  Major Rivers & Lakes

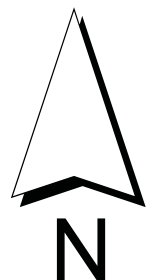
12178 & 12192 227 Street

PLANNING DEPARTMENT



2016-398-RZ
DATE: Oct 18, 2016

BY: JV



Scale: 1:2,000

Legend

- Stream
- Indefinite Creek
- River
- Major Rivers & Lakes

12178 & 12192 227 Street

PLANNING DEPARTMENT



mapleridge.ca

2016-398-RZ
DATE: Oct 18, 2016

BY: JV

CITY OF MAPLE RIDGE

BYLAW NO. 7302-2016

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7302-2016."
2. Those parcel (s) or tract (s) of land and premises known and described as:

Lot 65 of the West half of Section 20 Township 12 New Westminster District
Plan 19921;

Lot 66 Section 20 Township 12 New Westminster District Plan 19921;

and outlined in heavy black line on Map No.1700 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to RM-1 (Townhouse 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 _____ day of _____, 20_____

READ a second time the _____ day of _____, 20_____

PUBLIC HEARING held the day of , 20

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

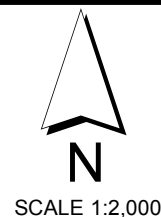
ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER

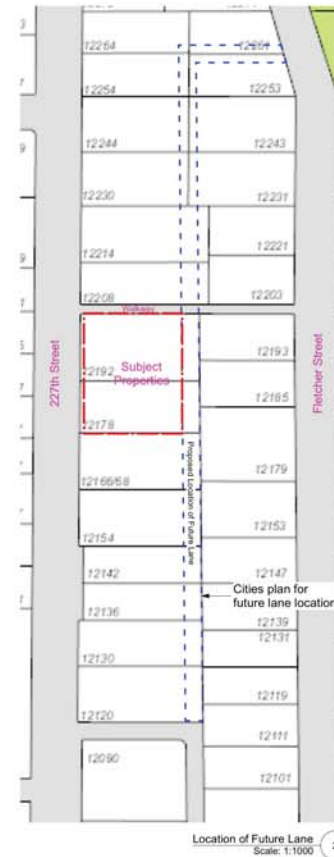


Bylaw No. 7302-2016
Map No. 1700
From: RS-1 (One Family Urban Residential)
To: RM-1 (Townhouse Residential)



APPENDIX D

PRELIMINARY ONLY NOT FOR CONSTRUCTION



Property Reconciliation			
	Property #1	Property #2	Total
Civic:	12192 227th Street	12178 22nd Street	2 Lots
Legal	LT 66, SEC 20, TWP 12; NW 1/4, NW 1/921	LT 65, SEC 20, TWP 12; NW 1/4, NW 1/921	
PID	002-383-497	002-864-555	
Existing Area:	1,490.0 m ²	1,170.0 m ²	± 2,660.0 m ²
Existing Zone:	RS-1	RS-1	28,632 sqft
Existing OCP:	RES	RES	

Variances Requested
Front & Rear Setbacks to 4.5m from 7.5m

Unit Area Compliance Calculations

Lot Area (After Deductions)	23,785 SF ~ 2,210.0 m ² @ 0.221 ha			
	Unit A	Unit B	Site Total	
Comment / Description	3 Bedroom	3 Bedroom		
Number of Units	4 units	8 units	12 units	
Site Coverage / Unit	727 SF ~ 67.6 m ²	1,416 SF ~ 131.6 m ²	14,237 SF ~ 1,322.6 m ²	
Garage Area	386 SF ~ 35.9 m ²	429 SF ~ 39.8 m ²	4,976 SF ~ 462.3 m ²	
Basement Habitable	274 SF ~ 25.4 m ²	206 SF ~ 19.1 m ²	2,741 SF ~ 254.6 m ²	
Basement Non Habitable	63 SF ~ 5.8 m ²	73 SF ~ 6.8 m ²	836 SF ~ 77.6 m ²	
			Habitable	
Basement Floor (Zoning)	63 SF ~ 5.8 m ²	73 SF ~ 6.8 m ²	836 SF ~ 77.6 m ²	
			As defined by zoning bylaw (Habitable Area - 50m ² or 538.2 SQ FT ~ Non Habitable Area)	
Main Floor	639 SF ~ 59.3 m ²	544 SF ~ 50.5 m ²	8,035 SF ~ 641.3 m ²	
Upper Floor	597 SF ~ 55.5 m ²	512 SF ~ 47.5 m ²	6,462 SF ~ 602.2 m ²	
			Excludes Stair	
Gross Floor Area (Zoning)	1,299 SF ~ 120.7 m ²	1,128 SF ~ 104.8 m ²	14,220 SF ~ 1,321.1 m ²	
Gross Floor Area (Building)	1,672 SF ~ 155.4 m ²	1,654 SF ~ 153.7 m ²	19,921 SF ~ 1,850.7 m ²	
			Excludes Non-habitable basement areas	
<p><i>All buildings and structures shall not exceed a Floor space ratio of 0.8 times the net lot area, excluding a maximum of 50 m² of habitable basement area. INHABITABLE ROOM means a room used for cooking, eating, sleeping or human occupancy; excludes building utility rooms, furnace room, crawl space, garage or storage area.</i></p> <p><i>(BASEMENT means a story which has the finished floor elevation greater than 0.3 metres below the average finished grade of the lot.)</i></p>				
FSR Allowed	14,273 SF ~ 1,326.0 m ²	0.600	0.6 x Net Developable Area	
FSR Actual	14,220 SF ~ 1,321.1 m ²	0.598		
FSR Difference	52 SF ~ 4.9 m ²	0.002		

All buildings and structures shall not exceed a floor space ratio of 0.6 times the net lot area, excluding a maximum of 50 m² of habitable basement area. (HABITABLE ROOM means a room used for cooking, eating, sleeping or human occupancy; excludes bathroom, utility room, furnace room, crawl space, garage or storage area.) (BASEMENT means a story which has the finished floor elevation greater than 0.3 metres below the average finished grade of the lot.)

ISSUED DRAWINGS

Further to ABC Blythe 2003), all plans sketches, drawings, graphic representations and specifications prepared by the author are the property of the author and are not to be used, copied, reproduced, or otherwise used in any form without the express written permission of the author. Plans, sketches, drawings, graphic representations and specifications prepared by the author are the property of the author and are not to be used, copied, reproduced, or otherwise used in any form without the express written permission of the author. Plans, sketches, drawings, graphic representations and specifications prepared by the author are the property of the author and are not to be used, copied, reproduced, or otherwise used in any form without the express written permission of the author.

**Multy-Family
Residential Development**

Owner Address: 12-178 & 12-192 - 227 Street, Maple Ridge, BC
 Legal Address: L7 60; SEC 20; TWP 12; NWD; PL NWP19921
 002-664-355 & L7 66; SEC 20; TWP 12; NWD;
 PL NWP19921 PHD 002-383-407

Proposed Site Plan

WAYNE STEPHEN BISSY
ARCHITECTURE & URBAN DESIGN INC.
PLANNING INTERIOR DESIGN

2924 2220 Louisa Highway,
Austin Ridge, B.C. V2A 2T4
In: 604-467-8000 Fax: 604-467-8205
E-mail: info@wbsy.com

Date: 2016-11-23

Scale	As Noted
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Drawn WB / JM

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444

ANY ONE
STRUCTURE

PRELIMINARY
FOR COMMENT

NOT A

Sheet _____

A1.0

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First Reading
21188 Wicklund Avenue

MEETING DATE: January 9, 2017
FILE NO: 2016-411-RZ
MEETING: C of W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 21188 Wicklund Avenue, from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit subdivision into two single family residential lots. As the application does not align with policies within the Official Community Plan (OCP), the recommendation is to not support this development proposal.

This application proposes the creation of fewer than 3 new lots; therefore, it is exempt from the requirements under the Community Amenity Contribution (CAC) Policy 6.31.

RECOMMENDATION:

That the subject application not be given first reading.

DISCUSSION:

a) Background Context:

Applicant:	Anita Chowdhury
Legal Description:	Lot 119 District Lot 242 Group 1 New Westminster District Plan 47383
OCP:	
Existing:	Urban Residential
Zoning:	
Existing:	RS-1 (One Family Urban Residential)
Proposed:	R-1 (Residential District)
Surrounding Uses:	
North:	Use: Residential
	Zone: RS-1 (One Family Urban Residential) and RS-1b (One Family Urban (Medium Density) Residential)
	Designation: Urban Residential
South:	Use: Residential
	Zone: RG (Group Housing Zone)
	Designation: Urban Residential

East:	Use:	Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
West:	Use:	Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
Existing Use of Property:		
Proposed Use of Property:		Single Family Residential
Site Area:		Single Family Residential
Access:		969 m ² (0.24 acres)
Servicing requirement:		Wicklund Avenue
		Urban Standard

b) Site Characteristics:

The subject property is 969 m² (0.24 acres) in size and is bound by single family residential lots to the north, west and east, and townhomes to the south. The subject property is flat with a row of hedges to the rear of the property and a few trees located in the front and rear yards. There is an existing house on the property that will require removal.

c) Project Description:

The applicant proposes to rezone the subject property, from RS-1 (One Family Urban Residential) to R-1 (Residential District), to permit future subdivision into two single family residential lots not less than 371 m². It is noted that the proposed lot sizes are larger than the minimum R-1 (Residential District) requirements.

Staff had a pre-application meeting with the applicant advising that an application to rezone and subdivide to the R-1 (Residential District) zone would not be supported. Alternative development options were discussed noting that either Duplex or Triplex housing that would achieve similar density and would be in compliance with the OCP.

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

d) Planning Analysis:

Official Community Plan:

The subject property is currently designated *Urban Residential-Neighbourhood Residential*. The Neighbourhood Residential designation allows for single detached dwellings and other housing forms, subject to the Neighbourhood Residential Infill policies. The rezoning and subdivision of this property into two single family residential lots and, specifically, use of the R-1 (Residential District) zone is not in compliance with the OCP, as per Policy 3-19 (a) (i), which states:

The proposed lot area and widths should be not less than 80% of the lot area and width prescribed under the predominate or adjacent zoning in the surrounding neighbourhood.

During the OCP review, the above noted policy was created stemming from conversations with residents, who advised that infill developments need to fit the character of a neighbourhood. It was acknowledged that slightly reduced lot sizes were considered appropriate in older, larger lot neighbourhoods; however, there was recognition that the reduction in lot size should be nominal, and that compatible lot width was key to preserving the character of a neighbourhood. For that reason, the policies were written to allow for a lot width not less than 80% of the zoning in the surrounding area. In addition, residents noted a preference to a Duplex or Triplex form, instead of subdivision, to achieve similar density, noting that the lot area and width would remain unchanged.

The current RS-1 (One Family Urban Residential) zone requires a minimum lot area of 668 m² and lot width of 18 m. The proposed R-1 (Residential District) zone would result in a lot area of 371 m² and lot width of 12 m. Under this policy, the RS-1b (One Family Urban (Medium Density) Residential) zone would be considered the appropriate zone, with a minimum lot area requirement of 557 m² and a lot width of 15 m; however, the applicant can not achieve the minimum lot area required for two RS-1b (One Family Urban (Medium Density) Residential) zoned lots. It has been suggested to the applicant that a Duplex or Triplex housing form could be alternative options to achieve additional density, without subdividing.

Zoning Bylaw:

The current application proposes to rezone the subject property, located at 21188 Wicklund Avenue, from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit subdivision into two single family residential lots. The minimum lot size for the current RS-1 (One Family Urban Residential) zone is 668m², and the minimum lot size for the proposed R-1 (Residential District) zone is 371 m².

The surrounding neighbourhood is made up of predominantly RS-1 (One Family Urban Residential) zoned lots, with the exception of two properties north-east of the subject property, and two properties to the west, which are zoned RS-1b (One Family Urban (Medium Density) Residential).

Alternatives:

That staff be directed to prepare a Bylaw in support of the development application to the R-1 (Residential District) zone. Should Council support this development application, it should be noted that it would not be referred to the Advisory Design Panel or is a Development Information Meeting required, as it is for a two lot single family subdivision. Comments and input will need to be sought from the various internal departments and external agencies and a complete rezoning and subdivision application would be required.

The other alternative would be that the application be deferred, and the applicant be requested to revise the application pending direction from Council.

CONCLUSION:

The development proposal is not in compliance with the OCP, as per Policy 3-19, and an amendment to such is not supportable, therefore, it is recommended that this application be denied.

“original signed by Adam Rieu”

Prepared by: Adam Rieu
Planning Technician

“Original signed by Christine Carter”

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

“Original signed by Frank Quinn”

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

“Original signed by E.C. Swabey”

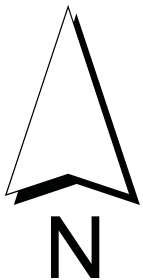
Concurrence: E.C. Swabey
Chief Administrative Officer

The following appendices are attached hereto:

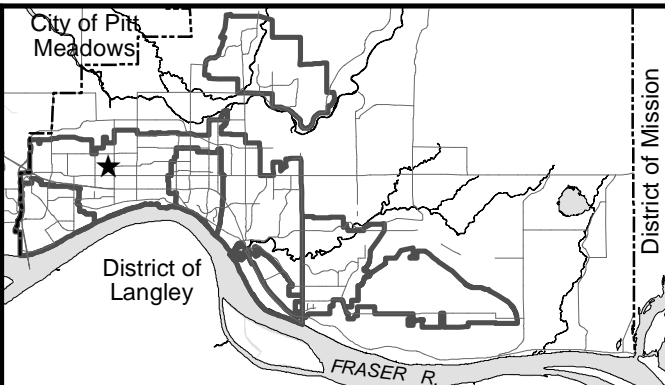
Appendix A – Subject Map

Appendix B – Ortho Map

APPENDIX A



Scale: 1:2,000

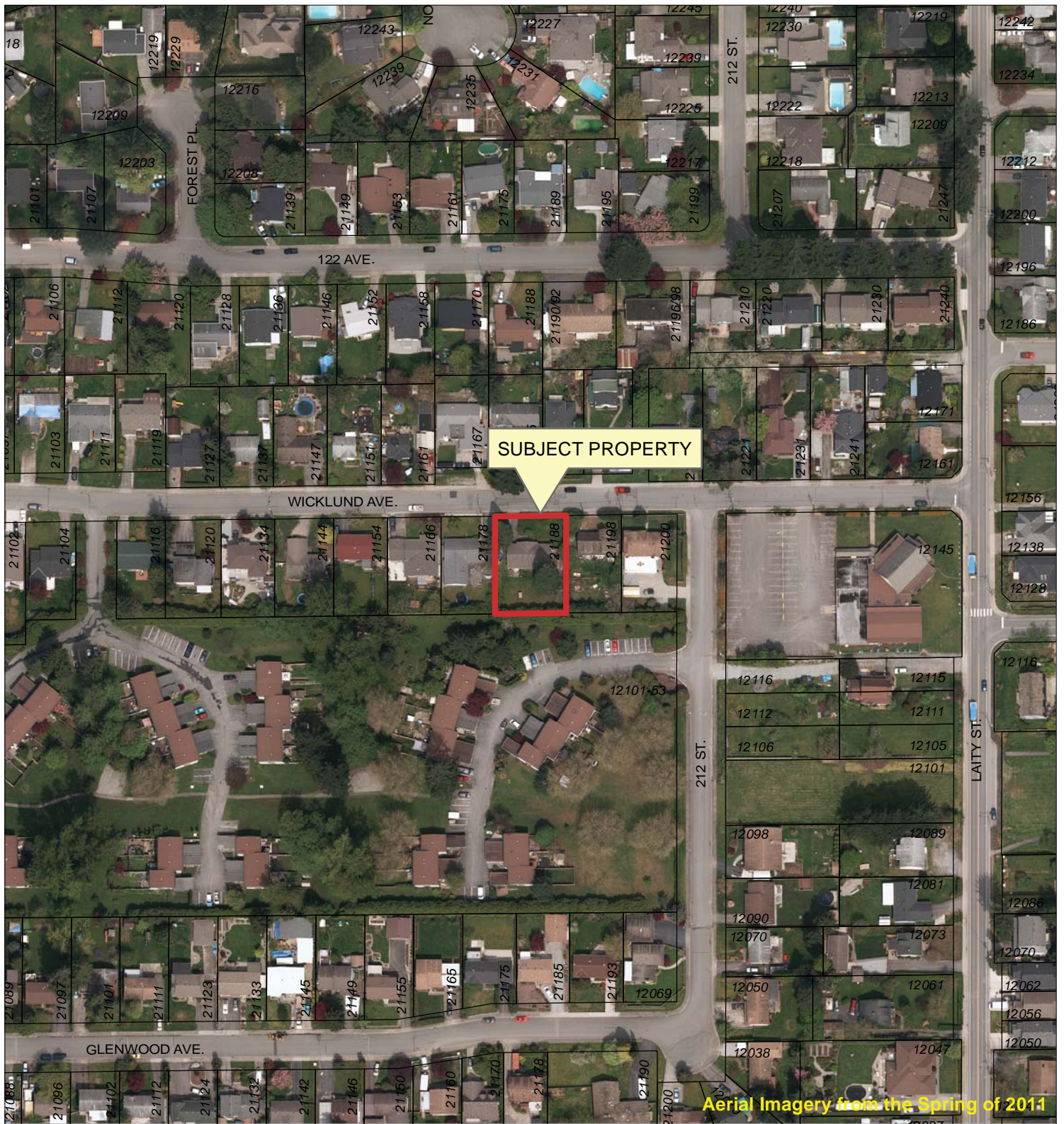


21188 WICKLUND AVENUE

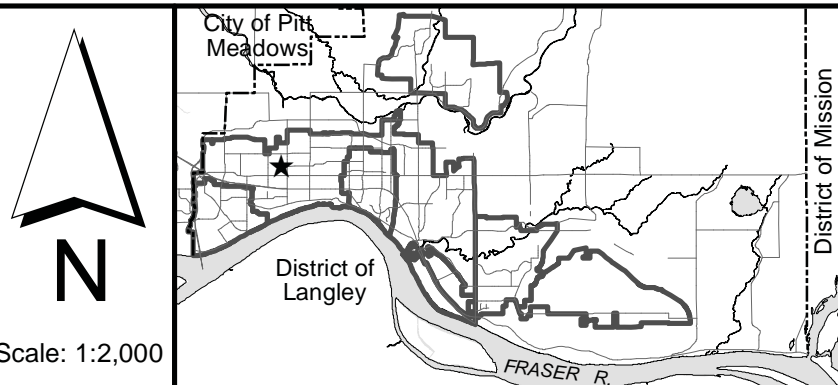


FILE: 2016-411-RZ
DATE: Oct 21, 2016

BY: PC



Aerial Imagery from the Spring of 2011



Scale: 1:2,000

21188 WICKLUND AVENUE

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2016-411-RZ

DATE: Oct 21, 2016

BY: PC

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Heritage Revitalization Agreement Amendment
Maple Ridge Heritage Designation and Revitalization and Tax Exemption
Agreement Amending Bylaw No. 7306-2016
22325 St. Anne Avenue

MEETING DATE: January 9, 2017
FILE NO: 2011-089-RZ
MEETING: C of W

EXECUTIVE SUMMARY:

For the property located at 22325 St. Anne Avenue (Appendices A and B), a letter has been received (Appendix C) to request a change to the completion date in Heritage Revitalization and Tax Exemption Agreement (the "Agreement") for the conservation of the Morse/Turnock Residence ("the Heritage Residence") and the construction of a four (4) storey 66 unit apartment building. The effective date of this Agreement was the bylaw adoption date of January 26, 2016, with the conservation work being completed within 12 months (i.e. by January 26, 2017). It is being requested that the completion date be extended from within 12 months following the effective date to within 30 months of the effective date of the Agreement. This would change the completion date to July 26, 2018. The proposed amending bylaw is attached as Appendix D.

The subject property is zoned Maple Ridge Heritage Designation and Revitalization and Tax Exemption Agreement Bylaw No. 6913-2012. Heritage Alteration Permit 2015-287-DP for the conservation work and Development Permit 2011-089-DP for the apartment, have both been approved and issued by Council on January 26, 2016. Building permits are complete and ready for pick up by the applicant from the City for issuance.

RECOMMENDATIONS:

That Maple Ridge Heritage Designation and Revitalization and Tax Exemption Agreement Amending Bylaw No. 7306-2016, be given first and second reading and be forwarded to the next Public Hearing.

DISCUSSION:

Legislative Background:

Council is granted the authority to enter into and amend Heritage Revitalization Agreements under Section 610 of the Local Government Act. The specific provision concerning amendments is the following:

- (4) *A heritage revitalization agreement may be amended by bylaw only with the consent of the owner.*

The authorized signatory for the company that owns the subject site has signed the Agreement thus providing his consent in accordance with Section 610 (Appendix E).

Under the Section 52 of the Transportation Act, the bylaw will need to be referred to the Ministry of Transportation and Infrastructure ("MOTI") to be approved before Council considers granting adoption.

History:

Council adopted the Maple Ridge Heritage Designation and Revitalization and Tax Exemption Agreement Bylaw No. 6913-201 on January 26, 2016. The Heritage Alteration Permit 2015-287-DP for the conservation work and the development permit 2011-089-DP for the apartment have both been approved and issued by Council on January 26, 2016. The site plan is attached as Appendix F.

The development proposal is two fold.

1. The Heritage Residence is to be adapted into a duplex as part of the conservation work. It will temporarily be moved to one corner of the site while the underground parking structure is built. The heritage residence will then be moved again and placed on its new foundation on top of the underground structure close to the corner of St. Ann Avenue and 223 Street; and
2. A four (4) storey 66 unit apartment building will be built behind the heritage residence. The apartment units may not be occupied until the conservation of the Morse/Turnock Residence is certified by the heritage consultant of record as being in compliance with the Heritage Revitalization Agreement.

Agreement Requirements:

Maple Ridge Heritage Designation and Revitalization and Tax Exemption Agreement Bylaw No. 6913-2012 was adopted by Council on January 26, 2016. The bylaw's adoption date is the effective date of the Agreement. Attached to the Bylaw is the Agreement together with the Heritage Conservation Plan and Relocation Plan, both prepared by Donald Luxton and Associates, Ltd.

The timing commitments contained in the Agreement are as follows:

- Section 2. The Owners shall, promptly following the Effective Date, commence and complete the restoration, renovation and conservation of the Existing Heritage Building (the "Work") in accordance with recommendations set out in the Conservation Plan attached as Schedule "C" to this Agreement (the "Conservation Plan").
- Section 8. The Owners shall commence and complete all actions required for the completion of the Work in accordance with this Agreement within 12 months following the Effective Date.

Applicant's Request:

The owner has requested and consents to changing the completion date from 12 to 30 months of entering into the original Agreement. The requested amendment to the Agreement would be a change in the completion date from January 26, 2017 to July 25, 2018, allowing 30 months from the effective date to complete the project (Appendix E).

The property's ownership will be transferred shortly, having been sold after being on the market for some time. The change will allow the new owners to have sufficient time to fulfill all the requirements for the conservation of the Heritage Residence once their construction team is assembled.

The site continues to be secure and the security measures will be kept in place by the new owners. The City also hold a forfeitable performance security of \$100,000 that the Morse/Turnock Residence will be placed on its new foundation and conservation will be completed in accordance with the Heritage Conservation Plan attached to and forming part of the Agreement.

According to Bylaw and Licensing staff, there have been no reports of break-ins or other complaints concerning the Heritage Residence. The owner confirmed that they continue to retain a security company to patrol and guard the heritage house every night. The existing security measures and the patrol have been successful in preventing problems. The new owners will be obligated to maintain the security requirements in the original Agreement.

Assessment and Council Action:

A change to the completion dates is considered to be a minor amendment; however, a Public Hearing is necessary. Therefore, Council can consider granting first and second reading, followed by a Public Hearing and third reading. Council may consider adopting the bylaw following approval by MOTI.

The security being held by the City is a strong incentive for the conservation work to be completed. Given the complexity of keeping the heritage residence on site while constructing the underground parking building, as well as for adequate time to carefully and safely move and relocated the Heritage House onto its new foundation, the new completion period is more realistic for the construction and conservation work involved for this project.

Therefore, proceeding with the attached bylaw authorizing the City to enter into an Amending Agreement to the original Heritage Revitalization and Tax Exemption Agreement is reasonable request.

CONCLUSION:

It is recommended that Council grant first and second reading to Maple Ridge Heritage Designation and Revitalization and Tax Exemption Agreement Amending Bylaw No. 7306-2016, and advanced this bylaw to the next Public Hearing.

“Original signed by Adrian Kopystynski”

Prepared by: Adrian Kopystynski MCIP, RPP, MCAHP
Planner II

“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 E.C. Swabey”

Concurrence: E.C. Swabey
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map

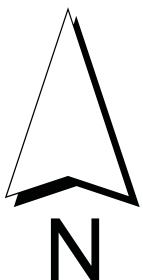
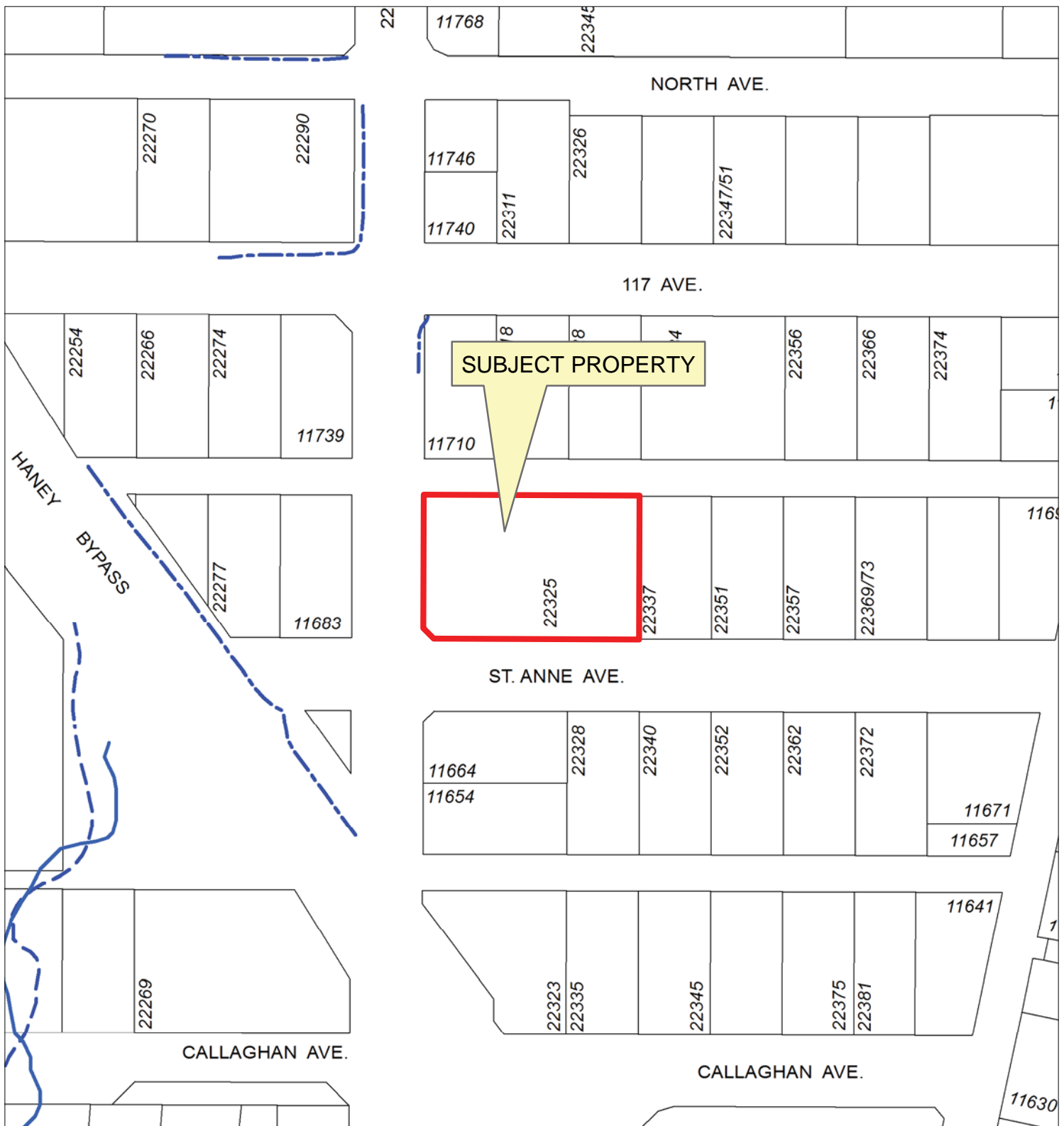
Appendix B – Ortho Map

Appendix C - Letter from Owner/Agent

Appendix D – Maple Ridge Heritage Designation and Revitalization and Tax Exemption Agreement Amending Bylaw No.
7306-2016

Appendix E – Agreement

Appendix F – Approved Site Plan



Scale: 1:1,500

Legend

- Stream
- Indefinite Creek
- River Centreline
- River
- Major Rivers & Lakes

22325 ST ANNE AVE

PLANNING DEPARTMENT



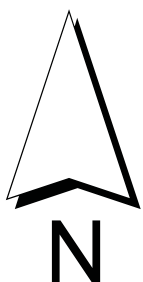
MAPLE RIDGE

British Columbia

mapleridge.ca



2015-287-DP
DATE: Dec 22, 2016

BY: JV



Scale: 1:1,500

Legend

-  Stream
 Indefinite Creek
 River
 Major Rivers & Lakes

22325 ST ANNE AVE



2015-287-DP
DATE: Dec 22, 2016

BY: JV

WAYNE
STEPHEN
BISSKY

ARCHITECTURE URBAN DESIGN PLANNING INTERIOR DESIGN
HEAD OFFICE: 204-22320 LOUGHEED HIGHWAY MAPLE RIDGE BC PH 604-467-8300 FAX 604-467-8305

Attention: Adrian Kopystynski Planning Department
Company: City of Maple Ridge
Address: 11995 Haney Place
Maple Ridge, BC, V2X 6A9
Phone: (604) 463-5221
Fax: 604) 467-7329
Date: Thursday, January 5, 2017

RE: Amendments to:

File #: 2011-089-RZ
Civic: 22325 St. Anne Ave Maple Ridge BC V2X 2E7
Legal: Lot A District Lot 398 Group 1 NWD Plan EPP52747 PID 029-774-071
Description: 1105 - Saint Anne Apartment & HRA

Dear Adrian,

This letter is a request for several amendments to the approved agreements as follows;

- 1) To amend the heritage revitalization and tax exemption agreement section 8. timing of restoration from within 12 months following the effective date to within in 30 months of the effective date.

Sincerely yours,



Wayne S. Bissky
BA, C.Ed, MArch, Architect AIBC, MRAIC

CITY OF MAPLE RIDGE

BYLAW NO. 7306-2016

A Bylaw to amend Maple Ridge Heritage Designation and Revitalization and Tax Exemption Agreement Bylaw No. 6913-2012

WHEREAS, the Owner of the land requests and consents to enter into an amendment of the heritage revitalization and tax exemption agreement attached to and forming part of Maple Ridge Heritage Designation and Revitalization and Tax Exemption Agreement Bylaw No. 6913-2012 ;

WHEREAS, it is deemed expedient to amend the heritage revitalization and tax exemption agreement attached to and forming part of Maple Ridge Heritage Designation and Revitalization and Tax Exemption Agreement Bylaw No. 6913-2012 as provided for in Appendix 1 to this amending bylaw (the “Amending Agreement”):

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

1. This bylaw may be cited as “Maple Ridge Heritage Designation and Revitalization and Tax Exemption Agreement Amending Bylaw No. 7306-2016”.
2. The City of Maple Ridge enters into the Heritage Revitalization and Tax Exemption Agreement (as amended by the “Amending Agreement”) with the registered owners of the properties located at 22325 St. Anne Avenue, Maple Ridge and legally described as:

PID: 029-774-071

LOT A; DL 398; NWD; PL EPP52747

(the “Property”).

3. The Mayor and Corporate Officer are authorized on behalf of the City of Maple Ridge to sign and seal the Amending Agreement in the form attached as Appendix “1” to this Bylaw.

READ a first time the day of , 2017.

READ a second time the day of , 2017.

PUBLIC HEARING held the day of , 20

READ a third time the day of , 2017.

APPROVED by the Minister of Transportation this day of , 2017.

ADOPTED the day of , 2017.

PRESIDING MEMBER

CORPORATE OFFICER

APPENDIX “1”

DESIGNATION AND HERITAGE REVITALIZATION AND TAX EXEMPTION AMENDING AGREEMENT

THIS AGREEMENT dated for reference the day of , 2017 is

BETWEEN:

PC MAPLE RIDGE DEVELOPMENT INC.

8138 North Fraser Way

Burnaby, BC V5J 0E7

(the “Owners”)

AND:

THE CITY OF MAPLE RIDGE

11995 Haney Place

Maple Ridge, British Columbia

V2X 6A9

(the “City”)

WHEREAS:

- A. The City and PC MAPLE RIDGE DEVELOPMENT INC. (BC1008087) entered into a Heritage Revitalization and Tax Exemption Agreement (the “Agreement”) setting out the terms and conditions by which the heritage value of the Existing Heritage Building is to be preserved and protected, in return for specified supplements and variances to City bylaws and the exemption of the Existing Heritage Building from City property taxation for a specified term;

- B. Name of the registered owner in fee simple of the land and all improvements located at 22325 St. Anne Avenue, Maple Ridge, B.C. and legally described as:

PID: 029-774-071

Lot A DISTRICT LOT 398 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP52747

(“the Lands”); and

- C. The City and the Owner wish to amend the terms of the Agreement to allow the completion date to be extended.

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

Amendment

1. The Agreement is hereby amended by deleting and replacing Section 8 by the following:

Section 8. The Owners shall commence and complete all actions required for the completion of the Work in accordance with this Agreement within 30 months following the Effective Date.

Statutory Authority Retained

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

Full Force and Effect

3. The City and the Owners hereby agree that the Agreement shall hereinafter be read and construed in conjunction with this Amending Agreement and be regarded as being amended only to the extent herein provided, that all the terms, covenants, provisos, conditions and provisions of the Agreement, as amended hereby, shall continue to be in full force and effect and that nothing herein contained shall operate or be construed to modify or otherwise affect the rights and obligations created by the Agreement as amended hereby.

No Waiver

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

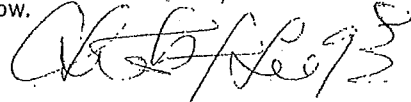
Headings

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

Successors Bound

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

IN WITNESS WHEREOF the Owners and the City have executed this Agreement on the dates set out below.



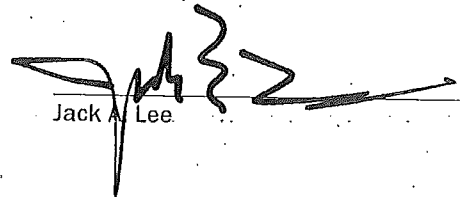
Friederike Rao
Name

8138 North Fraser Way Burnaby
Address BC Canada V5J0E7

Executive Assistant
Occupation PC Maple Ridge Development Inc.

Jan 4, 2017
Date

PC Maple Ridge Development Inc.
by its authorized signatory


Jack A. Lee

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

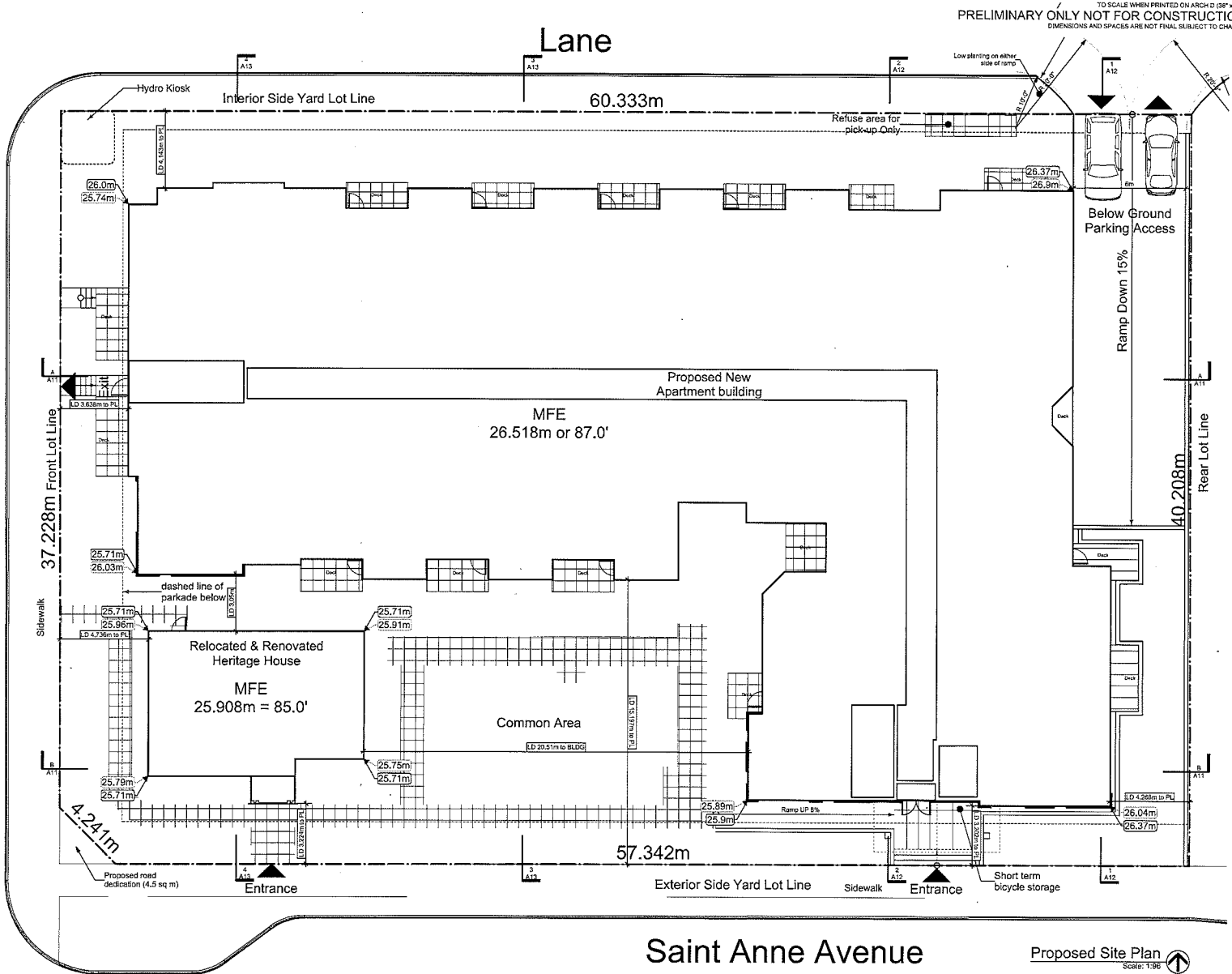
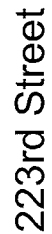
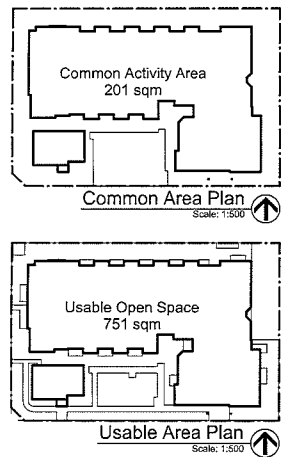
Mayor:

Corporate Officer:

Date

C/S

APPENDIX F



Saint Anne Avenue

Proposed Site Plan
Scale: 1"=96'

ISSUED DRAWINGS

□

Revised Drawings as per
ADP Comments 12/July/12
Issue For ADP 25/May/12

Copyright Reserved.

66 Unit Apartment

Site Plan

WAYNE STEPHEN BISSKY
ARCHITECTURE & URBAN DESIGN INC.
PLANNING INTERIOR DESIGN

Feb 18, 2014

10 **Am. Statist.**

WTD

2016	2015
------	------

A02

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: **First and Second Reading**
Zone Amending Bylaw No. 7303-2016
11225 240 Street

MEETING DATE: January 9, 2017
FILE NO: 2016-129-RZ
MEETING: C of W

EXECUTIVE SUMMARY:

An application has been received for a site specific text amendment to the C-1 (Neighbourhood Commercial) Zone for the property located at 11225 240 Street (Appendix A and B). The property is already zoned and the purpose of this application is to add additional permitted uses for the proposed mixed use commercial and rental apartment project for the subject site. The proposed 16 dwelling units will be rental in accordance with a Housing Agreement.

The proposed uses described in the letters provided by the applicant (Appendix C) have been reviewed by staff and found to be acceptable for a Neighbourhood Commercial Centre to serve the day-to-day shopping needs of the emerging adjacent neighbourhood to the east of 240 Street and the Albion Area to the east.

RECOMMENDATIONS:

That Zone Amending Bylaw No. 7303-2016 be given first and second reading and forwarded to Public Hearing.

DISCUSSION:

a) Background Context:

Applicant: 0784903 B.C. LTD. Sukhi Sanghe
Owner: 0784903 BC LTD

Legal Description: Lot A, Section 16, Township 12, New Westminster District Plan EPP25279

OCP :

Existing: Commercial

Zoning:

Existing: C-1 (Neighbourhood Commercial)

Surrounding Uses:

North: Use: Townhouses
Zone: RM-1 (Townhouse Residential)
Designation: Urban Residential

South:	Use:	Mixed use commercial / rental apartments
	Zone:	C-1 (Neighbourhood Commercial) with site specific text amendment for daycare and rental apartments
	Designation:	Commercial
East:	Use:	Vacant
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Low Density Residential, Conservation and Medium Density Residential
West:	Use:	Townhouses
	Zone:	RM-1 (Townhouse Residential)
	Designation:	Urban Residential
Existing Use of Property:		
Proposed Use of Property:		Vacant
Site Area:		Mixed use Commercial and Rental Apartments
Access:		0.478 ha.
Servicing:		Kanaka Way and 240 Street
		Urban

b) Proposal:

A site specific text amendment application has been received, to allow additional Commercial Uses in the C-1 (Neighbourhood Commercial) Zone for the property located at 11225 240 Street. This is a vacant property that slightly slopes from the north to the south. This proposal is for a mixed use commercial and rental apartment project in accordance with a Housing Agreement (16 dwelling units). Issuance of the development permit for this project is also being considered at the same meeting of the Committee of the Whole.

Based on the information from the applicant's letters (Appendix C), the requested uses, regrouped by similar categories being proposed are as follows:

- Licensee Retail Store / Liquor Store
- Professional Services,
- Medical Clinic
- Dentist
- Physiotherapist /Chiropractor
- Hearing/Eye Clinic
- Animal Hospital/Veterinary Clinic
- Financial Services
- Fitness
- Pharmacy
- Educational Facilities
- Restaurant with patio
- Coffee Shop

c) Planning Analysis

Official Community Plan:

The subject site is designated Neighbourhood Commercial Centre in the Official Community Plan (OCP). The objective of this designation is to facilitate Neighbourhood Commercial Centres that provide daily convenience shopping to serve residents. With respect to their scale, the following policy applies:

6 - 32 Total commercial space in a Neighbourhood Commercial Centre is typically less than 930 sq. m. (10,000 sq. ft.) in area.

The types of uses being requested and the mixed use building in which they will be located conform with both the objective and the size limitation stated in the OCP.

Albion Area Plan:

The subject site abuts the western boundary of the Albion Area across 240 Street. Although not subject to the Albion Area Plan, its close proximity has an influence on the policies it contains.

The Albion Area Plan identifies the need to provide sufficient commercial land use opportunities as the community grows.

At present there are two areas in Albion with commercial designated lands.

The first area is a Village Commercial Area at 102 Avenue and 242 Street. The Albion Area Plan states that this designation is intended to provide for to residents of surrounding neighbourhoods in a compact village form.

The second area is designated a Neighbourhood Commercial Centre, just like the subject side and is, diagonally across the corner from the subject site at the southeast corner of 112 Avenue and 240 Street. It is the subject of rezoning application (2016-244-RZ) for a portion of the site to be rezoned to C-5 (Village Commercial) Zone, which allows a broader range of uses for convenience shopping and personal services in the same spirit as the objective of the Village Commercial Centre in Albion.

With respect to future commercial development in Albion, there is the following policy:

10 - 9 Growth in North East Albion may create a need for Neighbourhood or Village Commercial Centres. Maple Ridge will consider the development of such centres to provide daily convenience needs and services, subject to satisfying Parking Bylaw and Zoning Bylaw requirements, traffic, access, site design, and compatibility with adjacent land uses.

Thus the broadening the range of uses convenience shopping and personal services being sought on the subject site will complement the Albion Plan development policy to provide for centres that will accommodate broader range of daily convenience needs and services for the emerging neighbourhoods on both sides of 240 Street.

Commercial/Industrial Strategy:

The Commercial Industrial Strategy: 2012 - 2042 (the Strategy) prepared by GP Rollo and Associates was consulted about applicable factors regarding Neighbourhood Commercial areas and land uses. According to the report, the City has 180 hectares. (445 acres) of OCP designated commercial lands and 140 hectares. (346 acres) of zoned Commercial lands. C-1 (Neighbourhood Commercial) zoned lands constitute a small portion of the zoned lands, about 3.0 hectares. (7.6 acres) or about 2.2% of all Commercial lands (p. 34).

The subject site at 11225 240 Street is located in the Core East Commercial Precinct. This precinct includes areas designated in the Official Community Plan for the following:

- Community Commercial Node at Dewdney Trunk Road at 240 Street;
- Neighbourhood Commercial Centre for three (3) corners of Kanaka Way/112 Avenue at 240 Street and Dewdney Trunk Road at 232 Street; and
- Historic Commercial Node at Lougheed Highway at 240 Street (Bruce's Market).

In the Albion Area plan, the two northern corners of 102 Avenue at 242 Street are designated as a Village.

In considering future demand for uses, the Strategy states:

Over 70% of new space demand will be for convenience goods and services (e.g. grocery, liquor, financial and health services, pharmacy) and food and beverage (coffee shop, restaurant, pub). The balance will be limited seasonal demand for comparison goods (tourist apparel and sporting goods), perhaps some indoor recreation space, and automotive goods and services. (p. 54)

All of the uses to be part of this site specific text amendment to the C-1 (Neighbourhood Commercial) zone on the subject site are ones identified in the Strategy for the Core East Area.

Zoning Bylaw:

The common practice related to commercial areas in most communities is based on a notion that urban centres are arranged in a hierarchical pattern of development, with differing sizes, diversity and functions around a central place. In the case of Maple Ridge, the Maple Ridge Town Centre Area is the central place with subordinate centres such as Rural, Historic, Neighbourhood, General and Community Commercial Nodes and Centres.

Historically, in Maple Ridge and in other nearby communities, the smallest centres in terms of size, function and range of uses are Neighbourhood Centres, offering local conveniences, such as: independent grocery and florist shops, video rentals; and basic personal services such as laundromats and dry cleaning. This is reflected in the intent statement for the C-1 (Neighbourhood Commercial) Zone described in the Section 701 of the Zoning Bylaw as follows:

This zone provides for the small scale retailing of commodities of a convenience nature and related uses for household or personal needs in an urban setting.

The C-1 (Neighbourhood Commercial) Zone current allows the following permitted principal uses:

- a) convenience store;
- b) restaurant;
- c) personal services; and
- d) personal repair services;

Comparing the requested uses to the permitted principal uses and definitions already contained in the Zoning Bylaw, the following is noted:

- Licensee Retail Store / Liquor Store are both the same use and already defined as a LICENSEE RETAIL STORE means an establishment with a valid Licensee Retail Store License provided by the Liquor Control and Licensing Branch that is permitted to sell all types of packaged liquor for consumption off the premise.
- Restaurant is already defined and encompasses the applicant's requested Restaurant with patio and Coffee Shop. The definition is RESTAURANT means an establishment where food and beverages are sold to the public and where provision is made for consumption on the premises. The establishment may be licensed as "Food Primary" under the Liquor Control and Licensing Act.

- For consistency with the existing terminology in the definition of Assembly use “private schools” is proposed to be used in place of the requested Educational Facility.
- Medical Clinic, Dentist, Physiotherapist /Chiropractor, Hearing/Eye Clinics and Animal Hospital/Veterinary Clinic are types of uses in the overarching category of Professional Services proposed by the applicant. To be consistent with the terminology in the Zoning Bylaw, Veterinarians is proposed to be used in place of Animal Hospitals/Veterinary Clinics. Therefore, it is proposed that the Professional Uses specifically state and be limited to those proposed by the applicant.
- The remaining two uses are proposed to be their own separate categories – Financial Services, Pharmacies and Fitness Facilities.

Staff considered the addition of daycare to the permitted principal uses. There is a demand to provide daycare in the community. However, the C-1 (Neighbourhood Commercial) zoned property to the south has already had a site specific text amendment for a daycare use (2015-158-RZ). The project to the south had a site specific text amendment done by the same owner as the subject site to add daycare. The developer is not pursuing this use because of the transportation and traffic related issues arising from accommodating parking, drop off/pick up and peak demands associated with daycare uses.

The main driving factor for this and similar site specific text amendment is that the historically permitted principal uses in the C-1 (Neighbourhood Commercial) Zone limits the possible business tenants to a narrow range of potential daily convenience shopping and personal services as supported by OCP policies and the Commercial and Industrial Strategies.

Part of the reason for the applicant’s request, is due to the difficulty of finding businesses that fit in within the currently permitted uses in the C-1 (Neighbourhood Commercial) Zone. The traditional local convenience-types of business no longer operate. For example, convenience stores are more than a “Mom-and-Pop Store” or florist shops. Consumer demand and technological change have resulted in once numerous video/DVD rental stores to vanish, replaced by vending machines at grocery stores or video services like Netflix. The broadening of the permitted principal uses requested by the applicant will assist to overcome the current market challenges, while still complying with the intent of the C-1 (Neighbourhood Commercial) Zone for neighbourhood commercial centres that are small in scale, convenient in nature and provide for households and personal needs to close by residents in existing and emerging neighbourhoods.

CONCLUSION:

The proposal to broaden the range of uses for the property located at 11225 240 Street through a site specific text amendment to the C-1 (Neighbourhood Commercial) Zone, aligns with objectives, intent and policies in the OCP, Albion Area Plan, the Commercial and Industrial Strategy and the Zoning Bylaw.

Therefore, it is recommended that Council grant Maple Ridge Zone Amending Bylaw No. 7303-2016 (Appendix D) First and Second Reading and advance the bylaw to Public Hearing.

“Original signed by Adrian Kopystynski”

Prepared by: Adrian Kopystynski MCIP, RPP, MCAHP
Planner II

“Original signed by Christine Carter”

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

“Original signed by Frank Quinn”

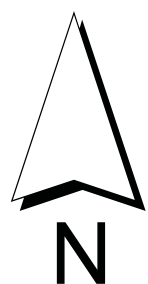
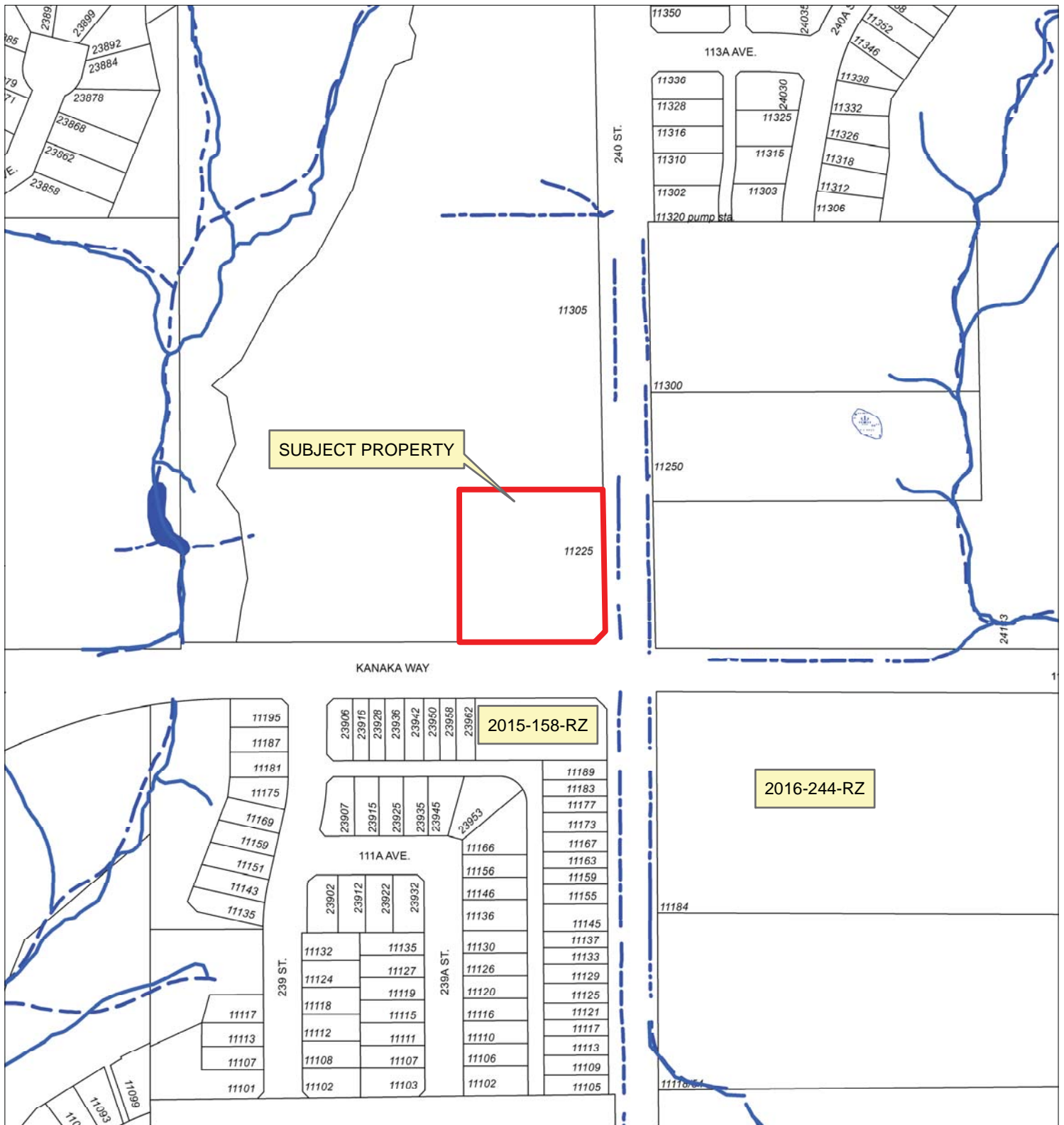
Approved by: Frank Quinn, MBA, P. Eng
GM: Public Works & Development Services

“Original signed by E.C. Swabey”

Concurrence: E.C. Swabey
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Letter from Applicant
Appendix D – Zone Amending Bylaw No. 7303-2016



Scale: 1:2,500

Legend

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

11225 240 ST

PLANNING DEPARTMENT



MAPLE RIDGE

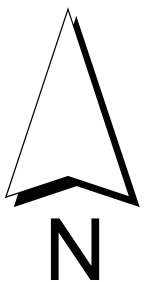
British Columbia

mapleridge.ca

2016-129-RZ

DATE: Jan 4, 2017

BY: DT



Scale: 1:2,500

Legend

- Stream
- River Centreline
- River
- Major Rivers & Lakes

11225 240 ST

PLANNING DEPARTMENT



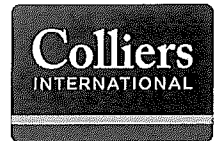
MAPLE RIDGE

British Columbia

mapleridge.ca

2016-129-RZ
DATE: Nov 16, 2016

BY: JV



City of Maple Ridge
Attention: Planning Department
11995 Haney Place
Maple Ridge, BC V2X 6A9

September 27, 2016

RE Zoning Amendment – 11225 240th Street

To Whom It May Concern,

We are writing you today with regards to our experience with demand for commercial retail space, for lease, in the East Haney neighborhood of Maple Ridge. Often, we are the first point of contact for potential users of commercial space and have had numerous inquiries from various users not supported by the current zoning.

For the past 18 months, we have been involved with a mandate to prelease approximately 11,000 square feet of commercial retail space within a mixed- use development on the corner of Kanaka Way and 240th Street. During this time, we have been approached by several national chains, as well as local retailers looking to lease space. We were pleasantly surprised by the amount of residents in the area who contacted us looking to set up their professional business near their home. The current zoning restricts a number of these professional uses, which not only makes it difficult to prelease the entire project, but is forcing local residents to set up their businesses elsewhere. While the current zoning does allow for convenience stores, restaurants and personal service uses, we strongly support an amendment to the current zoning to include the following retail and professional uses:

Licensee Retail Store

Financial Services

Professional Services

Fitness

Medical Clinic

Pharmacy

Physiotherapist/Chiropractor

Restaurant with patio

Hearing/Eye Clinic

Dentist

Educational Facilities

Coffee Shop

Liquor Store

Animal Hospital/ Veterinary Clinic



*see staff
meeting
Apr 13/2016.*

April 21, 2016

Mr. Adrian Kopystynski
City of Maple Ridge
11995 Haney Place
Maple Ridge, BC
V2X 6A9

Dear Mr. Kopystynski,

We would like to support the request of the developer, Colliers International, to allow a variance on the C1 zoning designation for the development located at 11213-11247 240 Street, Maple Ridge allowing the leasing agent an opportunity to consider our proposed use of a small neighborhood pet hospital.

There will be a large number of families moving to the area's new housing developments. Undoubtedly these families will have pets and offering them a local alternative for their pet care needs helps to minimize travel time for pets who can be unduly stressed by unnecessary extra time in a vehicle.

This new facility would be an ancillary site of our larger hospital on Lougheed Hwy. The relationship would benefit the clients and their family pets by offering them access to the extra diagnostic equipment and services that would not otherwise be available in a smaller clinic.

If you have any questions, please feel free to contact me at 604-463-7100. We look forward to your decision on this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Orser".

Michael Orser, DVM
Alouette Animal Hospital

CITY OF MAPLE RIDGE BYLAW NO. 7303-2016

A Bylaw to amend the text of Maple Ridge Zoning Bylaw No. 3510-1985 as amended

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

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

1. This bylaw may be cited as “Maple Ridge Zone Amending Bylaw No. 7303-2016”.
2. Maple Ridge Zoning Bylaw No. 3510-1985 is hereby amended as follows:

Part 7 Commercial Zones, Section 701 Neighbourhood Commercial: C-1, sub-section 1. Permitted Principal Uses is amended by adding the following new clause g) as follows:
 - g) The following uses are permitted specific to the site legally described as Lot A Section 16 Township 12 New Westminster District Plan EPP25279 and PID 029-069-131:
 - i. Licensee Retail Stores
 - ii. Financial Services
 - iii. Professional Services limited to: Medical Clinics, Physiotherapists /Chiropractors, Dentists, Veterinarians and Hearing/Eye Clinics
 - iv. Private Schools
 - v. Fitness Facilities
 - vi. Pharmacies
3. Maple Ridge Zoning Bylaw No. 3510-1985 as amended is hereby amended accordingly.

READ a first time the day of , 2017.

READ a second time the day of , 2017.

PUBLIC HEARING held the day of , 2017.

READ a third time the day of , 2017.

ADOPTED the day of , 2017.

PRESIDING MEMBER

CORPORATE OFFICER

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Development Variance Permit
24341 112 Avenue

MEETING DATE: January 9, 2017
FILE NO: 2015-350-DVP
MEETING: CoW

EXECUTIVE SUMMARY:

A Development Variance Permit application 2015-350-DVP has been received in conjunction with a rezoning and subdivision application to subdivide for the creation of 9 single family lots. The requested variance is to:

- i. reduce the minimum setback from an interior side lot line from 1.5m (5 ft.) to 0.61m (2 ft.) to the garage, and to 0.46m (1.5 ft.) for the garage roof projection for proposed Lots 4 through 9.

Council will be considering final reading for rezoning application 2015-350-RZ on January 10, 2017.

It is recommended that Development Variance Permit 2015-350-DVP be approved.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2015-350-DVP respecting property located at 24341 112 Avenue.

DISCUSSION:

a) Background Context

Applicant:	Cipe Homes Inc.
Legal Description:	Lot 2, Section 15, Township 12, New Westminster District Plan 77744
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 density bonus to R-1 (Residential District) zoning requirements
Surrounding Uses:	
North:	
Use:	Single Family Residential
Zone:	RS-1b (One Family Urban (Medium Density) Residential), with density bonus to R-1 (Residential District) zoning requirements
Designation:	Low/Medium Density Residential

South:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Low/Medium Density Residential and Conservation
East:	Use:	Single Family Residential
	Zone:	R-1 (Residential District)
	Designation:	Low/Medium Density Residential and Conservation
West:	Use:	Single Family Residential
	Zone:	RS-2 (One Family Suburban Residential)
	Designation:	Low/Medium Density Residential
Existing Use of Property:		Single Family Residential
Proposed Use of Property:		Single Family Residential
Site Area:		0.43 ha (1 acre)
Access:		243B Street and Lane
Servicing requirement:		Urban Standard
Concurrent Applications:		2015-350-RZ/SD

b) Project Description:

The subject property is located within the Albion Area Plan and is approximately 0.43 ha (1 acre) in size. The subject property is bounded by 112 Avenue to the south, 243B Street to the west, and single family residential lots to the north and east (see Appendices A and B).

The applicant has requested to rezone the development site 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 allows for R-1 (Residential District) sized lots.

The proposed development consists of approximately 9 R-1 (Residential District) sized lots (see Appendix C), amounting to an Amenity Contribution of approximately \$27,900.00. The final number of lots and amenity contribution will be determined at the time of approval of the subdivision. As per Council Policy, this application will also be subject to the City-wide Community Amenity Contribution Program, at a rate of \$5,100.00 per single family lot created, which amounts to \$45,900.00.

c) Variance 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 requested variances and rationale for support are described below (see Appendices D and E):

1. *Zoning Bylaw No. 3510-1985, Part 6, Section 601C(9)(c)(ii)*: To reduce the minimum side yard setback from 1.5m (5 ft.) to 0.61m (2 ft.) for the garage wall and 0.46m (1.5 ft.) for the garage roof overhang for proposed Lots 4 through 9, with no further siting exceptions allowed.

The applicant proposes that offsetting the garages would allow for an improved internal floor plan and provide for a more attractive front façade with widened entry ways and front porches. The resulting side yards will be reduced on one side of the lot to a minimal 0.61m (2 feet), essentially limiting rear yard access to one side only.

In an attempt to ensure long-term maintenance and fire safety, certain safeguards have been required. They are as follows:

- The garage will be required to be protected by fire sprinklers, like the home;
- An easement on each lot will be required to allow long-term maintenance of the building face, with a 0.61m (2 feet) side yard;
- A side-yard fence attached to the home will be required to prohibit access along the reduced side yard.

The proposed variance is supported because it is consistent with similar variances previously supported for the area, and will allow development in the area to occur in a consistent manner.

d) Citizen/Customer Implications:

In accordance with the *Development Procedures Bylaw No. 5879-1999*, notice of Council consideration of a resolution to issue a Development Variance Permit was mailed to all owners or tenants in occupation of all parcels, any parts of which are adjacent to the property that is subject to the permit.

CONCLUSION:

The proposed variance is supported because the housing form is consistent with the overall development, with similar building envelopes and setbacks.

It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2015-350-DVP.

“Original signed by Michelle Baski”

Prepared by: Michelle Baski, ASCT, MA
Planner 1

“Original signed by Christine Carter”

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

“Original signed by Frank Quinn”

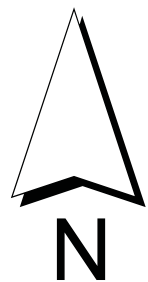
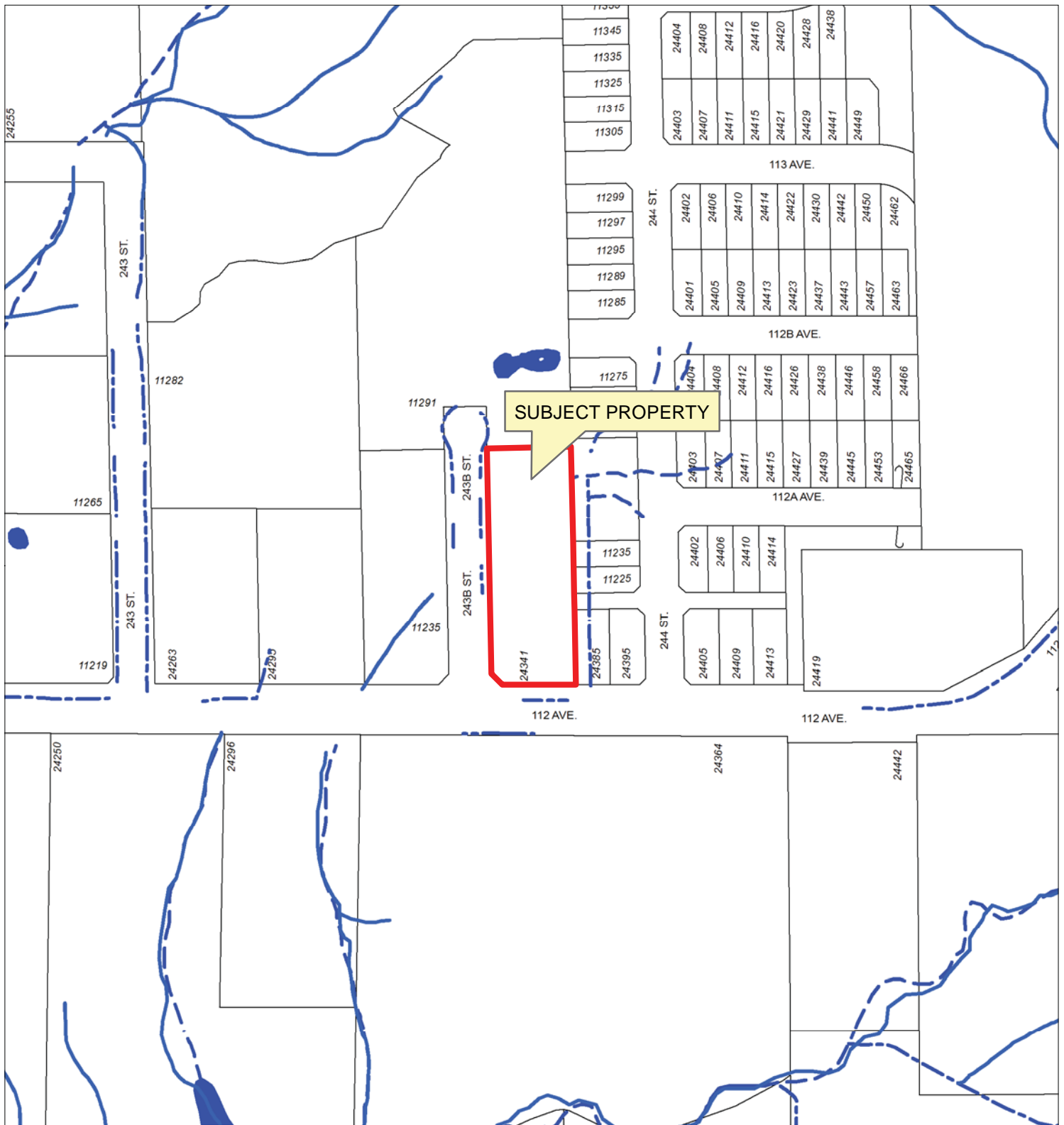
Approved by: Frank Quinn, MBA, P.Eng.
GM: Public Works & Development Services

“Original signed by E.C. Swabey”

Concurrence: E.C. Swabey
Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Proposed Subdivision Plan
- Appendix D – Site Plan Showing Proposed Setback Variance
- Appendix E – Streetscape Showing Offset Garage Siting Variance



Scale: 1:2,500

Legend

- Stream
- Ditch Centreline
- Indefinite Creek
- River
- Major Rivers & Lakes

24341 112 Ave
2011 Image

PLANNING DEPARTMENT



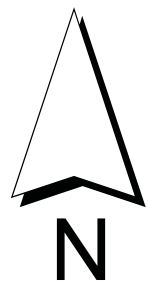
MAPLE RIDGE

British Columbia

mapleridge.ca

2015-350-DP
DATE: Nov 19, 2015

BY: JV



Scale: 1:2,500

Legend

- Stream
- Ditch Centreline
- Indefinite Creek
- River Centreline
- Major Rivers & Lakes

24341 112 Ave
2011 Image

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

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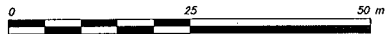
2015-350-DP
DATE: Nov 19, 2015

BY: JV

SUBDIVISION PLAN OF LOT 2 SECTION 15 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN 77744, EXCEPT PLAN EPP62330

Plan EPP62331

BCGS 92G.028



The intended plot size of this plan is 432 mm in width by 560 mm in height (C SIZE) when plotted at a scale of 1:500

Integrated Survey Area No. 36, Maple Ridge, NAD83 (CSRS) 4.0.0.BC.1.GVRD

Grid bearings are derived from observations between geodetic control monuments 84H0013 and 84H9998 and are referred to the central meridian of UTM Zone 10N.

The UTM coordinates and estimated horizontal positional accuracy achieved are derived from the MASCOT published coordinates and standard deviations for geodetic control monuments 84H0013 and 84H9998

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9996130 which has been derived from geodetic control monuments 84H0013 and 84H9998

LEGEND:

- ⊙ Control Monument Found
- Standard Iron Post Found
- Standard Iron Post Set

Note: This plan shows one or more witness posts which are not set on the true corner(s)

112B Avenue

Datum: NAD83 (CSRS) 4.0.0.BC.1, UTM Zone 10
UTM Northing: 5450428.363
UTM Easting: 532293.229
Point combined factor: 0.9996117
Estimated horizontal positional accuracy: +/-0.013 m



84H0013

359°59'04" 682.401

84H9998

44°04'41" 967.881

Sec 15

1 Plan 77744

112th Avenue

Datum: NAD83 (CSRS) 4.0.0.BC.1, UTM Zone 10
UTM Northing: 549746.216
UTM Easting: 532293.408
Point combined factor: 0.9996143
Estimated horizontal positional accuracy: +/-0.012 m

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

This plan lies within the Greater Vancouver Regional District

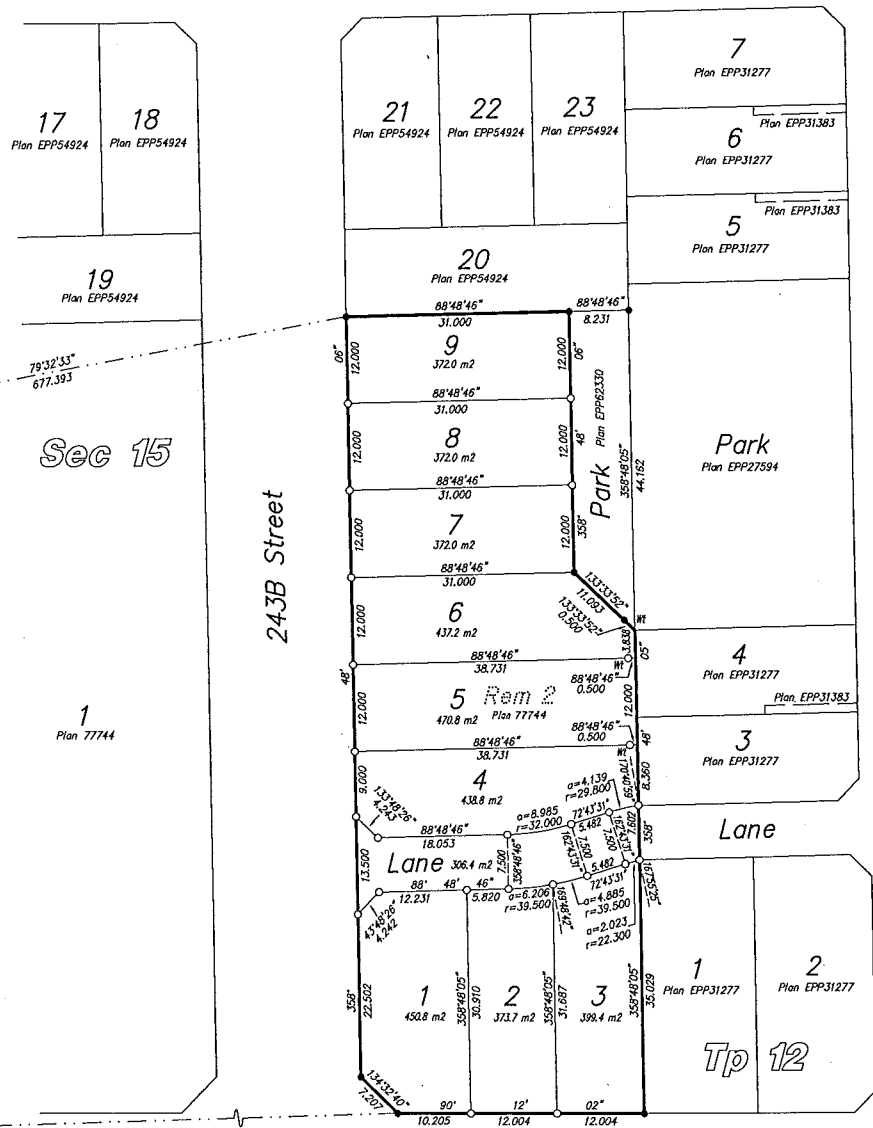
The field survey represented by this plan was completed on the 18th day of October, 2016
Mike Bernemann, BCLS 793

Terra Pacific Land Surveying Ltd

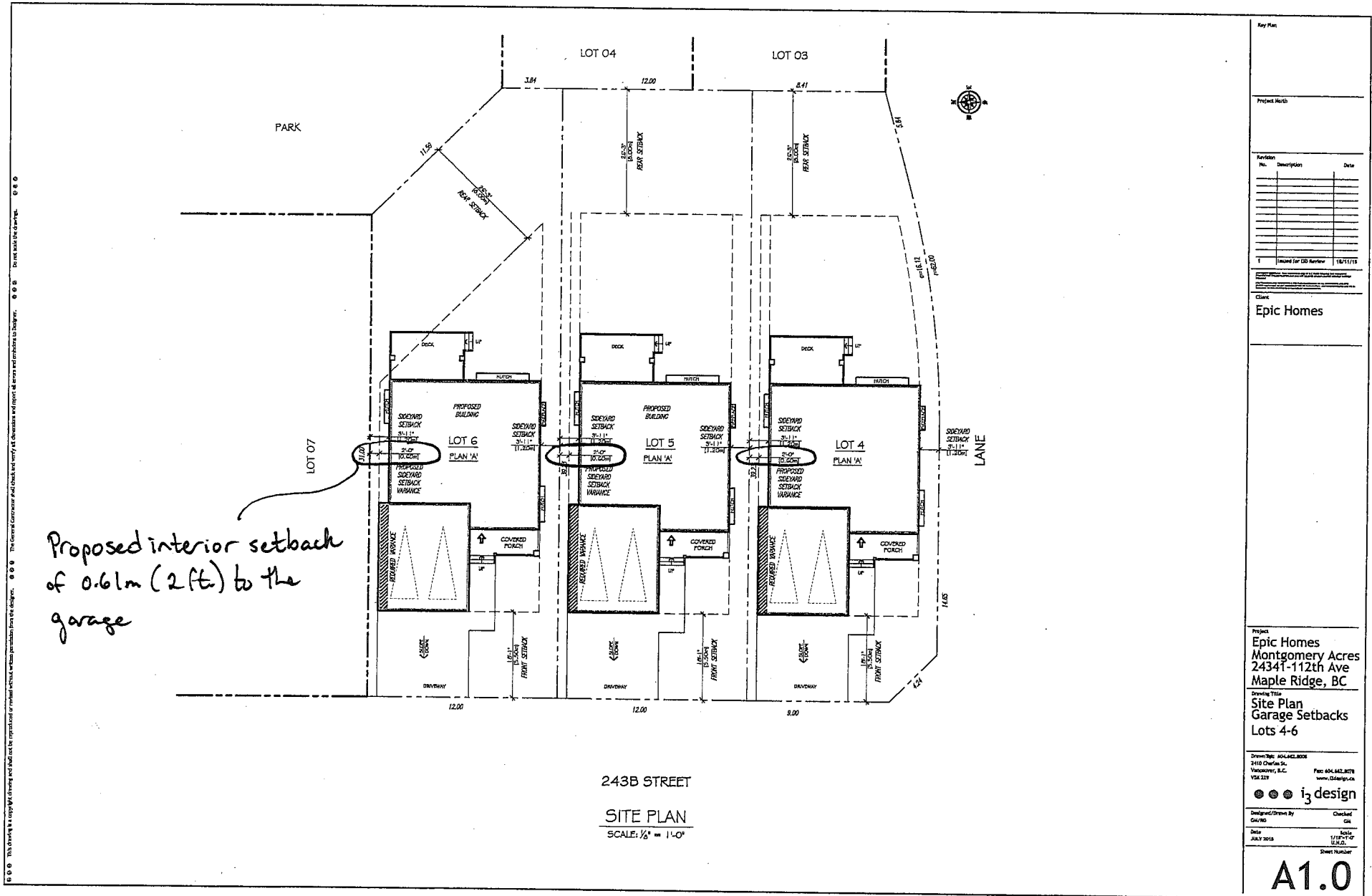
22371 St. Anne Avenue, Maple Ridge, BC

Tel: 604-463-2509

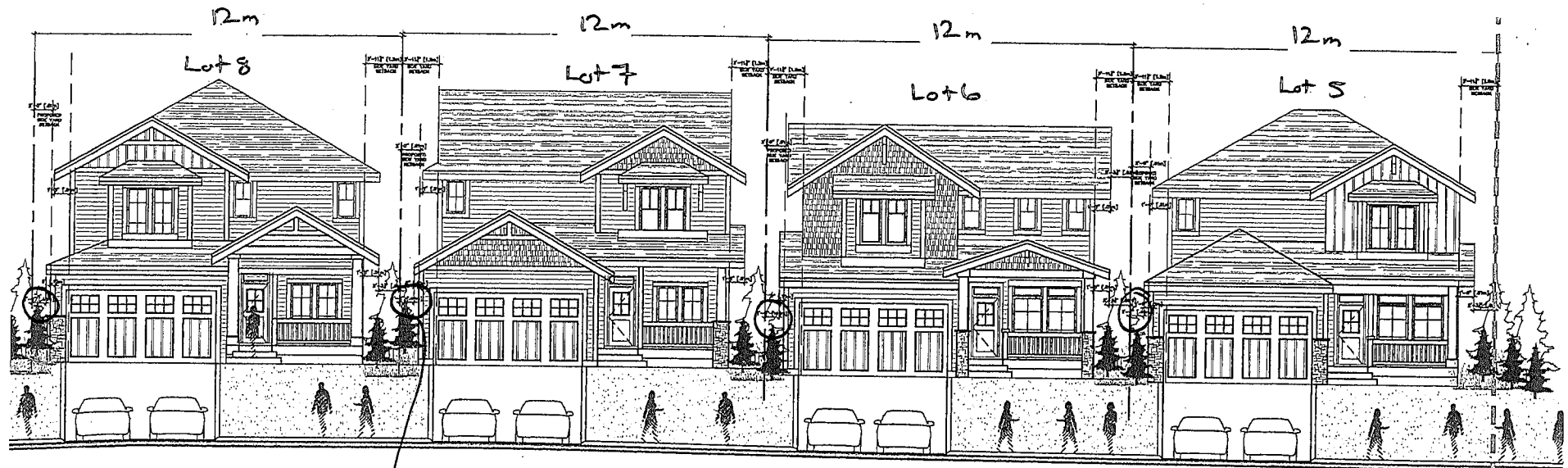
File: WRI1-5565ub B



APPENDIX D



APPENDIX E



1 TYP. STREETSCAPE (PROPOSED 2'-0" GARAGE SIDEYARD SETBACK VARIANCES)

SCALE: 1:100

Proposed interior setback of 0.46m (1.5 ft.) to the roof

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council

MEETING DATE: January 9, 2017
FILE NO: 2016-129-DP
2016-129-DVP

FROM: Chief Administrative Officer

MEETING: C of W

SUBJECT: Development Permit and Development Variance Permit
11225 240 Street

EXECUTIVE SUMMARY:

An application has been received for a new development permit for a mixed use commercial and rental apartment building to be located at 11225 240 Street and that is zoned C-1 Neighbourhood Commercial. The previously issued development permit (DP/045/09) expired earlier this year. The new development permit includes 16 rental units in compliance with the Housing Agreement registered on title.

There is an accompanying development variance permit application to allow the building to be sited closer to Kanaka Way (front lot line) and 240 Street (exterior side lot line). This is to create a stronger street presence to support the pedestrian environment and to strengthen pedestrian connectivity to and from the emerging neighbourhoods near the local commercial node at the intersection of 240th Street and Kanaka Way (112 Avenue).

The applicant has addressed all matters raised by the Advisory Design Panel and is requesting the new development permit and the development variance permit be issued by Council.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2016-129-DVP respecting property located at 11225 240 Street.

That the Corporate Officer be authorized to sign and seal 2016-129-DP respecting property located at 11225 240 Street.

That the Corporate Officer be authorized to sign the Cancellation of Charges Application to discharge the previously issued development permits DP/045/09 and DVP/045/09.

DISCUSSION:

a) Background Context:

Applicant: Ankenman Associates Architects Inc
(Mark Lesack)

Owner: 1005467 BC Ltd.

Legal Description: Lot A, Section 16, Township 12, New Westminster
District Plan EPP25279

OCP :	Existing:	COM (Commercial)
	Proposed:	COM (Commercial)
Zoning:	Existing:	C-1 (Neighbourhood Commercial)
	Proposed:	C-1 (Neighbourhood Commercial)
Surrounding Uses		
North:	Use:	Townhouses
	Zone:	RM-1 (Townhouse Residential)
	Designation	Urban Residential
South:	Use:	Mixed use commercial / rental apartments
	Zone:	C-1 (Neighbourhood Commercial) with site specific text amendment for daycare and rental apartments
	Designation:	Commercial
East:	Use:	Vacant
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Low Density Residential, Conservation and Medium Density Residential
West:	Use:	Townhouses
	Zone:	RM-1 (Townhouse Residential)
	Designation	Urban Residential
Existing Use of Property:		Vacant
Proposed Use of Property:		Mixed use Commercial and Rental Apartments
Site Area:		0.478 ha.
Access:		Kanaka Way and 240 Street
Servicing:		Urban
Previous Applications:		

b) Project Description:

The proposal is to construct a two storey mixed use building with about 955 square metres of commercial space on the first level, 16 rental apartments on the second level and 58 surface parking spaces. The lands are already zoned C-1 Neighbourhood Commercial thus accommodating this proposal. The residential parking and visitor spaces are grouped and separated from the commercial parking.

c) Proposed Variances

The following variances are requested to Part 7 Commercial Zones, 701 Neighbourhood Commercial: C-1 of the Maple Ridge Zoning Bylaw No. 3510-1985:

- a) Section 6 Size of Buildings and Structures
This provision is varied to increase the maximum height from 7.5 metres to 11.0 metres.

b) Section 7 Sitting a)

This provision is varied by decreasing the minimum setback from the front lot line (Kanaka Way) from 7.5 to:

- 5.99 metres to the building face;
- 3.3 metres to the face of exterior columns;
- 3.0 metres to the edge of the roof; and
- 5.73 metres to the face of the interior columns.

No projections into the varied setbacks would be permitted

c) Section 7 Sitting d)

This provision is varied by decreasing the minimum setback from the exterior side lot line and including the corner truncation line (240 Street) from 7.5 metres to:

- 5.36 metres to the building face on the second floor to the truncation line;
- 2.73 metres to the face of the exterior columns (at 240th Street)
- 2.44 metres to the edge of the roof (at 240th Street); and
- 4.86 metres to the face of the interior columns;
- 3.86 metres to the outside face of the louvers from the truncation line.

No projections into the varied setbacks would be permitted

d) Section 8 Other Regulations f) (iii)

This regulation requires that an apartment use be limited exclusively to storeys above the first storey of a building and above a permitted commercial use. The design of the building includes an entrance lobby, mail boxes and storage space for the apartment residents on the first level thus sharing a floor with commercial use. Therefore, a variance of this provision is to provide clarity about calculating the floor area.

Justification: The rationale for these reduced setbacks includes bringing the building face and storefronts closer to the streets thus creating a stronger pedestrian environment along 240 street and Kanaka Way. It is similar to the reductions for the mixed use building to the south for the same purpose and will begin to create the corner of 240 Street and Kanaka Way /112 Avenue landmark element. Due to the length of the facades, there are column-like elements and roof projections that extend or project beyond the building face to help break up, articulate and create more interesting the building faces. The setback reduction for the semi-circular wall with its projecting canopy at the corner gives the building greater visual prominence on the front onto two streets and better frames this intersection.

The following variances are requested to Schedule "A" of the Maple Ridge Off-Street Parking and Loading Bylaw No. 4350 – 1990:

a) Section 1.0 d)

The Off Street Parking and Loading Bylaw does not have a requirement for apartment parking in the C-1 Zone because an Apartment Use is not a permitted in that zone. If a use is not specifically mentioned, the Bylaw allows the required off-street parking requirement to be the same as for a similar class or use. Section 1.0 d) provides for the most similar use; however, it requires the parking and the visitor parking spaces to be concealed. Given that the apartments are rental units in perpetuity secured by a Housing Agreement, varying the requirement for concealed or underground parking was deemed to be a reasonable trade off in obtaining rental housing. The apartment parking is proposed to be located on a separate portion of the site, identifiable with a distinct surface treatment and attractively landscaped.

Therefore, Section 1.0 d) is proposed to be varied as follows:

BUILDING CLASS OR USE	REQUIRED NUMBER OF OFF-STREET PARKING SPACES
Apartments in the C-1 zone	1.0 parking spaces per dwelling unit plus 0.2 spaces per dwelling unit designated for visitors

Justification: The current regulation does not provide for Apartment Use parking requirement for projects in the C-1 Zone. The most similar parking requirement will satisfy the residential parking demand, but has the added requirement for the parking spaces to be concealed. This variance applies the parking requirement in place for similar apartments above commercial uses to this project without the concealment requirement. This is the same approach as approved by Council for other similar projects and the original project which did not proceed because the permit lapsed.

The previous development permit for this site has expired, prompting a new application to issue the necessary permits. This proposal is in accordance with the Rental Housing Agreement registered on title and entered into between the original developer and the City to construct the required sixteen (16) rental units.

d) Planning Analysis:

The previous development permit issued by Council (DP/045/09) was in conjunction with the rezoning of a larger area of the northwest corner of Kanaka Way and 240 Street into a multi-phased townhouse development that is nearing build out and the subject lands for a mixed use commercial rental apartment building. This mixed use building was proposed to be 3 storey and containing 16 rental dwelling units subject to a Housing Agreement. The mixed use component was not preceded with, prompting this new application because the former development permit has expired.

Acquired by a new owner, the application made is in accordance with the Housing Agreement, providing a two storey (no loft level proposed) building with 16 dwelling units on the second floor. The unit mix is proposed to be of 2-two bedroom units and 14-one bedroom plus den units. There is an amenity room on the same floor as the dwelling units for the residents convenience as well as resident bicycle storage and property maintenance equipment storage on the lower level.

The proposed site plan and parking layout is very similar to the earlier proposal.

The building continues to be sited close to the streets to create a vibrant pedestrian environment. This requires a variance as described in the earlier section above. The proposed variance is similar to the one previously granted; however, the new design has architectural elements like columns and a semi-circular ornamental canopy element oriented to the corner requiring different setback variances. In accordance with City requirements, this canopy is detachable to permit access to utilities in a service easement along Kanaka Way.

A central open space with pedestrian amenities has been added, which is interconnected to pedestrian ways on the site, including a direct connection to the townhouse development to the west. Refuse and recycling is contained in an accessory building that borrows elements from the architecture of the mixed use building.

This development has also incorporated a three tier storm water management plan as part of the site plan and proposed landscaping. The stormwater management on site has been coordinated between landscape architect and the civil engineer as follows:

1. Stormwater bioswales have been proposed on both street frontages, with rainwater leaders from front face of building draining into bioswales. Calculations have been provided by civil engineer and coordinated with the landscape architect for design depth of bioswales.
2. Interior of site, permeable paving has been proposed in parking lot area, with parking drainage coordinated with the civil engineer. All parking lot areas will drain to permeable paving areas. Calculations were coordinated with the civil engineer.

As for parking, there are 37 commercial parking spaces (5 more than the minimum requirement) 16 residential and 4 visitor parking spaces. A total of two spaces, one commercial and one residential parking space, are designed for the use of the disabled. Resident parking is reserved and located as a separate landscaped compound in the northern part of the site.

Notice on title for the existing development variance permit and the expired development permit is proposed to be discharged.

e) Advisory Design Panel:

The following explanations describe how each comment from the Advisory Design Panel was addressed by the Architect:

1. Consider stronger corner element feature for greater street presence on 240th and Kanaka

Architects response: Canopy revised to form full semicircular shape in plan. Canopy to be constructed with removable sections to address encroachment into easement. Signage and support backing has been pulled forward to align with outside building face for stronger corner definition. Exterior lighting added at columns to provide greater definition/focus in evening.

2. Consider the signage at the corner to be brought forward from building façade and bring additional interest to remaining signage for the exterior facing frontages with perpendicular treatments

Architects response: Signage at corner revised per item 1. Signage locations at all elevations revised to create more interesting visual pattern and provide greater visibility. Exterior light fixtures added at building columns.

3. Consider stronger presence for the breezeway entry façade with additional detailing

Architects response: Cross-bracing added at breezeway to create stronger presence. Cross-bracing elements are to repeat through length of breezeway. Final spacing are to be determined at time of construction documentation.

Staff Comment: The bracing element was also requested and is being provided at the breezeway entrance on the façade facing the parking area.

4. Consider additional glazing for north and south staircase facades

Architects response: Additional glazing added at north and west stairs.

5. Consider alternate treatments for venting with gable ends

Architects response: Gable end venting to be retained. Vent is functional element but also serves decorative element. Form is consistent with desired architectural expression.

6. Support retaining wall detailing to the catch in place concrete with architectural finish

Architects response: Retaining wall to be detailed with painted inset reveals.

7. Confirm adjacent trail connections are aligned

Architects response: Walkway configurations revised. The north walkway intended originally to tie into the adjacent property was deleted. The west walkway tie-in was relocated to match neighbouring walkway location already built to property line. Final location is to be coordinated with adjacent site condition.

Staff Comment: Although the walkway is removed, access to this commercial complex from the townhouses to the north is by way of the sidewalk along 240 Street.

f) Citizen/Customer Implications:

In accordance with the *Development Procedures Bylaw No. 5879-1999*, notice of Council consideration of a resolution to issue a Development Variance Permit was mailed to all owners or tenants in occupation of all parcels, any parts of which are adjacent to the property that is subject to the permit.

g) Financial Implications:

In accordance with Council's Landscape Security Policy, a refundable security equivalent to 100% of the estimated landscape cost will be provided to ensure satisfactory provision of landscaping in accordance with the terms and conditions of the Development Permit. Based on an estimated landscape cost of \$90,373.55, the security will be \$90,373.55.

CONCLUSION:

The proposal is for a mixed-use development consisting of ground floor commercial and 16-unit rental on the second floor. This complies with the with the Official Community Plan, the site's existing C-1 (Neighbourhood Commercial) Zone is proposed to be varied, and the 16 rental units under the Rental Housing Agreement with the City.

Therefore, it recommended that the Corporate Officer be authorized to sign and seal 2016-129-DP and 2016-129-DVP respecting property located at 11225 240 Street, as well as the Cancellation of Charges Application to discharge the previously issued development permits DP/045/09 and DVP/045/09.

“Original signed by Adrian Kopystynski”

Prepared by: Adrian Kopystynski, MCIP, RPP, MCAHP
Planner

“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 E.C. Swabey”

Concurrence: E.C. Swabey
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map

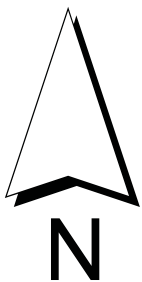
Appendix B – Aerial Map

Appendix C – Architectural and Landscaping Plans

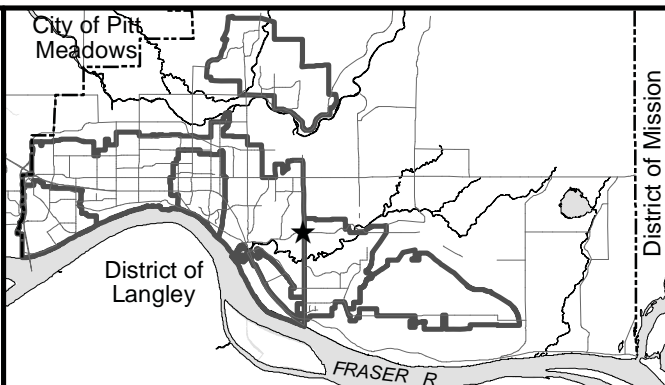
Appendix D – Site Plan with Variances



Aerial Imagery from the Spring of 2015



Scale: 1:2,500



11225 240 STREET

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE:2016-129-DP

DATE: Apr 25, 2016

BY: PC

APPENDIX C



PROPOSED DEVELOPMENT

11225 240 St Maple Ridge

RENDERING

Ankenman Associates Architects Inc.
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

Development For AL MORTGAGELINE LTD

1527

4	AUG 26, 2016	REVIEWED FOR OP	AK
3	AUG 5, 2016	REVISED PER ADP COMMENTS	AK
2	JUN 29, 2016	ISSUED FOR ADP	AK
1	APR 23, 2016	RE-ZONING & DEVELOPMENT APPLICATION	AK
REV	DATE	DESCRIPTION	BY

SCALE: NTS
AUGUST 26, 2016

A0.0



1 STREETScape 240TH
A0.4



2 STREETScape KANAKA WAY
A0.4



PROPOSED DEVELOPMENT

Ankenman Associates Architects Inc.
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

11225 240 St Maple Ridge

Development For AL MORTGAGELINE LTD

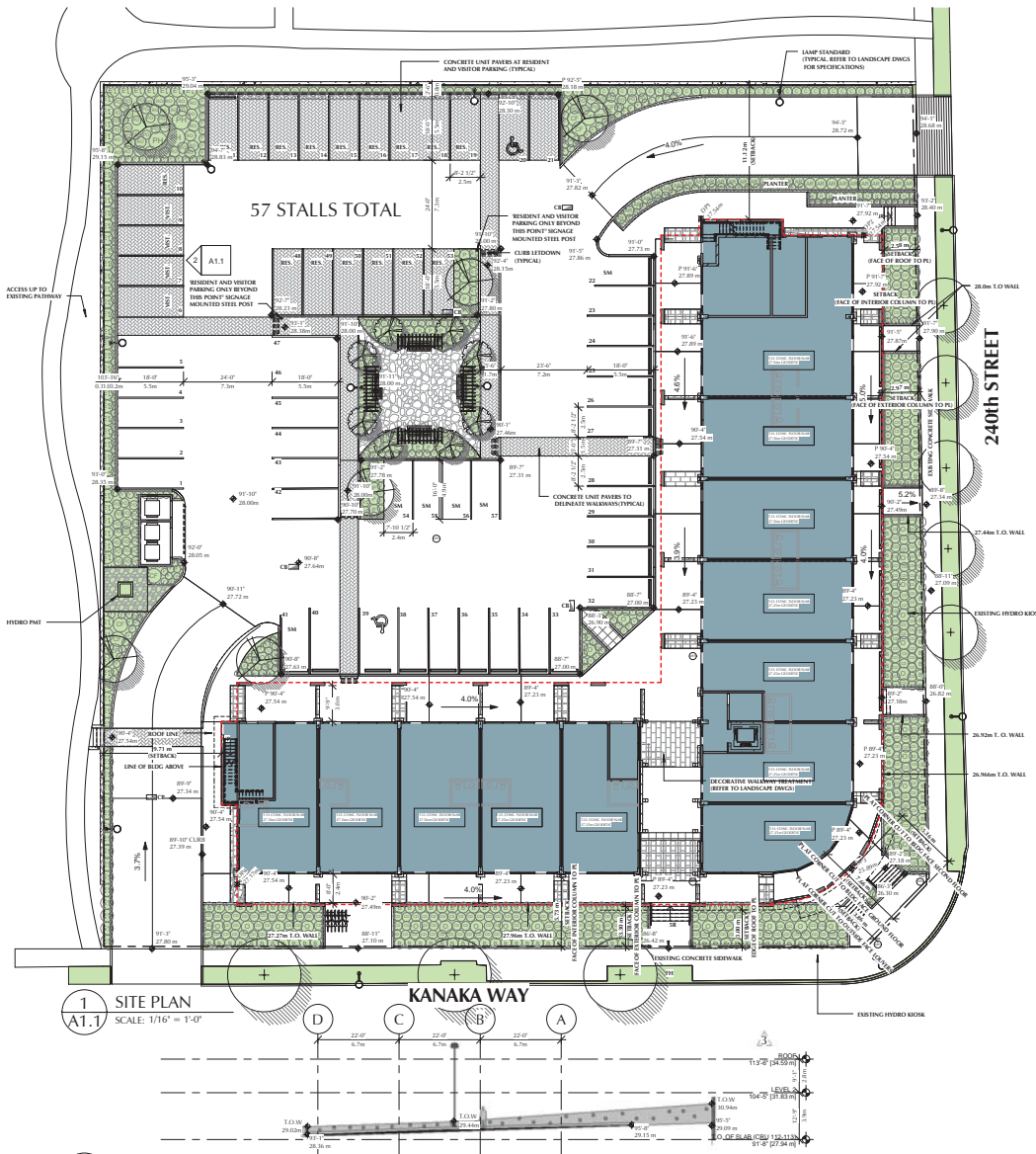
STREETSCAPES

1527

SCALE: 1 : 140
AUGUST 26, 2016

1	AUG 5, 2016	REVISED PER ADP COMMENTS	ME
2	JUN 20, 2016	ISSUED FOR ADP	ME
1	APR 21, 2016	RE-ZONING & DEVELOPMENT APPLICATION	ME
REV	DATE	DESCRIPTION	BY

A0.4



SYNOPSIS

ZONING

C-1

CIVIC ADDRESS

11225 240TH STREET, MAPLE RIDGE

LEGAL DESCRIPTION

LOT A, SECTION 16, TOWNSHIP 12, NEW WESTMINSTER DISTRICT PLAN EPP25279

SITE AREA

SITE AREA 4783.62m² (51490.49 SF)

SITE COVERAGE

SITE COVERAGE 1661.29m²/4783.62m² = 0.347

GROSS FLOOR AREA

MAIN FLOOR 1093.65m² (11,772 SF)
UPPER FLOOR 1397.26m² (15,040 SF)

NET FLOOR AREA

BUILDING FLOOR AREA (EXCLUDING ELECTRICAL, STORAGE/SERVICE ROOMS, AMENITY AREA, DECKS, STAIRS, ELEVATOR, AND LOBBY)

MAIN FLOOR - COMMERCIAL USE 955.04m² (10,280 SF)
UPPER FLOOR - SUITES AREA ONLY 1227.80m² (13,216 SF)

MAX. BUILDING HEIGHT

PRINCIPAL BUILDING 11.0m MAX (36.08')

PARKING REQUIREMENTS

	REQUIRED	PROPOSED
1 STALL PER 30m ² (955.04/30 x 1)	32	37
1 STALL PER RESIDENTIAL SUITE	16	16
VISITOR (2 x 16)	4	4

SETBACKS

	PROPOSED
NORTH	11.12m (36.48 FT) PL TO BLDG FACE
SOUTH	3.3m (10.83 FT) PL TO FACE OF EXTERIOR COLUMN 3.0m (9.84 FT) PL TO EDGE OF ROOF 5.73m (18.80 FT) PL TO FACE OF INTERIOR COLUMN
EAST	2.97m (9.74 FT) PL TO FACE OF EXTERIOR COLUMN 2.58m (8.46 FT) PL TO EDGE OF ROOF 4.86m (15.94 FT) PL TO FACE OF INTERIOR COLUMN
WEST	9.71m (31.85 FT) PL TO ROOF FACE
45 CORNER CUT	7.64m (25.06 FT) PL AT CORNER CUT TO BLDG FACE GROUND FLOOR 5.36m (17.58 FT) PL AT CORNER CUT TO BLDG SECOND FLOOR 3.86m (12.66 FT) PL AT CORNER CUT OUTSIDE FACE OF LOUVERS



PROPOSED DEVELOPMENT

11225 240 St Maple Ridge

SITE PLAN

1527

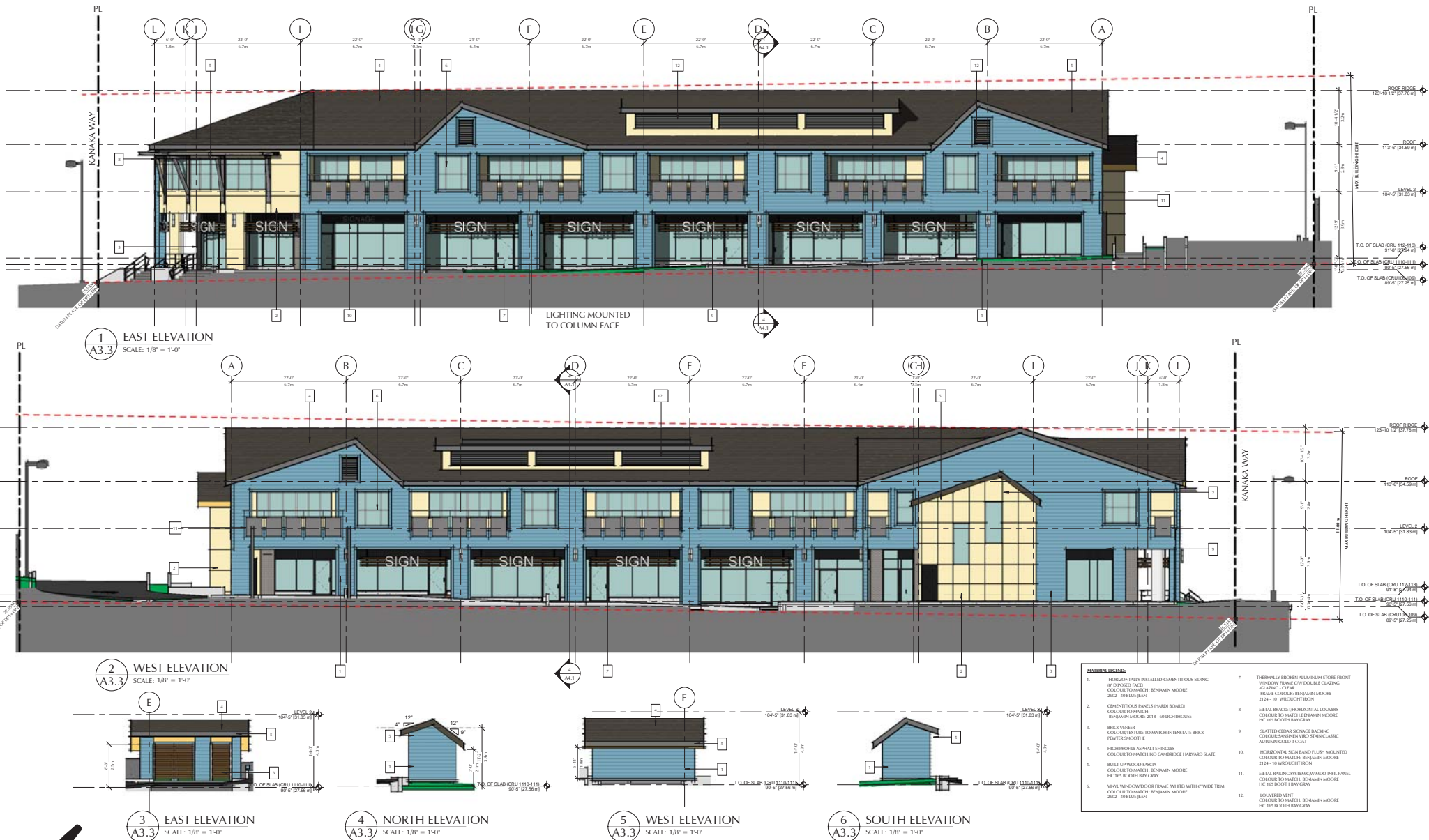
Ankenman Associates Architects Inc.
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

Development For AL MORTGAGELINE LTD

4	AUG 26, 2016	RE-ISSUED FOR DP	ML
3	AUG 5, 2016	REVISED PER ADP COMMENTS	ML
2	JUN 20, 2016	ISSUED FOR ADP	ML
1	APR 21, 2016	RE-ZONING & DEVELOPMENT APPLICATION	ML
REV	DATE	DESCRIPTION	BY

SCALE: As indicated
AUGUST 26, 2016

A1.1



PROPOSED DEVELOPMENT

11225 240 St Maple Ridge

COLOURED ELEVATIONS

Ankenman Associates Architects Inc.
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

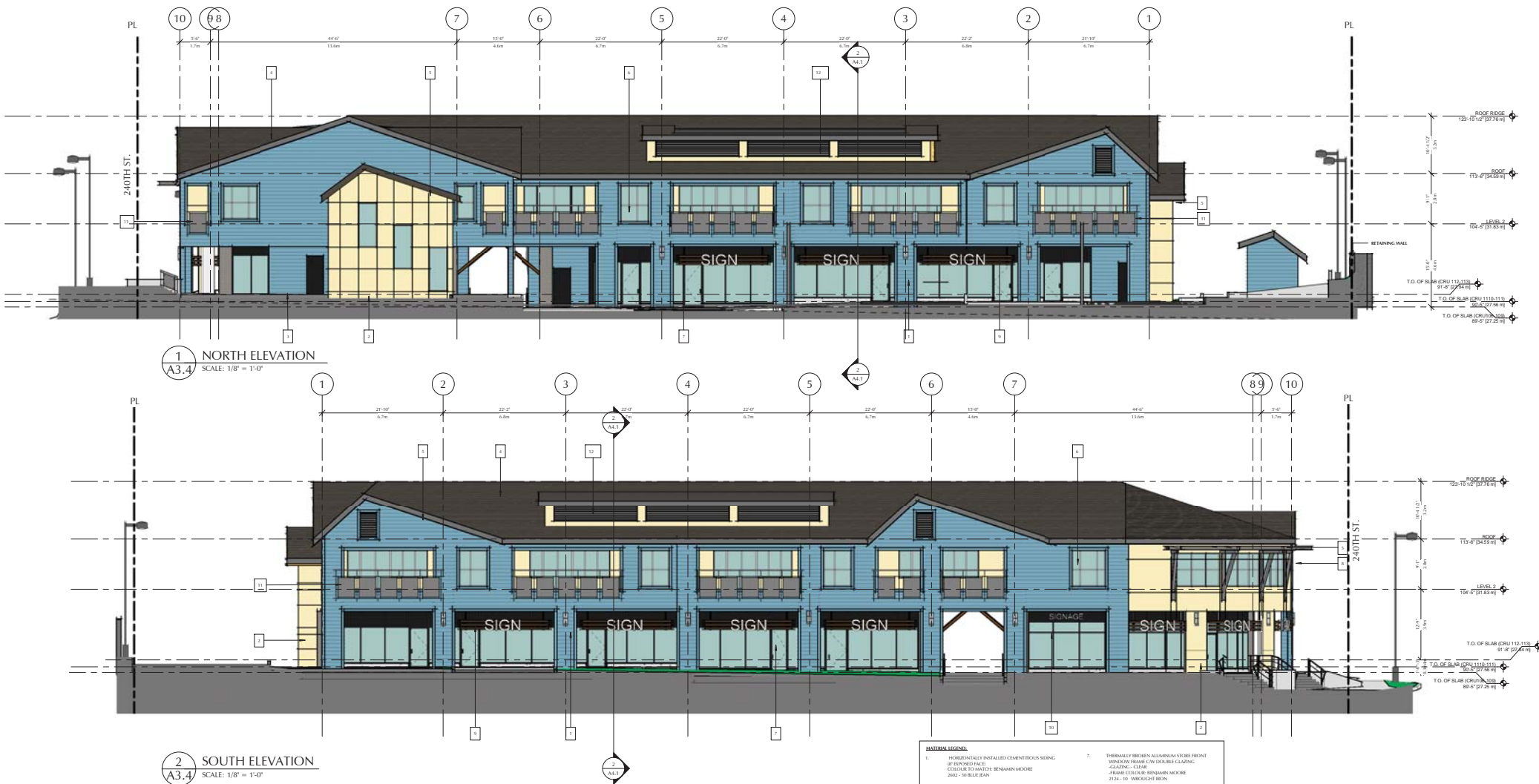
Development For AL MORTGAGELINE LTD

1527

SCALE: 1/8" = 1'-0"
AUGUST 26, 2016

REV	DATE	DESCRIPTION	BY
4	AUG 26, 2016	RE-ISSUED FOR DP	ML
3	AUG 5, 2016	REVISED PER AIP COMMENTS	ML
2	JUN 20, 2016	ISSUED FOR AIP	ML
1	APR 21, 2016	RE-ZONING & DEVELOPMENT APPLICATION	ML

A3.3



PROPOSED DEVELOPMENT

Ankenman Associates Architects Inc.
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

11225 240 St Maple Ridge

Development For AL MORTGAGELINE LTD

COLOURED ELEVATIONS

1527

SCALE: 1/8" = 1'-0"
AUGUST 26, 2016

A3.4

PROP CB2
RIM EL=27.87
INV EL=26.30

PROP CB1
RIM EL=27.35
INV EL=26.15

NOTE:
STORMWATER DRAINAGE BY
CIVIL ENGINEERS.
PLEASE SEE CIVIL DRAWINGS
FOR STORMWATER MANAGEMENT

PLANT SCHEDULE			MS JOB NUMBER: 16-019
KEY	QTY	SYMBOL	PLANTED SIZE / REMARKS
1	8	PAIRUS SYLVATICA 'DARTMOUTH'	DARTMOUTH CHERRY
2	8	PRUNUS SERRULATA 'ANANASANA'	ANANASANA CHERRY
3	8	STREET TREE	STREET TREE
4	32	ARISTIDA UNDO COMPACTA	COMPACT STRAWBERRY BUSH
5	28	AZALEA JAPONICA 'ANNA HARE'	AZALEA LARGE SINGLE WHITE
6	18	BURGERS PINE	COMMON BURNING
7	10	CONIFER SERICEA FLAVIRAMEA'	YELLOWING DOGWOOD
8	12	HEBE PARS	SPRINGING BURNING
9	3	OSMANthus BURKHODDI	FALSE HOLLY, FRAGRANT WHITE
10	30	PERSEA JAPONICA 'FOREST FLAME'	PERSEA
11	10	PRUNUS CARANINA 'SUNRISE ELUM'	ORANGE GLOCH FRETHERIN
12	34	RHOICODENDRON YAK 'WEST HAVEN'	RHOICODENDRON
13	28	ROSA RUBRA 'PINK PARADE'	PINK PARADE ROSE, SALMON-PINK
14	48	GLEHATIA ARANDI	EVERGREEN GLEHATIA
15	128	ARCTOSTAPHYLOS UVA-UREI 'NAKODER JADE'	KORONICK
16	54	ELAEAGNUS SPICATA	DEER PINE
17	240	COTONEASTER CHAMBERI	CHAMBERI COTONEASTER
18	18	ERICA 'DARL PURSEY'	HEATH
19	12	RUBUS PORTLANDENS	CREeping RASPBERRY
20	12	VACCINIUM CRASSIFOLIUM 'TELOSTOM'	CREeping BLUEBERRY
21	12	ARCTOSTAPHYLOS UVA-UREI 'NAKODER JADE'	KORONICK
22	54	ELAEAGNUS SPICATA	DEER PINE
23	240	COTONEASTER CHAMBERI	CHAMBERI COTONEASTER
24	18	ERICA 'DARL PURSEY'	HEATH
25	12	RUBUS PORTLANDENS	CREeping RASPBERRY
26	12	VACCINIUM CRASSIFOLIUM 'TELOSTOM'	CREeping BLUEBERRY

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ONLY STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZE. * REFER TO SPECIFICATIONS FOR DRAINAGE CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. * AREA OF SEARCH TO INCLUDE LUMBER HANDLERS AND PRIMER QUALITY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

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M2

LANDSCAPE ARCHITECTURE

#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com



NO.	DATE	REVISION DESCRIPTION	DR.
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SCALE:

PROJECT: COMMERCIAL DEV.
11225 240TH ST.
MAPLE RIDGE, BC

DRAWING TITLE: LANDSCAPE PLAN

DATE: MARCH 16, 2016	DRAWING NUMBER:
SCALE: 1/8"=1'-0"	
DRAWN: GL	L1
DESIGN: GL	
CHECK: HM	
M2LA PROJECT NUMBER:	16-019

16-019-019



LANDSCAPE ARCHITECTURE

#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com



NO.	DATE	REVISION DESCRIPTION	DR.
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NO. DATE REVISION DESCRIPTION DR.

SEAL:

PROJECT:
COMMERCIAL DEV.
11225 240TH ST.
MAPLE RIDGE, BC

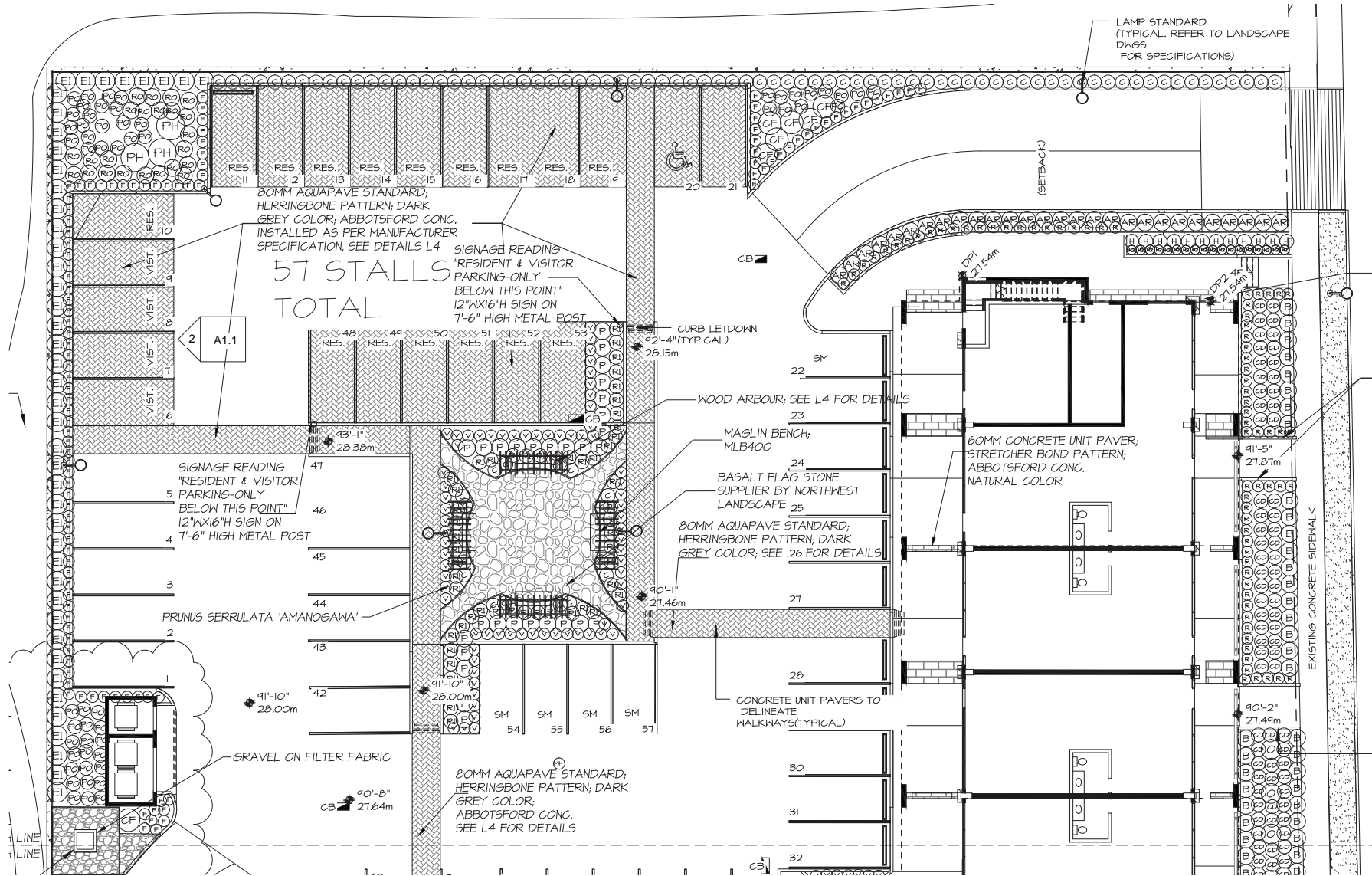
DRAWING TITLE:
SHRUB PLAN - 1

DATE: MARCH 16, 2016 DRAWING NUMBER:
SCALE: 1/8"=1'-0" DRAWN: GL
DESIGN: GL
CHKD: MM
M2LA PROJECT NUMBER: 16-08

L2

OF 5

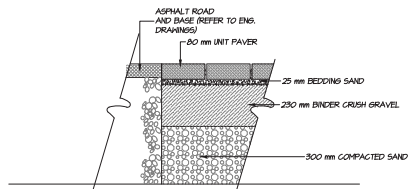
16-08



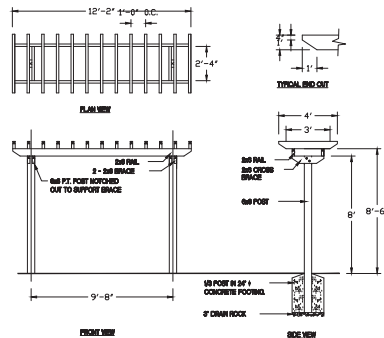
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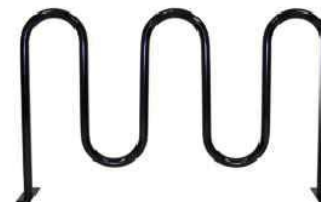


1 CROSSWALK
L4 SCALE: 1"=1'-0"



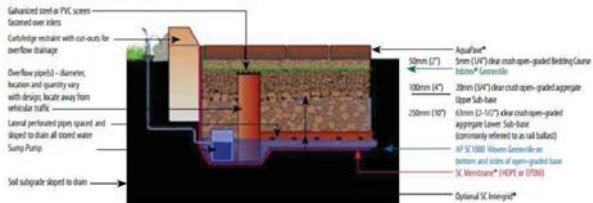
- NOTE:
1. ALL WOOD MEMBERS TO BE PRESERVE TREATED TO CMA STANDARDS
 2. ALL UNIFORMS TO BE HOT-DIPPED GALVANIZED
 3. APPLY TWO COATS OF STAIN TO MATCH BUILDING TO BE APPROVED BY OWNER OR LANDSCAPE ARCHITECT
 4. COAT ALL CUT SURFACES WITH SAME PRESERVATIVE AS ABOVE

2 WOOD ARBOUR
L4 SCALE: 1/4"=1'-0"



3 LOOPY BIKE RACK
L4 FRANCIS ANDREWS FURNISHINGS
POWDER COAT BLACK COLOUR
POST MOUNT AS PER
MANUFACTURER SPECIFICATION

No Exfiltration System



4 80MM AQUAPAVE STANDARD
L4 INSTALLED AS PER MANUFACTURER
& CIVIL SPECIFICATION



5 BENCH-SERIES 6
L4 FRANCIS ANDREWS FURNISHINGS
POWDER COAT BLACK COLOUR
SURFACE MOUNT AS PER
MANUFACTURER SPECIFICATION

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#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	OR.
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SEAL:

PROJECT:
COMMERCIAL DEV.
11225 240TH ST.
MAPLE RIDGE, BC

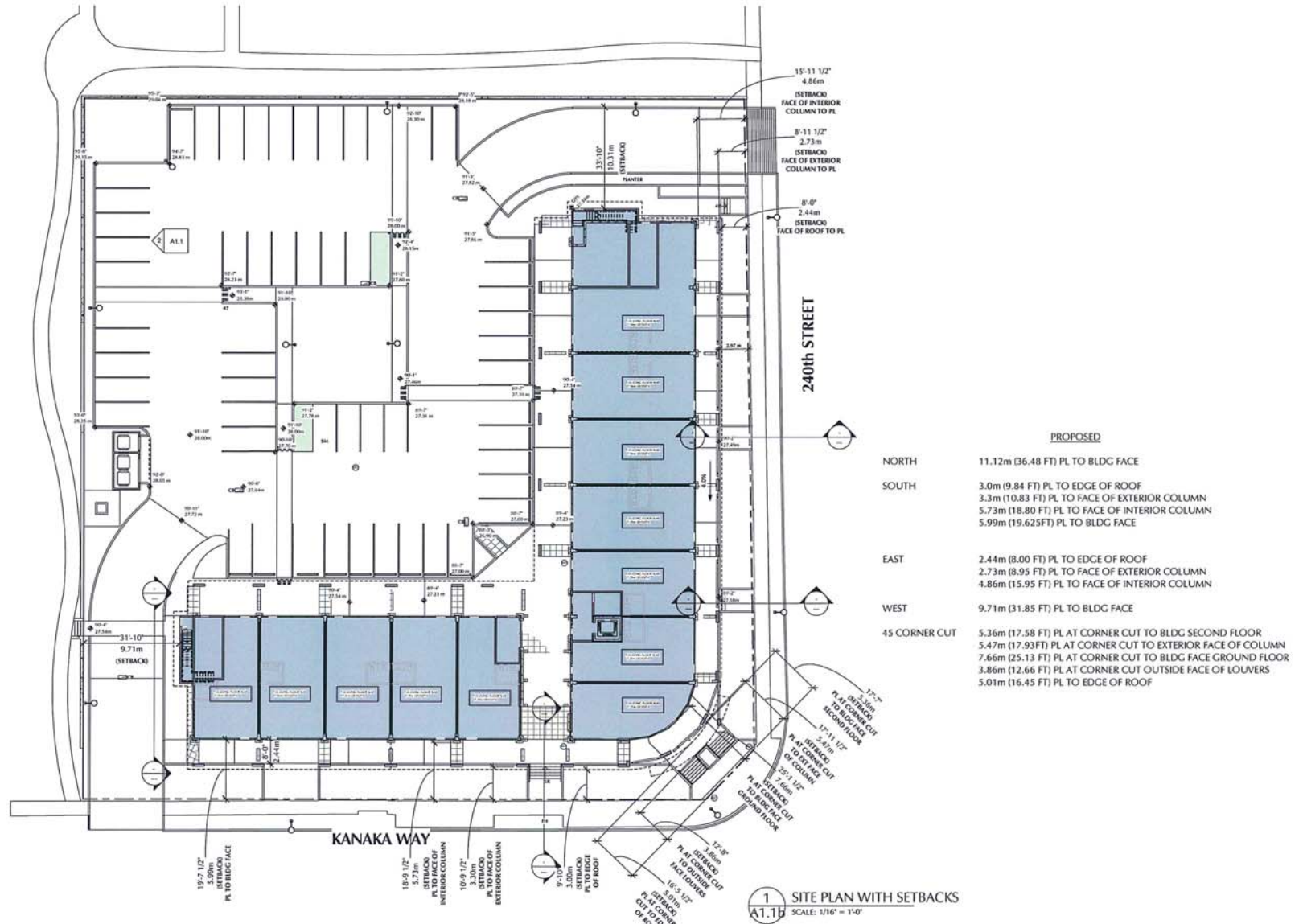
DRAWING TITLE:
**LANDSCAPE
DETAILS**

DATE: MARCH 16, 2016
SCALE:
DRAWN: GL
DESIGN: GL
CHECKED: MM

L4

OF 5

MCM-CR-2016-03 M2LA PROJECT NUMBER: 16-09



PROPOSED DEVELOPMENT

11225 240 St Maple Ridge

Ankenman Associates Architects Inc.
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

Development For AL MORTGAGELINE LTD

SETBACKS

1527

REV	DATE	DESCRIPTION	BY
1	SEPT 30 2016	RE-ISSUED FOR DP	AL
1	APR 21, 2016	RE-ZONING & DEVELOPMENT APPLICATION	AL

SCALE: 1/16" = 1'-0"
AUGUST 26, 2016

A1.1

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Wildfire Development Permit
22650 136 Avenue

MEETING DATE: January 9, 2017
FILE NO: 2015-207-DP
MEETING: C of W

EXECUTIVE SUMMARY:

Wildfire Development Permit application 2015-207-DP has been received in conjunction with the first phase of a four (4) phase single family subdivision that will result in a total number of 100 lots to be created. A Wildfire Development Permit (WFDP) is required because the subject property located at 22650 136 Avenue (Appendix A & B) is located within the Wildfire Development Permit Area designated in the Official Community Plan.

The Planning Department, Licences, Permits & Bylaws Department and the Fire Department have been monitoring the implementation of the Wildfire Protection Guidelines since they were adopted in 2008. To address some challenges, the original standards upon which the Guidelines were based, Council accepted recommendations in a staff report dated July 25, 2016 and Official Community Plan Amending Bylaw No. 7187-2015 was given second reading on December 6, 2016, to move to the more flexible set of standards contained in the *Home Owners FireSmart Manual (B.C. Forest Service Protection Program)*, referenced in this report as the “FireSmart Standards”. In the meantime, to allow instream application to proceed without delay, the *FireSmart Standards* are being applied.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2015-207-DP respecting property located at 22650 136 Avenue

DISCUSSION:

a) Background Context:

Applicant: Paul Hayes
Owner: 581600 BC LTD

Legal Description: Lot 9, Section 29, Township 12, NWD Plan 9387

OCP :
Existing: Eco Clusters, Conservation

Zoning:
Existing: R-1 (Residential District), RS-3 (One Family Rural Residential)

Surrounding Uses:

North:	Use:	Single Family Residential
	Zone:	R-1 (Residential District)
	Designation:	Eco Cluster, Conservation
South:	Use:	Rural Residential, Agriculture
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Agricultural
East:	Use:	Single Family Residential, Park
	Zone:	R-1 (Residential District), R-2 (Urban Residential District)
	Designation:	Eco Cluster, Conservation
West:	Use:	Rural Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Agricultural

Existing Use of Property:	Vacant
Proposed Use of Property:	Single Family Residential
Site Area:	11.76 hectares (29.06 acres)
Access:	136 Avenue
Servicing requirement:	Urban Standard
Concurrent Applications:	2015-207-SD (Phase 1), 2016-239-SD (Phase 2), DP/096/07 (WP/NF)

b) Project Description:

The property was originally rezoned under application 2013-097-RZ in 2001, and a small southeastern portion is currently under rezoning for Phase 4 for 10 lots (2016-239-RZ).

The site is to be subdivided and constructed in four phases. Currently, the Planning Department is processing subdivision applications for developing Phase 1, 30 lots (2015-107-SD) and Phase 2, 24 lots (2016-239-SD) along with a Watercourse Protection and Natural Features Development Permit encompassing all four (4) phases (DP/096/07).

The development of Phase 1 will include: construction of a sewer main connection between Foreman Drive at 136 Avenue and the Nelson Peak development to the east; dedication of Park on the balance of the site; and construction of a multi-purpose (horse) trail over the sewer right-of-way. Completion of the sewer connection to Nelson Peak will allow removal of a temporary pump station on that site. Phase 1 also includes the last portion of 136 Avenue needed to provide an east-west connection between 224 Street and 232 Street.

c) Planning Analysis:

Under Section 8.12 of the Official Community Plan (OCP), portions of the City are designated as a Wildfire Development Permit (WFDP) Area. The purpose for this is for the protection of life and property in the designated area that could be at risk for wildland fire and where the risk, in some cases, may be reasonably abated through implementation of appropriate precautionary measures. These measures are specified in a Wildfire Protection Development Permit that is based on a qualified consultant's report.

Diamond Head Consulting Ltd. prepared the Wildfire Development Permit Assessment for this project. The overall objective of this report is to assess the potential wildfire threat and provide recommendations and tools to reduce this threat to the development site as a part of the Wildfire Development Permit Area application. Specific goals for this project are:

- To assess interface fuel hazards using an accepted fuel hazard assessment procedure and present a summary of results;
- To map the location of hazardous fuel types relative to the planned subdivision;
- Provide a synopsis demonstrating that the proposed development is consistent with the applicable Development Permit Guidelines provided by the City; and
- Identify mitigation or compensation measures that may be specified as development permit or rezoning conditions including, but not limited to, recommendations for:
 - Building materials;
 - Establishing and maintaining defensible space;
 - Improving suppression access;
 - Managing combustible construction debris;
 - FireSmart fuel treatments to mitigate hazard in existing landscapes and natural areas; and,
 - FireSmart landscaping for the planned development as well as ongoing maintenance of vegetation fuels.

The following is a description of how the recommendations and requirements of the Wildfire Development Permit Assessment Report achieve the WFDP Key Guideline Concepts:

1. *Locate development on individual sites so that, in conjunction with the use of mitigating construction techniques, the risk of wildfire hazards is reduced;*
Structures will be located 8m from the forest edges as per the Zoning Bylaw. The forested areas beyond this point to about 30m will be treated to reduce the fire behaviour potential of high risk fuels. This treated interface area along with the use of fire resistant construction materials and fuel treatments will reduce the wildfire hazard.
2. *Mitigate interface fire hazards without compromising environmental conservation objectives while respecting other hazards in the area;*
There will be some fuel treatments in Park C of conifer trees. These treatments will include mostly lift pruning of mature trees and removal of some trees along the forest edge. All deciduous trees will remain and overall impacts to the ecological integrity of this forest will be low.
3. *Ensure identified hazard areas are recognized and addressed within each stage of the land development process;*
All forested areas have been assessed and delineated into fuel types. Fire behaviour potential of these areas has been analysed. These findings have driven the recommended fuel treatments.
4. *Proactively manage potential fire behaviour, thereby increasing the probability of successful fire suppression and containment, and minimizing adverse impacts.*
Some low impact fuel treatments will include removal of conifers along the northwest edge of Park C as well as some lift pruning of mature conifers. This will help to create a defensible space for suppression and reduce the risk of a crown fire.

d) Interdepartmental Comments:

The Wildfire Development Permit Assessment was reviewed and all issues identified by the Planning, Parks and Fire Departments were satisfactorily addressed by the consultant.

CONCLUSION:

The proposed four (4) phase subdivision at 22650 136 Avenue is located in an area designed by the Official Community Plan to be a Wildfire Development Permit (WFDP) Area. Therefore, application 2015-207-DP for a wildfire development permit has been brought forward to Council for consideration and issuance.

As discussed in the report, this application has been considered and complies with the requirements of the *FireSmart Standards* and the Key Guideline Concepts. It is recommended that the Corporate Officer be authorized to sign and seal 2015-207-DP respecting properties located at 22650 136 Avenue.

“Original signed by Adrian Kopystynski”

Prepared by: Adrian Kopystynski, MCIP, RPP, MCAHP
Planner

“Original signed by Christine Carter”

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

“Original signed by Michael Van Dop”

Michael Van Dop
Assistant Chief, Planning & Prevention

“Original signed by Frank Quinn”

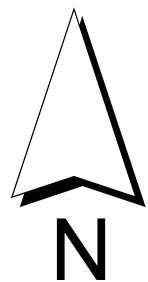
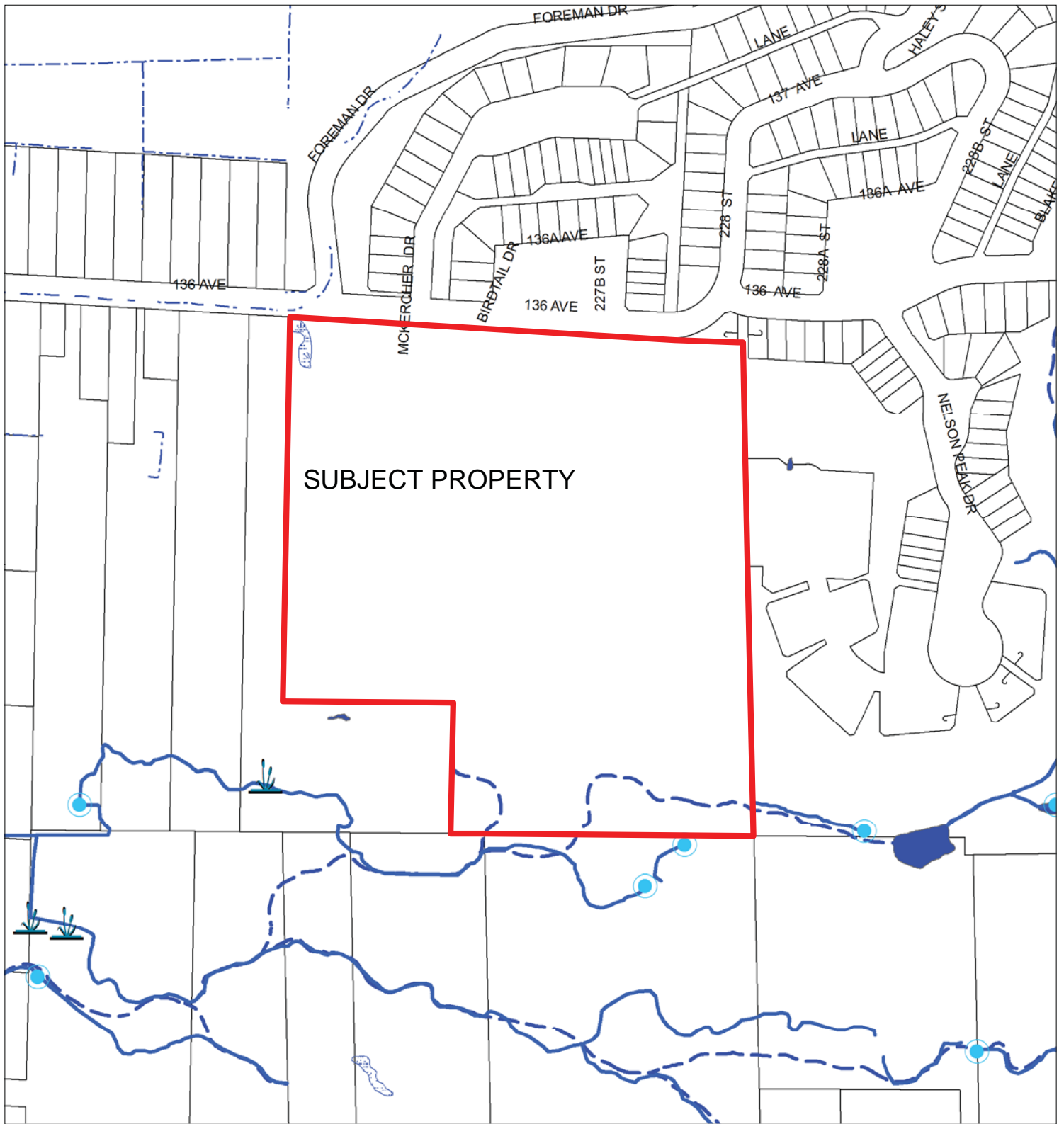
Approved by: Frank Quinn, MBA, P.Eng
GM: Public Works & Development Services

“Original signed by E.C. Swabey”

Concurrence: E.C. Swabey
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Air Photo
Appendix C – Subdivision Plan



Scale: 1:4,000

Legend

- Ponds
- Wetlands
- Streams & Rivers (Topographic)**
- Feature Type**
- GPS Creek Centrelines
- Indefinite Creek Centrelines
- Ditch Centrelines
- River Centrelines
- Rivers & Lakes (Topographic)**
- Feature Type**
- Canal
- Flooded Land
- Lake/Reservoir
- Marsh
- River

22650-136 Ave

PLANNING DEPARTMENT



MAPLE RIDGE

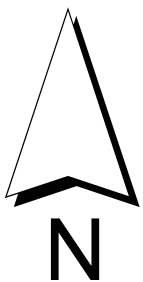
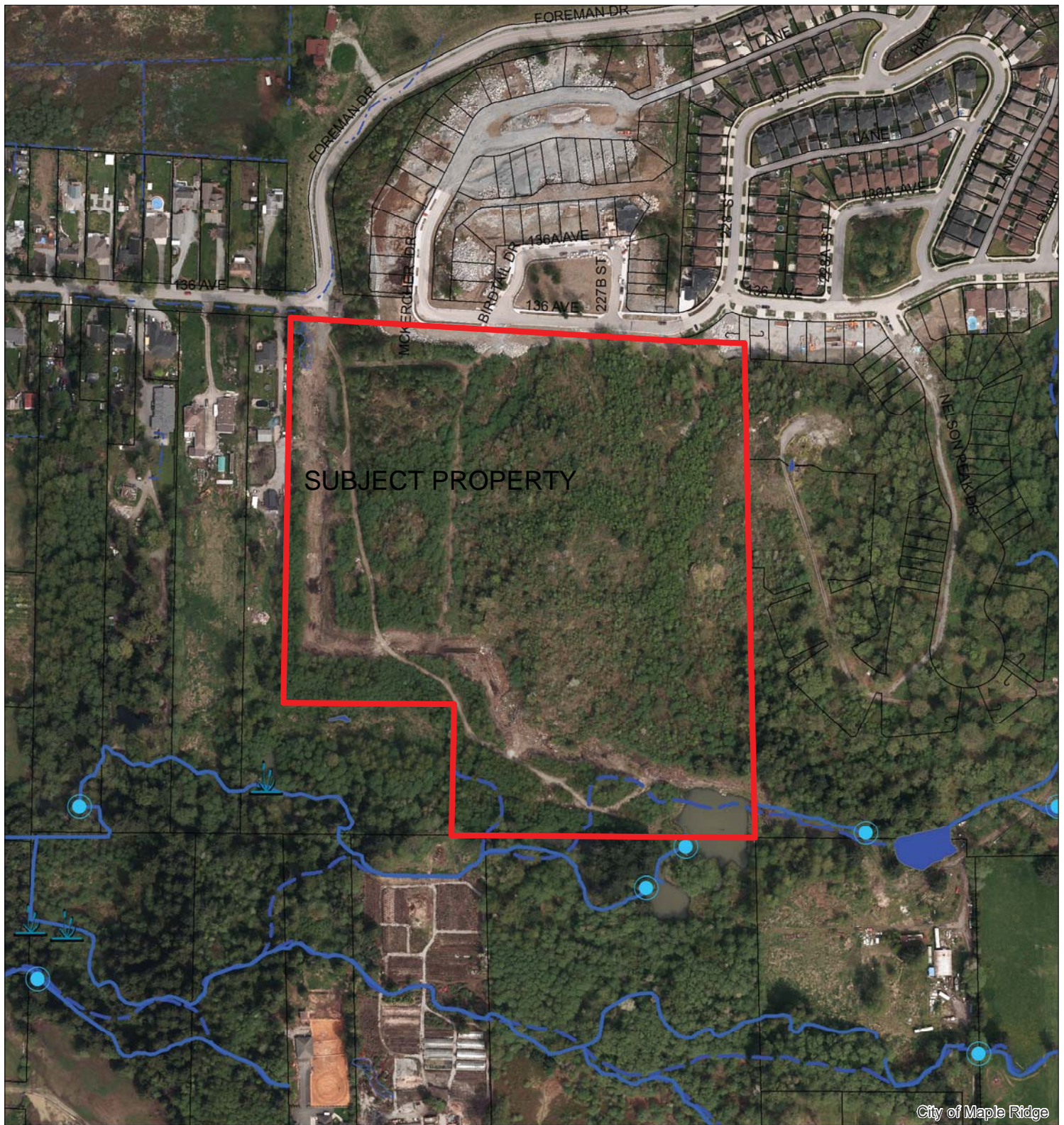
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mapleridge.ca

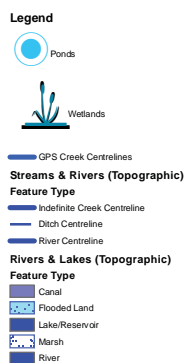
2015-207-SD

DATE: Jul 8, 2015

BY: JV



Scale: 1:4,000



22650-136 Ave
2011 photography image

PLANNING DEPARTMENT



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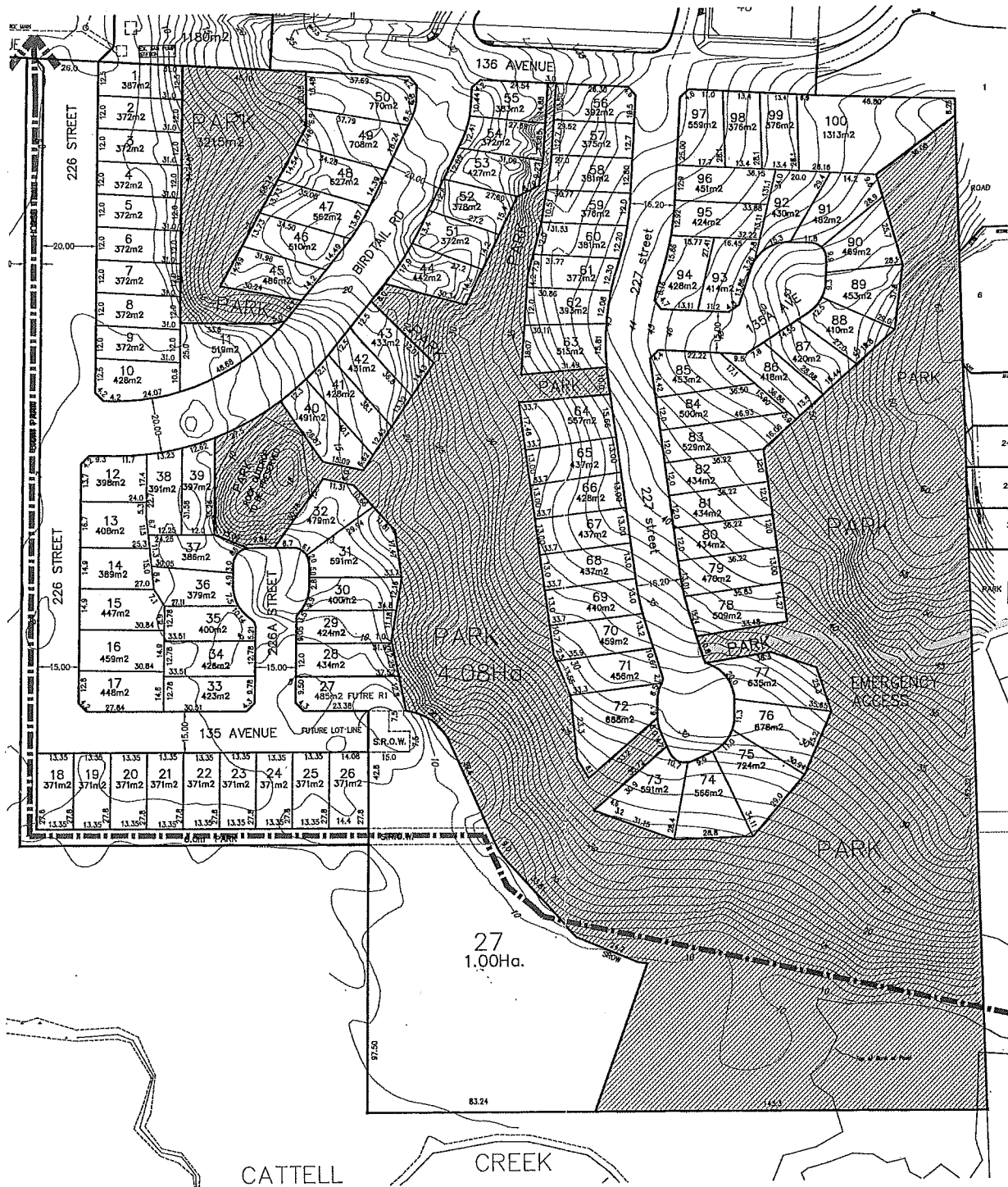
British Columbia

mapleridge.ca

2015-207-SD
DATE: Jul 8, 2015

BY: JV

APPENDIX C



D.K. BOWINS & ASSOCIATES Inc.

31991 BENCH AVE, MISSION, B.C. V4S 1E6

PH: 826-4399 FAX: 826-3316

EXISTING
PROPOSED
STORM SEWER
SANITARY SEWER
GAS
WATER
U.G. LIGHTING
U.G. HYDRO
U.S. TELEPHONE
MANHOLE
CATCH BASIN
WATER OR GAS VALVE

DITCH
UTILITY POLE /ANCHOR
IRON PILE
BASEMENT ELEV.
EDGE OF PAVEMENT
FENCE
SIDEWALK
SURVEY MONUMENT
SAN. INSPECTION CHAMBER
STREET LIGHT

EDGE OF GRAVEL
SLOPE
SHRUB
HEDGE
TREE
BUILDING

DRAWN	AJD	SEAL
DESIGNED	DKB	
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APPROVED		
FIELD BOOK		
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	VERT. -	

Note: Item 1131 has been placed in the "Items on Consent" section as Item 702.1

Note: Item 1132 has been placed in the "Items on Consent" section as Item 702.2

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Revision to Policy 10.01 Disposal of Found Goods

MEETING DATE: January 9, 2017
FILE NO:
MEETING: COW

EXECUTIVE SUMMARY:

The current Policy 10.01 Disposal of Found Goods requires some housekeeping revisions and staff recommends changes to a current requirement to advertise found property (goods) in a local newspaper two times before they are returned to the finder. In many cases, the cost of advertising exceeds the value of the property. It would be prudent to set a threshold for when found property must be advertised. In addition, the policy requires that unclaimed property be sent to public auction, however this method of disposal is not always the best means to ensure the best value to the City and it would be beneficial to allow for other options such as recycling.

RECOMMENDATION(S):

That Policy 10.01 – Disposal of Found Goods be revised as outlined in the staff report dated January 9, 2017.

DISCUSSION:

a) Background Context:

When property is turned into the RCMP or the City, the property is held for 3 months before it is disposed of. If the item is unclaimed, the current practise is disposal is either through auction or other method as determined by the Manager of Procurement to obtain best value. If the finder of the property is interested in claiming the property it is returned to the finder.

Prior to disposal the current policy requires that staff publish a notice in two subsequent weekly local newspapers as per the Community Charter requirement for ‘public notices’ (it should be noted that under the Community Charter publication is not necessary for found goods).

The following table identifies the recommended changes and the attached policy shows those changes in context.

Recommend Changes to Policy 10.01

Sections	Current	Revised	Rationale
Section 3.0 Unclaimed Property (1) and Claimed ¹ Property (1): Reference to Advertising after the hold period.	...After that time, notice will be given in accordance with Section 94 of the Community Charter.	...After that time, notice will be given in accordance with Section 94 of the Community Charter for lost property with an estimated valued over \$500	The purpose of the publication is to attempt to find the owner of the found property. Recent experience is that the City has had few responses to such notices. These notices can be costly, on average \$50 per ad. Ads should only be run for higher valued property.
Section 3.2: Reference to disposal through public auction.	If the property still remains unclaimed, the property will be sent to public auction.	If the property still remains unclaimed, the property will be sent to public auction or disposed of in another method that brings best value to the City .	Public Auction is not always the most cost effective means of disposing of unclaimed found goods. In some cases the cost to ship the items to auction exceeds the value received from auction. In other instances, the auction company will charge the City for disposing of the goods if they are not sold at auction (disposal is usually into the garbage). The Manager of Procurement could be given the authority to determine the option for obtaining the best value back to the City, such as auction, re-sale, recycling or directly disposing of items in the garbage if there is no other means of reuse – which would reduce the costs to the City that an auction company may charge.
Section 1.1 and 2.2: Reference to Property that has come into possession of the RCMP.	...has come into the custody and possession of the RCMP	...has come into the custody and possession of the RCMP or the Municipality	The policy refers to found goods turned into the RCMP. Often items are also turned into the City directly, or picked up by the City during regular operations in the field.

¹ “Claimed” in this policy refers to the fact that the finder is interested in recovering the property if the owner is not identified.

b) Desired Outcome(s):

Revised Policy 10.01 Disposal of Found Goods to reduce costs to City for advertising, provide for other means of disposal other than auction when appropriate to realize better value to the municipality, and include goods turned into or found by the City.

c) Strategic Alignment:

Changing the policy would follow the strategic alignment of fiscal responsibility.

d) Citizen/Customer Implications:

Individuals who are honest enough to turn in found property will not have to wait extra time to claim low value items while notices have to be advertised.

e) Interdepartmental Implications:

RCMP support staff have been consulted on the changes.

f) Business Plan/Financial Implications:

Found milestone 2017.

g) Policy Implications:

Revisions to Policy 10.01 Disposal of Found Goods.

h) Alternatives:

- 1) Leave the policy as is, and incur the advertising/auction costs and reduce best value options for disposal of found goods.
- 2) On the advertising - reduce or increase the threshold recommended for triggering an advertisement.

CONCLUSIONS:

Policy No. 10.01 Disposal of Found Goods was adopted in 2006 and would benefit from revisions as identified herein. The City could realize better value and provide better customer service through these revisions.

"Original signed by Laurie Darcus"

Prepared by: Laurie Darcus, MA, MMC, SCMP, CPM
Manager of Legislative Services and Emergency Program

"Original signed by Paul Gill"

Approved by: Paul Gill, B.B.A., C.G.A., F.R.M.
General Manager: Corporate & Financial Services

"Original signed by E.C. Swabey"

Concurrence: **E.C. Swabey**
Chief Administrative Officer

:ld

Attachment: Revised Policy 10.01 – Disposal of Found Goods



Deep Roots
Greater Heights

POLICY STATEMENT

City District of Maple Ridge

Title: Disposal of Found Goods	Policy No : 10.01 Supersedes: REVISED
Authority: <u>Council</u> Approval: <u>February 28, 2006 January 17, 2017</u>	Effective Date: <u>March 1, 2006</u> <u>January 18, 2017</u>
Policy Statement: 1. In accordance with Section 67 of the Community Charter, property that has come into the custody and possession of the RCMP <u>or the Municipality</u> on behalf of a Municipality may be disposed of and the proceeds from that disposal dealt with in accordance with the regulations under the Community Charter if (a) the owner of the property has not been identified after reasonable effort, and (b) a court of competent jurisdiction has not made an order in respect of the property. 2. Property may be disposed of at any time if (a) the property is a perishable article, (b) the property has no apparent marketable value, or (c) custody of the property involves unreasonable expense or inconvenience.	
Purpose: To provide direction to Municipal and RCMP Staff with regard to property that has come into the possession of the RCMP <u>or the Municipality</u> on behalf of the municipality.	
Definitions:	



Deep Roots
Greater Heights

PROCEDURE (OPERATING REGULATION)

City District of Maple Ridge

Policy Title: Disposal of Found Goods	Policy Number: 10.01 Supersedes: REVISED
Authority: <u>Council</u> Approval: <u>February 28, 2006 January 17, 2017</u>	Effective Date: <u>March 1, 2006 January 18, 2017</u>
1.0 POLICY STATEMENT (adopted): 1. In accordance with Section 67 of the Community Charter, property that has come into the custody and possession of the RCMP <u>or the Municipality</u> on behalf of a municipality may be disposed of and the proceeds from that disposal dealt with in accordance with the regulations under the Community Charter if (a) the owner of the property has not been identified after reasonable effort, and (b) a court of competent jurisdiction has not made an order in respect of the property. 2. Property may be disposed of at any time if (a) the property is a perishable article, (b) the property has no apparent marketable value, or (c) custody of the property involves unreasonable expense or inconvenience.	
2.0 KEY AREAS OF RESPONSIBILITY <div style="text-align: center;">Action to Take</div> <u>Unclaimed Property</u> 1. The Manager of Procurement will dispose of unclaimed property provided it has been held for 3 months and provided that it is no longer required for police purposes (i.e. evidence or active police file). <u>Claimed Property</u> 2. People who submit lost property to the RCMP <u>or Municipality</u> may also submit a claim for this property to the Municipal Clerk.	<div style="text-align: center;">Responsibility</div> Manager of Procurement Municipal Clerk
3.0 DETAILED ACTIONS <u>Unclaimed Property</u> 1. The lost property will be held for 3 months. After that time, notice will be given in accordance with Section 94 of the Community Charter <u>for lost property with an estimated valued over \$500.</u> 2. If the property still remains unclaimed, the property will be sent to public auction <u>or disposed of in another method that brings best value to the Municipality.</u>	Municipal Clerk Manager of Procurement

3. Proceeds from the auction will be held for 6 months from the date of sale and will then be transferred to general revenue.	Manager of Procurement
<u>Claimed Property</u>	
1. The lost property will be held for <u>30 days</u> months from the date of the claim. After that time, notice will be given in accordance with Section 94 of the Community Charter for lost property with an estimated valued over \$500.	Municipal Clerk
2. If, after the notice is given, the item still remains unclaimed by the owner, the item will be returned to the finder.	RCMP staff
3. If the estimated value of the item exceeds \$3000, staff will report the claim to a closed Council meeting before the item is returned to the finder.	Municipal Clerk
4. If the owner claims the property within this period, the finder will be advised in writing.	Municipal Clerk

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council

MEETING DATE: January 9, 2017
FILE NO:

FROM: Chief Administrative Officer

MEETING: COW

SUBJECT: Dog Off-Leash Areas – Westview and Upper Maple Ridge Parks

EXECUTIVE SUMMARY:

The Parks and Leisure Services Commission approved the creation of dog off-leash areas in both Westview and Upper Maple Ridge Parks on the condition that staff provide a report of all compliments or complaints after a six month period of operation, at which time a final determination can be made on the future use of these sites as off-leash areas. Subsequently, these off-leash areas were installed, Westview in November 2015 and Upper Maple Ridge in February 2016, and have been well-received by the dog-owning community.

Along with the previously established dog off-leash areas at Albion Fairgrounds and Jerry Sulina Park, these two additional areas have provided dog owners within our community legitimate areas for off-leash activities as well as opportunities to socialize and exercise their pets closer to home while minimizing impacts to other park visitors.

RECOMMENDATION:

That the trial dog off-leash areas at Westview Park and Upper Maple Ridge Park, be approved as permanent off-leash areas.

DISCUSSION:

a) Background Context:

At the January 2015 Commission meeting, staff were directed to create a dog off-leash site at Westview Park, Tolmie Park, and Upper Maple Ridge Park. Staff were also directed to work with nearby residents and park users to identify appropriate areas within each park to be used as an off-leash area and the hours that the off-leash locations are open. Community input was garnered for these three locations and areas in each park were identified.

At the May 14, 2015 and July 9, 2015 Parks & Leisure Services Commission meetings respectively, staff was directed to install dog off-leash areas at Westview Park and Upper Maple Ridge Park, on the condition that the Commission be provided with a report of all compliments or complaints after a minimum six month period of operation, at which time a final determination could be made on the future use of these sites as off-leash areas.

The Westview and Upper Maple Ridge dog off-leash areas were installed and have proved popular with dog owners seeking off-leash opportunities within our community. Complaints and

compliments received, after installation of the dog off-leash areas in November 2015 and February 2016 for the six month period of operation are attached (Attachment A).

The complaints have included concerns around noise, odours, cleanliness, proximity to playground and loss of informal use of park area, while compliments have highlighted resident dog owner's appreciation for the opportunity to exercise their pets. Requests for minor improvements have been received as well, with benches, small dog areas, dog watering station and pathway improvements cited.

While these areas are appreciated and well used by the dog owning community, during the period of operation, three requests for additional dog off-leash areas have been received. Many Maple Ridge dog-owning residents value the opportunity to take dogs to parks for exercise and socialization, a healthy activity for both dogs and dog owners. Dog owners are frequent park users and they particularly value the opportunity to exercise dogs off-leash.

b) Desired Outcome:

To provide suitable permanent dog off-leash opportunities that are safe where dogs can exercise and socialize where this activity does not detract from the enjoyment of other park users.

c) Strategic Alignment:

In response to the growing demand for dog off-leash areas expressed through multiple requests made to staff and members of Council, identifying suitable locations has been included in the Park and Facilities business plan since 2006.

d) Citizen/Customer Implications:

The off-leash areas are an outcome of the community desire to accommodate additional off-leash opportunities within the park system. Both of these dog off-leash areas in Westview and Upper Maple Ridge Parks are well used and the feedback we received during the six months has been that these areas offered a great opportunity for dog owners to socialize and exercise their pets while few complaints have been expressed.

e) Business Plan/Financial Implications:

Enhancements to these two dog off-leash areas, such as additional signage, pathway improvements, dog watering stations, small dog areas, and seating could be accommodated under current operational budgets over time.

f) Policy Implications:

Approving these two dog off-leash areas supports the Parks, Recreation & Culture Master Plan (2010) strategic objective to increase the number of dog off-leash areas, and place them strategically to serve as many residents as possible.

g) Alternatives:

Although there have been minimal complaints about the actual use of these sites for this purpose, Council could choose not to endorse these sites as permanent off-leash areas, however this is not recommended.

CONCLUSIONS:

Along with the previously established dog off-leash areas at Albion Fairgrounds and Jerry Sulina Park, the two dog off-leash areas at Westview and Upper Maple Ridge Parks have provided dog owners within our community additional legitimate areas for off-leash activities as well as opportunities to

socialize and exercise their pets closer to home while minimizing impacts to other park visitors. Complaints received from neighbours and park visitors during the six month period of operation have been few, but have included concerns around noise, odours, cleanliness, proximity to playground and loss of informal use of park area, while compliments have highlighted resident dog owners' appreciation for these areas. These areas are well-used in all seasons and provide valued off-leash opportunities.

"Original signed by Valoree Richmond"

Prepared by: Valoree Richmond, Manager of Park Planning & Operations

"Original signed by David Boag"

Reviewed by: David Boag, Director Parks & Facilities

"Original signed by Wendy McCormick"

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

"Original signed by E.C. Swabey"

Concurrence: **E.C. Swabey**
Chief Administrative Officer

:vr

Attachment A: Comments received during six month period of operation for Westview and Upper Maple Ridge Dog Off Leash Areas

David Boag

From: David Boag
Sent: Monday, December 05, 2016 11:42 AM
To: [REDACTED]
Cc: Valoree Richmond
Subject: RE: Dog Park 236 Street

Freedom of Information Protection of Privacy Act
Section 22(1)
(Severed portions are shaded)

Hi [REDACTED]

I can confirm that upper Maple Ridge Park was approved for use as a dog off leash park by the Parks and Leisure Services Commission. The Commission have typically designated these sites as trial sites for 6 months or more to gauge the use of the park and ensure that if an unforeseen undesirable outcome ensues, that they would have the ability to revisit the placement of the off leash park. This does not mean that the Commission were soliciting additional feedback on this topic or their approval of the park, it simply means that if through the normal operating of the park that any unforeseen circumstances arose that were contrary to their intentions for the off leash park, that this could be addressed effectively.

The signs that you have noted are similar in nature to the signs that have been posted at other off leash parks. Some of the feedback that we have received since the opening of the off leash parks, is the view that dog owners should be more respectful of residents who may live near these sites. This is one of the site attributes that was beneficial in this case because there is a space buffer to nearby residences. I have noted your concerns regarding the smell from dog waste receptacles and have directed staff to increase the frequency of pick up, so that this is not an issue. I have also asked staff to ensure that all off leash parks have cans with lids, which staff have indicated is the case. The cans themselves will be phased out over time, as they do not present a very aesthetically pleasing look in our parks system. What was once considered an economical way to address litter or waste in parks, is changing, however with so many cans (garbage barrels) in the parks system, it will take time to replace them all.

I have visited the site and confirmed that Wild Play has locked the gate, which I anticipate is for security reasons in the off season. This memo will confirm that they were granted access to the parking lot for Wild Play, however they do not have exclusive use of the parking lot. The city will take steps to have the parking lot opened for off leash park patrons. Unfortunately I am not the best person to address the construction truck issue and will pass this comment along to Mr. David Pollock (Municipal Engineer) to address, and I'm sure that he has much more experience and knowledge of the appropriateness of this activity than I could explain.

Unfortunately the seasonal blow out of turf areas is not unusual for off leash dog parks. We can over seed in the spring with some success, however it is not 100% effective as a result of the continuous use of the park. If and when the City designates the park as permanent, we may look at the provision of a walking trail within the park, to encourage dog owners to keep on the move with their pets thus reducing the impact on the same part of the site, while other parks are under utilized. The water for the dogs is very important, however we decided to wait the final approval, prior to installing other permanent fixtures such as water service, trail or benches etc. at the park.

I was not aware that there was a problem with garbage and that volunteers were feeling burdened with this. As noted above, I have increased the frequency of the pick ups for the cans, and I will also ask staff to monitor the site more closely so that our neighborhood volunteers are not being overburdened. Please feel free to drop me a line if there is a particular group, individual or time of day when this occurs and we will follow up to try to correct this issue. We are very grateful to you and the neighborhood volunteers who assist us to keep our parks and adjacent street clean and tidy. I am surprised to hear that dog feces is being left in the park, as it is our experience that other dog park patrons will call people out if they do not clean up after their pets. Certainly not 100% effective, however it is adhered to at a much higher level within off leash parks.

I appreciate your acknowledgement of the social benefits of providing facilities such as this where residents can meet for a chat and exercise their dogs at the same time (without having people telling them to leash their dogs). The off leash sites has been one of the greatest improvements to the social fabric of our communities (and parks) in the lower mainland community in a long time. Thanks so much for taking the time to share your observations about the off leash park site, as this will help us ensure that local neighborhood concerns can be addressed appropriately.

Thanks

David Boag
Director, Parks and Facilities



Maple Ridge Parks, Recreation and Culture
11995 Haney Place, Maple Ridge, BC V2X 6A9
Tel: 604-467-7344 Fax: 604-467-7393
Web Facebook YouTube

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Survey Email Comments

From: [REDACTED]
Sent: Monday, November 21, 2016 12:22 PM
To: David Boag
Subject: Re: Dog Park 236 Street

Freedom of Information Protection of Privacy Act
Section 22(1)
(Severed portions are shaded)

David Boag

Over the months of the trial period of Upper Maple Ridge Park as a fenced in Dog Park amongst the many signs around the Park none indicated that it was a Trial Park or that feedback was welcome.

One sign allowed that the neighbours should be respected, it is beside WildPlay, far away from residents living by the park, the two entrance gates or two of the ugliest, stinking dog poo containers. WildPlay has closed & locked the parking lot, the only remaining toilet & access to the only west gate. Construction trucks continue to use the parking across from the Park on 236 St in front of city owned property, a mess of potholes mud & noise.

The grass on the east side of the park is gone, now only mud & dog feces remain. There is no water for the dogs, so numerous plastic jugs, containers are brought to the park & left there. The only maintenance in the Park is a private collection of the dog poo, which in the summer months & heat is a foul smell in the neighbourhood. Other garbage around the poo containers, park or parking around the park is left for the neighbourhood to

pick up. That is one couple in their mid nineties, one mid eighties, two mid seventy & myself mid sixties all of us have been doing this for too long. We have tried leaving it, it just attracts more garbage, this is our home & investment in this community.

On the upside the Dogs are having fun, happy dogs = happy owners, the owners are talking to each other, these are good things. (does not mean I think taxes should pay for dog ownership, especially when there are so many greater needs, housing, education, hospitals, poverty etc.)

Considering the number of dogs & owners the area is too small.
People & dogs mostly arrive in their vehicles parking where ever they can on 236 St. then come thru the two east gates & stand in one spot while throwing balls.
Between the trucks & the dogs it can get pretty noisy around here.

If Dog Parks are to be part of our neighbourhoods i believe an effort from City staff to keep the area clean, provide a parking area like the one on 232 St. that keeps construction trucks away from parks & provides safe parking for park users & their dogs, provide water, odour free poo containers & the area as attractive as possible for both residents & visitors to the Park & area.

Thank you for you time & effort.

Freedom of Information Protection of Privacy Act
Section 22(1)
(Severed portions are shaded)

On Mar 15, 2016, at 2:50 PM, David Boag <dboag@mapleridge.ca> wrote:

Freedom of Information Protection of Privacy Act
Section 22(1)
(Severed portions are shaded)

Hi

Thank you for taking the time to share your concerns regarding the installation of the off leash park at Upper Maple Ridge Park. I can confirm that the Parks and Leisure Services Commission reviewed supportive comments and also concerns from a variety of interested residents and stakeholders via the feedback portion of the public process that considered this as an off leash location. The Commission after consideration of all of the comments received, approved this location as an off leash site along with 2 others in the community.

I believe that you may have confused the installation of the sidewalk fence in December which was an Engineering project as being the off leash park fence. The off leash fencing has just very recently been completed, as the manager of this file left the City to work in another part of the region. The six months trial will be conducted as a "fenced in off leash park", which will allow both nearby residents and park patrons who use this facility to have the opportunity to share

their thoughts or concerns about the this activity at upper Maple Ridge Park. The trial period report to Maple Ridge Council will be six months from now, as the fencing has recently been completed.

I understand that you do not agree with dog off leash parks, however there are a very large number of residents who do desire these facilities, and have been asking Councils in both Communities for many years to provide an opportunity for their chosen recreational activity, exercising their pets and meeting other people with similar interests. The existing off leash parks continue to meet a large demand in our community where there are approximately 10,000 licensed dogs between Maple Ridge and Pitt Meadows (Sourced from dog licenses issued).

This memo will confirm that I have included this correspondence in the trial period file, for inclusion in the information report for Council's review in approximately 6 months from now.

Thanks

David Boag
Director, Parks and Facilities

<image001.png>

Maple Ridge Pitt Meadows Parks & Leisure Services
11995 Haney Place, Maple Ridge, BC V2X 6A9
Tel: 604-467-7344 Fax: 604-467-7393
Web Facebook YouTube

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Survey Email Comments

From: [REDACTED]
Sent: Monday, March 14, 2016 5:45 PM
To: David Boag
Cc: Nicole Read
Subject: Dog Park 236 Street

Freedom of Information Protection of Privacy Act
Section 22(1)
(Severed portions are shaded)

March 15th

Dog Park 236 Street

Freedom of Information Protection of Privacy Act
Section 22(1)
(Severed portions are shaded)

[REDACTED] to the Dog Park I have always been opposed to it from the beginning
[REDACTED] but the general use of parkland for dogs as opposed to people.
Maple Ridge has more then enough parks for dogs, perhaps we should give them coats
& boots also. All the neighbours that are [REDACTED] distance of this park are opposed to it.

The trial period for this fenced area of the park was to be six months for neighbours to have
a say, as usual that was never the intention of Parks. The fence went up sometime in December
over the winter months when few people are playing sports outdoors. As with the initial neighbourhood
survey/input [REDACTED] during the short period this three month trial has been on.

Community input into this has been a joke, yes we love our dogs but do we want parks for dogs
over kids? Do we want to be borrowing 10 million dollars for Parks & Recreation! Do we want
to live next door to a dog park. NO!!

When I bought this property 24 years ago I envisioned Parkland to be much more valued than Maple Ridge's Council appear to. You continue to devalue my property & lifestyle. Not to mention taking away the only playing field in Silver Valley! At the same time you are making plans to develop what were supposed to be playing fields not in the future, but now.

Where are your children going to play? Where do family's go to have a game of baseball, soccer, play frisbee any of the hundreds of things people have done in that park since 1924.

where are the playgrounds within five minute walk of all residents in Silver Valley? where are the connecting trail systems joining all greenspace? Where is the greenspace!

Maple Ridge has a history of making beautifully worded documents a bit like fairytales.



Maple Ridge BC

Freedom of Information _Protection of Privacy Act
Section 22(1)
(Severed portions are shaded)

<image004.jpg>

David Boag

From: Frank Quinn
Sent: Wednesday, November 30, 2016 4:27 PM
To: David Boag
Cc: Paula Melvin; Robin MacNair
Subject: RE: Dog bylaw

FYI

From: Paula Melvin
Sent: November 30, 2016 3:22 PM
To: Robin MacNair
Cc: Frank Quinn
Subject: Dog bylaw

Freedom of Information _Protection of Privacy Act
Section 22(1)
(Severed portions are shaded)

Hi Robin,

I received a call from [REDACTED] (he may have already called you directly). He is concerned that there are only 4 fields in the community where you can walk your dog off leash. He wants to know where his property taxes and the licensing money goes to. He feels that the sports associations are hostile towards the dog community and that it's not fair treatment. He has been told to leave fields that he has paid for through his taxes. He does not want a call back.

Thanks, Paula

David Boag

From: Chris Lisowsky on behalf of Parks and Leisure
Sent: Thursday, May 26, 2016 9:06 AM
To: [REDACTED]
Cc: Malcolm McDougall; Aaron Billard; David Boag
Subject: RE: new dog park 236th Maple Ridge

Freedom of Information Protection of Privacy Act
Section 22(1)
(Severed portions are shaded)

Hello [REDACTED]

Thank you for your email letting us know you are happy with the new dog park at Upper Maple Ridge Park. We are happy to hear that all of you are enjoying it. I have copied some of the Parks Department staff that were responsible for getting this dog park up and running as they will like to hear from residents such as yourselves.

Have a great day!

Regards,

Chris Lisowsky
Clerk II, Business Operations

Maple Ridge Pitt Meadows Parks & Leisure Services
11925 Haney Place, Maple Ridge, BC V2X 6A9
Tel: 604-460-6721
clisowsky@mapleridge.ca
Web Facebook YouTube

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Survey Email Comments

-----Original Message-----

From: [REDACTED]
Sent: Wednesday, May 25, 2016 5:06 PM
To: Parks and Leisure
Subject: new dog park 236th Maple Ridge

Freedom of Information Protection of Privacy Act
Section 22(1)
(Severed portions are shaded)

Hello,

I am just emailing about how much my family and our dog love the new dog park on 236th. It is a lovely place to take your dog for some off leash running, in a safe in closed area. All the other dogs and families we have met there are awesome, and dog owners are very good with picking up after their dogs [REDACTED] Love this park.

Thank you for the awesome new park!!

David Boag

From: [REDACTED]
Sent: Tuesday, April 19, 2016 12:39 PM
To: David Boag
Subject: Dog Park @ Maple Ridge Upper Park

Freedom of Information Protection of Privacy Act
Section 22(1)
(Severed portions are shaded)

Good Afternoon:

I am writing this email as i understand that this new dog park is temporary? I was surprised when i heard this because all of the posts we're cemented into the ground. This is the BEST dog park in Maple Ridge and my two dogs absolutely love it , I take them 2 – 3 times a day. Since this park has opened up i have had nothing but a positive experience with all the dog owners and everyone's dogs. My only complaints are that it needs a second garbage can at the gate (the 236th gate) and the inside black gates should be replace with the type that we're installed outside gates with the "U" shape lock instead of the black chain. I don't feel the black gate is secure enough.

Please consider keeping this park on going because it will be devastating if it's closed at some point!!! I am not happy with the Albion Dog Park at all.

I appreciate you taking the time to read my email and again PLEASE keep this park open.

Sincerely:

[REDACTED]

Maple Ridge

David Boag

From: [REDACTED]
Sent: Saturday, February 13, 2016 9:21 AM
To: David Boag
Subject: Re: Westview Dog Off Leash Park
Attachments: image001.png

Freedom of Information Protection of Privacy Act
Section 22(1)
(Severed portions are shaded)

Thank you for the response.

Sent from my Samsung Galaxy smartphone.

----- Original message -----

From: David Boag <dboag@mapleridge.ca>
Date: 2016-02-12 12:07 PM (GMT-08:00)
To:
Cc: Kelly Swift <kswift@mapleridge.ca>
Subject: Westview Dog Off Leash Park

Hi [REDACTED]

Please accept my sincere apologies for the delay in getting back to you regarding your inquiry. I do recall reading your email quite some time ago, and I'm very surprised to hear that you have not received a response from our department in this regard.

It is very unfortunate that your visit to Westview Park was not a good experience for you and your family. We would certainly not condone the behaviour of the dog owner that you have described in your memo below. I understand from what you have said that the dog was tied up to a park bench closer to the playground and was not in the off leash park. If this is the case, there are no park regulations that would prohibit the owner of the dog from being there, provided it was on a leash. Having said that, there are bylaws that could potentially be used if a person is causing a nuisance and detracting from other park patrons use of the park.

There is no doubt that there continues to be an issue with regard to owners not picking up after their pets which has been a concern for many years and has been discussed at great length by the Commission and Council. Most of the complaints are specific to sports fields, children's play grounds, sport courts and even in water play parks. The City adopted bylaws last year that prohibit dogs from being in or on these areas, and has also authorized parks staff to issue tickets if they observe infractions such as this. This does not mean however that a family cannot bring their pet to the park when they visit with their children. A leash is required in all parks with the exception of designated off leash parks. It is our experience is that the designated off leash areas are much less likely to have this problem, as the dog owner check on each other while in this space, which has been confirmed by the observations of our parks maintenance personnel.

The off leash park proposal at West View Park went through a significant neighborhood process and the feedback from the community was shared with both the Parks and Leisure Services commission and Maple Ridge Council prior to be approved. This is not to suggest that there were no concerns raised, however there was also significant support for this initiative. One of the reasons this site was selected was the tree cover and absorption of potential noise from the off leash park. The fence was also placed in a manner that the dogs would not be introduced to the creek within the park. In fairness, other than a large stand of blackberries there was not a lot of ground vegetation below the tree canopy prior

to the off leash area being installed. In addition every effort was made to maintain the informal dirt bike track that had previously been located at West View Park. I certainly understand why some of our residents do not agree with the off leash parks, however with 10,000 licensed dogs in Maple Ridge and Pitt Meadows, the desire of families who wish to bring their pet with them when they visit the park or exercise their pet is significant, as they consider their pet to be a member of the family. There are now 6 off leash sites and 2 leash optional trails for pet owners, so there is much less need for dogs being off leash in open park areas where children and other park patrons are using these spaces.

I can confirm that the City does not have any current plans to close any of the existing off leash parks, in fact staff have been asked to look for additional sites where this activity could be incorporated, as well as considering off leash areas in any new park developments where there is a request / need in that area. It is very regrettable that you will no longer contribute to your community by volunteering for adopt a block, as this is a very valuable contribution to the community. I certainly understand your decision under the circumstances and thank you for your past efforts to improve your neighborhood through volunteerism.

If you have any additional questions regarding this topic or if you have any additional suggestions, please feel free to send me an email or call me at the number listed below.

Thanks

David Boag
Director, Parks and Facilities



Maple Ridge Pitt Meadows Parks & Leisure Services
11995 Haney Place, Maple Ridge, BC V2X 6A9
Tel: 604-467-7344 Fax: 604-467-7393
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From: [REDACTED]
Sent: Wednesday, November 04, 2015 10:03 AM
To: Parks and Leisure
Cc: [REDACTED]
Subject: Westview Park - Opposition to Leash Off Area

Freedom of Information Protection of Privacy Act
Section 22(1)
(Severed portions are shaded)

To the City of Maple Ridge Parks and Leisure Department,

As a local resident living at [REDACTED] who used to regularly frequent Westview Park with my [REDACTED] I have to comment on how inappropriate it is to have a dog park adjacent to a children's playground. The location and layout of the park took over space that children and youth have been using as a small bike track for a few years now. Not to mention it was a wonderful urban forest that kids could explore, play hide and seek in or other games kids enjoy without concern for dogs and their owners. Both my [REDACTED] and [REDACTED] were sorely disappointed to find their favorite local park and playground disrupted by a leash off area.

On November 3 and the last day I will visit this park a local resident tied up his dog to a bench immediately adjacent to the playground. The dog would not stop barking which was a major nuisance in itself. As well every

time kids or another dog got within 10 feet it would lash out aggressively which was a significant safety concern had the leash gave way or one of the many children playing there got too close. It actually got to the point where I kindly suggested to the owner to go elsewhere with his dog before there is an incident. Unfortunately he declined causing my family to make the decision to leave before we intended to. When children are playing at a municipal playground they should not have to be concerned with unruly dogs displaying hostile tendencies that are congregating at the park.

Further pet owners do not always clean up after them and the aroma of dog feces over the summer discouraged my family from enjoying the park and playground during the hotter weather. Now that the cooler weather is upon us we have been recently trying to visit Westview Park as a family. Unfortunately we did feel comfortable at the children's playground we were trying to enjoy due to an irresponsible owner and an unmanageable dog that was in close proximity to where my kids were playing.

Although the park is in an urban area, with the stream that runs through, the forest itself and because it is a habitat for many different animals there should be some consideration for the environmental sensitivity. Dogs are notorious for quickly eroding land and it is evident the forest floor in the fenced in area is quickly deteriorating from digging and otherwise. Also the forest used to be very active with various animals and now I noticed this is no longer the case likely since dogs tend to harass wildlife.

During my regular strolls through the neighborhood I have noticed the leash off area is not even highly utilized likely due to its discrete location and the lack of awareness by dog owners. More often than not when I am passing by Westview Park there are very few or quite often no one using the leash off area making the location that much more ludicrous considering children previously played in the area regularly on a daily basis. Unfortunately the very few times I have visited Westview Park lately with my family there have always been nuisance dogs and owners there that often make the experience less than enjoyable. It seems a colossal waste of space usage if the leash off area is not regularly utilized by dogs while families who frequented the area are now restricted.

After researching dog parks in the Maple Ridge area as well other lower mainland communities I found the locations typically are not in close proximity to children's playground equipment. Other community dog parks I have investigated are placed in areas that do not affect children and families who want to enjoy an area unimpeded by dogs. Most other dog parks I have looked into are either located in rural areas such as Jerry Sulina or Tynehead's leash off areas where they are not impacting people who want to use the facilities. Other dog parks that are in residential areas are intentionally located so as to not interfere with others who are trying to enjoy the space without be hassled by dogs and their owners.

It is unfortunate the city has installed another leash off area that has infringed on people who do not want to be bothered by dogs. Apparently no lessons were learned as a result of the fiasco from building a dog park adjacent to a playground at Volker Park. In my opinion Westview Park is not a suitable location for a leash off area for so many reason with the obvious being the liability to the city should an unfortunate incident occur between a dog and a child.

Unless the city takes action to remove the leash off area my family will no longer visit Westview Park. We will continue to monitor the situation closely in hopes the dog park is removed so we can once again enjoy the playground and urban forest unimpeded.

As community ambassadors who have maintained the area surrounding and including Westview Park through the Adopt Block program for over a year now, my family [REDACTED] will no longer be providing our volunteer services. Although we feel let down by the city and displaced from our favorite local park and playground, we will be more than happy to resume our adopt a block services for Westview park when and if the leash off area is permanently removed.

Please ensure this email is directed to the appropriate stakeholders and respond to let us know the status of the leash off area at Westview Park as well as the City's plan moving forward.

Regards,

Freedom of Information / Protection of Privacy Act
Section 22(1)
(Severed portions are shaded)

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Ridge Meadows Seniors Society Operating Agreement

MEETING DATE: January 9, 2017
FILE NO:
MEETING: COW

EXECUTIVE SUMMARY:

City of Maple Ridge (CMR) and Ridge Meadows Seniors Society (RMSS) have been in discussions to re-negotiate a new Operating Agreement to replace the 2015-17 Agreement. These conversations became a necessity due to the expiry of the Joint Leisure Services Agreement in October 2016. The timing of these discussions also provided an opportunity to restructure the manner in which strata fees are being managed.

CMR & RMSS have a long history of working together to improve this operating model and in 2016, met on multiple occasions in this regard. These discussions have led to an agreement in principal that the City will reduce the operating grant by \$75,600 and the City will assume ongoing responsibility for all strata related fees. In addition, the City will increase funding to meet increased programming needs by \$45,000 as recommended in the 2017-2021 Financial Plan.

RECOMMENDATION:

That staff be directed to prepare an updated operating agreement with Ridge Meadows Seniors Society that removes RMSS involvement in strata fee management and increases funding for programming by \$45,000.

DISCUSSION:

a) Background Context:

For many years the Ridge Meadows Seniors Society (RMSS) has provided excellent services to the citizens of Maple Ridge who are fifty-five years and older.

The current agreements with the City signed the 1st day of January of 2015 are; an Operating Agreement with the Maple Ridge Pitt Meadows Parks and Leisure Commission (The Commission) and a Lease Agreement with the City of Maple Ridge. These agreements have been replaced with the “assumption agreement” that transitions both agreements from The Commission to the City of Maple Ridge.

RMSS operates out of the Elderly Citizen’s Recreation Centre (ECRA) on 224th which is a seniors residential tower operating as a Strata Council. RMSS has representation on the Strata Council and as per the Operating Agreement, is responsible for all “Operating Costs” which includes all fees paid to the management company that are related to the Strata, such as gas, water and sewer, snow removal, landscaping, electricity, fire protection and general maintenance. As these fees can and do fluctuate annually, the Strata Council sets an estimated budget, based on the previous year, and invoices the City monthly for the City’s portion and RMSS portion. At the

end of each fiscal year there is a reconciliation process and the City is either invoiced for the outstanding amount or reimbursed for any overpayment. This has placed an ongoing burden on RMSS and hinders their ability to focus on seniors programming, as for a number of years now the reconciliation has resulted in RMSS receiving an invoice for the difference.

In order to simplify the process and allow RMSS to focus on programming for seniors, City staff, including Parks, Recreation & Culture and Finance, have held a number of meetings with the RMSS President and Board Executive. This has resulted in an agreement in principal that sees the City retaining \$6,300 per month (\$75,600 per year) from the operating grant in lieu of payment towards the RMSS portion of the strata fees. This will alleviate the uncertainty for forward planning and eliminate the extra steps of having our Finance Department invoice RMSS accounting for the purpose of returning the Strata costs that RMSS receives back to CMR, who is ultimately responsible for this payment.

During these discussions RMSS also expressed the need to hire additional program staff to keep up with the increased membership and activity demands of the demographic they serve. It is clear that Maple Ridge has an aging population and that service demands have and will continue to increase. The Maple Ridge Local Health Area, also known as Ridge Meadows, is experiencing unprecedented population growth. The total estimated population in Ridge Meadows in 2014 was 97,592, 14 percent (13,663) of the residents were age 65 and over. (It is important to note that RMSS membership begins at age 55). In the next ten years it is anticipated the senior's population in Ridge Meadows will grow by 62 percent, (compared to 53% in the overall Fraser Health Region) adding an additional 8,494 seniors to the area. By 2027, it is projected one in five residents of Ridge Meadows will be over 65 and the older age groups (75+ and 85+) will make up around 8% and 2% of the community's total population, respectively. This data supports the staff recommendation to increase RMSS funding by \$45,000 in the 2017-2021 Financial Plan to provide for increased programming.

b) Desired Outcome:

To continue to support RMSS in the independent delivery of leisure services for seniors while easing the financial burden to the Association.

c) Strategic Alignment:

Support of these recommendations aligns with the Safe and Livable Communities Strategic Direction and the Age Friendly Community recommendations.

d) Citizen/Customer Implications:

Proposed changes will ensure that RMSS can continue to provide programs and services.

e) Interdepartmental Implications:

The proposed restructure of the strata fee management system will reduce the burden on the Finance Department to prepare invoices, reconciliations and other communications with RMSS.

f) Business Plan/Financial Implications:

The budget reallocation associated with the transition of the management of strata fees from RMSS to the City has no overall impact on the budget. Inflationary costs are anticipated and will be accommodated within the existing financial plan.

CONCLUSIONS:

RMSS & CMR have had a long standing working relationship that has added tremendous value for people 55 plus in Maple Ridge. The recommendations have addressed concerns raised by RMSS and are supported by staff. The updated operating agreement will allow RMSS to flourish by spending less time on strata fee management and more time on providing quality social and recreational programming for the our senior's demographic.

"Original signed by Tony Cotroneo"

Prepared by: Tony Cotroneo, Manager of Community Services

"Original signed by Wendy McCormick"

Approved by: Wendy McCormick, Director of Recreation and Community Services

"Original signed by E.C. Swabey"

Concurrence: **E.C. Swabey**
Chief Administrative Officer

:TC