

City of Maple Ridge

COUNCIL MEETING AGENDA

February 12, 2019

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 venue for debate of issues before voting on a bylaw or resolution.

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| 100 | CALL TO ORDER |
| 200 | AMENDMENTS TO THE AGENDA |
| 300 | APPROVAL OF THE AGENDA |
| 400 | ADOPTION OF MINUTES |
| 401 | Minutes of the Regular Council Meeting of January 29, 2019 and the Special Council Meetings of January 29, 2019 and February 5, 2019 |
| 500 | PRESENTATIONS AT THE REQUEST OF COUNCIL |
| 600 | DELEGATIONS |

650 **QUESTIONS FROM THE PUBLIC**

Note: Questions from the Public are limited to 15 minutes unless extended by a motion approved by the majority of Council. Each speaker is limited to 2 minutes at a time.

700 **ITEMS ON CONSENT**

701 **Minutes**

701.1 Minutes of the Development Agreements Committee Meetings of January 23, 29, 31, and February 5, 2019

701.2 Minutes of Meetings of Committees and Commissions of Council

- Agricultural Advisory Committee – November 29, 2018
- Social Policy Advisory Committee – November 7, 2018

800 **UNFINISHED BUSINESS**

The following item has been forwarded from the January 29, 2019 Council Workshop Meeting

801 **Maple Ridge Community Heritage Register Update: Additional Statements of Significance**

Staff report dated January 29, 2019 recommending that the proposed seven new and three revised Statements of Significance attached to the staff report dated January 29, 2019 be endorsed and added/replace the existing documentation in the Maple Ridge Community Heritage Register and that the Corporate Officer be authorized to submit the Statements of Significance to the BC Heritage Branch Registrar for inclusion on the BC Register of Historic Places

The following items have been forwarded from the February 5, 2019 Council Workshop Meeting

802 **Culture Plan Implementation Framework**

Staff report dated February 5, 2019 recommending that the Maple Ridge Culture Plan Implementation Framework be endorsed.

803 **Downtown Maple Ridge Business Improvement Association request to continue the Façade Improvement Program for three years commencing 2019**

Staff report dated February 5, 2019 recommending that \$25,000 be allocated to the Downtown Maple Ridge Façade Improvement Program for 2019 and that staff engage in consultation with stakeholders in the town centre and bring a report to Council to identify new partnership initiatives to continue to enhance downtown.

804 **2019 Community to Community Forum**

Staff report dated February 5, 2019 recommending that the City of Maple Ridge host a Community to Community Forum with Katzie First Nation and Kwantlen First Nation.

900 **CORRESPONDENCE**

1000 **BYLAWS**

1100 **COMMITTEE REPORTS AND RECOMMENDATIONS**

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 a week prior to this meeting.

Public Works and Development Services

1101 **2018-325-RZ, 12581 243 Street, RS-3 to RS-2**

Staff report dated February 5, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7495-2018 to rezone from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) to permit future subdivision into two lots be given first reading and that the applicant provide further information as described on Schedules B and E of the Development Procedures Bylaw No. 5879-1999 along with the information required for a Subdivision application.

1102 2018-249-RZ, 25180 108 Avenue, A-2 & RS-3 to A-1 & RS-2

Staff report dated February 5, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7517-2018 to rezone from A-2 (Upland Agricultural) and RS-3 (One Family Rural Residential) to A-1 (Small Holding Agricultural) and RS-2 (One Family Suburban Residential) be given first reading and that the applicant provide further information as described on Schedules A, B, F, G & J of the Development Procedures Bylaw No. 5879-1999 along with the information required for a Subdivision application.

1103 2014-040-RZ, 24138 Lougheed Highway, RS-3 to RS-2

Staff report dated February 5, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7221-2016 to rezone from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) be denied.

1104 2017-184-RZ, 23585 128 Avenue

Staff report dated February 5, 2019 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7530-2019 to re-designate a portion of the subject property to Conservation for the riparian setback area of Dogwood Creek be given first and second readings and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7392-2017 to allow a text amendment to the RS-2 (One Family Suburban Residential) zone with density provisions to create a 5 lot subdivision be given second reading and be forwarded to Public Hearing.

1105 2019-004-DVP, 12705 235 Street

Staff report dated February 5, 2019 recommending that the Corporate Officer be authorized to sign and seal 2019-004-DVP respecting property located at 12705 235 Street.

1106 2016-176-DVP, 23710 133 Avenue

Staff report dated February 5, 2019 recommending that the Corporate Officer be authorized to sign and seal 2016-176-DVP respecting property located at 23710 133 Avenue.

1107 2016-176-DP, 23710 133 Avenue

Staff report dated February 5, 2019 recommending that the Corporate Officer be authorized to sign and seal 2016-176-DP respecting property located at 23710 133 Avenue.

1108 Ministry of Transportation and Infrastructure Project 12452-0002 Highway 7 Corridor Improvements – Haney Bypass Intersection Improvements Project: Contribution Agreement Approval

Staff report dated February 5, 2019 recommending that the Corporate Officer be authorized to execute the Contribution Agreement titled: Project 12452-0002 Highway 7 Corridor Improvements – Haney Bypass Intersection Improvements Project for the value of \$3,500,000.00 including project contingency.

1109 Contract ITT-EN18-37: Downtown Enhancement – Lougheed Highway (224 Street to 226 Street) – Update

Staff report dated February 5, 2019 recommending that the BA Blacktop Ltd. contract for ITT-EN18-37: Downtown Enhancements – Lougheed Highway (224 Street to 226 Street) be increased by \$350,000.00 to address the additional roadworks and that the funds be allocated from TransLink Major Road Network (MRN), Operation, Maintenance and Rehabilitation (OMR) funding.

Corporate Services

1131 Economic Development Committee Amending Bylaw

Staff report dated February 5, 2019 recommending that Maple Ridge Economic Development Committee Amending Bylaw No. 7531-2019 be given first, second and third readings.

Parks, Recreation & Culture

1151 Emerald Pig Theatrical Society License to Occupy Agreement

Staff report dated February 5, 2019 recommending that the Corporate Officer be authorized to execute the Licence-to-Occupy Agreement with the Emerald Pig Theatrical Society for a five-year term.

1152 Maple Ridge Lapidary Club Lease Agreement

Staff report dated February 5, 2019 recommending that the Corporate Officer be authorized to execute a Lease Agreement with the Maple Ridge Lapidary Club for a five-year term.

1153 South Albion Neighbourhood Park Contribution

Staff report dated February 5, 2019 recommending that the City of Maple Ridge's funding contribution of \$578,000 for the South Albion area neighbourhood park amenities be released to School District No. 42 towards the construction of a playground, sports court, pathways and sports field at 24093 – 104 Avenue.

1200 STAFF REPORTS

1201 Community Safety Plan Process

Staff report dated February 12, 2019 recommending that the process for developing a Community Safety Plan as outlined in the staff report dated February 12, 2019 be endorsed and that \$40,000 be funded from the Police Services Reserve for developing a Community Safety Plan.

1300 OTHER MATTERS DEEMED EXPEDIENT

1400 NOTICES OF MOTION AND MATTERS FOR FUTURE MEETING

1500 MAYOR AND COUNCILLORS' REPORTS

1600 ADJOURNMENT

QUESTIONS FROM THE PUBLIC

The purpose of the Questions from the Public session 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 session 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: Feb 8/19

400 Adoption and Receipt of Minutes

401 Minutes of Regular and Special Council Meetings

COUNCIL MEETING MINUTES

January 29, 2019

The Minutes of the City Council Meeting held on January 29, 2019 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 M. Morden
Councillor J. Dueck
Councillor K. Duncan
Councillor C. Meadus
Councillor G. Robson
Councillor R. Svendsen
Councillor A. Yousef

Appointed Staff

F. Quinn, Acting Chief Administrative Officer / General
Manager Public Works and Development Services
D. Boag, Acting General Manager Parks, Recreation and
Culture / Director of Parks and Facilities
L. Benson, Director Corporate Administration
T. Thompson, Chief Financial Officer
C. Carter, Director of Planning

Other staff as required

D. Pollock, Municipal Engineer
W. Cooper, Senior Planning Technician
C. Goddard, Manager of Development and Environment
Services
B. Elliott, Manager of Community Planning
A. Bowden, Planner 1, Community Planning

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

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

100 **CALL TO ORDER**

The Mayor called the meeting to order at 7:00 p.m.

200 **AMENDMENTS TO THE AGENDA**

R/2019-028

It was moved and seconded

That the January 29, 2019 Regular Council agenda be amended as follows:

1. that Items 1201 and 1202 be removed;
 2. that Item 1203 be moved under Consent Agenda Items as Item 702.2;
- and,

3. that Item 1101 be moved to the beginning of Section 1000 Bylaws to allow the members of the public the opportunity to hear the council discussion.

CARRIED

300 *APPROVAL OF THE AGENDA*

R/2019-029

It was moved and seconded

That the agenda for the January 29 2019 Council Meeting be approved as amended.

CARRIED

400 *ADOPTION OF MINUTES*

- 401 Minutes of the Special Council Meeting of January 14, 2019 and Regular Council meeting of January 14, 2019

R/2019-030

It was moved and seconded

That the minutes of the Regular Council Meeting of January 14, 2019 and Regular Council Meeting of January 14, 2019 be adopted as circulated.

CARRIED

- 402 Minutes to the Public Hearing of January 22, 2019

R/2019-031

It was moved and seconded

That the minutes of the Public Hearing of January 22, 2019 be adopted as circulated.

CARRIED

- 500 *PRESENTATIONS AT THE REQUEST OF COUNCIL* – Nil

- 600 *DELEGATIONS* – Nil

650 ***QUESTIONS FROM THE PUBLIC***

The Corporate Officer advised the audience that the Questions from the Public portion of the meeting must not include comments or opinions in relation to active development applications. Acknowledging the large amount of residents in attendance for Item 1101, the Mayor reminded each speaker to limit their time to specific questions to Council. Only those who asked a specific question were recorded below:

Unidentified Resident – Patterson Avenue

Asked that Patterson Avenue be removed OCP Hammond Area Plan.

Monica Ferguson

Asked that this Council review the Hammond Area Plan.

Brent

Asked if infrastructure has been considered and for clarification relative to development applications.

In response to the comments and questions from the audience in relation to Item 1101, the Mayor requested that the Manager of Development and Environmental Services provide a comprehensive explanation of the Official Community Plan process, in particular the Hammond Area Plan. Mr. Goddard then provided a detailed explanation of the development application process and the options before Council tonight relative to Item 1101.

Mayor encouraged those in attendance to email and contact Council with their comments and concerns relative to Item 1101.

Harold Michke, Whonnock

Provided a document to Council for their review and asked that this Council review the Tantalus Labs medical marijuana facility in Whonnock.

700 ***ITEMS ON CONSENT***

701 **Minutes**

701.1 Minutes of the Development Agreements Committee Meetings of January 10, 2019 and January 16, 2019

701.2 Minutes of Meetings of Committees and Commissions of Council

- Advisory Design Panel – November 21, 2018
- Municipal Advisory Committee on Accessibility and Inclusiveness – March 15, 2018

702 **Reports**

702.1 Disbursements for the month ended December 31, 2018

Staff report dated January 29, 2019 providing information on Disbursements for the month ended December 31, 2018.

702.2 Maple Ridge nominated for "Open for Business" award by the BC Small Business Roundtable.

Staff report dated January 29, 2019 providing information on our City's nomination for the "Open for Business" award by the BC Small Business Roundtable.

R/2019-032

It was moved and seconded

That the items on the Consent Agenda be received into the record.

CARRIED

703 **Correspondence** – Nil

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

800 **UNFINISHED BUSINESS** – Nil

900 **CORRESPONDENCE** – Nil

1000 **BYLAWS**

1101 2018-489-RZ, 20278 and 20292 Patterson Avenue, RS-1 to RM-2

Staff report dated January 22, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7523-2018 to rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to permit a four storey apartment building with approximately 82 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.

C. Carter, Director of Planning, provided a Power Point presentation including the following information:

- the development application process following first reading
- the background on the previous and current medium density multi-family land use designation
- the Hammond Area Plan process and how the project complies with the Official Community Plan

It was moved and seconded

That Zone Amending Bylaw No. 7523-2018 be given first reading.

R/2019-033

It was moved and seconded

That first reading of Zone Amending Bylaw No. 7523-2018 be deferred pending the outcomes of the Lougheed Transit Corridor Study and a review of the land use policies within the study area's boundaries.

CARRIED

Councillor Robson and Councillor Yousef – OPPOSED

Staff provided a detailed timeline of the Lougheed Transit Corridor Study.

Bylaws for Third Reading

1001 2017-140-RZ, 23953 Fern Crescent

1001.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7513-2018**
To amend the Maple Ridge Official Community Plan to revise conservation boundaries to fit site conditions.
Third Reading

R/2019-034

It was moved and seconded

That the Official Community Plan Amending Bylaw No. 7513-2018 be given third reading.

CARRIED

Councillor Duncan - OPPOSED

1001.2 **Maple Ridge Zone Amending Bylaw No. 7390-2017**
To rezone from RS-2 (One Family Suburban Residential) to RS-1b (One Family Urban [Medium Density] Residential) to permit a future subdivision of four single family lots.
Third Reading

R/2019-035

It was moved and seconded

That Zone Amending Bylaw No. 7390-2017 be given third reading.

CARRIED

Councillor Duncan - OPPOSED

1002 2018-409-RZ

1002.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7493-2018**

To amend the Maple Ridge Official Community Plan to permit a new single family zone for eligible properties.

Third Reading

R/2019-036

It was moved and seconded

That the Official Community Plan Amending Bylaw No. 7493-2018 be given third reading.

CARRIED

1002.2 **Maple Ridge Zone Amending Bylaw No. 7504-2018**

To create the R-4 (Single Detached [Infill] Urban Residential) zone.

Third Reading

R/2019-037

It was moved and seconded

That Zone Amending Bylaw No. 7504-2018 be given third reading.

CARRIED

1002.3 **Maple Ridge Subdivision and Development Servicing Amending Bylaw No. 7507-2018**

To outline required servicing for properties in the new R-4 zone.

Third Reading

R/2019-038

It was moved and seconded

That the Subdivision and Development Servicing Amending Bylaw No. 7507-2018 be given third reading.

CARRIED

Bylaws for Adoption

- 1003 2015-297-RZ, 11300 Pazarena Place
23070 Lougheed Highway Housing Agreement Bylaw No. 7332-2017
Staff report dated January 29, 2019 recommending adoption to authorize
the City to enter into a housing agreement.
Adoption

R/2019-039

It was moved and seconded

That 23070 Lougheed Highway Housing Agreement Bylaw No. 7332-2017
be adopted.

CARRIED

- 1004 2017-233-RZ

- 1004.1 Maple Ridge Official Community Plan Amending Bylaw No. 7349-2017
To amend the Maple Ridge Official Community Plan to implement the
triplex, fourplex and courtyard housing forms.
Adoption

R/2019-040

It was moved and seconded

That the Official Community Plan Amending Bylaw No. 7349-2017 be
adopted.

CARRIED

- 1004.2 Maple Ridge Zone Amending Bylaw No. 7312-2017
To create a new RT-2 (Ground-Oriented Residential Infill) zone to implement
the triplex, fourplex and courtyard housing forms.
Adoption

R/2019-041

It was moved and seconded

That Zone Amending Bylaw No. 7312-2017 be adopted.

CARRIED

- 1004.3 Maple Ridge Off Street Parking and Loading Amending Bylaw No. 7350-
2017
To amend the Maple Ridge Off Street Parking and Loading Bylaw to
implement the triplex, fourplex and courtyard forms.
Adoption

R/2019-042

It was moved and seconded

That the Off Street Parking and Loading Amending Bylaw No. 7350-2017
be adopted.

CARRIED

1004.4 **Maple Ridge Subdivision and Development Servicing Amending Bylaw No. 7510-2018**

To specify engineering works and services for a new RT-2 (Ground-Oriented Residential Infill) zone to implement the triplex, fourplex and courtyard housing forms.

Adoption

R/2019-043

It was moved and seconded

That Subdivision and Servicing Amending Bylaw No. 7510-2018 be
adopted.

CARRIED

1005 **2017-221-RZ, 22032 119 Avenue**

Maple Ridge Zone Amending Bylaw No. 7355-2017

Staff report dated January 29, 2019 recommending adoption to rezone from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill) to permit construction of a triplex.

Adoption

R/2019-044

It was moved and seconded

That Zone Amending Bylaw 7355-2017 be adopted.

CARRIED

1100 **COMMITTEE REPORTS AND RECOMMENDATIONS**

Public Works and Development Services

1101 Item 1101 was moved to the beginning of Section 1000.

1102 **2019-001-RZ, 24440 128 Avenue, RS-3 to RS-2**

Staff report dated January 22, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7528-2019 to rezone from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) to permit a future

subdivision of 6 lots be given first reading and that the applicant provide further information as described on Schedules A, B and F of the Development Procedures Bylaw No. 5879-1999 along with the information required for a Subdivision application.

R/2019-045

It was moved and seconded

That Zone Amending Bylaw No. 7528-2019 be given first reading; and

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

CARRIED

Councillor Duncan – OPPOSED

1103 2018-335-RZ, 12010 232 Street and 23223 Dewdney Trunk Road, C-1, RS-1 to C-2

Staff report dated January 22, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7501-2018 to rezone from C-1 (Neighbourhood Commercial) and RS-1 (One Family Urban Residential) to C-2 (Community Commercial) to permit a mixed use commercial development approximately 742m² in size be given first reading and that the applicant provide further information as described on Schedules A, C, D, E, F and G of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

R/2019-046

It was moved and seconded

That Zone Amending Bylaw No. 7501-2018 be given first reading; and

That the applicant provide further information as described on Schedules A, C, D, E, F, and G of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

CARRIED

1104 2018-217-RZ, 11070 Lockwood Street, 24984, 25024 and 25038 112 Avenue, RS-3 to RS-1b

Staff report dated January 22, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7519-2018 to rezone from RS-3 (One Family Rural Residential) to RS-1b (One Family Urban (Medium Density) Residential) to permit a subdivision of approximately 86 single family lots no less than 371m² in size be given first reading and that the applicant provide further

information as described on Schedules A, B, E, F, G and J of the Development Procedures Bylaw No. 5879-1999 along with the information required for a Subdivision application.

R/2019-047

It was moved and seconded

That the North East Albion Land Use and Servicing Concept Planning Process be endorsed;

That Zone Amending Bylaw No. 7519-2018 be given first reading, and

That consideration of second reading be deferred until such time as the draft North East Albion Land Use and Servicing Concept Plan is endorsed by Council

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

CARRIED

1105 2018-408-RZ, 13160 236 Street, RS-2 to R-1

Staff report dated January 22, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7527-2019 to rezone from RS-2 (One Family Suburban Residential) to R-1 (Residential District) in order to permit a 5 lot subdivision be given first reading and that the applicant provide further information as described on Schedules A, B, F, G & J of the Development Procedures Bylaw No. 5879-1999 along with the information required for a Subdivision application.

R/2019-048

It was moved and seconded

That Zone Amending Bylaw No. 7527-2019 be given first reading; and

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

CARRIED

1106 2017-461-RZ, 11641 227 Street, RS-1 to RM-2

Staff report dated January 22, 2019 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7525-2018 to amend the

Conservation Boundary and to amend the Low Rise Apartment land use designation to permit a 6 storey development be given first and second readings and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7401-2017 to rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to permit the future construction of two residential apartment buildings with approximately 153 residential units be amended as identified in the staff report dated January 22, 2019, be given second reading and be forwarded to Public Hearing, and that Maple Ridge Housing Agreement Bylaw 7524-2018 be given first and second readings.

R/2019-049

It was moved

That Official Community Plan Amending Bylaw No. 7525-2018 be given first and second readings and be forwarded to Public Hearing.

That Zone Amending Bylaw No. 7401-2017 be amended as identified in the staff report dated January 22, 2019, be given second reading, and be forwarded to Public Hearing.

That 11641 227 Street Housing Agreement Bylaw No. 7524-2018 be given first and second readings.

It was moved and seconded

That the motions be voted on separately.

The Director of Planning provided Council with the option of referring the entire item back to staff to address the housing agreement bylaw with the applicant.

R/2019-050

It was moved and seconded

That first reading of Official Community Plan Amending Bylaw No. 7525-2018 be deferred and the item referred back to staff to address concerns raised with the housing agreement bylaw.

CARRIED

Councillor Duncan – OPPOSED

1107 2017-390-RZ, 23084 and 23100 Lougheed Highway, RS-3 to RM-4

Staff report dated January 22, 2019 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7499-2018 to revise the boundary between Conservation and Urban Residential to fit site conditions be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7442-2018 to rezone from RS-3 (One Family Rural Residential) to RM-4 (Multiple Family Residential

District) to permit a future project with approximately 30 townhouses be given second reading and be forwarded to Public Hearing.

R/2019-051

It was moved and seconded

That Official Community Plan Amending Bylaw No. 7499-2018 be given first and second readings and be forwarded to Public Hearing.

That Zone Amending Bylaw No. 7442-2018 be given second reading, and be forwarded to Public Hearing.

CARRIED

Councillor Robson and Councillor Yousef - OPPOSED

1108 2017-074-RZ, 20383 Ospring Street, RS-1 to R-1

Staff report dated January 22, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7315-2017 to rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit a future subdivision of 2 lots be given second reading and be forwarded to Public Hearing.

R/2019-052

It was moved and seconded

That Zone Amending Bylaw No. 7315-2017 be given second reading and be forwarded to Public Hearing.

CARRIED

1109 2017-283-DVP, 11352 230 Street

Staff report dated January 22, 2019 recommending that the Corporate Officer be authorized to sign and seal 2017-283-DVP respecting property located at 11352 230 Street.

Councillor Duncan declared conflict of interest noting that she lives near the development and left the meeting prior to discussion.

R/2019-053

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2017-283-DVP respecting property located at 11352 230 Street.

CARRIED

Councilor Duncan returned at 8:29 p.m.

1110 2017-221-DP, 22032 119 Avenue

Staff report dated January 22, 2019 recommending that the Corporate Officer be authorized to sign and seal 2017-221-DP respecting property located at 22032 119 Avenue.

R/2019-054

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2017-221-DP respecting property located at 22032 119 Avenue.

CARRIED

1111 2019-010-DP, 11352 230 Street, 11295, 11280 & 11300 Pazarena Place

Staff report dated January 22, 2019 recommending that the Corporate Officer be authorized to sign the Cancellation of Charges Application to discharge the notice of previously issued development permits 2015-297-DP and 2015-297-DVP from the properties outlined in the staff report dated January 22, 2019.

Councillor Duncan declared conflict of interest noting that she lives near the development and left the meeting prior to discussion.

R/2019-055

It was moved and seconded

That the Corporate Officer be authorized to sign the Cancellation of Charges Application to discharge the notice of previously issued development permits 2015-297-DP and 2015-297-DVP from the following properties:

- Lot A District Lots 402 and 403 Group 1 New Westminster District Plan (11352 230 Street);
- Lot C District Lots 402 and 403 Group 1 New Westminster District Plan EPP79514 (11300 Pazarena Place);
- Lot D District Lots 402 And 403 Group 1 New Westminster District Plan EPP79514 (City Parkland);
- Lot E District Lots 402 and 403 Group 1 New Westminster District Plan EPP79514 (11280 Pazarena Place);
- Lot 3 District Lot 402 and 403 Group 1 New Westminster District Plan EPP71200 and Lot D District Lots 402 and 403 Group 1 New Westminster District Plan EPP79514 (City Parkland) and;
- Lot 4 District Lot 402 Group 1 New Westminster District Plan EPP71200 (Lot with Fortis BC Statutory Right of Way).

CARRIED

Councilor Duncan returned at 8:31 p.m.

1112 Latecomer Agreement LC 159/18

Staff report dated January 22, 2019 recommending that the cost to provide the excess or extended services at 24895 Smith Avenue is excessive to the municipality and the cost to provide these services shall be paid by the owners of the land being subdivided and that Latecomer Charges be imposed for such excess or extended services on the parcels and in the amounts as set out in Schedule A and that the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 159/18 with the subdivider of the lands at 24895 Smith Avenue.

R/2019-056

It was moved and seconded

That the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 159/18 with the subdivider of the lands at 24895 Smith Avenue.

CARRIED

1113 Latecomer Agreement LC 164/18

Staff report dated January 22, 2019 recommending that the cost to provide the excess or extended services at 13660, 13702 and 13738 232 Street is excessive to the municipality and the cost to provide these services shall be paid by the owners of the land being subdivided and that Latecomer Charges be imposed for such excess or extended services on the parcels and in the amounts as set out in Schedule A and that the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 164/18 with the subdivider of the lands at 13660, 13702 and 13738 232 Street.

R/2019-057

It was moved and seconded

That the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 164/18 with the subdivider of the lands at 13660, 13702 and 13738 232 Street.

CARRIED

1114 Latecomer Agreement LC 166/18

Staff report dated January 22, 2019 recommending that the cost to provide the excess or extended services at 11016, 11032 and 11038 240 Street is excessive to the municipality and the cost to provide these services shall be paid by the owners of the land being subdivided and that Latecomer Charges be imposed for such excess or extended services on the parcels and in the amounts as set out in Schedule A and that the Corporate Officer

be authorized to sign and seal Latecomer Agreement LC 166/18 with the subdivider of the lands at 11016, 11032 and 11038 240 Street.

R/2019-058

It was moved and seconded

That the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 166/18 with the subdivider of the lands at 11016, 11032 and 11038 240 Street.

CARRIED

Corporate Services

1131 Partnering Agreement – Employment Land Investment Incentive Program

Staff report dated January 22, 2019 recommending that the Corporate Officer be authorized to execute Partnering Agreements as outlined in the staff report dated January 22, 2019.

R/2019-059

It was moved and seconded

That the Corporate Officer be authorized to execute Partnering Agreements with:

1. A & V Electric Ltd. under building permit number 18-110737 in the amount of \$1,798.20;
2. Blue Mountain Business Park Ltd. under building permit numbers: 18-114767; 18-114766; 18-114765; 18-114764; 18-114761; 18-114760; and 18-114744 in the amount of \$36,531.31;
3. Webster's Corner Business Park Inc. under building permit number 18-124005 in the amount of \$5,387.88;
4. 1042902 BC Ltd. under building permit number 17-120153 in the amount of \$2,573.03; and
RNJ Holdings under building permit number 18-116267 in the amount of \$3,151.53.

CARRIED

Parks, Recreation & Culture

1151 WHO Global Network for Age-friendly Cities and Communities – Application

Staff report dated January 22, 2019 recommending that the City of Maple Ridge apply for membership to the WHO Global Network for Age-friendly Cities and Communities.

R/2019-060

It was moved and seconded

That the City of Maple Ridge apply for membership to the WHO Global Network for Age-friendly Cities and Communities.

CARRIED

1152 **Maple Ridge Sport and Physical Activity Strategy Implementation Plan**

Staff report dated January 22, 2019 recommending that the Maple Ridge Sport and Physical Activity Strategy Implementation Plan be endorsed.

R/2019-061

It was moved and seconded

That the Maple Ridge Sport and Physical Activity Strategy Implementation Plan be endorsed.

CARRIED

1153 **Fundamentals Childcare Centre Lease**

Staff report dated January 22, 2019 recommending that the Corporate Officer be authorized to execute the lease agreement attached to the January 22, 2019 report titled "Fundamentals Child Care Centre Lease" for a five-year term ending on September 1, 2023, including an option to renew for an additional term of three years.

R/2019-062

It was moved and seconded

That the Corporate Officer be authorized to execute the lease agreement attached to the January 22, 2019 report titled "Fundamentals Child Care Centre Lease" for a five-year term ending on September 1, 2023, including an option to renew for an additional term of three years.

CARRIED

1200 **STAFF REPORTS**

Items 1201 and 1202 withdrawn; 1203 dealt with earlier in the meeting

1300 **OTHER MATTERS DEEMED EXPEDIENT – Nil**

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

1500 **MAYOR AND COUNCILLORS' REPORTS**

Councillor Yousef

Noted his attendance at the recent Local Government Learning Academy. He advised of committee interviews held for the Active Transportation Committee and the Economic Development Committee, thanking those who have volunteered for council committees.

Councillor Dueck

Advised that the Salvation Army Coldest Night of the Year event will be taking place on February 23, 2019. She advised that a donation box will be set up at the Chamber of Commerce Business Excellence Awards being held the same night for those unable to partake in the event. She advised that she and Councillor Meadus attended their first Chamber of Commerce meeting.

Councillor Duncan

Noted her attendance at the recent Local Government Learning Academy (LGLA) and advised that the LGLA offers a certificate program. She noted her attendance at the Metro Vancouver Water Committee, and the Municipal Advisory Committee on Accessibility and Inclusiveness meeting with Mike Farnworth, Minister of Public Safety and Solicitor General / Port Coquitlam MLA. She advised that she and Councillor Svendsen had conducted interviews for the Public Art Steering Committee and the Community Heritage Commission.

Staff were requested to circulate the LGLA program information.

Councillor Svendsen

Noted his attendance at the recent Local Government Learning Academy. He advised that he attended the Hometown Heroes ceremony and the Funfair at the Library.

Councillor Robson

Noted his attendance at the Hometown Heroes banquet where Tyler O'Neil, was inducted into the program. Tyler O'Neil is the 43rd Maple Ridge resident to be inducted into the program. He advised of the success of the Façade Program. He spoke to the work currently underway by the Agricultural Advisory Committee. He announced that the Overwaitea Food Group has partnered with the Food Bank for a pilot food recover program to address the need for food and current food waste. He advised that the program is in need of a 1500 sqft, refrigerated space to operate.

Councillor Meadus

Advised that she attended her first ARMS meeting. She advised that interviews for committees are ongoing. She spoke to how well the current council is working together and thanked Mayor Morden for his assistance during the LGLA.

Mayor Morden

Advised of his attendance at the LGLA. He spoke to his attendance at the Metro Vancouver Mayors meeting and the Chamber of Commerce meeting. He noted his appreciation with the committee interviews taking place and the incredible quality of applicants. In closing he reminded residents that the last day to appeal the BC Assessment Notice is January 31, 2019.

Robson left at 8:43 pm returned at 8:44 pm

1600 **ADJOURNMENT** – 8:52 p.m.

M. Morden, Mayor

Certified Correct

L. Benson, Corporate Officer

City of Maple Ridge

SPECIAL COUNCIL MEETING MINUTES

January 29, 2019

The Minutes of the City Council Meeting held on January 29, 2019 at 4:15 p.m. in the Blaney Room, 1st Floor, Maple Ridge City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

PRESENT

Elected Officials

Mayor M. Morden
Councillor J. Dueck
Councillor K. Duncan
Councillor C. Meadus
Councillor G. Robson
Councillor R. Svendsen
Councillor A. Yousef

Appointed Staff

P. Gill, Chief Administrative Officer
K. Swift, General Manager Parks, Recreation & Culture
F. Quinn, General Manager Public Works and Development Services
L. Benson, Director Corporate Administration

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

1.0 CALL TO ORDER

2.0 APPROVAL OF THE AGENDA

R/2019-022

It was moved and seconded

That the agenda for the January 29, 2019 Special Council Meeting be approved as circulated.

3.0 NOTICE OF CLOSED COUNCIL MEETING

The meeting will be closed to the public pursuant to Sections 90(1) and 90(2) of the *Community Charter* as the subject matter being considered relates to the following:

Section 90(1)(a) Personal information about an identifiable individual who holds or is being considered for a position on a Board as appointed by the municipality.

Any other matter that may be brought before the Council that meets the requirements for a meeting closed to the public pursuant to Sections 90(1) and 90(2) of the *Community Charter or Freedom of Information and Protection of Privacy Act*.

4.0 *ADJOURNMENT*- 4:16 p.m.

Certified Correct

M. Morden, Mayor

L. Benson, Corporate Officer

City of Maple Ridge

SPECIAL COUNCIL MEETING MINUTES

February 5, 2019

The Minutes of the City Council Meeting held on February 5, 2019 at 4:17 p.m. in the Blaney Room, 1st Floor, Maple Ridge City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

PRESENT

Elected Officials

Acting Mayor Duncan
Councillor J. Dueck
Councillor C. Meadus
Councillor G. Robson
Councillor R. Svendsen
Councillor A. Yousef

Appointed Staff

P. Gill, Chief Administrative Officer
F. Quinn, General Manager Public Works and Development Services
D. Pope, Director, Recreation and Community Engagement
L. Benson, Director, Corporate Administration

ABSENT

Mayor M. Morden

Other Staff as Required

D. Denton, Property Manager
L. Siracusa, Director of Economic Development & Civic Properties
D. Boag, Director of Parks & Facilities
V. Richmond, Manager of Parks Planning & Development

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

1.0 CALL TO ORDER

The Acting Mayor called the meeting to order at 4:17 p.m.

2.0 APPROVAL OF THE AGENDA

R/2019-068

It was moved and seconded

That the agenda for the February 5, 2019 Special Council Meeting be approved as circulated.

3.0 NOTICE OF CLOSED COUNCIL MEETING

The meeting will be closed to the public pursuant to Sections 90 (1) and 90 (2) of the Community Charter as the subject matter being considered relates to the following:

Section 90(1)(e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure might reasonably be expected to harm the interests of the municipality.

Section 90(1)(k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.

Any other matter that may be brought before the Council that meets the requirements for a meeting closed to the public pursuant to Sections 90 (1) and 90 (2) of the Community Charter or Freedom of Information and Protection of Privacy Act.

4.0 *ADJOURNMENT*- 4:18 p.m.

Councillor Duncan, Acting Mayor

Certified Correct

L. Benson, Corporate Officer

700 *ITEMS ON CONSENT*

701.1 Development Agreements Committee

**CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE**

January 23, 2019
Mayor's Office

CIRCULATED TO:

Michael Morden, Mayor
Chair

Paul Gill, Chief Administrative Officer
Member

Catherine Schmidt, Recording Secretary

1. 18-121342 BG

LEGAL: Lot 34 Section 24 Township 12 New Westminster District Plan
LMP19841

LOCATION: 26378 126 Avenue

OWNER: Garry and Lesli Altenried

REQUIRED AGREEMENTS: Detached Garden Suite Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING
DOCUMENT AS IT RELATES TO 18-121342 BG.**

CARRIED

2. 19-101019 BG

LEGAL: Parcel "A" (Reference Plan 16582) Lot 1 Section 25 Township 9 and
District Lot 262 Group 1 New Westminster District Plan 3512

LOCATION: 13055 210 Street

OWNER: Karamjeet & Manpreet Gill

REQUIRED AGREEMENTS: Floodplain Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING
DOCUMENT AS IT RELATES TO 19-101019 BG.**

CARRIED

3. 17-124618 BG

LEGAL: Lot 150 District Lot 243 Group 1 New Westminster District Plan
49416

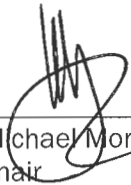
LOCATION: #1 – 12301 209 Street

OWNER: Jordan & Jenae Craig

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

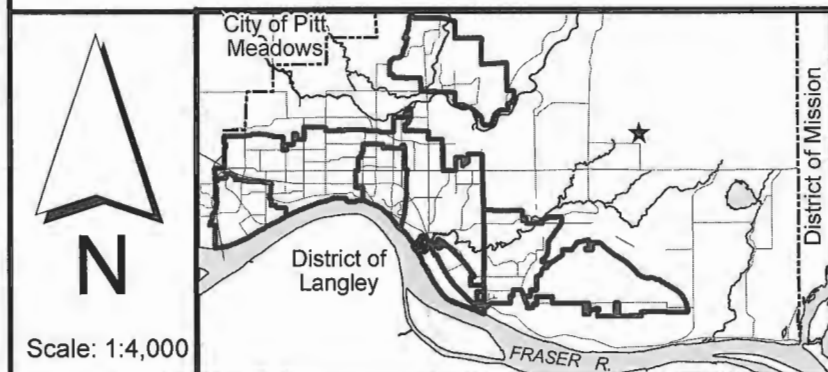
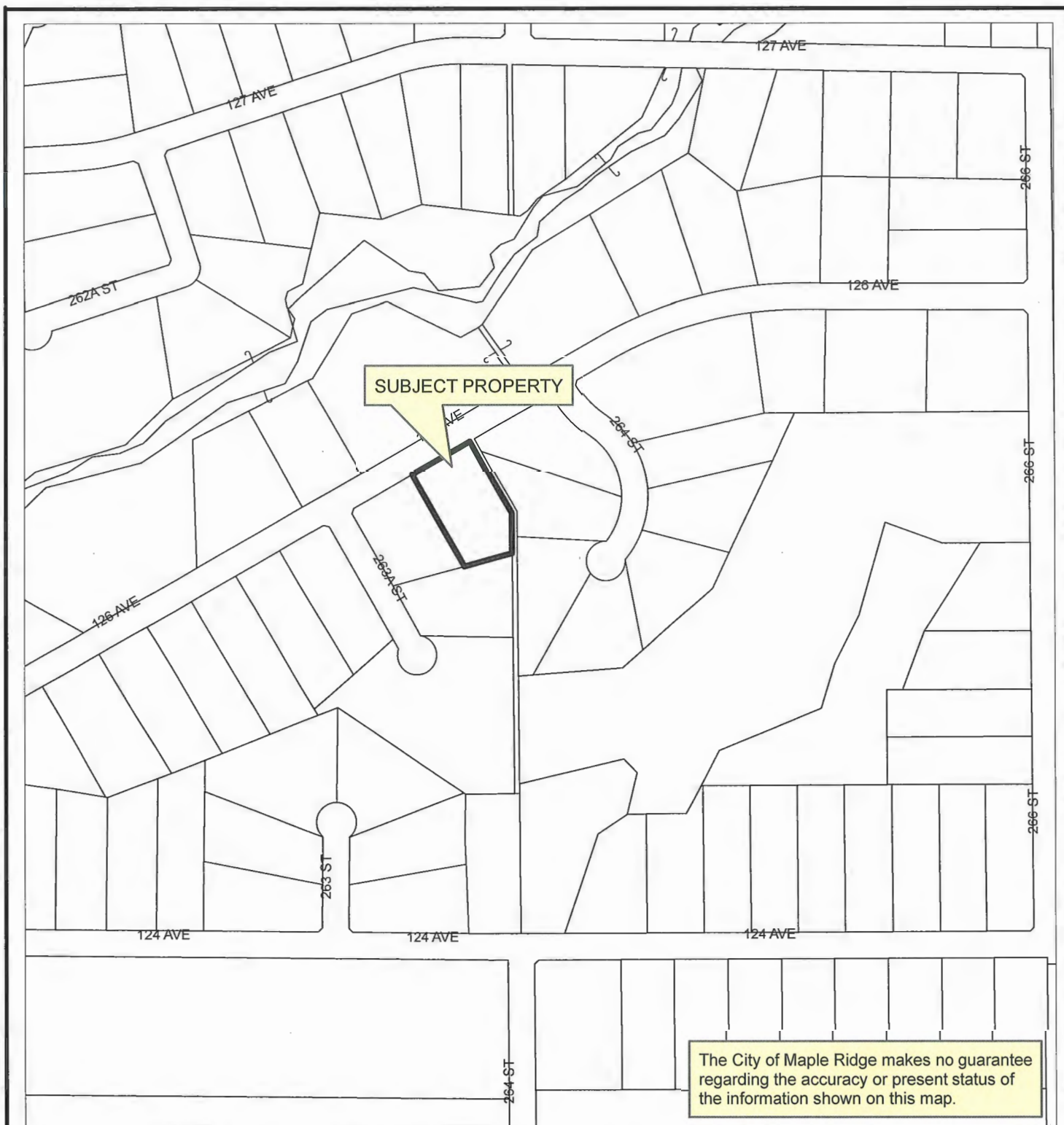
THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 17-124618 BG.

CARRIED



Michael Morden, Mayor
Chair

Paul Gill, Chief Administrative Officer
Member



26378 126 Ave

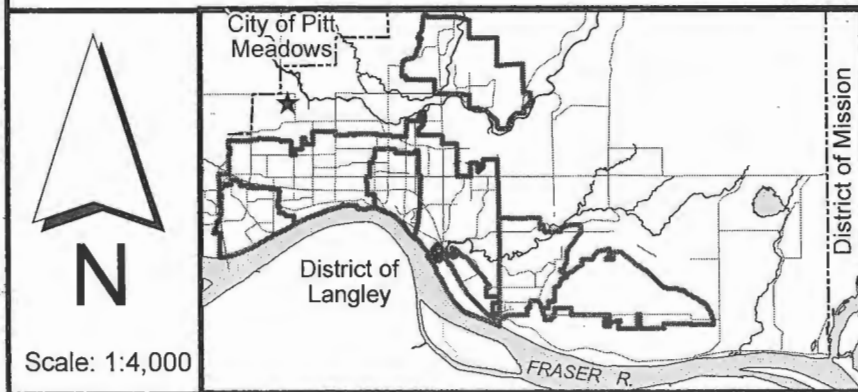


FILE: 18-121342
DATE: Jan 17, 2019

BY: MC




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



Scale: 1:4,000

13055 - 210 Street

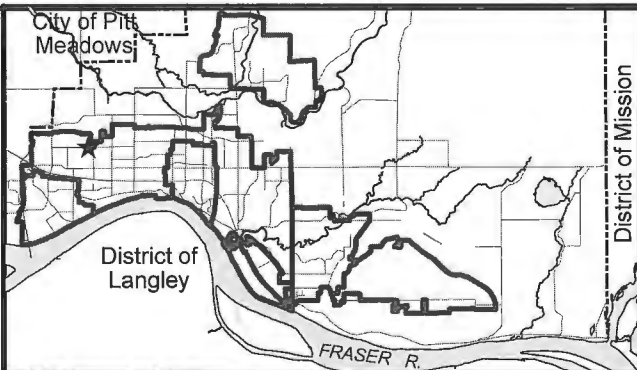
LICENCES, PERMITS & BYLAWS DEPT.

 **MAPLE RIDGE**
British Columbia

mapleridge.ca



Scale: 1:1,000



12301-209 ST

ENGINEERING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: Untitled

DATE: Jan 22, 2019

BY: C3

**CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE**

January 29, 2019
Mayor's Office

CIRCULATED TO:

Michael Morden, Mayor
Chair

Paul Gill, Chief Administrative Officer
Member

Catherine Schmidt, Recording Secretary

1. 18-109990 BG

LEGAL: Lot 1 District Lot 263 Group 1 New Westminster District Plan
EPP75320

LOCATION: 12502 201 Street

OWNER: Harjinder Chhina

REQUIRED AGREEMENTS: Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 18-109990 BG.

CARRIED

2. 18-121134 BG

LEGAL: Lot B Section 28 Township 12 New Westminster District Plan
NWP6734

LOCATION: 1 – 23525 Dogwood Avenue

OWNER: James and Brenda Richardson

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 18-121134 BG.

CARRIED

3. 17-118303 BG

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

LOCATION: 12290 269 Street

OWNER: Jack and Delena Paulson

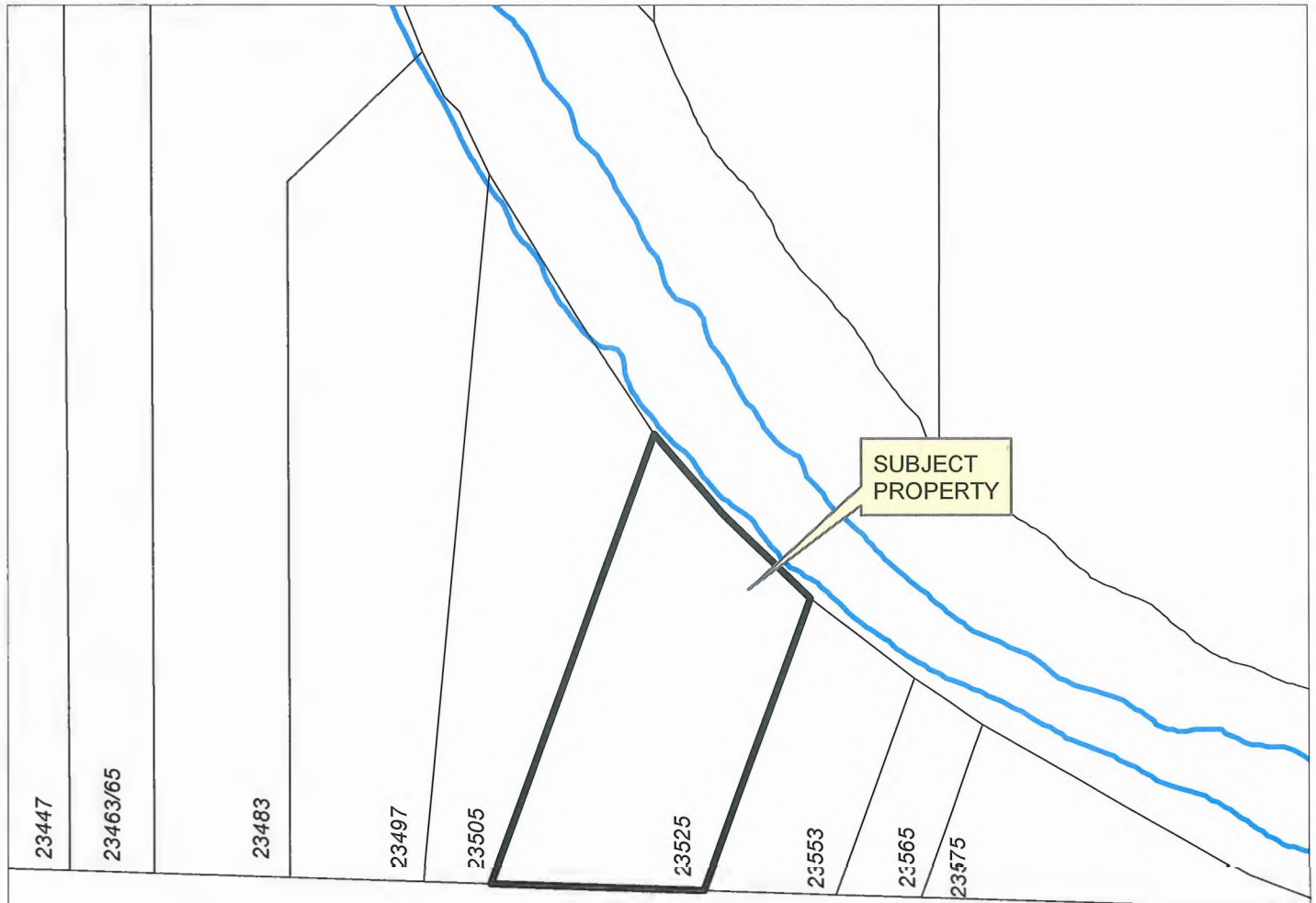
REQUIRED AGREEMENTS: Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 17-118303 BG.

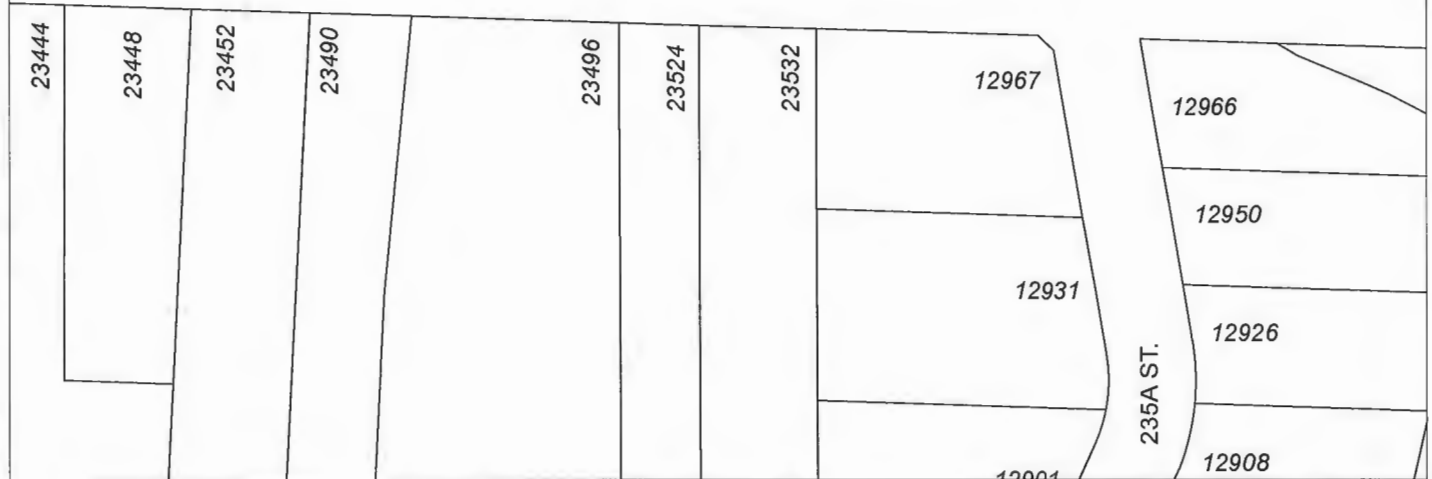
CARRIED



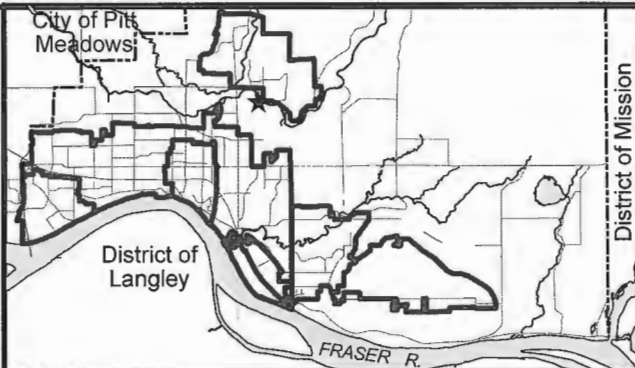
Michael Morden, Mayor
Chair
for _____
Paul Gill, Chief Administrative Officer
Member



DOGWOOD AVE.



Scale: 1:1,500

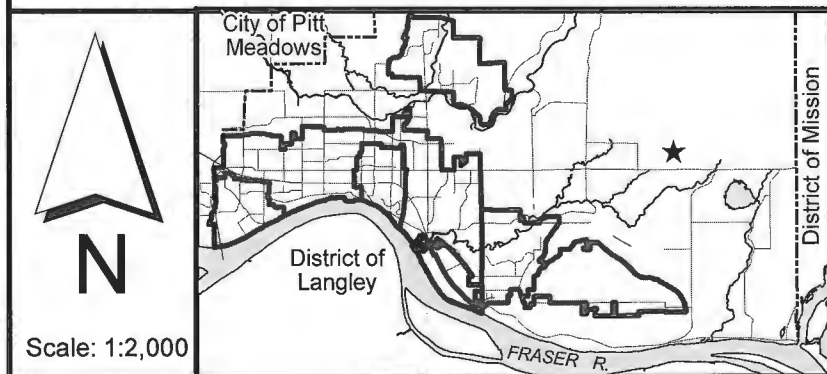
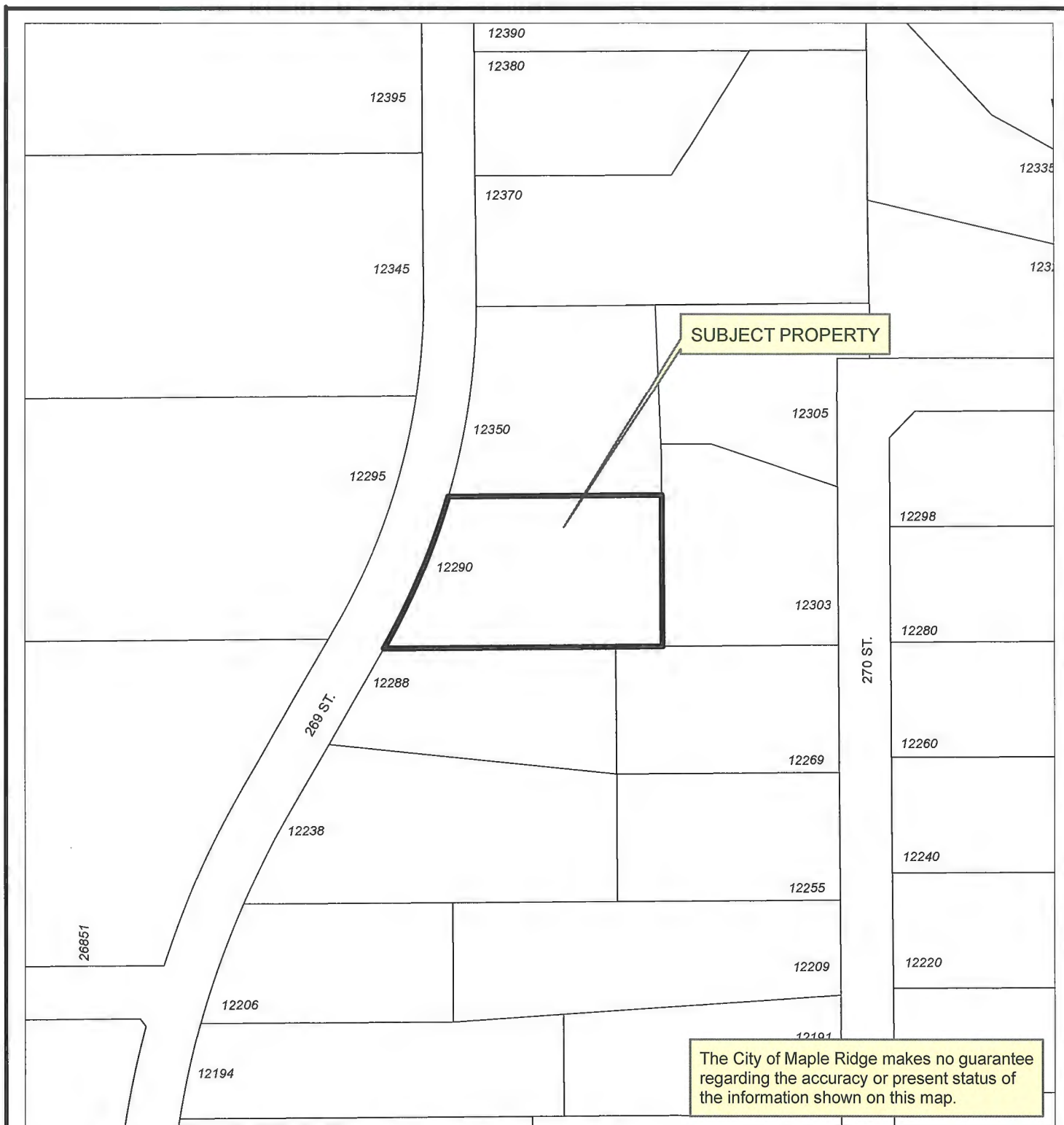


23525 DOGWOOD AVE



FILE: Untitled
DATE: Jan 25, 2019

BY: CR



12290 269 St

ENGINEERING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: Subject_Map10.4.1.mxd
DATE: Jan 23, 2019

BY: NV

**CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE**

January 31, 2019
Mayor's Office

CIRCULATED TO:

Michael Morden, Mayor
Chair

Frank Quinn, Acting Chief Administrative Officer
Member

Catherine Schmidt, Recording Secretary

1. 19-100352 BG

LEGAL: Lot 28 Section 32 Township 12 New Westminster District Plan
BCP33861

LOCATION: 13692 228B Street

OWNER: Michael and Lindsay Hill

REQUIRED AGREEMENTS: Release of Covenant (BB3006934)
Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 19-100352 BG.

CARRIED

2. 17-129892 BG

LEGAL: Lot 44 Section 10 Township 12 New Westminster District Plan
EPP32314


LOCATION: 10455 Robertson Street

OWNER: Diana & Sergiu Catinas


REQUIRED AGREEMENTS: Temporary Residential Use Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 17-129892 BG.

CARRIED



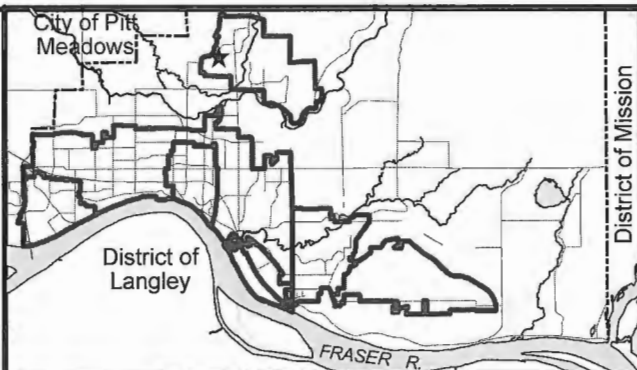
Michael Morden, Mayor
Chair



Frank Quinn, Acting Chief Administrative Officer
Member



Scale: 1:1,500



13692 228B ST

ENGINEERING DEPARTMENT



MAPLE RIDGE

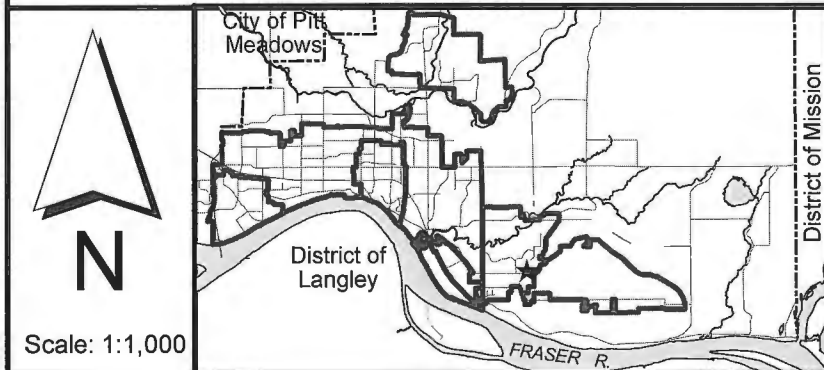
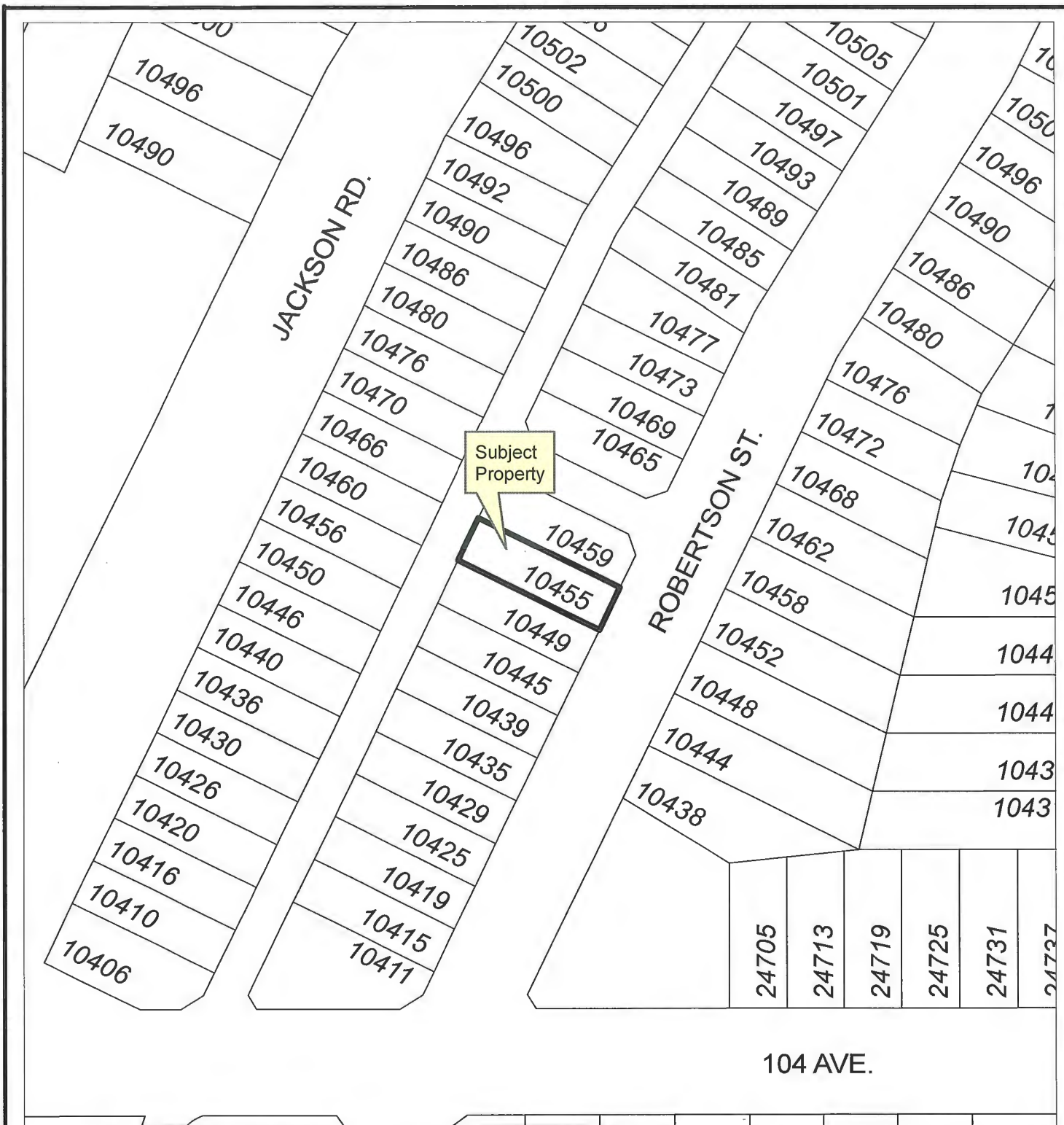
British Columbia

mapleridge.ca

FILE: Untitled


DATE: Jan 25, 2019

BY: CR



10455 Robertson St

ENGINEERING DEPARTMENT

 **MAPLE RIDGE**
British Columbia

mapleridge.ca

FILE: Untitled
DATE: Jan 31, 2019

BY: C3

**CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE**

February 5, 2019
Mayor's Office

CIRCULATED TO:

Michael Morden, Mayor
Chair

Paul Gill, Chief Administrative Officer
Member

Catherine Schmidt, Recording Secretary

1. 17-130654 BG

LEGAL: Lot 8 Section 28 Township 12 New Westminster District Plan
EPP56758

LOCATION: 12886 235A Street

OWNER: Sabrina & Mario Figliola

REQUIRED AGREEMENTS: Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 17-130654 BG.

CARRIED

2. 17-130125 BG

LEGAL: Lot 10 Section 28 Township 12 New Westminster District Plan
EPP56758

LOCATION: 12926 235A Street

OWNER: Loretta & Wycliffe Jarvis

REQUIRED AGREEMENTS: Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 17-130125 BG.

CARRIED

3. 2016-176-RZ

LEGAL: Lot 4 Section 28 Township 12 New Westminster District Plan
EPP73927

LOCATION: 23710 133 Avenue

OWNER: Hillside Ventures Ltd. (Satwinder Brar)

REQUIRED AGREEMENTS: Rezoning Servicing Agreement
Geotechnical Covenant
Visitor Parking Covenant
Stormwater Management Covenant
Sanitary Pump Covenant
Wildfire Covenant
Enhancement and Maintenance Agreement

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2016-176-RZ.

CARRIED

4. 18-122614 BG

LEGAL: Lot 22 Section 28 Township 12 New Westminster District Plan
BCP29631

LOCATION: 23647 Bryant Drive

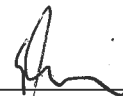
OWNER: Steve Model

REQUIRED AGREEMENTS: Secondary Suite Covenant

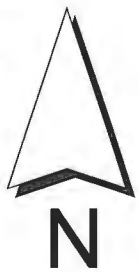
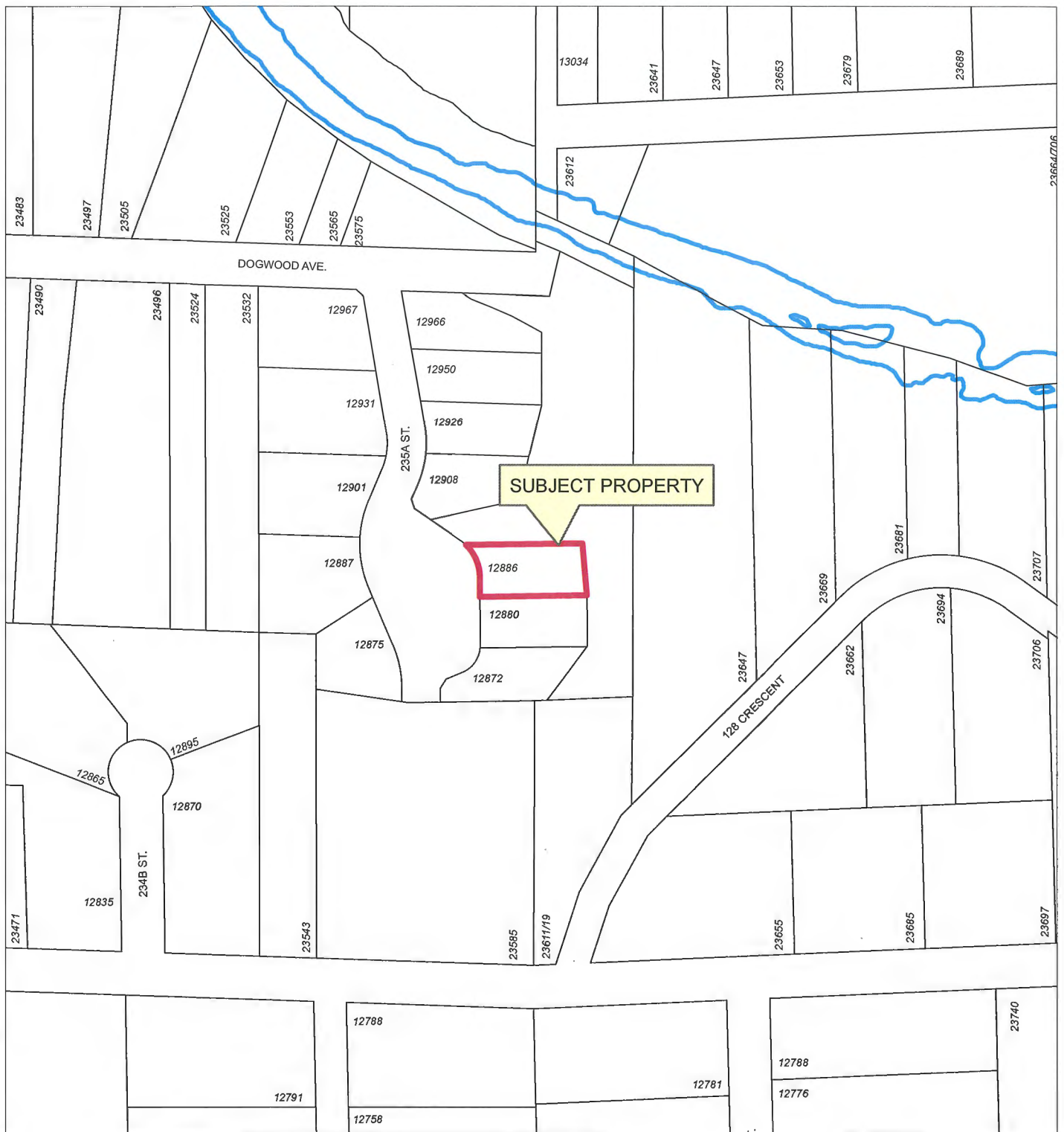
THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 18-122614 BG.

CARRIED

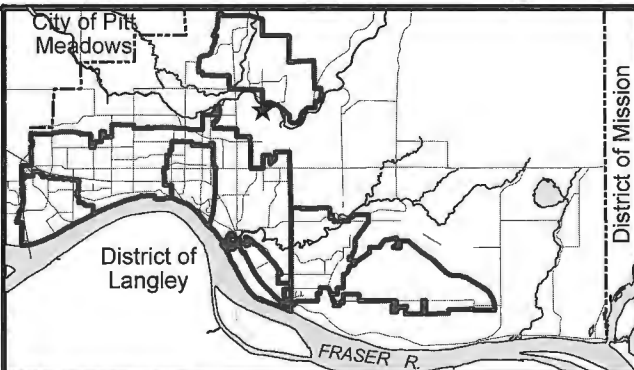


Michael Morden, Mayor
Chair

Paul Gill, Chief Administrative Officer
Member



Scale: 1:2,500



12886 235A ST

LICENCES, PERMITS & BYLAWS DEPT.

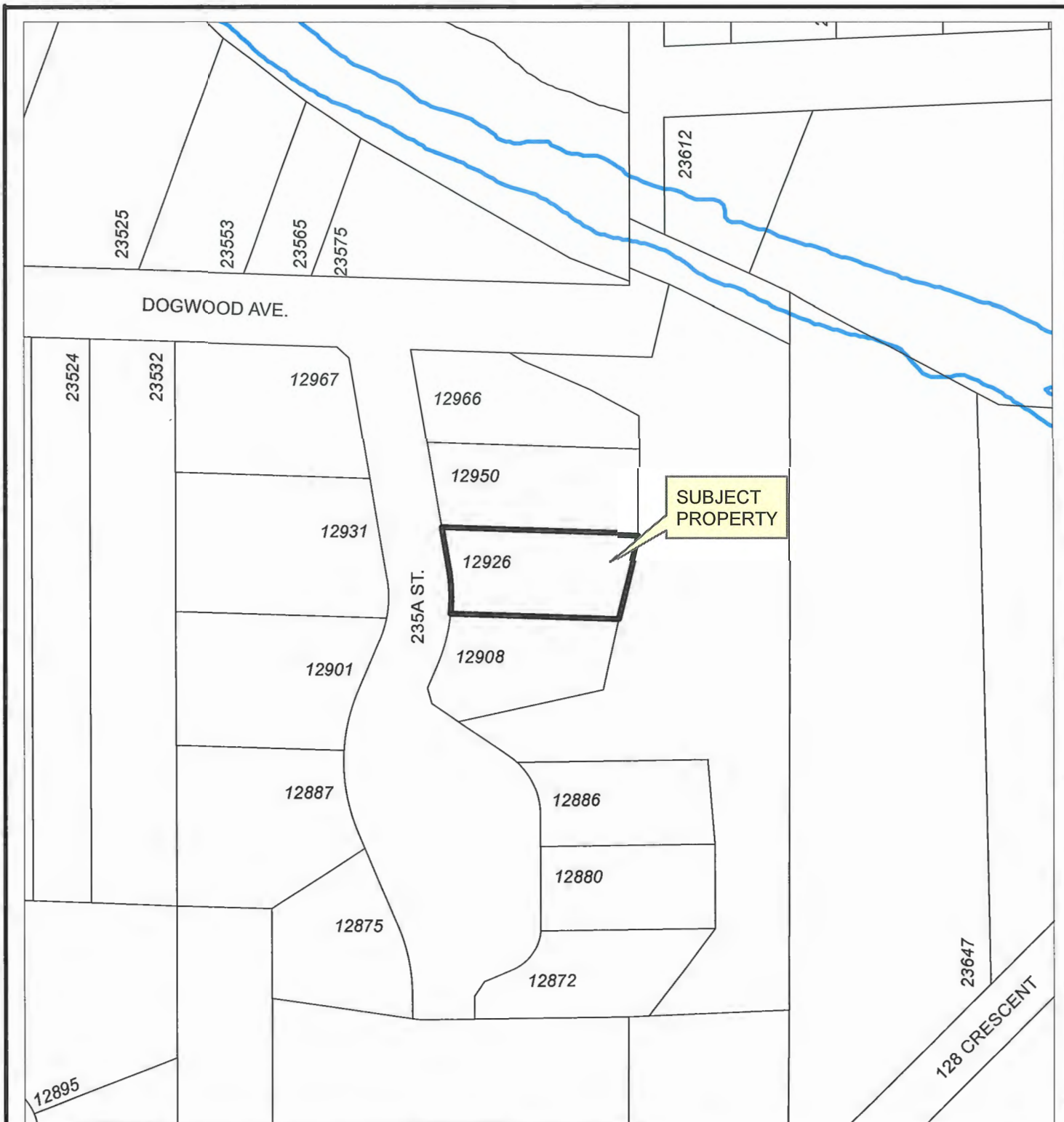


British Columbia

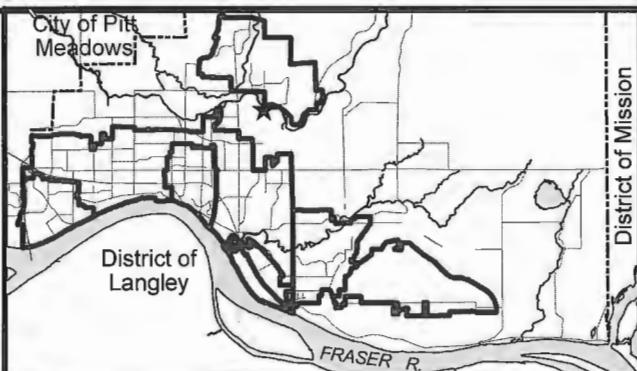
mapleridge.ca

FILE: Untitled
DATE: Feb 1, 2019

BY: RA



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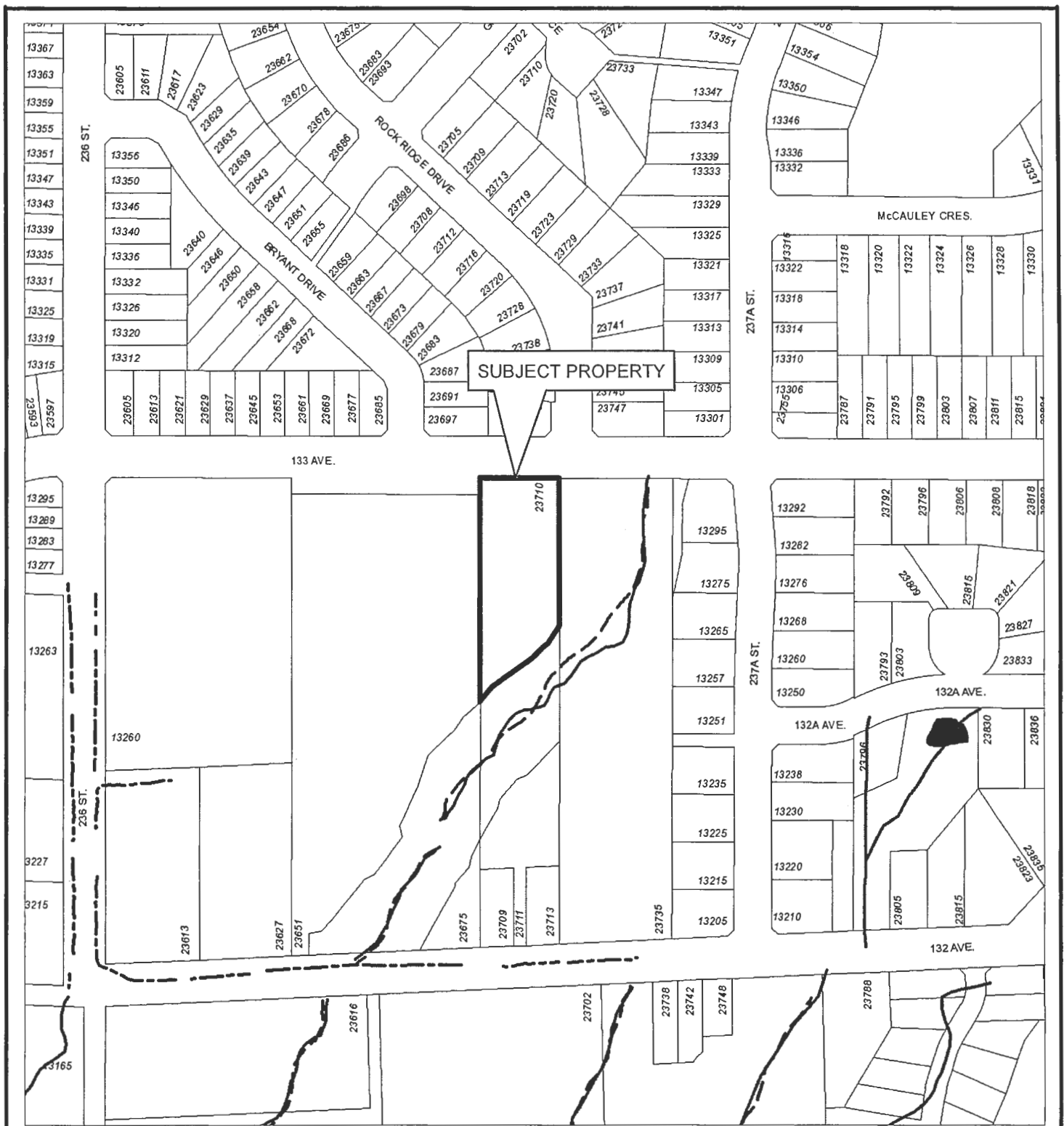


12926 235A St



FILE: Untitled
DATE: Feb 4, 2019

BY: C3



SUBJECT PROPERTY

Legend

-  Stream
-  Ditch Centreline
-  Indefinite Creek
-  Lake or Reservoir



Scale: 1:2,500

23710 133 AVE

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2016-176-DP
DATE: Jan 28, 2019

BY: LP

701.2 Minutes of Meetings of Committees and Commissions of Council

City of Maple Ridge
AGRICULTURAL ADVISORY COMMITTEE
REGULAR MEETING

The Minutes of the Regular Meeting of the Agricultural Advisory Committee, held in the Blaney Room,
at Maple Ridge Municipal Hall on November 29, 2018, 2018 at 7:01 pm.

COMMITTEE MEMBERS PRESENT

Councillor Gordy Robson	City of Maple Ridge
Councillor Ryan Svendsen	City of Maple Ridge
Margaret Daskis, Chair	Member at Large
Al Kozak	Agricultural Sector
Bill Hardy	Member at Large
Ryan Murphy	Agricultural Sector
Stephanie James, Vice-Chair	Agricultural Sector

STAFF MEMBERS PRESENT

Amanda Grochowich	Staff Liaison / Planning Department
Amanda Allen	Committee Clerk

ABSENT

Candace Gordon	Haney Farmers Market Society
Chris Zabek	Regional Agrologist, Ministry of Agriculture
David Kaplan	Member at Large
Ian Brooks	Member at Large
Josef Hans Lara	Economic Development Committee Representative
Lorraine Bates	Agricultural Fair Board

1. **CALL TO ORDER**

2. **APPROVAL OF THE AGENDA**

R/2018-038

It was moved and seconded

That the November 29, 2018 Agricultural Advisory Committee agenda be approved as circulated.

CARRIED

3. **ADOPTION OF THE MINUTES**

R/2018-039

It was moved and seconded

That the minutes of the Maple Ridge Agricultural Advisory Committee meeting dated October 25, 2018 be adopted.

CARRIED

4. **DELEGATIONS - Nil**

5. **NEW AND UNFINISHED BUSINESS**

5.1. **Introductions**

The Chair introduced Councillor Robson and Councillor Svendsen as the new Council Liaisons for the 2019 term. Committee members provided a brief introduction of themselves to the new Council Liaisons.

5.2. **Young Agrarian Land Matching – follow up**

Following up on the Young Agrarian funding request dated August 31, 2018, the staff liaison sought direction in order to prepare an appropriate response. There was discussion on the funding request.

R/2018-040

It was moved and seconded

That the Agricultural Advisory Committee acknowledge receipt of the Young Agrarian's request and a response will be composed summarizing meeting comments for AAC review.

CARRIED

5.3. **Prioritization of Agricultural Plan Action Items**

As identified in the Committee's 2019 Business Plan, the Committee must identify and prioritize action items for 2019. Referencing the action items originally described in the 2009 Agricultural Plan and the 2016 Council Facilitated Session, the Committee established a working list of possible action items. The list will be circulated via email and included for further discussion at a future Committee meeting.

6. **SUBCOMMITTEE REPORTS**

6.1. **Education**

Al Kozak provided an update on a possible educational seminar, anticipated for the Spring of 2019. There was discussion on potential dates, venues and additional complementary organizations were identified with which to connect for partnership opportunities in the development of the seminar. Mr. Kozak will compose and include for review the seminar proposal on the next agenda. In the interim, members were invited to provide any further comments and ideas via email.

6.2. **Food Distribution**

The staff liaison advised that a report on the proposed Maple Ridge Food Hub was presented to Council at the November 27, 2018 Council Workshop meeting. At that meeting, Council directed the Committee to explore options to build community capacity for a food hub in Maple Ridge.

6.3. **True North Fraser**

Stephanie James provided a summary of the True North Fraser brand and reported that the subcommittee is looking into the feasibility of signage on roadsides and private property. The subcommittee has drafted a survey for distribution to the Haney Farmers Market to determine interest in the True North Fraser brand and results will be reported at a future meeting.

7. **CORRESPONDENCE** - Nil

8. **QUESTION PERIOD**

Al Pozsar spoke to the importance of agricultural buffers and the educational component of the Agricultural Plan.

9. **ROUNDTABLE**

Stephanie James shared appreciation and enjoyment from her eight years of volunteering with the Committee. Ms. James thanked Margaret Daskis for her dedication to the Committee throughout the years and her efforts at the Metro Vancouver AAC.

Al Kozak reported on the filming currently underway on his farm.

Councillor Robson shared appreciation from Council to the members and their contributions to the Committee.

Bill Hardy reported he will be travelling to Ottawa with a delegation from the Canadian Nursery Landscape Association for meetings with several Ministries.

Ryan Murphy reported on current Christmas tree harvesting at the farm.

Margaret Daskis advised she will be attending her final Metro Vancouver AAC meeting on November 30, 2018 and encouraged a representative from Maple Ridge be nominated should an invite again be extended to the City of Maple Ridge.

Amanda Grochowich reported that the Bill 52 - Agricultural Land Commission Amendment Act recently received Royal ascent. Ms. Grochowich anticipates the summary report on the community consultation on a possible backyard hen programme will soon proceed to Council.

10. **ADJOURNMENT** – 9:21 pm.

“Original signed by Bill Hardy” for

M. Daskis, Chair

/aa

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 November 7, 2018 at 7:05 pm

COMMITTEE MEMBERS PRESENT

Tarel Swansky, Vice Chair	Member at Large
Annette Morgan	Maple Ridge-Pitt Meadows Katzie Seniors Network
Cathy Bennett	Member at Large
Colene Thompson	Maple Ridge Pitt Meadows Katzie Community Network
Ineke Boekhorst	Downtown Maple Ridge Business Improvement Association
Dr. Ingrid Tyler	Fraser Health
Jenny Earley	Maple Ridge Pitt Meadows Katzie Community Network

STAFF MEMBERS PRESENT

Tony Cotroneo	Staff Liaison / Recreation Manager, Community Services
Amanda Allen	Committee Clerk

GUEST

Brenna Ayliffe	Fraser Health – Alternate
Valerie Spurrell	Fraser Health - Alternate

ABSENT

Cpl. Amanda Harnett	Ridge Meadows RCMP
Hailey Robinsmith	Member at Large – Youth Rep
Laura Butler	Member at Large

Note: Tarel Swansky chaired the meeting as Acting Chair.

1. **CALL TO ORDER**
2. **APPROVAL OF THE AGENDA**

R/2018-013

It was moved and seconded

That the November 7, 2018 Social Policy Advisory Committee agenda be approved as circulated.

CARRIED

3. **ADOPTION OF THE MINUTES**

R/2018-014

It was moved and seconded

That the minutes of the Maple Ridge Social Policy Advisory Committee meeting dated September 5, 2018 be adopted.

CARRIED

4. **DELEGATIONS**

4.1. **Healthy Community Partnerships**

- Dr. Ingrid Tyler, Fraser Health Medical Health Officer

Dr. Ingrid Tyler gave a presentation on Healthy Communities and the Healthy Community Movement. Dr. Tyler spoke on the Ottawa Charter for Health Promotion which includes building healthy public policy, creating supportive environments, strengthening community action, developing personal skills and reorienting health services. Dr. Tyler provided details on Plan H, strategies to build healthy and sustainable communities, and the desired outcomes of what healthy communities are meant to achieve. Dr. Tyler outlined the Healthier Communities Partnerships program at Fraser Health and how the program promotes health and wellbeing in communities in the Fraser Health region. There was discussion on Maple Ridge being an engaged community with many different working tables and task forces ranging from age friendly, dementia friendly, early childhood, to youth strategy and whether the committee is the right spot to work towards Healthier Communities Partnerships.

5. **ROUNDTABLE**

Annette Morgan provided an update on the Seniors Outreach and Connect Program and Seniors Housing Task Group. The Age Friendly Community Task Group held a transit field trip for seniors into Vancouver and Ms. Morgan provided a report on the successful event that identified challenges for seniors and provided seniors the confidence and instruction on how to use transit. The Dementia Friendly Community Task Group held a second walkability study on November 6, 2018 and will be exploring the possible establishment of a Memory Garden within Memorial Peach Park.

Valerie Spurrell advised a service plan for wrap around services with primary care providers has been submitted. The Ridge Meadows Hospital celebrated its 60th Anniversary and funds were raised to install a kitchen at the hospital. The hospital has opened a new sensory room and construction has started for a new MRI machine.

Dr. Ingrid Tyler spoke about the initiatives, dialogues, and goals of the Canadian Institute for Substance Use Research.

Brenna Ayliffe provided an update from the latest sport network meeting. The photo voice project has secured a spot for a pop up gallery along 224 Street on November 22, 2018 and a pop up shoe bank will take place downtown on November 16, 2018.

Ineke Boekhorst advised of the BIA shopping event starting November 22, 2018 and of her recent participation in a walkability study in the downtown core.

Colene Thompson provided an overview of Community Network and advised a work plan review is currently underway. Ms. Thompson advised that the working table had an information fair at the Maple Ridge Public Library.

Tony Cotroneo reported that dementia friendly training for City staff is scheduled in November and staff will be applying for UBCM funds for wayfinding. Flash flooding has caused damages at the Maple Ridge Seniors Activity Centre resulting in isolation of seniors.

Tarel Swansky shared appreciation for the piano on the street program.

6. **NEW AND UNFINISHED BUSINESS**

6.1. **2019 Business Planning**

The staff liaison reviewed the committee's 2014 Strengths Weaknesses Opportunities Threats (SWOT) and environmental scan and led the committee through an updated SWOT.

6.2. **2019 Committee Recruitment**

The Committee Clerk outlined the 2019 advisory committee recruitment process and term expiries of existing members.

6.3. **2019 Meeting Schedule**

There was a review of the proposed 2019 meeting schedule.

R/2018-015

It was moved and seconded

That the 2019 Social Policy Advisory Committee meeting schedule attached to the November 7, 2018 Social Policy Advisory Committee agenda be amended by moving the January meeting to January 30, 2019, adding a meeting on June 5, 2019, and that the schedule as amended be adopted.

CARRIED

7. **COMMITTEE UPDATES**

7.1. **Community Network**

Discussion occurred in Roundtable

7.2. **Opioid Overdose Working Group - Nil**

7.3. **Youth Wellness Centre**

Tony Cotroneo reported that the Youth Wellness Centre has relocated from the Greg Moore Youth Centre to the Frog Stone Grill complex.

8. **CORRESPONDENCE - Nil**

9. **QUESTION PERIOD - Nil**

10. **ADJOURNMENT – 9:18 pm.**

"Original signed by Tarel Swansky"

T. Swansky, Acting Chair

/aa

800 *Unfinished Business*

City of Maple Ridge

TO: His Worship Mayor Mike Morden
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: January 29, 2019
MEETING: Workshop
SUBJECT: Maple Ridge Community Heritage Register Update: Additional Statements of Significance

EXECUTIVE SUMMARY:

Following completion of the Heritage Resources of Maple Ridge (Heritage Inventory) update and endorsement from Council in April 2018, the Community Heritage Commission (CHC) has undertaken an update to the Maple Ridge Community Heritage Register with the addition of seven heritage sites and revised information for three existing Heritage Register sites.

A community heritage register is an official listing of properties identified by a local government as having heritage value or heritage character. Inclusion on a community heritage register does not constitute a heritage designation or any other form of permanent heritage protection. In addition to the local government's heritage register, heritage sites are also recognized at the provincial and federal levels through the BC Register of Historic Places and the Canadian Register of Historic Places, respectively.

Should Council approve the 10 new and revised Statements of Significance for the Maple Ridge Community Heritage Register, documentation will be submitted by staff to the Province for posting on the BC Register of Historic Places and in turn on the Federal Government's Canadian Register of Historic Places. The CHC, through a resolution made at their December 13, 2018 meeting, is forwarding on to Council 10 Statements of Significance for inclusion on the Maple Ridge Community Heritage Register.

RECOMMENDATIONS:

- 1) That the proposed seven new Statements of Significance attached to the staff report dated January 29, 2019 be endorsed and added to the Maple Ridge Community Heritage Register; and,
- 2) That the three revised Statements of Significance attached to the staff report dated January 29, 2019 be endorsed and replace the existing documentation in the Maple Ridge Community Heritage Register; and,
- 3) That the Corporate Officer be authorized to submitted the attached Statements of Significance to the BC Heritage Branch Registrar for inclusion on the BC Register of Historic Places.

DISCUSSION:

a) Background Context:

The provisions for the creation of a community heritage register are outlined in Section 598 of the *Local Government Act*. A community heritage register is an official listing of properties identified by a

local government as having heritage value or heritage character. It is a planning tool with legal status that provides formal recognition for historic places and access to powerful tools such as eligibility for special provisions with the BC Building Code Heritage Building Supplement. Inclusion on a community heritage register does not constitute a heritage designation or any other form of permanent heritage protection. Specifically, placing a property on a community heritage register does not prevent a land owner from pursuing demolition or building alterations. A community heritage register is a legislative tool which does permit a local government to engage in conversations with the property owner to find mutually agreed on solutions to maintain a heritage site, noting that a municipality may only temporarily withhold demolition and building permits, and/or order heritage inspections.

An important value of our community heritage register is that it provides municipal staff, the CHC, and Council with a greater understanding of heritage resources, thereby strengthening the basis for making heritage conservation and land-use decisions. It also helps to create greater awareness and appreciation of heritage resources for property owners and members of the community. Importantly, a community heritage register provides a tool for determining eligibility for heritage programs, incentives, and special provisions within the BC Building Code Heritage Building Supplement.

The key document in a community heritage register submission is a Statement of Significance. The Statement of Significance is a three-part statement including a description of the site, an explanation of the site's heritage value, and the site's character-defining elements. Together, these elements describe what the formal recognition applies to, why a historic site has significance, and how the heritage value is expressed in elements such as the materials, physical layout, uses, or cultural associations of the historic place.

b) Planning Analysis:

The Maple Ridge Community Heritage Register was established through Council Resolution in 1999, and was last updated in 2008. There are a total of 28 heritage sites listed on the City's Register. Over the past ten years since the last Maple Ridge Community Heritage Register update, a number of new heritage resources have been identified, often through development processes that resulted in the gifting of heritage buildings to the City or through other processes such as the approval of Heritage Revitalization Agreements.

A Heritage Revitalization Agreement process is similar to a rezoning process and is used for redevelopment of a heritage site. A Statement of Significance is prepared through the Heritage Revitalization Agreement. In exchange for the restoration of a heritage site guided by the Statement of Significance details, a developer is eligible to additional uses and densities beyond the existing zoning provisions. The Heritage Revitalization Agreement represents a binding legal agreement between the City and the land owner to maintain and protect the heritage site.

Since 2008, five Heritage Revitalization Agreements have been approved. While two of the sites are currently included on the Heritage Register, more detailed research was obtained through the Heritage Revitalization Agreement process for all of the properties.

Given the above noted Heritage Revitalization Agreements, it is timely to add or update the following sites to the Heritage Register:

- Miller Residence
This heritage site is comprised of a rolling agricultural landscaping, a mix of orchard and berry fields, a house constructed in 1932, and supporting agricultural out-buildings. The Miller Residence typifies the early settlement of the Ruskin neighbourhood.
- Bank of Montreal and Port Haney Post Office
Located in the Port Haney neighbourhood, the two-storey former bank building was the third Bank of Montreal in B.C and was constructed in 1911. The architecture is a very good and a rare example of false front, pioneer style commercial and financial buildings. The bank's original bank vault is partially intact.

The neighbouring former Post Office was constructed at a later date in 1933. Similar to the Bank of Montreal building, the former Post Office represents one of the last remaining commercial buildings along the Fraser River in Port Haney. The building was built for Mary Berry Charlton Storey, an ambitious early entrepreneur who took the role of Post Mistress. The building retains its original windows and red-brick chimney. Architectural features such as the triangular eave brackets reflect late influences of the Craftsmen style.

- Turnock/Morse Residence
Built in 1938 and valued as a picturesque example of a Cape Cod cottage, architectural features include shed-roofed dormers and unique inset shutter vents beside the fixed windows.
- Beeton/Daykin Residence
This building is an example of an early twentieth-century farmhouse in the Haney neighbourhood. The architecture includes Edwardian-era design features such as the front-gabled roof and horizontal wood siding and open plank soffits.
- Whitehead Property
Located in the Hammond neighbourhood, the Whitehead Property includes two homes and two outbuildings dating to the 1920s. The buildings were constructed by various immigrant men from Sweden and Finland who arrived to Hammond for employment at the local mill. The building architecture reflects the Craftsman style.

Additionally, the City has identified two municipally-owned heritage sites for inclusion on the City's Heritage Register and has updated information relating to a third. In keeping with Canada's Historic Places Standards and Guidelines and the approach of the City's recently update Heritage Inventory, one of the new sites reflects the expanded definition of what constitutes a heritage site, which may now include places and landscapes.

- Jackson Farm
The Jackson Farm was dedicated to the City as park land through a development application in 2010. This land is significant for its association with the early agricultural development of Maple Ridge, the establishment of the local Finnish community, for its reputation as an agricultural landscape, and as a community park and open space.

- Mussallem Residence
Constructed in 1937, the Mussallem Residence is significant for its association with the prominent Mussallem family, its representation of the interwar development of Maple Ridge, its romantic Period Revival architecture, and as an example of the domestic work of prominent architect H.H Simmonds. The home was donated to the City by BC Housing in 2018.
- Spencer Farm Milk House
This building is currently listed on the Heritage Register, but has updated information stemming from a Conservation Plan completed in 2013. The Spencer Farm Milk House dates to the 1920s and is valued for its recollection of the early agricultural history of Maple Ridge.

Lastly, through the Heritage Inventory review process, the property owner of one of the newly identified sites expressed an interest in adding their property onto the City's Heritage Register. The CHC was able to accommodate the preparation of the Westacre Farms Statement of Significance with its Heritage Register update.

- The Westacre Farms site is significant for its associations with the early agricultural development of Maple Ridge, the history of Japanese-Canadian settlement in the area, and for its protected wetland and wildlife habitat.

c) Community Heritage Commission Input:

The Community Heritage Commissioners reviewed the drafts of the attached Statements of Significance and expressed their support for the updating and additions by passing the following resolution at the December 13, 2018 CHC meeting:

That the 11 Statements of Significance be forwarded to Council for inclusion on the Maple Ridge Heritage Register.

At this time, 10 Statements of Significance are being brought forward for Council consideration, as the ownership of one of the heritage sites has changed since the Statement of Significance was prepared, and this warrants additional communication with the new landowner prior to proceeding.

d) Consultation Process and Next Steps:

Due to the involved process required for a Heritage Revitalization Agreement, the property owners of those five sites were made aware of the heritage protection requirements at the onset of their development applications. For these sites, inclusion on the City's Heritage Register is the next step in the restoration and preservation of these heritage resources, noting the landowner's commitment is inherent in the original Heritage Revitalization Agreement.

The inclusion of city-owned heritage sites, whose maintenance is overseen by the Parks, Recreation and Culture Department, will provide the opportunity to be eligible for BC Building Code equivalencies and provincial funding opportunities, as applicable. Additionally, this initiative sets a best practice example noting the many heritage sites listed on the Heritage Inventory which are not currently included on the Heritage Register.

In accordance with Section 598 of the *Local Government Act*, notification will be sent to property owners and the minister responsible for the *Heritage Conservation Act* within 30 days after including a property on the City's Heritage Register.

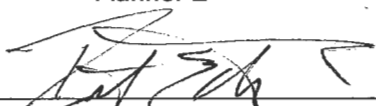
It is noted that the CHC will be engaging with current Heritage Inventory property owners in 2019 to further discuss the benefits and opportunities of adding their property to the City's Heritage Register. Additionally, the CHC, in partnership with a heritage consultant, will be exploring heritage incentive opportunities for heritage sites on the City's Heritage Register with eligible property owners. The outcomes of that engagement work will be shared with Council in the coming months.

CONCLUSION:

Building on the completion of an update to the Heritage Inventory in April 2018, the CHC has undertaken an update to the Maple Ridge Community Heritage Register with the preparation of Statements of Significance for seven new heritage sites and revised information for three existing Heritage Register sites. Upon Council's approval, the attached updates and additions will be made to the Maple Ridge Community Heritage Register and the information will be forwarded for inclusion on the BC Register of Historic Places.

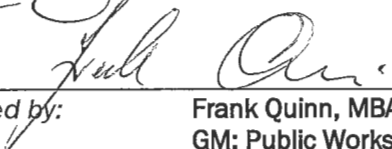


Prepared by: **Amelia Bowden, M.Urb, MCIP, RPP**
Planner 1



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

for



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



Concurrence: **Paul Gill, CPA, CGA**
Chief Administrative Officer

Appendix A – Statements of Significance, Donald Luxton & Associates

MAPLE RIDGE STATEMENTS OF SIGNIFICANCE 2018

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MAPLE RIDGE STATEMENTS OF SIGNIFICANCE 2018

WHITEHEAD PROPERTY, 11406 205 STREET

HISTORIC NAME: Whitehead Property

ADDRESS: 11406 205 Street

ORIGINAL OWNER:

- **Cottage:** Charles Gustive Dahlberg
- **House:** Carl (Walkeapaa) Whitehead

ORIGINAL BUILDER:

- **Cottage:** Charles Gustive Dahlberg (assumed)
- **House:** Carl (Walkeapaa) Whitehead, with the assistance of Finnish friends and his stepdaughters, Ellen and Ethel McBryan

DATE OF CONSTRUCTION: Cottage 1919, Enlarged 1922; House 1923-24

NEIGHBOURHOOD: Hammond

HERITAGE STATUS: Heritage Revitalization Agreement

Location of Supporting Documentation: Maple Ridge Heritage Inventory Files

DESCRIPTION OF HISTORIC PLACE

The Whitehead Property includes two historic houses and two outbuildings on the northeast corner of the intersection of 205th Street and 114th Avenue in the historic neighbourhood of Hammond, in Maple Ridge. The Whitehead Residence is one and one-half storey late Craftsman bungalow with a prominent gabled front porch. The adjacent Whitehouse Cottage is a one-storey front-gabled bungalow located close to the lane, at the north end of the property. A small front-gabled garage faces 205 Street, and a one-storey front-gabled structure sits behind the cottage near the rear property lines.

HERITAGE VALUE OF HISTORIC PLACE

The Whitehead Property is significant for its representation of the urban and social development of Hammond in the 1920s, the establishment of the local Scandinavian community drawn to the area by employment offered by the Hammond Cedar Mill, and its representation of vernacular domestic architecture.

Due to the number of Scandinavian immigrants who worked at the Mill, this street became known as 'Swede Row.' Charles G. Dahlberg bought the property (and other lots) in 1919 and built a two-room cottage. He was from Sweden, came to Hammond about 1910, raised poultry, and died in 1922. Carl Whitehead then purchased the property, which is still owned by his descendants. Born in 1888 in Kurkijoki, Finland, Whitehead (a literal translation of his original Finnish surname Walkeapaa) was known as C.K. Olson when he first immigrated to Canada at the age of eighteen. He worked in the pulp mill at Powell River before moving to Chase, and then relocated his family to Hammond where he started work at the Hammond Cedar Mill. He expanded the cottage by adding two rooms on the front, moved in while he built a larger home on the same property starting in 1923, and also built other rental houses. Typical of the more informal arrangements of the time, the buildings are sited as required, close to the property lines to maximize the usable areas of the site.

This buildings and landscaping on this property contribute significantly to the historic character of Hammond. The development of the Whitehead Property also demonstrates the increasing settlement and prosperity of the Hammond community, as the Mill – one of the major cedar processing mills on the

MAPLE RIDGE STATEMENTS OF SIGNIFICANCE 2018

Fraser River, and the town's major employer – prospered in the years following the end of World War One. The modest vernacular cottage is typical of the earliest settlers' homes in Hammond, of wood frame construction with details such as the multi-paned windows that demonstrate pride of ownership. As the community became more established, houses grew larger and more elaborate. The Whitehead House demonstrates the influence of the late Craftsman style; its design was copied from a house on Dewdney Trunk Road near Webster's Corner, the centre of the Finnish community in Maple Ridge.

The Whitehead Property also demonstrates the evolution over time of the community and generations of its families, with sensitive additions made over time to meet evolving residential needs over the decades of its existence. The outbuilding facing the lane is additionally significant for being the site of the first recycling depot in Maple Ridge.

HERITAGE CHARACTER-DEFINING ELEMENTS

Key elements that define the heritage character of the Whitehead Property include its:

- location in the historic Hammond neighbourhood of Maple Ridge, at the intersection of 205 Street and 114 Avenue, with an adjacent lane;
- continuous residential use;
- two wooden front-gabled outbuildings; and
- mature landscaped setting including two large Linden trees in the front yard.

Whitehead House:

- residential form, scale and massing as expressed by its: one and one-half storey height plus basement, side-gabled roofline, projecting side bay, and prominent open front porch;
- typical wood frame construction materials, as expressed by its: bevelled wooden siding on the main floor; double-coursed cedar shingle cladding on the porch column bases, foundation skirting and gable ends; tongue-and-groove roof and porch soffits; and dimensional door and window trim;
- design features of the late Craftsman style such as: tapered square porch piers and columns; frieze of paired dentil blocks; square balusters; triangular eave brackets; open soffits; and pointed vergeboards;
- original windows such as three-part casement assemblies with paired art glass transoms, and diamond-shaped feature window above the front entry;
- glazed and panelled wooden front door; and
- original interior detailing, such as wooden wainscoting and brick fireplaces.

Whitehead Cottage:

- residential form, scale and massing as expressed by its: one storey height, low-pitched front-gabled roofline, and offset open front-gabled entry porch;
- typical wood frame construction materials, as expressed by its: cedar shingle siding on the main floor; bevelled siding in the front gable ends; tongue-and-groove soffits; and dimensional door and window trim;
- design influences of the Craftsman style such as vertical battens in the gable ends, open soffits, and split vergeboards; and
- original windows such as double-hung, 1-over-1 wooden sash windows with flashed upper sash.

MAPLE RIDGE STATEMENTS OF SIGNIFICANCE 2018

MUSSALLEM RESIDENCE, 21404 DEWDNEY TRUNK ROAD

HISTORIC NAME: Mussallem Residence

ADDRESS: 21404 Dewdney Trunk Road

ORIGINAL OWNER: George & Elizabeth Mussallem

DATE OF CONSTRUCTION: 1937

ORIGINAL ARCHITECT: Henry Holdsby Simmonds

ORIGINAL CONTRACTOR: Dugald Brown

NEIGHBOURHOOD: The Ridge

HERITAGE STATUS: Heritage Inventory

Location of Supporting Documentation: Maple Ridge Heritage Inventory Files

DESCRIPTION OF HISTORIC PLACE

The Mussallem Residence is a one and one-half storey, wood-frame house that has been relocated to the Maple Ridge Cemetery, in The Ridge neighbourhood of Maple Ridge. It is an attractive cottage with Period Revival references such as half-timbering, multipaned windows and shutters.

HERITAGE VALUE OF HISTORIC PLACE

Constructed in 1937, the Mussallem Residence is significant for its association with the prominent Mussallem family, its representation of the interwar development of Maple Ridge, its romantic Period Revival architecture, and as an example of the domestic work of prominent architect H.H. Simmonds.

The story of the Mussallem family represents the settlement history of Maple Ridge. In 1897, Solomon Mussallem left his native Lebanon and travelled to Canada. In 1905 he married Annie Besytt, also Lebanese, and they had seven children. Their son, George, was born in Winnipeg in January of 1908, and four more children, Nicholas, Mary, Helen and Peter, were born in Prince Rupert. After a short time in Vancouver, the Mussallems settled in Maple Ridge where their last child, Lily, was born. Solomon Mussallem started the Haney Garage in 1919, which became a Ford agency in 1924; in 1930 it became a General Motors agency. Solomon was an active member of the municipal government, serving twenty-three years on council, twenty-one of those years as Mayor. His daughter Helen went on to study nursing, spent many years working with the World Health Organization developing nursing and triage systems for underdeveloped nations, and was considered to be one of the top nurses in the world. For most of his life, George was involved with family's automotive business and with community service. In 1966 he was elected to the Provincial Legislature, serving four terms as MLA until 1983. George Mussallem married Elizabeth Suttie 'Beth' Brown in August of 1934, and they had three children: Anne in 1936; David in 1937; and Robert in 1942. Beth passed away in 1962, and George married Grace Cuthbert in 1970. George Mussallem passed away on April 10, 2007.

This house was built in 1937 for George and Beth Mussallem and their growing family, commissioned by Solomon Mussallem on a site adjacent to the family home in Port Haney. It was constructed by local builder Dugald Brown, who was Beth's father. Located close to Port Haney, it reflects the development of Haney and the local road network that was providing access through the Fraser Valley, and connecting to the regional road network. As Beth was never quite satisfied with the design of the house, there were several changes made prior to 1950, including the addition of the shutters, the alteration of

MAPLE RIDGE STATEMENTS OF SIGNIFICANCE 2018

the front windows and the addition of an upper floor dormer and rooms, all undertaken by Dugald Brown.

The Mussallem Residence is an interwar bungalow that displays a variety of Period Revival references. The years following the end of World War One were a time of cozy, entrenched traditionalism in North America, which escaped the physical devastation of its cities. Historic revivals of traditional domestic architecture continued for several decades, evoking feelings of pleasant and comfortable nostalgia. This provided a powerful impetus for the re-invention of the bungalow, often clothed in historical elements, reflected here in the use of half-timbering in the gable ends, multipaned windows and the use of decorative shutters. The Mussallem Residence is valued additionally as an example of the domestic work of architect Henry H. Simmonds (1883-1954). Born in Australia, Simmonds worked in San Francisco before relocating to Vancouver in 1911. In the 1920s and 30s, he was a prolific designer of theatres, churches and exhibition buildings. His residential commissions ranged from large mansions in Shaughnessy to many smaller domestic commissions such as the Mussallem Residence.

HERITAGE CHARACTER-DEFINING ELEMENTS

Key elements that define the heritage character of the Mussallem Residence include its:

- residential form, scale and massing as expressed by its one and one-half storey height, side-gabled roof, rectangular floor plan, front gabled extension and projecting rear semi-octagonal bay;
- Period Revival-style influence, including: roughcast stucco cladding; half-timbered gables; multi-paned windows; decorative shutters; inset entry; open tongue-and-groove soffits with exposed rafter ends; and dimensional wood window and door trim with bullnose mouldings;
- variety of fenestration, including: double-hung wooden sash with 2, 3 and 4-paned upper sash; double-assembly 2-paned casement windows in the basement; multi-paned bay window in living room; and multi-paned window in front bedroom; and
- interior combed red brick chimney with corbelled top.

MAPLE RIDGE STATEMENTS OF SIGNIFICANCE 2018

BANK OF MONTREAL, 22355 RIVER ROAD

HISTORIC NAME: Bank of Montreal

ADDRESS: 22355 River Road

ORIGINAL OWNER: Bank of Montreal

ORIGINAL ARCHITECT: Unknown

ORIGINAL CONTRACTOR: Unknown

DATE OF CONSTRUCTION: 1911

NEIGHBOURHOOD: Haney

HERITAGE STATUS: Heritage Register / Heritage Revitalization Agreement

Location of Supporting Documentation: Maple Ridge Heritage Inventory Files

DESCRIPTION OF HISTORIC PLACE

The Bank of Montreal is a two-storey, rectangular-plan wood-frame commercial structure located in the centre of the historic commercial district of Port Haney. Oriented towards the Fraser River and the railway tracks, this building was adapted for use as a local pub and restaurant in the 1970s. It is sited adjacent to another historic commercial building, the Port Haney Post Office.

HERITAGE VALUE OF HISTORIC PLACE

The Bank of Montreal is one of the last active commercial buildings in the historic core of Port Haney and is valued for its associations with the historic precinct. Originally a branch of the Bank of Montreal, it was strategically positioned close to the Fraser River in the commercial core of Port Haney, to take advantage of the river boat landing, CPR station and the services in the area including postal and retail outlets. It was built for Mary Berry Charlton Storey in 1911, and was the first bank in the Port Haney, and the third Bank of Montreal in British Columbia.

The early settlement of Port Haney was centred on the Fraser River, which provided access prior to the development of roads through the area. After the arrival of the CPR, significant commercial and residential development occurred and Port Haney became a major historic transportation hub in the region. Decline set in after the onset of the Great Depression. In 1931, the completion of the Lougheed Highway – a make-work project that connected the Fraser Valley communities by road – signalled a shift in the location of Haney's commercial activity. A devastating fire in 1932 destroyed much of the existing business centre, hastening the shift of businesses up the hill. With the shift in economic activity the Bank of Montreal relocated, and this structure served a host of functions before being adapted as a pub. The former bank's use as a neighbourhood pub also reflects the change in liquor laws in the 1970s that allowed pubs to locate in neighbourhood settings rather than requiring a connection to a hotel function. Prior to this, local pubs had been located in purpose-built roadhouse hotels located along the Lougheed Highway.

The Bank of Montreal is also valued for its association with an important historic personality, Mary Berry Charlton Storey, an ambitious early entrepreneur who ran commercial operations and acted as Port Haney's Post Mistress. By opening the first local bank, she cemented Port Haney's prime position in the river-based life of the early twentieth century.

MAPLE RIDGE STATEMENTS OF SIGNIFICANCE 2018

The architecture of the Bank of Montreal is valued as a very good and rare example of False Front, pioneer style commercial and financial buildings. Witness to its role as a bank, the interior retains part of its original vault. Additionally, the second storey served as residential space for the bank manager, as was common practice at the time of construction, and still serves a residential function today. The simple style of the structure indicates its function as a branch bank in an isolated location; in more urban settings banks of the time were constructed in solid masonry in the Classical revival style popular during the Edwardian era.

Little remains of the historic downtown streetscape of Port Haney, which increases the value of this building as one of the only intact commercial buildings from the early days of settlement. Port Haney remains as a heritage precinct and a reminder of the origins of the City of Maple Ridge, and this building remains a vital part of the local neighbourhood.

HERITAGE CHARACTER-DEFINING ELEMENTS

Key elements that define the heritage character of the Bank of Montreal include its:

- original siting and orientation to the street, and its proximate relationship to the railway and to an adjacent heritage structure;
- continuing mixed commercial and residential use;
- commercial form, scale and massing including its rectangular plan, two-storey height and flat roof;
- vernacular design features such as the False Front parapet, inset off-centre door on ground floor, and large shop-front windows;
- wood-frame construction including wooden drop siding with cornerboards and dimensional trim; and
- partially intact bank vault.

MAPLE RIDGE STATEMENTS OF SIGNIFICANCE 2018

PORT HANEY POST OFFICE, 22355 RIVER ROAD

HISTORIC NAME: Port Haney Post Office

ADDRESS: 22355 River Road

ORIGINAL OWNER: Mrs. M.B. Storey

ORIGINAL ARCHITECT: Unknown

ORIGINAL CONTRACTOR: Unknown

DATE OF CONSTRUCTION: 1933

NEIGHBOURHOOD: Haney

HERITAGE STATUS: Heritage Register / Heritage Revitalization Agreement

Location of Supporting Documentation: Maple Ridge Heritage Inventory Files

DESCRIPTION OF HISTORIC PLACE

The Port Haney Post Office is a modest one and one-half storey, front-gabled wood-frame commercial structure located in the centre of the historic commercial district of Port Haney. Oriented towards the Fraser River and the railway tracks, this building has now been adapted for commercial use. It is sited adjacent to another historic commercial building, the Bank of Montreal, now the Billy Miner Pub.

HERITAGE VALUE OF HISTORIC PLACE

The Port Haney Post Office is one of the last active commercial buildings in the historic core of Port Haney and is valued for its associations with the historic precinct. Port Haney is a reminder of the early history of the City of Maple Ridge and the development of its original small town centres. The early settlement of Port Haney was centred on the Fraser River, which provided the earliest access before the development of roads through the area. After the arrival of the CPR, significant commercial and residential development occurred and Port Haney became a major historic transportation hub in the region. Decline set in after the onset of the Great Depression. In 1931, the completion of the Lougheed Highway – a make-work project that connected the Fraser Valley communities by road – signalled a shift in the location of Haney's commercial activity. A devastating fire in late November 1932 destroyed much of the existing business centre, hastening the shift of businesses up the hill. There was initially some reluctance in relocating the post office, due to its convenient proximity to the railway station; in 1933, this post office was built across from the station to replace the one that had been destroyed in the fire. Public demand led to the construction of another post office in 1939 in the new town centre area. This early post office therefore remains as a representation of the transitional period that marked the end of the dominance of the railway industry and the emergence of road-based transportation that allowed greater flexibility in land development and heralded new development throughout the Fraser Valley. Following its redundancy as a post office, it served for many years as a single-family residence, until its conversion back to commercial use.

The Haney Post Office is also valued for its association with an important historic personality, Mary Berry Charlton Storey, who built the post office and acted as Post Mistress. Well known as an ambitious early entrepreneur, she was the wife of Alfred Charlton, a retailer and post office operator in Port Haney. After his death in 1907, she assumed his professional responsibilities, taking on the role of Post Mistress, harbour master and retailer in addition to raising her children. Additionally, she is important to the history of Port Haney for opening the first bank in the community, cementing Port Haney's prime position in the river-based life of the early twentieth century. She was remarried in 1918 to William

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Storey, Mr. Charlton's cousin. Mary Berry Charlton Storey, one of Haney's most determined and ambitious businesswomen, is buried between her two husbands in the Maple Ridge Cemetery.

The Port Haney Post Office is also significant for its modest scale, indicating the shifting nature of the area's economy. It also demonstrates the late persistence of the influence of the Arts and Crafts style, popular as a domestic style but reflected here in a way that tied the building to an emerging residential context.

Little remains of the historic downtown streetscape of Port Haney, which increases the value of this building as one of the only intact commercial buildings from the early days of settlement. Port Haney remains as a heritage precinct and a reminder of the origins of the City of Maple Ridge, and this building remains a vital part of the local neighbourhood.

HERITAGE CHARACTER-DEFINING ELEMENTS

Key elements that define the heritage character of the Port Haney Post Office include its:

- original siting and orientation to the street, and its proximate relationship to the railway and to an adjacent heritage structure;
- commercial form, scale and massing, including its one and one-half-storey height, front gabled roof with a skirt roof at the front, rectangular floor plan and offset front entry;
- wood-frame construction including lapped wooden siding with cornerboards;
- late influence of the Arts and Crafts style including triangular eave brackets at the front and rear, open soffits and exposed rafter tails;
- internal red-brick chimney with corbelled top; and
- original windows including: wooden-sash window assemblies of double casement windows with arched three-part transoms; double-assembly, double-hung wooden-sash windows on the east side; and 4-paned double sliding windows at the rear.

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TURNOCK/MORSE RESIDENCE, 22325 ST. ANNE AVENUE

HISTORIC NAME: Turnock/Morse Residence

ADDRESS: 22325 St. Anne Avenue

ORIGINAL OWNERS: Hilda & Joseph Dakin Turnock

LATER OWNERS: Iris & Garnet Robert Morse

ORIGINAL ARCHITECT: Joseph Daykin Turnock (assumed to be based on a pattern book design)

ORIGINAL CONTRACTOR: Joseph Daykin Turnock

DATE OF CONSTRUCTION: 1938

NEIGHBOURHOOD: Haney

HERITAGE STATUS: Heritage Revitalization Agreement

Location of Supporting Documentation: Maple Ridge Heritage Inventory Files

DESCRIPTION OF HISTORIC PLACE

The Turnock/Morse Residence is a one and one-half storey, wood-frame Cape Cod cottage located at the northeast corner of St. Anne Avenue and 223rd Street, in the historic Port Haney neighbourhood of Maple Ridge. Built in 1938, the house reflects the picturesque traditions and vernacular revivals popular in domestic architecture at the time, and features side-gabled roofs with clipped eaves, shingle siding, multi-paned windows and unique inset shutter vents.

HERITAGE VALUE OF HISTORIC PLACE

The Turnock/Morse Residence is valued as a picturesque example of a Cape Cod cottage, a style that became increasingly popular in the two decades that followed the end of World War One. The use of various Colonial Revival styles had gained new popularity at the time of the American Sesquicentennial in 1926, when patriotism was at a fever pitch and architectural fashion favoured the use of traditional, Colonial models that reflected the modern ideals of economy and good design as well as ongoing pride in past traditions. It was presumed at the time that a well-built house would display a traditional and readily-identifiable style as a hallmark of good taste. The austere economics of the time dictated that houses were generally modest in scale, and reflected the reality of families having to make do without domestic help. The Colonial Revival style – including this variation known as the Cape Cod cottage – experienced a further surge in popularity during the 1930s, when both the Colonial Revival and the Depression combined to create a desire for small, economical, yet old-fashioned houses. Family houses often assumed a cottage appearance that provided a romantic ideal of traditional domesticity, hearkening back to the values and ideals of an earlier age and evoking feelings of pleasant and comfortable nostalgia. The Cape Cod cottage received national publicity through numerous pattern books, which were widely used by many homeowners as the basis for their residential construction.

The Turnock/Morse Residence is also significant for its association with the late 1930s development of the Port Haney neighbourhood of Maple Ridge. The early settlement of Port Haney was centred on the Fraser River, which provided the earliest mode of transportation prior to the development of roads through the area. After the arrival of the CPR, significant commercial and residential development occurred and Port Haney became a major historic transportation hub in the region. In 1931, the completion of the Lougheed Highway – a Depression-era make-work project that connected the Fraser Valley communities by road – signalled a shift in the location of Haney's commercial activity. A devastating fire in 1932 destroyed much of the existing business centre, hastening the shift of

MAPLE RIDGE STATEMENTS OF SIGNIFICANCE 2018

businesses up the hill. This marked the end of the dominance of the railway industry and the emergence of road-based transportation that allowed greater flexibility in land development and heralded new development throughout the Fraser Valley. The old townsite was therefore less desirable for commercial purposes, opening up residential opportunities in the Port Haney area. The original owners, Joseph Dakin Turnock [1887-1974] and his wife, Hilda [née Tipper, 1887-1971], decided to settle in Port Haney at the time, but only lived briefly in this house before turning it over to their daughter, Iris, and her husband, Garnet Robert Morse (1915-1987) – the son of Dr. David Garnet Morse, pioneering physician in Maple Ridge – who lived here with their family for many years.

HERITAGE CHARACTER-DEFINING ELEMENTS

Key elements that define the heritage character of the Turnock/Morse Residence include its:

- location at the northeast corner of St. Anne Avenue and 223rd Street in the historic Port Haney neighbourhood of Maple Ridge;
- continuous residential use;
- residential form, scale and massing as expressed by its one and one-half storey height, side-gabled roofline, rectangular plan with projecting setback wing to the east, and offset front entry; and
- Period Revival, Cape Cod design features such as: clipped eaves; wide, random-width, cedar shingle siding with wide exposure to the weather; simple wooden trim; front and rear shed-roofed dormers; central red brick chimney; multi-paned wooden-sash windows including single and double fixed and double-hung assemblies; and inset shutter vents beside the fixed windows.

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BEETON/DAYKIN RESIDENCE, 12016 YORK STREET

HISTORIC NAME: Beeton/Daykin Residence

ADDRESS: 12016 York Street

ORIGINAL OWNERS: Joseph Alfred Beeton

LATER OWNERS: Calvert & Annie Daykin

ORIGINAL ARCHITECT: Unknown

ORIGINAL CONTRACTOR: Unknown

DATE OF CONSTRUCTION: 1911; Later Additions and Alterations

NEIGHBOURHOOD: Haney

HERITAGE STATUS: Heritage Revitalization Agreement

Location of Supporting Documentation: Maple Ridge Heritage Inventory Files

DESCRIPTION OF HISTORIC PLACE

The Beeton/Daykin Residence is an early twentieth-century farmhouse located at the northeast corner of York Street and Dewdney Trunk Road, in the Haney neighbourhood of Maple Ridge. The house, which had been expanded and modified over the years, was originally built as a simple front-gabled structure with enclosed verandahs at the front and rear; it has now been rehabilitated as a multi-unit dwelling.

HERITAGE VALUE OF HISTORIC PLACE

The Beeton/Daykin Residence is significant as an example of an early twentieth-century farmhouse that has been adapted over time, and as a representation of changing agricultural activities. Joseph Alfred Beeton (1864-1924) owned a 37.5-acre farm fronting Dewdney Trunk Road where he kept poultry and dairy cattle. In 1911, he subdivided the property, but retained a 9.4-acre parcel where he built the original part of this house. In 1914, Beeton married Annie McWhinnie (née Henry, 1870-1950), a widow with many children. In order to enlarge the house for more bedroom and bathroom space required by his growing family, he raised it to add a basement, and added a dormer to open up the attic. Calvert and Annie Daykin purchased the property in 1919, and established a large poultry farm. A second house was built on the west side of the property for Ernest and Vina Daykin in 1919-20 (22007 Dewdney Trunk Road), and the two houses co-existed on the farm until it was subdivided for residential use. York Street provided access to the new lots, and was laid out between the two houses. This expanded house was home to the several generations of the Daykin family over the course of 52 years, from 1919 to 1971. The verandah has been enclosed, an addition was made to the west side, and the house has been turned to face York Street.

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

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HERITAGE CHARACTER-DEFINING ELEMENTS

Key elements that define the heritage character of the Beeton/Daykin Residence include its:

- location at the northeast corner of York Street and Dewdney Trunk Road, in the historic Haney neighbourhood;
- contiguous relationship with the Daykin Residence, 22007 Dewdney Trunk Road;
- continuous residential use; and
- vernacular Edwardian-era design features, such as the medium-pitched front-gabled roof, horizontal wood siding, shingled dormer and basement walls, open plank soffits, and 1-over-1 double-hung wooden-sash windows.

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WESTACRE FARMS, 23575 124 AVENUE

HISTORIC NAME: *Westacre Farms/Westacres*

ADDRESS: 23575 124 Avenue

ORIGINAL OWNERS: Gordon L. and Anne Margaret Clark

LATER OWNERS: Doug and Sharon Hanzlick / Josine and Adriaan Eikelenboom

ORIGINAL ARCHITECT: Unknown

ORIGINAL CONTRACTOR: Unknown

DATE OF HOUSE CONSTRUCTION: 1968; Later Additions

NEIGHBOURHOOD: East Haney

HERITAGE STATUS: Heritage Inventory

Location of Supporting Documentation: Maple Ridge Heritage Inventory Files

DESCRIPTION OF HISTORIC PLACE

Westacre Farms is an agricultural landscape located in the East Haney neighbourhood of Maple Ridge. The entry is a curving, tree-lined drive that leads to a house and farm compound. To the north of the house, a widening of Coho Creek has resulted in the establishment of a wetland area surrounded by mature native Maple trees.

HERITAGE VALUE OF HISTORIC PLACE

Westacre Farms is significant for its associations with the early agricultural development of Maple Ridge, the history of Japanese-Canadian settlement in the area, and for its protected wetland and wildlife habitat.

Maple Ridge and Pitt Meadows were once home to a large, vibrant Japanese-Canadian population. Immigration from Japan to Canada increased greatly in the first decades of the 1900s, and Japanese settlement in Maple Ridge began with the arrival of Jiro Inouye in 1907. These new settlers were mainly farmers, and although they established farms throughout the District, most chose to farm near Haney, in the area north of Dewdney Trunk Road, and many raised strawberries. Anti-Japanese feeling was evident at the time; in 1919 the Agricultural Association barred Japanese from their Directorate, and three years later decided not to solicit any further subscriptions from them. By the time of the 1921 Census of Canada, many second-generation children of Japanese descent had been born in Canada, and were considered Canadians. The population of Maple Ridge reached was almost a third Japanese-Canadian in the 1930s, and formed an important part of the community. The site of *Westacre Farms* was subdivided in 1908 from a larger property owned by Archibald Baillie; the access road to the south, now 124 Avenue, was called Baillie Road at the time. Yazayemon Tamura owned this property and the adjacent site to the west from 1912 to 1921; in 1921 this twenty-acre parcel was transferred to his brother Jube Tamura; they were both poultry farmers. In 1940, there were 29 Japanese-Canadian families engaged in the poultry business in Haney, with a total of 18,800 birds, all of the 'White Leghorn' variety. In 1942, the Japanese-Canadian population was forcibly evacuated from the Coast, and their properties were confiscated.

The Secretary of State of Canada owned this confiscated property until 1944, when it was transferred to the Director of *The Veterans' Land Act*. It was then rented out, and in the 1950s was the site of a business that provided therapeutic services for racehorses; a large deep concrete pool still exists where

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a trainer could exercise the horses while they swam, saving wear and tear on their legs. The curving drive that runs through the site appears to be part of a racetrack. Gordon L. and Anne Margaret Clark acquired this farm property in 1963, and built a new house in 1968. Doug and Sharon Hanzlick lived in Burnaby, Vancouver and Coquitlam for the first seven years of their marriage, but with a growing family plus numerous pets they began to look for a larger property. Doug Hanzlick was approached by Gordon Clark, who was a business acquaintance, to see if he would be interested in 'trading' their two year-old home for this property in Maple Ridge. The Hanzlicks agreed, and moved into the ranch-style house on the property in August 1970. They expanded the home twice during their nine years of living here; the house has a sweeping view over a small lake on the property, and a party room suitable for large-scale entertaining. Josine and Adriaan Eikelenboom acquired the property in 1979, and were soon hosting musical events in the great room, just as they had done in their native Holland before they came to Maple Ridge; this series of modest house concerts led to the formation of the Maple Ridge Music Society in 1983. There is a part of the property where Coho Creek has been enlarged into a pond, now a wetland that is a home to herons, ducks and geese. After the death of her husband in 2001, Josine Eikelenboom committed to protecting the land from future development, and has dedicated ten acres of the site through a legal covenant.

HERITAGE CHARACTER-DEFINING ELEMENTS

Key elements that define the heritage character of *Westacre Farms* include its:

- location in East Haney, in an agricultural area;
- continuous residential and agricultural use;
- rolling agricultural landscape, with cleared open fields, curved entry drive lined with mature fruit trees, 1968 house with later additions, barns and outbuildings, equestrian therapeutic concrete swimming pool, numerous trees and shrubs, and natural springs and creeks;
- remnants of original plantings from previous house and garden, including cultivated bushes, two Prune Plums, two King apple trees, and heirloom daffodils; and
- protected wetland pond and natural habitat created by the widening of Coho Creek, surrounded by mature native Maple trees.

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JACKSON FARM, 24554 102 AVENUE

HISTORIC NAME: Jackson Farm

ADDRESS: 24554 102 Avenue

ORIGINAL OWNER: John Jackson

LATER OWNER: City of Maple Ridge

DATE OF ESTABLISHMENT: circa 1901

NEIGHBOURHOOD: Albion

HERITAGE STATUS: Heritage Inventory

Location of Supporting Documentation: Maple Ridge Heritage Inventory Files

DESCRIPTION OF HISTORIC PLACE

Jackson Farm is part of a former farm site in the Albion neighbourhood of Maple Ridge. Part of the farm is now a community park; all of the original buildings have been demolished, but the landscape retains remnants of its agricultural features. The rolling farm site has a panoramic outlook to the west, over a downslope coniferous forest.

HERITAGE VALUE OF HISTORIC PLACE

Jackson Farm is significant for its associations with the early agricultural development of Maple Ridge, the establishment of the local Finnish community, for its representation of an agricultural landscape, and as a community park and open space.

The establishment of Jackson Farm occurred at a time when European settlers were attracted to Maple Ridge by its fertile land and rich agricultural opportunities. John Jackson, who originally immigrated to the United States from Finland, had changed his Finnish name, Hyvari, to 'Jackson.' From the United States, John went to Vancouver Island, where he worked as a miner. He travelled with two of his friends to Maple Ridge to inspect the land, and bought this property from William Wales in 1901. Wales (1856-1928) had received the land grant for this eighty-acre property in Albion in 1895, planted an orchard of fruit trees and built a small house. The Jacksons lived there until they built a larger new house in 1915. For the family's main income, John Jackson worked hauling gravel for municipal road building projects, and cleared his land with a team of horses. At one time the family had seventy milk cows as well as an extensive orchard. The Jackson family included seven children; their son Vaino, known as 'Vin,' took over the family farm and lived there until his death in 1996.

Once the farming activities were abandoned, part of the farm was developed for residential use, but a portion remains as a community park. Although the land is no longer cultivated and the original structures have been demolished, throughout the landscape there are remnant plantings that have survived. Today, the remaining portion of Jackson Farm is a much-valued community park and open space.

HERITAGE CHARACTER-DEFINING ELEMENTS

Key elements that define the heritage character of Jackson Farm include its:

- location in Albion, the site of early agricultural activities in Maple Ridge;
- rolling landscape with open area on the high lands to the east, and panoramic views over the downslope coniferous forest to the west; and
- remnants of original agricultural crops such as fruit trees and other garden plantings.

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SPENCER MILK HOUSE, 23448 JIM ROBSON WAY

HISTORIC NAME: Spencer Milk House

ADDRESS: 23448 Jim Robson Way

ORIGINAL OWNER: David Spencer Ltd.

LATER OWNERS: North Fraser Valley Fair / City of Maple Ridge

ORIGINAL ARCHITECT: Unknown

ORIGINAL CONTRACTOR: Unknown

DATE OF CONSTRUCTION: circa 1922

NEIGHBOURHOOD: Albion

HERITAGE STATUS: Heritage Register

Location of Supporting Documentation: Maple Ridge Heritage Inventory Files

DESCRIPTION OF HISTORIC PLACE

The Spencer Farm Milk House is a small, one-storey plus attic masonry building with stucco cladding and a jerkin-headed roof, located on the agricultural fairgrounds in the historic Albion neighbourhood of Maple Ridge.

HERITAGE VALUE OF HISTORIC PLACE

Constructed in the early 1920s, the Spencer Farm Milk House is valued for its recollection of the early agricultural history of Maple Ridge, and in particular the Albion neighbourhood. Originally located near an access road within a grouping of buildings of associated agricultural uses, the Milk House was constructed for the specific purpose of cooling and storing milk while awaiting transportation off the farm, and for the cleaning, sanitizing, and storing of materials and equipment used in the production and handling of milk on a small scale.

The building is significant as an unusual and very good example of an early agricultural outbuilding constructed as part of a larger dairy farming operation. Its overall form, window design, stucco cladding and roof form suggests a domestic design language applied to an agricultural building, reflecting the popular local and regional architectural styles of the time. Its modest size demonstrates that only small quantities of milk were stored here; without refrigeration milk could not be held for long periods and was shipped regularly off the farm, along with other agricultural products.

Heritage value is found additionally in the building's historical association to Samuel Robertson, the first European settler in Maple Ridge, who established a large farm here with "...fields, fences, barns, orchards, residences..." and in the continuation of agricultural traditions on the property through its purchase by David Spencer's Limited of Vancouver in 1919 as a dairy operation and stopover for beef cattle from the Prairies en route to the coast. The Milk House is one of only two remaining structures that reflect this early agricultural use; the other is the adjacent Spencer Farm Residence at 23423 Lougheed Highway. Purchased in 1959 by the Municipality of Maple Ridge, the Milk House and its site possess additional significance as the location of the North Fraser Valley Exhibition and Maple Ridge Agricultural Fair, an important tradition of rural life in Maple Ridge and throughout British Columbia.

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HERITAGE CHARACTER-DEFINING ELEMENTS

Key elements that define the heritage character of the Spencer Farm Milk House include its:

- location in Albion, on the site of early agricultural activities in Maple Ridge and as part of the later Fairgrounds site;
- modest agricultural form, scale and massing, as expressed in its one-storey plus attic height, side jerkin-headed roof and concrete milk cooler;
- features that supported its use as a milk house, including its interior layout, the roof ventilator and concrete cooler with steel door;
- masonry construction, including concrete foundations, terra cotta block walls, roughcast stucco cladding with ground red brick binder and board-formed concrete cooler;
- two original wooden doors, and original double-hung 6-over-1, single and double-assembly wooden sash windows; and
- open landscape setting adjacent to an access road.

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MILLER RESIDENCE & PROPERTY, 28594 104 AVENUE

HISTORIC NAME: Miller Residence & Property

ADDRESS: 28594 104 Avenue

ORIGINAL OWNER: Charles A. & Blanche Miller

ORIGINAL ARCHITECT: Unknown

ORIGINAL CONTRACTOR: Unknown

DATE OF CONSTRUCTION: 1932

NEIGHBOURHOOD: Ruskin

HERITAGE STATUS: Heritage Register / Heritage Revitalization Agreement

Location of Supporting Documentation: Maple Ridge Heritage Inventory Files

DESCRIPTION OF HISTORIC PLACE

The Miller Residence & Property consists of a one and one-half storey wood-frame bungalow and its cultivated setting. It is set into the south western slope of a large rural property, which features outbuildings, orchard trees, berry fields and ornamental deciduous trees, set against the backdrop of a downslope coniferous forest.

HERITAGE VALUE OF HISTORIC PLACE

The heritage value of the Miller Residence & Property lies in its location in the historic community of Ruskin, its mix of orchard and berry fields typical of small farm holdings of its time, its association with the Miller family, and in Charles Miller's surviving residence.

The settlement of the Miller Property typifies the early settlement of the Ruskin community. The original 160-acre land grant was made to Moses Ball in 1893. In 1898, Ball sold 130 acres of his property to James and Robert Harris. Eager to move to South Africa, in 1903 they sold the site to Albert G. Miller; the farm was later subdivided, and this house stands on a fraction of the original farm. The rural settlement pattern of Ruskin includes small, somewhat isolated farms in forest clearings on sloping sites that make use of the terrain for orchards and berry fields.

Albert Miller epitomized the independent settler and resident; he was a farmer who made ends meet by working seasonally on riverboats, fishing, or in the logging camps. Miller was also a master builder, well known for his design and construction work on local projects in Ruskin and neighbouring Whonnock, such as the Heaps Sawmill in Ruskin, the Whonnock Memorial Hall, and the Ruskin Community Hall. Albert's son, Charles A. Miller (1902-1988) married Blanche Yvonne Antaya (1902-1977) in 1925, and built this Craftsman-inspired farmhouse for their growing family in 1932. Charles Miller worked in the powerhouse at Ruskin Dam, but was also a noted local author. A legal agreement now protects the house, as well as a number of early agricultural outbuildings and landscape features, including orchard trees and ornamental deciduous trees set against the backdrop of a downslope coniferous forest.

MAPLE RIDGE STATEMENTS OF SIGNIFICANCE 2018

HERITAGE CHARACTER-DEFINING ELEMENTS

Key elements that define the heritage character of the Miller Residence & Property include their:

- location in the Ruskin neighbourhood of Maple Ridge;
- continuous residential and agricultural use;
- rolling agricultural landscape, including: cleared open fields; the house and related outbuildings such as the sheep barn, storage barn, chicken house and water building; variety of fences; orchard and ornamental deciduous trees; remnants of the original fruit and nut orchards; rows of berry bushes; numerous trees and shrubs; and panoramic views over the downslope coniferous forest to the south; and
- residential form, scale and massing of the Miller Residence, including: one-and-one half storey height with full basement; front-gabled roof; projecting porch to east; inset verandah horizontal to north; wooden siding; shingles in the gable ends and the foundation skirting; entry porch to the east; internal garage at basement level; 1-over-1 double-hung wood sash windows in single and double-assembly; glazed and panelled wooden front door; and interior wood features such as doors, trim, floors and staircase.

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Culture Plan Implementation Framework

MEETING DATE: February 5, 2019
FILE NO: 2140415
MEETING: Council Workshop

EXECUTIVE SUMMARY:

Further to Council's endorsement of the "Walking Together: Maple Ridge Culture Plan" (Attachment A) on April 24, 2018, the Cultural Plan Task Group (Task Group), City staff, facilitator and community members developed an Implementation Framework (Attachment B) that addresses timelines, potential partners and funders, and specific measures to achieve the actions within the Culture Plan. With Council's endorsement of the Implementation Framework, City staff will work with our network of cultural partners to fulfill the goals and actions in the Culture Plan to enhance the cultural vibrancy of Maple Ridge.

RECOMMENDATION:

That the Maple Ridge Culture Plan Implementation Framework be endorsed.

DISCUSSION:**a) Background Context:**

The Maple Ridge Culture Plan is a ten-year (2017 to 2027) strategy to guide cultural development, cultural leadership and a healthy creative ecosystem in our community. It was developed over a year-long planning process that engaged a variety of cultural partners including Katzie First Nation, Kwantlen First Nation, residents, businesses and visitors. The process was led by Patricia Huntsman, an expert in the cultural planning field, and supported by the Task Group which represents a broad and diverse group including the business community, tourism industry, developers, educators, heritage advocates and the arts community.

The Culture Plan Implementation Framework was developed through ongoing collaboration between Ms. Huntsman, the Task Group and City staff to engage the community through meetings held with stakeholders and the public. Separate focus group meetings were held with Kwantlen First Nation and Katzie First Nation to invite their feedback. The Framework outlines a phased approach over ten years, organized into short term (1-3 years), medium term (4-6 years), long term (7-10 years) and ongoing actions. It identifies potential partners and specific measures to achieve the Culture Plan actions, with scheduled progress reports to Council on key initiatives. The Framework is also flexible, recognizing that priorities may shift based on new opportunities. It further recognizes the need for continued dialogue, listening and relationship-building with Kwantlen First Nation, Katzie First Nation and other

indigenous groups including Métis to determine appropriate implementation priorities and timelines.

While the purpose of the Task Group will be achieved upon the endorsement of the Culture Plan Implementation Framework, its members will continue to be involved as part of a larger network of community and cultural partners working with the City to implement the Culture Plan. As part of this Cultural Roundtable, the City's network of community partners can support actions in the Plan through collaboration, information sharing, and coordination of activities. As action items are considered and incorporated into the City's annual business planning process, the Cultural Roundtable will be a strong resource to assist with implementation.

b) Desired Outcome:

The desired outcome is to put in place an Implementation Framework to achieve the goals in the Maple Ridge Culture Plan towards a healthy, creative and inclusive arts and cultural community in Maple Ridge.

c) Strategic Alignment:

The Culture Plan Implementation Framework will help to strengthen, harmonize and raise the profile of cultural endeavours through systematic planning and identification of opportunities that are in alignment with the Council Strategic Plan and Parks, Recreation & Culture Master Plan. The Implementation Framework is also informed by other plans such as the Youth Strategy, Tourism Plan and other key planning documents.

d) Citizen/Customer Implications:

The Maple Ridge Culture Plan encourages positive recreational and cultural opportunities, education and citizen engagement in arts, culture and heritage, as well as the development of a safe, affordable, vibrant, and livable community for all ages and abilities. Establishing an Implementation Framework for the Culture Plan will ensure we deliver these benefits to Maple Ridge citizens in a timely manner.

e) Interdepartmental Implications:

Implementation of the Maple Ridge Culture Plan will require interdepartmental collaboration between Recreation & Community Engagement, Parks & Facilities, Economic Development, Planning, Engineering and Communications.

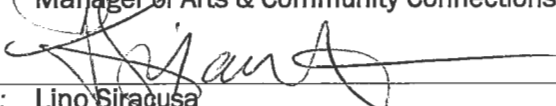
f) Business Plan/Financial Implications:


The Business Plan and Financial Plan implications resulting from the Culture Plan Implementation Framework will be phased over ten years. The short term actions are achievable with existing resources and align with current work plans. As implementation progresses over the ten-year timeline, any financial implications outside of existing budgets will be brought forward for Council's consideration as part of the business planning process. City staff will also seek out grant opportunities throughout the implementation timeline.

CONCLUSIONS:

The Implementation Framework organizes the Culture Plan actions into phases to guide the development of arts, culture and heritage in Maple Ridge. The framework is flexible and inclusive, with a focus on building partnerships between the City and many community partners to facilitate collaboration with other sectors to foster a healthy community, civic pride and a strong sense of identity, inclusion and diversity.


Prepared by: Yvonne Chui
Manager of Arts & Community Connections


Reviewed by: Lino Siracusa
Director of Economic Development & Civic Properties


Reviewed by: Danielle Pope
Director of Recreation & Community Engagement


Approved by: Kelly Swift, MBA
General Manager Parks, Recreation & Culture


Concurrence: Paul Gill, BBA, CPA, CGA
Chief Administrative Officer

Attachments:

- (A) Maple Ridge Culture Plan (online)
<http://www.mapleridge.ca/DocumentCenter/View/16527/Maple-Ridge-Culture-Plan?bidId=>
- (B) Culture Plan Implementation Framework - Summary

MAPLE RIDGE CULTURE PLAN IMPLEMENTATION FRAMEWORK
January 2019

STRATEGIC PRIORITY 1: CONNECTION, CAPACITY AND COLLABORATION				
GOAL: Community connections are strengthened through capacity-building and collaboration.				
Objective 1.1: Enhanced capacity building is fostered in the community through the role of the City—its strategic direction, departments, bylaws, policies and programs.				
Supporting Actions		Timeline (Short: Years 1-3 Medium: Years 4-6 Long: Years 7-10 and Ongoing)	Potential Partners	Measurables
1.1.A	Continue to fund and support grant programs and operating agreements, and provide program funding to local arts, culture and heritage organizations that meet grant program criteria.	Ongoing	Grant programs and recipients. City/community partners/foundations and other levels of government	Total annual arts and culture grants budget/expenditures including operating agreements including in-kind.
1.1.C	Continue to foster a cultural development lens across City departments. Make sure 'culture, including heritage is at the table' in City planning.	Ongoing	PRC/EDC & Tourism/Planning	# meetings/presentations # of collaborative projects
1.1.D	The City acts as a community connector by bringing people together to listen and identify opportunities for collaboration and solution-finding. It works to address areas where 'red tape' is preventing cultural advancement.	Ongoing	PRC/EDC & Tourism/Bylaws Engineering/RCMP/Fire	# of workshops # of attendees at committee meetings Evaluation forms / satisfaction survey from participants at info sessions.
1.1.F	Align and update OCP policies and Corporate Strategic Plan to integrate and include cultural planning goals identified herein. Ensure cultural planning directions are reflected in City policies and plans.	Ongoing	PRC/EDC & Tourism/Planning	# policies/plans that include cultural goals and priorities.
1.1.G	Continue to encourage using cross-departmental teams in cultural development.	Ongoing	Arts Council/PRC/EDC & Tourism/Bylaws/Engineering/RCMP/Fire	#meetings # collaborative projects
1.1.H	Regularly review partnership agreements to ensure compliance and relevancy with Indigenous and youth focused/initiatives.	Short - Ongoing	PRC/SD 42	# new or expanded indigenous and youth initiatives # of connections with Kwantlen and Katzie, Metis and urban indigenous artists.
1.1.I	Explore the potential for a cultural scorecard process as a measurement for cultural development.	Short	PRC	Measurables for supporting environments, capacity and connecting people to nature: - # of community partners - # programs and event attendance - \$ amount of cultural grants available - # of volunteers/hours
1.1.E	Where possible, social innovation (e.g. tool libraries and cultural hubs) and social procurement (also known as social purchasing) is encouraged to effect solutions for cultural development.	Short - Ongoing	PRC/EDC & Tourism/Planning/IT /Communications	# of tool libraries/cultural hubs and use of libraries/cultural hubs.

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Supporting Actions		Timeline (Short: Years 1-3 Medium: Years 4-6 Long: Years 7-10 and Ongoing)	Potential Partners	Measurables
1.1.K	Develop a Cultural Spaces and Facilities Framework to serve as a guide for phased investment and planning, extending beyond City-owned facilities and spaces, that includes but is not limited to: <ul style="list-style-type: none"> • Examine current real estate inventory for arts, culture and heritage uses; • Identify and collate the mapping and listing of all City-owned spaces, City-leased spaces, and emerging spaces with potential for re-purposing such as industrial zones, and/or renovated spaces as well as purpose-built venues; • Maintain active dialogue with cultural community to stay current on space needs (including performing arts and museum discussions); • Seize opportunities to work with other levels of government towards securing funding for identified new or renovated cultural spaces and facilities, and related planning (e.g. feasibility studies/needs assessments; and capital infrastructure). • Facilitate agreements and address insurance issues with local realtors and developers to utilize existing venues, unrented or vacated spaces for cultural uses, for a possible tax deduction or other incentive. • Look to the City of Vancouver's Cultural Facilities Priorities Plan' Self-Assessment Checklist for user groups of existing or proposed cultural facilities and spaces. • Look at regulatory measures which may be preventing the use and development of artist and creative production spaces (including co-op models) and develop guidelines to 	Short - Medium	PRC/EDC/Planning/DMRBIA/Arts Council	# and distribution of cultural facilities and spaces across the city including commercial/private. # of area plans to include cultural development and infrastructure.
1.1.L	Determine City-identified spaces for temporary cultural activity (e.g. lobbies) and provide community spaces for artists (temporary or permanent), to introduce artists in residence program in higher traffic areas.	Short Medium	PRC/PASC/Arts Council/DMRBIA/MRHS and CHC	# temporary/permanent spaces # artists and projects/partners % increase in pedestrian traffic % decrease in vandalism
1.1.M	Support community-led efforts to share space and services; and explore the opportunity to create a centralized arts and culture 'hub'.	Ongoing	Arts Council/Community groups/EDC Support from PRC	% increased collaboration; efficiencies; improved capacity
1.1.B	Review the City's grant programs every five years; and explore the possibility of offering microloans for temporary art and heritage intervention projects that respond to a community need.	Medium	PRC/EDC & Tourism	Review process completed and grant program revised/updated Total \$ of microloans provided to artists and organizations
1.1.J	Make heritage and historical information available to new residents, addressing the diversity of cultures that make up Maple Ridge's history.	Medium - Long	CHC/MRHS/ISSBC/Family Education and Support Centre/LIPS/Planning/EDC	# new heritage resources for new residents and immigrants

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Supporting Actions		Timeline (Short: Years 1-3 Medium: Years 4-6 Long: Years 7-10 and Ongoing)	Potential Partners	Measurables
Objective 1.2: Invest in capacity-building and foster collaborations through knowledge-sharing, gatherings, and skills development opportunities for volunteers and administrators.				
1.2.A	Convene Cultural Roundtable meetings that encourage a healthy creative ecosystem and provide opportunities for collaboration, information-sharing, event coordination/scheduling, and connection points (exchange, learning, and sharing).	Short - Ongoing	PRC/EDC/Planning/Cultural Roundtable/Neighbourhood Champions	% increased collaboration; efficiencies; improved capacity
1.2.B	Through Arts and Cultural Service organizations, hold an annual Cultural Forum focused on skills development in the areas of, but not limited to: <ul style="list-style-type: none"> • Board governance and development • Succession planning • Arts and cultural administration • Volunteer management • Communications and marketing • City processes and roles 	Short - Ongoing	Arts Service Organizations including: Arts BC/Arts Council/Alliance for Arts/BCTC/Metro Vancouver	Increased capacity within community groups; knowledge sharing; strong boards and leaders at governance and staff levels.
1.2.C	Post volunteer needs through the Cultural Portal and share via Cultural Roundtable and social media.	Medium	PRC/IT	Increased volunteerism.
1.2.D	Link strategic planning and community initiatives to the Cultural Plan directions.	Ongoing	Cultural Roundtable	References/links in strategic plans; # initiatives that arise from the plan.
1.2.E	Through community partners, identify ways to engage newcomers.	Ongoing	Family Education/ISSBC/LIPS/ACT	% increase in newcomers participation in community life # new collaborative initiative with newcomer groups Reports of less social isolation Community wellness
1.2.F	Foster heritage conservation of City-owned properties.	Ongoing	PRC/Planning/CHC/MRHS/EDC	Increased conservation of heritage properties, placemaking and pride of place.
Objective 1.3: Work with neighbourhoods to encourage a distributed model of arts, culture and heritage activity and connection points.				
1.3.A	Through collaboration and consultation, use neighbourhoods as creative nodes or cultural junctions.	Medium	Neighbourhood Champions/Arts Council	# of creative or cultural projects developed in neighbourhoods Increased social inclusion Community wellness
1.3.B	Support community arts and culture based initiatives that promote inclusivity and build neighbourhood or community connections, including events.	Ongoing	Arts Council/Neighbourhood Champions	# of initiatives created
1.3.C	Expand 'neighbourhood champions circles' or teams and existing networks as contact points to foster social leadership.	Medium	Neighbourhood Champions	# of contacts increased

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STRATEGIC PRIORITY 2: AWARENESS AND VISIBILITY				
GOAL: Arts and culture are valued, celebrated and integrated into community life.				
Supporting Actions		Timeline (Short: Years 1-3 Medium: Years 4-6 Long: Years 7-10 and Ongoing)	Potential Partners	Measurables
Objective 2.1: Develop and implement a comprehensive arts and culture communications strategy to build audiences and awareness.				
2.1.A	Create a centralized portal to feature and promote arts, culture and events; programs; shared resources; etc.	Short	PRC/IT/Arts Council/Cultural Roundtable/regional child programming orgs/CHC/Post Secondary Institutions including urban desk @SFU/DMRBIA	Audience development Broadened awareness Support and increased participation Web user hits / stats
2.1.B	As part of the communications strategy, continue to build a 'culture for culture' within City Hall, by identifying internal communication and engagement actions.;	Ongoing	Communications/PRC/Barber Center UBC/municipal advisory committees including CHC	Increased integration of arts and culture into other City initiatives and advisory committees Arts bingo
2.1.C	As part of the communications strategy to support the implementation of the plan, create an awareness campaign surrounding the value, benefits and impact of arts and culture;	Short - Medium	Communications/PRC/Cultural Roundtable/Arts Council/all advisory committees	Communications metrics such as reach (dashboard details), impressions, # of posts created.
2.1.D	Explore the possibility of centralized communication support/ resource for Maple Ridge's arts, culture and heritage scene.	Medium	PRC/IT/Arts Council	Increased efficiencies and reach.
2.1.E	Use local transportation networks as channels to communicate awareness of events and programs (e.g. buses, bus shelter ads, West Coast Express etc.);	Medium - Long	Engineering/Planning/Translink/MACA/ATAC/Operations	Audience development Broadened awareness Support and increased participation # of ads
Objective 2.2: Celebrate a sense of place and share Maple Ridge's story.				
2.2.C	Where possible, identify opportunities for interpreting heritage and animating neighbourhoods in Maple Ridge through artist and community-led place-making activities.	Short	EDC/PRC/Planning/Neighbourhood Champions and organizers/DMRBIA/Post Secondary Institutions	# of initiatives created Increased visibility of neighbourhood activities
2.2.D	Explore expanding the Public Art Program to include ways to animate the interpretation and awareness of public art, places and intangible cultural assets through tours, workshops, story-telling and other engagement pieces.	Short - Medium	PASC/PRC/Planning/Arts Council/local businesses/DMRBIA/library/MRHS/CHC/SD 42/Kwantlen & Katzie and indigenous arts groups/Eco-tourism; Post Secondary	Increased pride of place, placemaking, sense of place Increased social inclusion, community wellness Decreased vandalism Job creation Engaged youth (18-24 yrs)

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Supporting Actions		Timeline (Short: Years 1-3 Medium: Years 4-6 Long: Years 7-10 and Ongoing)	Potential Partners	Measurables
2.2.G	Implement recommendations of the Developer Public Art Program to encourage beautification and an enhanced sense of place in urbanization.	Short	Planning/Engineering/PASC /EDC	# of contributions to public art fund # of developer public art projects # of partners for placemaking projects
2.2.A	Encourage arts and heritage-based creative solutions for empty storefronts and animating spaces. /	Medium - Long	Bylaws/Licensing/DMRBIA and business groups/Arts Council/heritage groups/EDC/HUB Cycling /Cycle BC	Increased animated spaces Reduction in vandalism More pedestrian traffic Property owner buy in
2.2.B	Use local transportation networks and public spaces as channels to communicate heritage facts and interesting local histories.	Medium	CMR/Translink/Ministry of Transportation/CHC/Destination BC/HUB Cycling/Cycling groups	Audience development Broadened awareness, support and increased participation Property owner buy-in Grants
2.2.H	Improve wayfinding in Maple Ridge and enhance 'sense of place' at neighbourhood levels through place naming and public works. Integrate with Indigenous cultural heritage initiatives.	Medium - Long	PRC/Engineering/Planning/ CHC/EAC/PASC/Kwantlen & Katzie and indigenous arts groups/EDC/Tourism/Post Secondary Institutions	Ease of navigation Defined place Enhanced perception of Maple Ridge
2.2.I	Ensure signage bylaws relate to form and character guidelines for the enhancement of place; explore signage needs for events and festivals.	Ongoing	Events Festival Network/EDC/DMRBIA/Planning /Engineering/Bylaws/Arts Council	Increased impressions Consistency Beautification
2.2.J	Design a sustainable mapping process to capture emerging cultural and historical stories and places.;	Medium - Long	IT/PRC/Library/LIPS/MRHS/CHC/ Kwantlen & Katzie and indigenous arts groups	Sense of place, pride of place, social cohesion Enhanced perception of Maple Ridge

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STRATEGIC PRIORITY 3: CULTURAL TOURISM AND CREATIVE ENTREPRENEURSHIP				
GOAL: Maple Ridge is recognized as an all-season cultural tourism destination and home to thriving creative entrepreneurs.				
Supporting Actions		Timeline (Short: Years 1-3 Medium: Years 4-6 Long: Years 7-10 and Ongoing)	Potential Partners	Measurables
Objective 3.1: Continue to enhance understanding amongst stakeholders and decision makers the value of arts, culture, heritage and creative community as part of Maple Ridge's tourism attraction mix (e.g. festivals, events, agri-tours, cultural tours, open studios etc.) and destination branding.				
3.1.A	Enhance the strategic positioning of Festivals and Events to align with any tourism strategy development planning.	Ongoing	Community Festivals Network/DMRBIA/Chamber of Commerce/Arts Council/EDC/HFM	Increased presence and marketing of festivals and events Increased tourism
3.1.B	Consider conducting an economic impact study of the local cultural sector.	Medium	EDC/PRC/Arts Council/Post Secondary Institutions/Creative City Network of Canada/Creative BC	Increased understanding of labour market impacts of cultural workers and the direct, indirect and induced economic contributions to the local economy.
3.1.C	Ensure tourism and economic development representation on the Cultural Roundtable, and cultural representation in the Economic Development and Culture Advisory Group and other economic development bodies, as appropriate.	Ongoing	Cultural Roundtable	Reflection of local creative ecosystem (broader representation than arts and culture community)
3.1.D	Work towards enhancing cultural tourism marketing of a broader range of cultural attractions.	Short - Ongoing	EDC/Cultural Roundtable	Increased representation of cultural asset mix
Objective 3.2: Leverage local cultural resources and assets to distinguish Maple Ridge as a cultural destination. "Collaborations"				
3.2.A	Link to Strategic Priority 2 awareness and visibility initiatives, including a cultural portal where residents and visitors can learn comprehensive information about arts and cultural resources, events, festivals, venues, concerts, etc.	Short	PRC/IT//Arts Council/SD 42/Post Secondary Institutions	Audience development; increased attendance and participation; increased resources and assets; youth
3.2.B	Identify 'pairings' of cultural tourism and niche culinary and agri-tourism initiatives (e.g. Haney Farmers' Market; cheesemakers; wineries).	Short - Ongoing	Chamber of Commerce/DMRBIA/HFM/EDC/B C Ale Trail/Post Secondary Institutions	Increased cultural/agri tourism
3.2.C	Encourage participation in the BC Économusée Program (http://bc.economusee.com).	Medium	EDC/BC Economusee	
3.2.D	Ensure consistent annual baseline data collection amongst local cultural resources and assets and encourage tourism leads to share relevant visitor profile data to encourage audience development.	Short - Ongoing	EDC/DMRBIA/Cultural Roundtable/Post Secondary Institutions	Increased data inputs that are more complete
3.2.E	Ensure destination branding reflects local community cultural identity inputs, diversity, and local cultural resources and assets.	Short	EDC/DMRBIA/Cultural Roundtable/Post Secondary Institutions	Increased pride of place, sense of place; audience development and tourist attraction

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Supporting Actions		Timeline (Short: Years 1-3 Medium: Years 4-6 Long: Years 7-10)	Potential Partners	Measurables
Objective 3.3: Further integrate creative economy strategies into economic development planning.				
3.3.A	With identified partners (e.g. Downtown Maple Ridge Business Improvement Association) promote Arts and Business partnerships and generate spin-off cultural economic activity to raise the profile of culture as an economic generator.	Short	EDC/DMRBIA/Chamber of Commerce/Arts Council	Number of activities and initiatives; increased level of awareness
3.3.B	Encourage involvement of cultural and creative businesses and arts groups in downtown business networking activities to stimulate collaboration and partnerships.	Medium	Cultural Roundtable/Arts Council	Increased participation by artists and creatives
3.3.C	Continue to encourage film industry activity in the City to attract spending, create employment and raise the profile of Maple Ridge.	Short - Ongoing	EDC/Arts Council/Post Secondary Institutions	Increased contribution of film to local economy
Objective 3.4: Work with creative entrepreneurs on skills development.				
3.4.A	Offer small business training and link to Etsy Markets and other creative entrepreneurs' initiatives, such as the creation of cooperatives.	Medium	Chamber of Commerce/Etsy network/Small Business BC/Community Futures	Number of activities and initiatives; increased level of marketing and production
3.4.B	Through the Business Hub, develop a toolkit for managing creative entrepreneur businesses, and encourage buy local campaigns, and the use of local creations in City ceremonies and gifts.	Short - Medium	DMRBIA/Chamber of Commerce/IT	Increased representation of the work of creative entrepreneurs and number of creative entrepreneurs
3.4.C	Share new models in social enterprise and earned revenue streams with arts and culture organizations.	Medium	Arts Service Organizations including Arts BC/Arts Council/Alliance for Arts/BCTC/Metro	Diversified base of revenue streams amongst arts and culture orgs; increased learning and capacity building; sustainable organizations and programs
3.4.D	Through the Business Hub, help to reduce red tape and provide further support in collaboration with the creative entrepreneur community.	Medium - Ongoing	IT/EDC/Bylaws/DMRBIA	Increase in creative entrepreneurship activity; # creative start ups

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Strategic Priority 4: Youth and Family Arts				
GOAL: Youth are active and involved in the arts in Maple Ridge, as participants and producers and family arts opportunities abound.				
Supporting Actions	Timeline (Short: Years 1-3 Medium: Years 4-6 Long: Years 7-10 and Ongoing)	Potential Partners	Measurables	
Objective 4.1: To address barriers and develop mechanisms which will allow access for youth and children, and encourage family participation.				
4.1.A	Establish a local young people's arts and culture advisory group to advise on the implementation and development of this Strategic Priority.	Short - Ongoing	Youth Planning Table/PRC/SD 42/SDAC "Student Voice"/Rotary Club "Youth Summit"/Faith Youth Groups/ISSBC/youth advisory groups/ Scouts and Guides/Library youth group	Barrier reduction; increased participation; audience development; # of projects or initiatives / # of posts / communications
4.1.B	Explore the possibilities of establishing a sustained and funded local program for arts engagement for young people across all art forms.	Medium	SD 42, Arts Council / Provincial BCAC / Library	Audience development, increased participation of youth and families; number of projects or initiative created; greater awareness and valuing of arts, building capacity in arts administration, creative workers, cultural producers in local economy; track programs after seed grant.
4.1.C	Work collaboratively with organizations in the area who provide services and programs to children and young people.	Ongoing	Arts Council, Arts Umbrella, Library, SD 42, PRC, Youth Planning Table, for profits, internships, PLAY Society, music + dance schools, Katzie Literacy, Family Services, yoga + fitness businesses, MRPM Katzie Literacy Committee	# of new initiatives; increased engagement; audience development; increased awareness, youth appreciation, social inclusion, community wellness
4.1.D	Align with and take direction from the Provincial Government's Youth Engagement Toolkit, and explore models of engagement for young people in challenging and complex situations.	Medium	Cultural Roundtable/Youth Planning Table/MLAs	
4.1.E	Work with local School District partners to deliver arts and creative opportunities.	Ongoing	SD 42; Arts Council; student voice	

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Supporting Actions		Timeline (Short: Years 1-3 Medium: Years 4-6 Long: Years 7-10 and Ongoing)	Potential Partners	Measurables
4.1.F	Expand arts, culture and heritage organizations to include, youth and family arts policies, programs and directions as part of their operating agreements with the City and through other mechanisms such as strategic plans. / still not clear what city means by "culture"	Ongoing	PRC, Cultural Roundtable	# of new initiatives; increased engagement; audience development; increased awareness, youth appreciation, social inclusion, community wellness
4.1.G	Encourage local partners such as the Downtown Maple Ridge Business Improvement Association and others to create a youth-friendly atmosphere through services, events and businesses.	Ongoing	DMRBIA, businesses, Arts Council, Community Festivals Network, event and neighbourhood organizers; <small>SCOPE Line 5.2.10</small>	
4.1.H	Support Youth in navigating policies and liability issues associated with youth-led arts and culture initiatives.	Ongoing	PRC, Community Festivals Network, Youth Planning Table, Artists in Residence	Increase in # of queries; initiatives
Objective 4.2: To create and develop ways to nurture and celebrate the ambition, enthusiasm and talent of local children and youth in the arts.				
4.2.A	Establish a cohort of "arts champions": established artists, industry experts and 'household names/influencers' to promote the value of youth arts in the community.	Short - Ongoing	Cultural Roundtable, Youth Planning table, SD 42	Increase number of self-identified champions; enhanced perception of the city as a youth and family arts community.
4.2.B	With identified partners, explore the possibility of developing a youth employment and/or volunteering initiative to increase opportunities for young people to gain employment experience in the arts and creative industries.	Short - Ongoing	Cultural Roundtable, DMRBIA, SD 42, EDC, Arts Council, PRC, MRHS	Audience development, increased participation of youth and families; number of projects or initiative created; greater awareness and valuing of arts, # increased future arts administrators, creative workers, cultural producers in local economy
4.2.C	Establish and promote a calendar of young people's and family arts events to celebrate and showcase talent and encourage family and community support and engagement.	Short - Ongoing	Cultural Roundtable, IT, PRC, Youth Planning table, SD 42	
4.2.D	Explore the possibilities for establishing a City's arts awards program for young people across all art forms.	Medium - Ongoing	Arts Council, SD 42, Artists in Residence, Youth Planning table, SD 42	

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<i>Supporting Actions</i>		<i>Timeline (Short: Years 1-3 Medium: Years 4-6 Long: Years 7-10 and Ongoing)</i>	<i>Potential Partners</i>	<i>Measurables</i>
4.2.E	Establish a Local Children and Young People's arts conference every two years to share good practice with the arts and other related sectors.	Medium - Long	PRC, Arts Council, SD 42, Youth Planning Table / Post Secondary Institutions orgs	Audience development, increased participation of youth and families; number of projects or initiative created; greater awareness and valuing of arts, # increased future arts administrators, creative workers, cultural producers in local economy
4.2.F	Explore the feasibility of creating a mechanism for financial support to ensure that talented young artists can achieve regardless of financial status.	Long	KidSport/Arts Umbrella/provincial partners/local businesses/provincial government/BC Arts Council /SD 42/local craft groups	
4.2.G	Work with potential partners such as key arts and culture organizations; youth and children's organizations, and the local School District; to develop and implement a Young Arts Ambassador's scheme to challenge perceptions of the arts and encourage peer engagement.	Medium	Library, Arts Council, Youth Planning Table, PRC	
<i>Supporting Actions</i>		<i>Timeline (Short: Years 1-3 Medium: Years 4-6 Long: Years 7-10 and Ongoing)</i>	<i>Potential Partners</i>	<i>Measurables</i>
Objective 4.3: Increase Family Arts opportunities City-wide.				
4.3.A	Increase family arts and cultural programming at existing cultural venues and under-utilized venues – The ACT Arts Centre, Maple Ridge Museum, Library and Youth Centre.	Short - Ongoing	Arts Council, MRHS, Library, PRC / SD 42 for space	Audience development, increased participation of youth and families; number of projects or initiative created; greater awareness and valuing of arts
4.3.B	Support the development of existing and new family events and programs in arts and culture, and sites and spaces such as: The Haney Farmers' Market Museum of Now and a Children's Museum	Ongoing and increase	Cultural Roundtable, Arts Council, MRHS, Library, Youth Planning Table, PRC	
4.3.C	Facilitate youth and families in capturing and expressing local storytelling and historical events.	Medium	MRHS, CHC	

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<i>Supporting Actions</i>		<i>Timeline (Short: Years 1-3 Medium: Years 4-6 Long: Years 7-10 and Ongoing)</i>	<i>Potential Partners</i>	<i>Measurables</i>
Objective 4.4: Sustain a youth and family arts sector and initiatives by developing capacity in the community.				
4.4.A	Identify ways of financially supporting youth and family arts programming and development, and involve local cultural leaders and businesses in funding opportunities.	Short	Cultural Roundtable, PASC, HFM, Arts Council, Prov. Govt BC Arts Council, endowments	Increase in support for youth and family initiatives, # of new initiatives; increased engagement; audience development; increased awareness, youth appreciation, social inclusion, community wellness
4.4.B	Follow best practice and success models for youth and family arts initiatives and link with Youth Strategy implementation.	Short	PRC/DMRBIA/Arts Council	Improved metrics and evaluation, and outcomes
4.4.C	Increase digital literacy among arts and culture groups to explore how technology is being used and could be used to increase young people's engagement with the arts.	Medium - Long	IT, Library, Youth Planning Table, PRC	# of digitally-based initiatives
4.4.D	Share self evaluation frameworks for those delivering arts programs to youth and offering family arts programs.	Medium - Long	Cultural Roundtable	Improved metrics and evaluation, and outcomes
4.4.E	Develop an evaluation framework to assess progress and inform future development of this Strategic Direction and ensure that all art forms and heritage are included and represented in the implementation and development of this Strategic Direction.	Medium - Long	PRC	Improved metrics and evaluation, and outcomes

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STRATEGIC PRIORITY 5: INDIGENOUS CULTURAL HERITAGE AND ARTS				
GOAL: There is an increased understanding of the rich cultural heritage of the Katzie and Kwantlen peoples, and opportunities for indigenous contemporary arts practice.				
Supporting Actions	Timeline (Short: Years 1-3 Medium: Years 4-6 Long: Years 7-10 and Ongoing)	Potential Partners	Measurables	
Objective 5.1: Ensure that Indigenous voices and stories are reflected in ongoing cultural planning.				
5.1.A	Support the participation of Kwantlen and Katzie representatives in cultural and heritage development on an annual basis.	Ongoing	Kwantlen and Katzie First Nations, FRANAS	Ongoing collaboration and relationship building with Kwantlen and Katzie and other indigenous groups including Metis to determine priority and implementation through a commitment to listening and learning.
5.1.B	Working in partnership, establish protocols between local First Nations and the City of Maple Ridge.	Ongoing	CMR/Kwantlen and Katzie First Nations/FRANAS/SD 42 Aboriginal Ed. Committee	
5.1.C	Ensure Indigenous representation in the Cultural Roundtable forum.	Ongoing	Kwantlen and Katzie First Nations, FRANAS	
5.1.D	Consider appointing an Indigenous Engagement liaison role within the City.	Ongoing	CMR	

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Supporting Actions		Timeline (Short: Years 1-3 Medium: Years 4-6 Long: Years 7-10 and Ongoing)	Potential Partners	Measurables
5.1.E	Identify ways to welcome urban Indigenous and Metis Peoples to community dialogues.	Ongoing	CMR, Kwantlen and Katzie First Nations, FRANAS	
Objective 5.2: 'Share and teach, and learn to walk together as one': Build connections between the local Indigenous communities and the broader Maple Ridge community through art and heritage / stories of places.				
5.2.A	Support efforts to feature Indigenous artists to practice and sell their artwork; and provide arts and craft workshops (link to Creative Entrepreneurship), in partnership with organizations such as the Coast Salish Arts and Cultural Society.	Ongoing	EDC, Arts Council, PRC, Kwantlen and Katzie First Nations	Ongoing collaboration and relationship building with Kwantlen and Katzie and other indigenous groups including Metis to determine priority and implementation through a commitment to listening and learning.
5.2.B	Working with the Public Art Steering Committee, identify public art opportunities to illustrate traditional and contemporary connections, where appropriate.	Ongoing	PASC, Kwantlen and Katzie First Nations, FRANAS	
5.2.C	Provide opportunities for the public to learn about reconciliation and the shared history of Indigenous Peoples through inclusive dialogue, celebration and performance, as well as creative placemaking installations and permanent displays in City Hall. Ensure grant-receiving organizations have identified ways to integrate Indigenous arts practice or cultural heritage into programming or project-based initiatives.	Ongoing	PASC, Kwantlen and Katzie First Nations, FRANAS, EDC, Planning, Arts Council	
5.2.D	Link traditional ecological knowledge/Natural Heritage Keepers with community groups to foster a deeper understanding of place, the natural environment, flora and fauna.	Ongoing	Environmental Advisory Committee, PRC, EDC, PASC, Environmental School, provincial and federal governments, Translink	
5.2.E	Encourage connections to share knowledge of land and food (possibly tie to multicultural food/fusion festival).	Ongoing	ISSBC, LIPS, multicultural groups, Community Festivals Network, Cultural Roundtable, Kwantlen and Katzie First Nations	
5.2.F	Build ways to interact less formally and on a regular bases where possible and appropriate.	Ongoing	CMR, Kwantlen and Katzie First Nations	

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Supporting Actions		Timeline (Short: Years 1-3 Medium: Years 4-6 Long: Years 7-10 and Ongoing)	Potential Partners	Measurables
Objective 5.3: Support efforts to reconnect and preserve language and place names.				
5.3.A	Identify opportunities to integrate traditional and contemporary Indigenous culture, identity and language in community programming and planning.	Ongoing	SD 42, Environmental school, PRC, EDC/tourism	Ongoing collaboration and relationship building with Kwantlen and Katzie and other indigenous groups including Metis to determine priority and implementation through a commitment to listening and learning.
5.3.B	Incorporate Indigenous Cultural, Intangible and Natural Heritage into cultural tourism planning and the animation of spaces and places.	Ongoing	EDC, Planning, MRHS	
5.3.C	Acknowledge heritage and significant sites. Reflect traditional place names, symbols and references to the Halkomelem language (and where appropriate, the North and South River Dialects) in signage in parks, trails and waterways.	Ongoing	Kwantlen and Katzie First Nations, FRANAS	
5.3.D	Consider exploring a community mapping exercise or app development to record stories and share them with the broader community.	Ongoing	EDC, IT, Planning, MRHS, Arts Council	
5.3.E	Collaborate with Indigenous artists on wayfinding (Link to Strategic Priority 2).	Ongoing	PRC, Planning, EDC, Environmental Advisory Committee	

MAPLE RIDGE CULTURE PLAN IMPLEMENTATION FRAMEWORK

January 2019

STRATEGIC PRIORITY 6: MULTICULTURALISM AND SOCIAL INCLUSION			
GOAL: Everyone feels they can participate in the cultural life of our City where diversity is welcomed.			
Supporting Actions	Timeline (Short: Years 1-3 Medium: Years 4-6 Long: Years 7-10 and Ongoing)	Potential Partners	Measurable
Objective 6.1: Foster an understanding that community identity and wellness are enhanced and strengthened by diversity and inclusive participation			
6.1.A Facilitate continuing engagement and dialogue with the multicultural community; youth, seniors, new residents, immigrants, people with disabilities and the LGBTQ2S and gender diverse community.	Short - Ongoing	PRC/Seniors Network/RMCCT/Fraser Health/Arts Council/ISSBC/LIPS/Library/SD 42/Interfaith and Church groups/MRHS/HFM/DMRBIA/R M Association for Community Living/high school LGBT groups/outreach to identify other partners	Increased participation; social inclusion, safety, community wellness, audience development, enhanced perception of Maple Ridge as an inclusive city
6.1.B Link to, and promote other initiatives, plans and programs both within the City and out in the community that share these objectives.	Short Ongoing	PRC, SD 42, RMMS, LIPS, Library / look outside city for inspiration	Increased participation; social inclusion, safety, community wellness, audience development, enhanced perception of Maple Ridge as an inclusive city
6.1.C Use culture as a tool for community wellness and for opening up dialogue and opportunities for marginalized communities through inclusivity initiatives (e.g. ticket access; free events and programs) with identified partners.	Ongoing	Arts Council, Library, PRC, Advisory Committees, SPAC, service clubs, HFM, Community Network	
6.1.D Work in partnership with relevant community organizations to create an accessibility checklist to minimize barriers to audiences and explore the possibility of a community Arts Cultural Accessibility Fund.	Medium	Social planning, Community Network, MACAI, seniors network	
6.1.E Encourage access and participation to arts and culture through transportation planning. / cyclist joggers / pedestrians	Medium	Translink, Engineering, Planning, community service groups, HUB Cycling, MACAI, ATAC	

MAPLE RIDGE CULTURE PLAN IMPLEMENTATION FRAMEWORK

January 2019

Supporting Actions		Timeline (Short: Years 1-3 Medium: Years 4-6 Long: Years 7-10 and Ongoing)	Potential Partners	Measurable
Objective 6.2: Promote social change arts practices, and arts-based strategies for addressing matters of civic importance.				
6.2.A	Promote and/or fund workshops that help with training, advocacy and education in these areas.	Medium - Long	SD 42, PRC / Prov BC - Feds / Kwantlen + Katzie	Increased participation; social inclusion, safety, community wellness, audience development, enhanced perception of Maple Ridge as an inclusive city
6.2.B	Identify opportunities to address the community needs of equity, diversity, accessibility and social inclusion.	Medium - Long	PRC, Cultural Roundtable	
Objective 6.3: Celebrate Maple Ridge's rich ethnic and cultural diversity, and heritage legacy through culinary arts and music based festivals and events.				
6.3.A	Provide funding and support for multicultural events such as Cultural Days and Fusion-like events.	Medium - Long	ISSBC/Arts Council/provincial/national partners/PRC/DMRBIA/Rotary/H FM/Service Clubs/Chamber/South Asian Society/SD 42/ Chamber of Commerce	Increased participation; social inclusion, safety, community wellness, audience development, enhanced perception of Maple Ridge as an inclusive city
6.3.B	Support and host events that use music and food to connect and promote social inclusion and diversity.	Short - Ongoing	ISSBC/Library/LIPS/RM Islamic Society/RM South Asia Cultural Society/Rotary Club/SD 42/Family Education and Support Centre/Arts Council/HFM/DMRBIA/Chamber of Commerce/other funders/business community	Increased participation; social inclusion, safety, community wellness, audience development, enhanced perception of Maple Ridge as an inclusive city
6.3.C	Encourage newcomers to learn about the cultural diversity of Maple Ridge and the City's unique heritage.	Short - Ongoing	ISSBC, Community Network, DMRBIA, Chamber of Commerce, realty board, Arts Council; library	

MAPLE RIDGE CULTURE PLAN IMPLEMENTATION FRAMEWORK

January 2019

ACRONYMS LIST:

ACT – The ACT Arts Centre

ADP - Advisory Design Panel

BCTC – BC Treaty Commission

CHC - Community Heritage Commission

CMR – City of Maple Ridge

DMRBIA/BIA - Downtown Maple Ridge Business Improvement Association

HFM - Haney Farmers Market & Society

IT – Information Technology, CMR

EAC – Environmental Advisory Committee

EDC - Economic Development and Civic Property (includes Tourism)

FRANAS – Fraser River All Nations Aboriginal Society

ISSBC - Immigrant Services Society of BC

LIPS - Local Immigration Partnerships Society

MACAI - Municipal Advisory Committee on Accessibility and Inclusivity

MLA – Member of the Legislative Assembly (provincial government)

MRHS - Maple Ridge Historical Society

PASC – Public Art Steering Committee

PRC - Parks, Recreation & Culture

RMCCT – Ridge Meadows Community Children's Table

SDAC – School District Advisory Committee

SCOPE - Sustainable Childhood Obesity Prevention through Community Engagement

SD 42 – School District 42

SFU – Simon Fraser University

RCMP – Ridge Meadows RCMP

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
MEETING DATE: Feb. 5, 2019
FILE NO: Doc #2144100
FROM: Chief Administrative Officer
MEETING: Council Workshop
SUBJECT: Downtown Maple Ridge Business Improvement Association request to continue the Façade Improvement Program for three years commencing 2019

EXECUTIVE SUMMARY:

The Downtown Maple Ridge Business Improvement Association (DMRBIA) has requested Council extend the City's contribution to the Façade Improvement Program (FIP) for a further three years from 2019 to 2021 (see Appendix 1). The DMRBIA administers this program in partnership with the City. The purpose of FIP is to encourage property and business owners to upgrade the appearance of their buildings thereby creating a more pleasant and inviting building and street-scape. In 2015, the City extended its participation in the FIP for three years, which came to an end in 2018. During the last three year period, the City allocated \$25,000 per year to match the DMRBIA funding, offering up to \$50,000 annually for façade improvement projects. The City has contributed financially to the FIP for ten years. Currently, \$38,600 allocated to the FIP remain unspent due to lack of suitable project applications or incomplete projects. These funds can be reallocated to the FIP should Council wish to renew the City's participation in the FIP, or can be used in any other manner that Council decides.

This report provides Council a summary of the results of the FIP. It also suggests additional public consultation to explore other downtown initiatives that the City and the DMRBIA may wish to explore for future funding. Some project ideas have already been identified and are listed to provide greater context.

Given the overall success of the FIP in improving the façades of 92 buildings during the program's inception, staff recommend allocating a \$25,000 contribution for one additional year to the 2019 FIP program. During this year, staff can consult with the DMRBIA, the Economic Development Committee and other stakeholders on other potential partnership projects to continue to improve the downtown.

RECOMMENDATION:

That \$25,000 be allocated to the Downtown Maple Ridge Façade Improvement Program for 2019, and further,

That staff engage in consultation with stakeholders in the town centre and bring a report to Council to identify new partnership initiatives to continue to enhance the downtown.

DISCUSSION:

a) Background Context:

In their letter dated December 10, 2018, the DMRBIA requested that the City continue to contribute \$25,000 annually to partner in funding the FIP for another three years. During its ten year life, the FIP supported improvement of 92 buildings. Appendix 2 provided by the DMRBIA, offers details of the projects funded in 2018, a three year review of the FIP and before and after pictures. For 2018, thirteen properties received funding for the following types of projects: new signs, 7 properties; cleaning and painting, 6 properties; a new patio, 1

property; and exterior renovations, 2 properties. The type of façade improvement is consistent with past years; projects, which generally do not require development permits and can be achieved with modest investment by the owner of the building or business.

Staff recommend continuation of the City FIP program for only 2019 for the following reasons:

- ✓ The FIP program aligns with the town centre enhancement initiatives and the goals to encourage development in the town centre;
- ✓ It demonstrates Council's continued support of business;
- ✓ City funds help to leverage investment by property owners to improve their buildings which supports higher property valuations;
- ✓ A one year extension by the City supports the DMRBIA, while offering an opportunity to explore other partnership projects for the enhancement of the town centre.

Council may also wish to consider that the FIP has been supported by the City for 10 years, and has provided financial assistance to many businesses already. Since its inception in 2009, the City has contributed \$185,600 to the FIP. Accordingly, Council may wish to consider letting the City's contribution to the FIP end. Council may want to explore the FIP along with other projects which can also support the goal of enhancing the town centre and encouraging development.

The following project ideas have been brought to staff's attention by the DMRBIA and others but have no associated funding:

- Town centre entrance signage at Lougheed Hwy and Dewdney Truck Road and 222 and 228 streets;
- Town centre pedestrian oriented directional signage;
- Place making initiatives to enhance specific areas where lighting, street furniture and programming space can be added (e.g. laneway between Leisure Centre and Haney Place Mall);
- Free Wi-Fi extending service from Memorial Peace Park to 224 Street from Lougheed to Dewdney Truck Road.;
- Installing speakers to play music in the park and along 224 street to support events and festivals;
- Creating a new signature event for the town centre which may include multiple street closures;
- Continuation of the façade improvement program for a further 3 year term.

The ideas presented above are only a starting point. A robust public consultation process which brings together stakeholders from diverse groups will result in new ideas for enhancing the town centre area. All ideas can then be assessed with regard to Council's objectives for the town centre, anticipated benefits and budgetary implications. Staff can then present a report to Council offering recommendations for project funding and implementation.

b) Business Plan/Financial Implications:

The Façade Improvement Program is not specifically included in the 2019 Business Plan, though the broader objective of supporting town centre beautification and development is a key objective. Over the ten years that the FIP has been in place, the City has budgeted \$224,000 as its share of the matching funding for the program, however, take up has been \$185,600 leaving a balance of \$38,400 unspent City funds. These funds have not been allocated and can be made available for the FIP program or other initiatives.

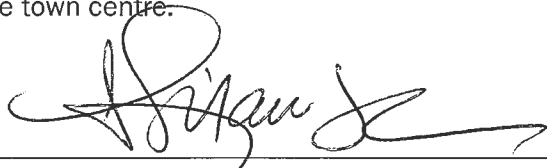
Should Council endorse the recommendation, then FIP will be included in the 2019 Business Plan and funding of \$25,000 will be included in the operating budget.

c) Alternatives:

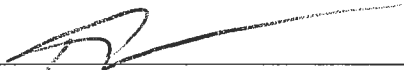
1. Council may wish to let the City's contribution to the DMRBIA FIP end and no longer contribute to this. This would free the funds that have been unspent to be used for other priority areas. It is likely the DMRBIA would continue with the FIP, albeit, the program would be much smaller.
2. Council may wish to support the continuation of the FIP for three more years as requested by the DMRBIA. In this case, matching funding in the amount of \$25,000 for each of the next three years will need to be added to the operating budgets for 2019 - 2021.

CONCLUSION:

The DMRBIA has requested a three year continuation of the City's contribution of \$25,000 to the FIP. The City has spent \$185,600 over ten years to the FIP supporting 92 properties. As there are many other potential worthy projects for enhancement of the town centre, Council may wish to consult with the community to identify other projects that would enhance the town centre and would require City funding. As the FIP has been beneficial, staff recommend continuing with the City providing matching funding for one year only and proceeding with consultation to explore the need for other projects for the town centre.



Prepared by: Lino Siracusa BA, MBA
Director Economic Development and Civic Property



Reviewed by: Trevor Thompson, BBA, CPA, CGA
Chief Financial Officer



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



Concurrence: Paul Gill, BBA, CPA, CGA
Chief Administrative Officer

Attachments:

- (1) Letter from BIA requesting extension of FIP
- (2) Façade improvement projects and report



**DOWNTOWN
MAPLE RIDGE**
Business Improvement Association

Ours to Share!

#34 - 22374 Lougheed Highway, Maple Ridge B.C. V2X 2T5
Phone 604-467-2420 / Fax 604-467-2421

To: City of Maple Ridge Mayor & Council
Re: Façade Improvement Program Grant

Maple Ridge, December 10, 2018

Congratulations Mayor and Council members on your recent election victories!

The Downtown Maple Ridge Business Improvement Association(DMRBIA) member businesses and commercial property owners are looking forward to work with all of you!

At the November DMRBIA Board Meeting, Board members expressed their concern about the possible ending of City of Maple Ridge(CMR) support towards the very successful DMRBIA Façade Improvement Program(FIP). The Board feels this has been and continues to be an excellent partnership program with CMR, resulting in a huge impact at a nominal cost.

We are convinced FIP's ultimate purpose of enhancing/improving our downtown streetscape is steadily being accomplished by encouraging property/business owners annually to clean up and improve their facades. This was always one of the major goals of the Economic Development Office, the City together with the BIA.

DMRBIA is hereby kindly requesting Mayor & Council to reconsider halting CMR financial support towards FIP. There have been many excellent projects completed over the last 10 years.

Following are some of the stats covering the 10 year period:

- 100 applications received
- 92 completed projects
- Individual Grants between \$1,250.00 and \$10,000.00 – up to 50% of actual cost, \$10,000.00 max.
- Approx. \$6,000,000.00 in streetscape improvements in the BIA area finalized through this program.
- FIP grants awarded over last 10 years totaled approx \$375,000.

The 50/50 agreement with CMR made it possible to offer a maximum of \$50,000 in Façade Improvement grants annually (50% DMRBIA + 50% CMR).

DMRBIA did not use all funding available; in some cases projects didn't complete, sometimes number of applications didn't add up to \$50,000, or final cost of improvements was lower than anticipated. We are very careful with the grant funding available to us, therefore not always accessing the maximum amount of \$50,000.00. Over the last 3 years approx \$23,000.00 accumulated in "unused funding" for this reason, which means CMR was never requested to pay it out and this funding should still be available to us?

DMRBIA would hereby like to request Mayor and Council to reconsider and extend the FIP Grant for another 3 years, starting January 1, 2019 and ending December 31, 2021(expiry date of the present DMRBIA Bylaw)

We would be happy to answer any questions or address any concerns at your earliest convenience.

Thank You so much for your attention to this matter,

Kind regards,

Ineke Boekhorst,
Executive Director Downtown Maple Ridge Business Improvement Association

Mailing address: PO Box 530, Maple Ridge, BC, V2X 3P2
Email: ExecutiveDirector@DowntownMapleRidge.ca
Website: www.DowntownMapleRidge.ca

DMRBIA Facade Improvement Program 2018, Final Report

Prepared by: Ineke Boekhorst, Dec. 19, 2018

In no particular order:

1. **Rainland Investments Ltd – Stuart Insole – 604-562-4806**
Purpose: pressure wash exterior, paint, labour and materials and minor repairs
Location: 22932 Loughheed Hwy (Frogstone Mall)
Cost of project: \$ \$18,586.00 - **Amount requested:** \$9,293.00; **approved \$9,293.00**
Project Completed. Paid July 2018, cheque # 3163, **\$9293.00**
2. **Big Feet – Haiming Zhu (Alex)**
Purpose: Fabrication and Installation of Composite hanging sign
Location: Unit 103 22347 Loughheed Hwy
Cost of project: \$1,018.00 - **Amount requested:** \$509.00; **approved \$509.00 pending receiving City of MR permit**
This project did not complete
3. **Hagens Travel – Deddy Geese**
Purpose: Clean and Painting trim and wood panel of Upper area where business is located
Location: 11958 224th Street
Cost of project: \$1,288.34 - **Amount requested:** \$644.17 ; **approved \$645.00**
Project completed. Paid May 2018, cheque # 3107, **\$644.17**
4. **Big Feast Bistro – Mike Mulcahy**
Purpose: create new patio with railing, awning, audio system, paint for brickwork, lights,
Location: 11920 227th Street
Cost of project: \$17,090 - **Amount requested:** \$8,545.00; **approved \$8,545.00**
Project completed. Paid November 2018, cheque #3272; **\$8545.00**
5. **Harris & Leib Insurance – Clay Germain**
Purpose: Signage for west facing wall including light boxes
Location: 22303 Loughheed Hwy
Cost of project: \$ 2,626.53 - **Amount requested:** \$ 1,000.00; **approved \$1,000.00**
Project completed. Paid September 2018, cheque # 3201; **\$1,000.00**
6. **Wicked Tattoo & Piercing – Vanessa McNaughton**
Purpose: design, produce and install signage
Location: #1 22335 Loughheed Hwy
Cost of project: \$ 3251.00 - **Amount requested:** \$ 1,625.50 ; **approved \$1,626.00**
This project did not complete
7. **Steelhead Investments – Chrislana Gregory**
Purpose: entire property to be “touched up” and repainted
Location: 22624 Loughheed Hwy (Smile Thai Restaurant)
Cost of project: \$3,560.00 - **Amount requested:** \$ 1,780.00 ; **approved \$1,780.00**
Project completed. , paid July 2018, cheque # 3162; **\$1,780.00**
8. **Holly Classic Hair Nails & Spa – Holly Tran**
Purpose : Backlit signage
Location: #5 22214 Dewdney Trunk Road
Cost of project: \$5,000.00 - **Amount requested:** \$2,500.00; **approved \$2,500.00**
Project completed. Paid December 2018, cheque # 3273; **\$2,500.00**

9. **Jessica Cail – for After School Warriors – Licensed Daycare**
Purpose: remove and replace old entry door and facade graphics, powerwash, paint
Location: #201 22712 Dewdney Trunk Road
Cost of Project: \$3,800.00 – **Amount Requested:** \$1,900.00; **approved \$1,900.00**
Project completed. Paid August 2018, cheque # 3180; **\$1,744.85**
10. **Louis Bayard – for Louis Leather**
Purpose: Repair, powerwash and paint the property/ remove old signage and replace
Location: 22246 Selkirk Ave
Cost of Project: \$ 3,975.00 – **Amount Requested:** \$1,987.50; **approved \$1,988.00**
This project did not complete
11. **Ridge Meadows Child Development Centre – Trish Salisbury**
Purpose: powerwashing, repair and painting, including door metal work, new signage
Location: 22610 Dewdney Trunk Road – back of property where the main entrance is.
Cost of Project; \$4,896.00 - **Amount Requested:** \$2,446.00; **approved \$2,446.00**
Project completed. Paid November 2018, cheque # 3241; **\$1,329.00**
12. **Fraser Medical Clinic - Satwinder Mann.....PROJECT IS COMPLETED**
Purpose: development and improvement of the property; major exterior renovations to ultimately hold 2 businesses namely Fraser Medical Clinic + The Medicine Shoppe Pharmacy
Location: 11915 – 11919 224th Street
Cost of Project; \$217,526.27 - **Amount Requested:** \$30,000.00; **NOT APPROVED**
- At application deadline 12 applications received.
One applicant already completed project in 2017 and is therefore eliminated.
Total of \$32,230.17 is requested by the remaining 11 applicants
Committee meeting April 27, 8:30 am, at DMRBIA office.
At April 27th, 2018 Committee meeting all 11 eligible projects were approved for a total of \$31,939.00 in grants.
April 30th, 2018 all applicants were informed and agreements emailed to them.
We received one late application, which was also approved by the Committee:
13. **Woking Dragon – Raymond Wong**
Purpose: full re-siding of exterior building + new signage
Location: 22242 Dewdney Trunk Road
Cost of Project: \$34,000 – **Amount Requested:** \$ 10,000.00
This request was received June 8, 2018 and was forwarded to the Committee for approval. As approx. \$12,000.00 is still available, the Committee is able to review project and approve if the project is acceptable.
Project approved and \$10,000 FIP Grant approved by majority of FIP Committee.
Project completed. Paid December 2018, cheque # 3308; **\$ 10,000.00**
- Total of 13 applications received, one application was rejected, as project had already completed at the time of application deadline.**
Total approved grants: \$42, 230.17
Total grants claimed: \$ 36,836.02
Requested from the City of MR: 50% of \$ 36,836.02 = \$18,418.00
Thank You for sharing 50% cost of the Downtown Maple Ridge Façade Improvement Grant Program and we're looking forward to work with you again in 2019.

Sincerely,
Ineke Boekhorst, Executive Director, Downtown MR Business Improvement Association.

Downtown Maple Ridge Business Improvement Association 3 Year Façade Improvement Program Agreement Report

The Façade Improvement Program(FIP) has been a partnership agreement with the City of Maple Ridge from the beginning and offered to DMRBIA members since 2009; 2018 being the 10th year.

The purpose of this program is to encourage the revitalization of the downtown core by improving the physical appearance of the buildings and therefore making downtown a more inviting and interesting place to shop, walk, live and play.

During 2016, 2017 and 2018 an agreement between the DMRBIA and the City of Maple Ridge provided a cost recovery program; 50% of the total grants paid out by the DMRBIA, up to a maximum of \$25,000, was reimbursed at completion of each program year.

For the individual applicant it means: a business or property owner downtown Maple Ridge is encouraged to apply for a Façade Improvement Grant to a maximum of \$10,000, to improve, renovate, restore or redesign commercial building facades / storefronts located in the DMRBIA area.

- In 2016, 9 applications for Facade Improvement Grants were received, 7 were approved; all 7 completed their project and received funding. Total of \$22,264 was applied for, after completion, \$21,976.65 was paid out to the applicants. 50% (\$10,988.33) was recovered from the City of Maple Ridge. Total improvement value to our downtown through these 7 projects was \$45,371.61.
- In 2017, 13 business applied for a Facade Improvement Grant (submitted requests: \$76,202.25), 12 were approved (\$50,027.25). Of the 12 grants approved, 2 did not proceed (\$3,330 approved but not paid) and 2 projects were completed below quoted cost, therefore received 50% of actual cost. At 2017 program completion \$46,379.85 was paid out, 50% (\$23,189.93) was recovered from the City of Maple Ridge. Total improvement value to our downtown through these 10 projects was \$240,122.48.
- In 2018, 13 business applied for Facade Improvement Grants (submitted requests: \$72,230.17), 12 were approved (\$42,232.00) ; one was rejected, project already completed at application deadline. Of 12 grants approved, 2 did not proceed (\$4,123 approved but not paid). At 2018 project completion, DMRBIA paid out \$36,836.02 in grants. 50% (\$18,418.01) was recovered from the City of Maple Ridge. Total improvement value to our downtown through these 9 projects was \$90,846.87.
- **At the end of the 3 year agreement: 26 completed projects, adding over \$376,000.00 total value of streetscape improvements to downtown MR at a total cost of \$105,192.58 (\$52,596.29 DMRBIA + \$52,596.29 CMR)**
See chart on next page...

Downtown Maple Ridge Business Improvement Association 3 Year Façade Improvement Program Agreement Report

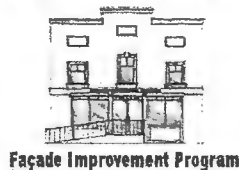
Grant Program	2016	2017	2018
# of applications	9	13	13
# of approved applications	7	12	12
# of completed projects	7	10	9
Total allocated grants approved projects	\$22,264.00	\$50,027.25	\$42,232.00
Total grants actually Paid out	\$21,976.65	\$46,379.85	\$36,836.02
Collective value of all improvements to downtown MR	\$45,371.61	\$240,122.48	\$90,846.87

- CMR allocated \$25,000 to the FIP Program annually for 2016, 2017, 2018, total of \$75,000. CMR contributed \$52,596.29 over the past three years, leaving \$22,403.71 in un-accessed funding, possibly available for DMRBIA FIP Program to continue at least for 2019.

Program Partnership Agreement	2016	2017	2018	Totals
Allocated Funds from City MR	\$25,000.00	\$25,000.00	\$25,000.00	\$75,000.00
Actual 50% portion paid by CMR	\$10,988.35	\$23,189.93	\$18,418.01	\$52,596.29
CMR Unused Funding remaining	\$14,011.65	\$1,810.07	\$6,581.99	\$22,403.71

DMRBIA Façade Improvements in Downtown Maple Ridge

10 Years in Pictures




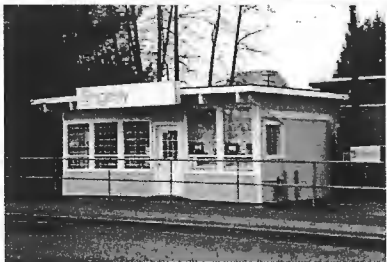






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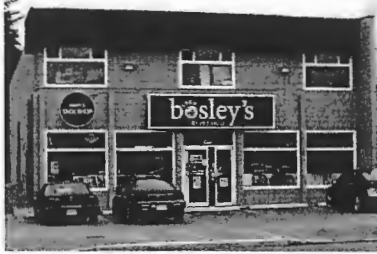





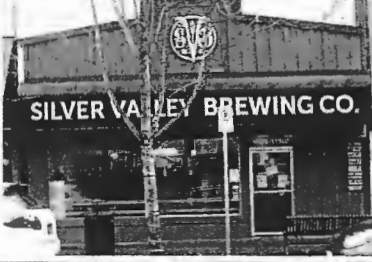


DMRBIA Façade Improvement Program(FIP) was launched in 2009; 2018 was our 10th anniversary!
A very successful partnership with the City of Maple Ridge.

Throughout those 10 years we provided approx. \$375,000.⁰⁰ in Façade Improvement Grants to 90 successfully completed downtown Maple Ridge projects. These 90 projects added streetscape improvements of well over \$5,000,000.⁰⁰ total to our downtown!

A mixture of small to very large projects was accomplished, with a maximum FIP contribution of \$10,000 per project (or 50% of actual cost) hereby encouraging property and/or business owners to clean up their façades and improve the overall streetscape of Downtown Maple Ridge.

Some of the before and after pictures show how much difference a Façade Improvement Grant can make!

	Location	Before	After
2009	Gingerly 11869 227 St.		
2010	RM Association for Community Living 11910 227 St.		
2011	Haney Place Mall		
2012	Vernon & Thompson Law Group 22311 119 Ave.		

	Location	Before	After
2013	Capital West Insurance 22674 Dewdney Trunk Rd.		
2014	Bosley's Pet Mart 22745 Dewdney Trunk Rd.		
2015	Maple Ridge Florist 22530 Dewdney Trunk Rd.		
2016	Haney Automotive 22711 Selkirk Ave.		
2017	Silver Valley Brewing 11952 224 St.		
2018	Woking Dragon 22242 Dewdney Trunk Rd.		

Downtown Maple Ridge Business Improvement Association

Call our office for more information: 604-467-2420

Website: DowntownMapleRidge.ca Facebook: [shopmapleridge](https://www.facebook.com/shopmapleridge)

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: 2019 Community to Community Forum

MEETING DATE: February 5, 2019
FILE NO: 2144102
MEETING: Council Workshop

EXECUTIVE SUMMARY:

Recently Council adopted a Strategic Plan that highlights key priority areas to guide City business over the next four years. Included in the Plan are actions in the areas of Inter-government Relations and Natural Environment to formalize and strengthen connections with First Nations. The City has been awarded a grant of \$5,000 from the Union of BC Municipalities (UBCM) to host a Community to Community Forum with Katzie First Nation and Kwantlen First Nation. This funding provides an opportunity for each community's representatives to get to know one another and generate ideas and plans that will strengthen relationships and further projects of mutual interest.

RECOMMENDATION:

That the City of Maple Ridge host a Community to Community Forum with Katzie First Nation and Kwantlen First Nation.

DISCUSSION:

a) Background Context:

On October 16, 2018, Council approved the submission of an application to the UBCM for funding to host a Community to Community Forum with Katzie First Nation and Kwantlen First Nation. On December 3, 2018, the City received confirmation that our application was complete and approved for full funding in the amount of \$5,000.

Conditions of the grant require that the event be held prior to March 31, 2019. Should Council endorse the above recommendation, staff will work with the First Nations to identify a mutually convenient date to host the Forum. If the date falls after the deadline, staff would request an extension from UBCM, or reapply for a subsequent intake of this program.

The most recent Community to Community Forum was held on two dates in February 2017. These events were valuable opportunities for City representatives to learn about the history of the two First Nations communities while also building stronger links between elected officials and staff from each community. Several initiatives have advanced in collaboration with Katzie First Nation and Kwantlen First Nation since that time. An important example is

the recent signing of the Alouette River Ecosystem Partnership Memorandum of Understanding by the City, Katzie, Kwantlen and the Alouette River Management Society to promote the restoration of the Alouette Watershed.

b) Desired Outcome:

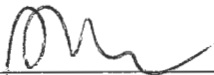
The Forum is intended to provide the Councils of the City of Maple Ridge, Katzie First Nation and Kwantlen First Nation with a formal opportunity to meet, build understanding, and discuss opportunities for collaboration and engagement, as well as to identify and further projects of mutual interest.

CONCLUSION:

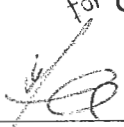
Over the past two years, the City has made significant strides in building positive, productive and respectful relationships with the Katzie and Kwantlen First Nations. Funding from the UBCM's 2018/2019 Regional Community to Community Forum program will support the City in continuing to build strong relationships with our First Nations neighbours so that we can continue to embark on new initiatives that benefit all of our communities.



Prepared by: **Laura Benson, CPA, CMA**
Director of Corporate Support



Reviewed by: **Kelly Swift, MBA**
for **General Manager Parks, Recreation & Culture**



Concurrence: **Paul Gill, BBA, CPA, CGA**
Chief Administrative Officer

:jh

1100 *Committee Reports and Recommendations*



mapleridge.ca

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First Reading
Zone Amending Bylaw No. 7495-2018
12581 243 Street

MEETING DATE: February 5, 2019
FILE NO: 2018-325-RZ
MEETING: CoW

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 12581 243 Street, from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) to permit future subdivision into two lots. To proceed further with this application additional information is required as outlined below.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program, and will be requested to pay \$5,100.00 for the additional lot, as the original lot is exempt when a subdivision is proposing fewer than 3 lots.

RECOMMENDATIONS:

1. That Zone Amending Bylaw No. 7495-2018 be given first reading; and
2. That the applicant provide further information as described on Schedules B and E of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

DISCUSSION:

a) Background Context:

Applicant:	H. Burke
Legal Description:	Lot 66, Section 22, Township 12, New Westminster District Plan 43885
OCP:	
Existing:	Estate Suburban Residential
Proposed:	Estate Suburban Residential
Zoning:	
Existing:	RS-3 (One Family Rural Residential)
Proposed:	RS-2 (One Family Suburban Residential)
Surrounding Uses:	
North:	Use: Single Family Residential
	Zone: RS-3 (One Family Rural Residential)
	Designation: Estate Suburban Residential

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

Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Single Family Residential
Site Area:	0.82 ha (2 acres)
Access:	243 Street
Servicing requirement:	Rural Standard

b) Project Description:

The subject property, located at 12581 243 Street, is generally flat, with single family development to the north, south, east and west, with the lands sloping down towards the South Alouette River to the north (see Appendices A and B). The applicant is proposing to rezone the subject property, located at 12581 243 Street, from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) to permit future subdivision into two lots.

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.

c) Planning Analysis:

Official Community Plan:

The subject property is designated *Estate Suburban Residential* in the Official Community Plan (OCP), which supports single detached and two-family residential housing. This land use designation is characterised generally by 0.40 ha (1 acre) lots. The RS-2 (One Family Suburban Residential) zone is supported by this land use designation. On September 5, 2017, Council reaffirmed the Suburban Residential designation with the following resolution:

That no changes be made to the current policies in the Official Community Plan for Estate Suburban Residential and Suburban Residential Land Use Designations, as discussed in the Council report dated September 5, 2017.

On this basis, this proposal remains consistent with the Official Community Plan.

Zoning Bylaw:

The current application proposes to rezone the subject property from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) to permit future subdivision into two lots. The RS-2 (One Family Suburban Residential) zone requires a minimum lot area of 0.40 ha (1 acre), a minimum lot width of 36m (118 ft.) and a minimum lot depth of 60m (197 ft.). Due to the irregular geometry of the property, the proposed lot width will not conform with the Zoning Bylaw. A Development Variance Permit will be required to reduce the minimum lot width for the RS-2 (One Family Suburban Residential) zone from 36m (118 ft.) down to approximately 25m (82 ft.) for the lot with the existing home, and 22m (72 ft.) for the newly created vacant lot. These variances will be the subject of a future report to Council. The variances can be supported as the lot is pie-shaped and gets wider towards the back, further away from the road and the new lots will meet the minimum area requirement of 0.4 ha (1 acre).

Development Permits:

Pursuant to Section 8.10 of the OCP, a Natural Features Development Permit application is required for all development and subdivision activity or building permits for:

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

to ensure the preservation, protection, restoration and enhancement of the natural environment and for development that is protected from hazardous conditions.

Pursuant to Section 8.12 of the OCP, a Wildfire Development Permit application is required for all development and subdivision activity identified in wildfire risk areas. The purpose of the Wildfire Development Permit is for the protection of life and property in designated areas that could be at risk for wildland fire; and where this risk may be reasonably abated through implementation of appropriate precautionary measures. The subject property is located within the Wildfire Development Permit Area, identified on Map 1 in Section 8.12 of the Official Community Plan. However, a two lot subdivision is exempt from a Wildfire Development Permit. A Restrictive Covenant detailing building design and landscaping requirements will be required as a condition of rezoning.

Development Permits:

A Development Permit is not required for this development for environmental or intensive residential purposes.

Advisory Design Panel:

As the proposed development is for single family development, a Form and Character Development Permit is not required and the Advisory Design Panel does not need to review the project.

Development Information Meeting:

A Development Information Meeting is not required for this application as there are less than five units proposed, in accordance with Council Policy 6.20.

d) 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) Building Department;
- e) Parks Department;
- f) School District;
- g) Utility companies; and
- h) 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.

e) Development Applications:

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

- 1. A complete Rezoning Application (Schedule B);
- 2. A Development Variance Permit (Schedule E);
- 3. A Natural Features Development Permit Application (Schedule G); and
- 4. A Subdivision Application.

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

CONCLUSION:

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

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

"Original signed by Michelle Baski"

Prepared by: **Michelle Baski, ASCT, MA
Planner**

"Original signed by Christine Carter"

Reviewed 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**

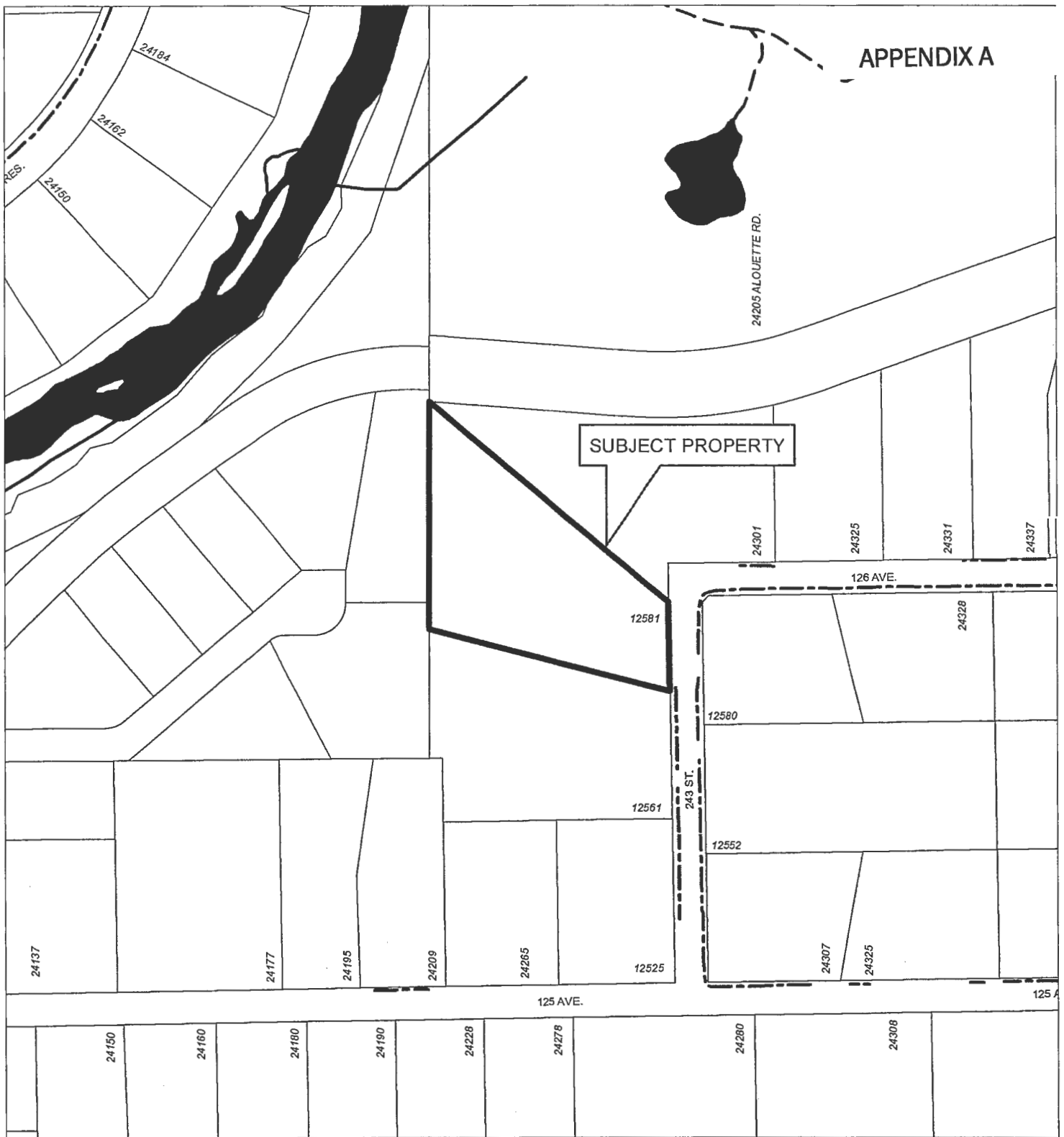
"Original signed by Paul Gill"

Concurrence: **Paul Gill, BBA, CPA, CGA
Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Zone Amending Bylaw No. 7495-2018
Appendix D – Proposed Site Plan

APPENDIX A



Scale: 1:2,500

Legend

- Stream
- Ditch Centreline
- Edge of River
- Indefinite Creek
- River Centreline
- Lake or Reservoir
- River
- Major Rivers & Lakes

12581 243 STREET

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2018-325-RZ

DATE: Aug 14, 2018

BY: LP

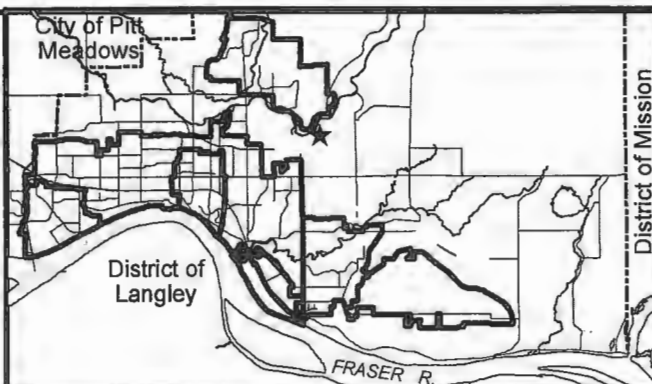
APPENDIX B

SUBJECT PROPERTY

Aerial Imagery from the Spring of 2016

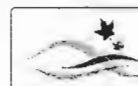


Scale: 1:2,500



12581 243 Street

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

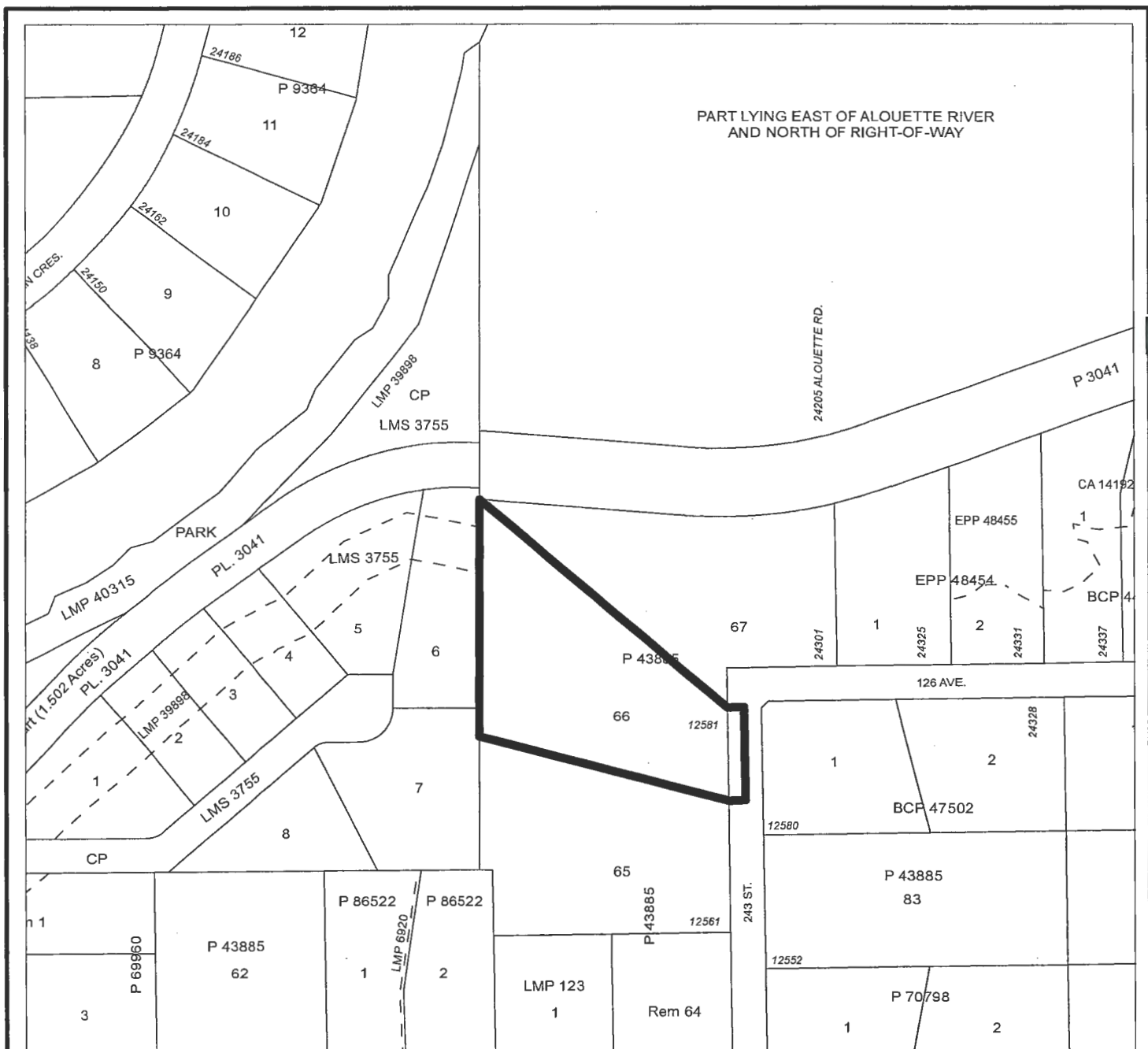
mapleridge.ca

FILE: 2018-325-RZ

DATE: Dec 11, 2018

BY: LP

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7495-2018

Map No. 1773

From: RS-3 (One Family Rural Residential)

To: RS-2 (One Family Suburban Residential)



SCALE 1:2,533

CITY OF MAPLE RIDGE FILE:

This plan lies within the

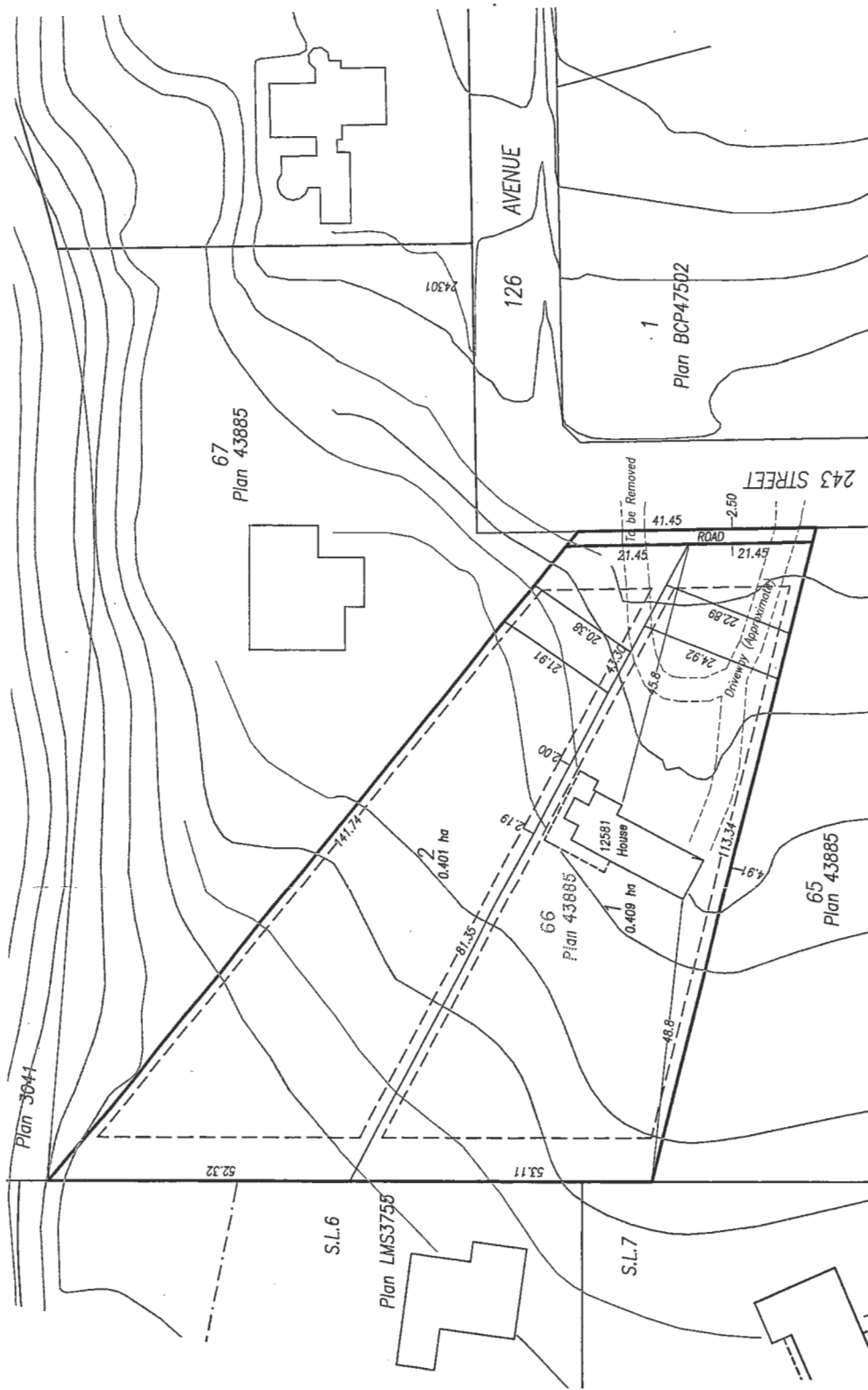
Metro Vancouver Regional District
City of Maple Ridge

Scale 1:750

All distances are in metres except where otherwise noted



Applicant: Hugh Burke



JULY 31, 2018

ade & Associates Ltd. Surveying Ltd.
C. Land Surveyors
ple Ridge and Mission
e: H3030-02R1 Phone 604-463-4755

Dimensioning and Contours according to City of Maple Ridge mapping.

Existing Lot	Parcel Identifier	Civic Address	Area
Lot 66	007-151-641	12581 243 Street	0.82 ha



mapleridge.ca

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First Reading
Zone Amending Bylaw No. 7517-2018;
25180 108 Avenue

MEETING DATE: February 5, 2019
FILE NO: 2018-249-RZ
MEETING: C of W

EXECUTIVE SUMMARY:

The 4.0 hectare (10 acre) subject property is split designated and split zoned. The existing zoning is RS-3 One Family Rural Residential to the North and A-2 Upland Agriculture to the South. The land use designations are Suburban Residential to the North and Urban Reserve to the South. This application is to rezone the northern portion of the property to RS-2 One Family Suburban Residential in compliance with its Suburban Residential designation. This northern portion of the site is proposed for a 3 lot subdivision.

Should the northern portion of the site be rezoned, then the southern remainder portion of the site will also need to be rezoned. The sole reason for rezoning this southern portion of the site is to allow a subdivision that creates a parcel of less than 4 hectares (10 acres). The existing A-2 (Upland Agricultural) Zone has a minimum parcel size of 4 hectares (10 acres). For this reason, no subdivision could occur on this property without first rezoning to a zone with a smaller minimum parcel size.

For these reasons, the southern portion of the site is proposed to be rezoned to A-1 Small Holding Agricultural. It is within the Urban Reserve and is to remain vacant, as a future urban development site. The proposed A-1 Small Holding Agricultural Zone for the southern portion of this site meets parcel size requirements with a minimum parcel size of 2.0 hectares (5 acres). The proposed zoning for the northern and southern portions of the site align with their respective land use designations in the Official Community Plan. These designations are shown on Appendix C, the Official Community Plan Map.

The Suburban Residential designation applies to properties outside of the Urban Area Boundary. The proposed 3 lot subdivision is in compliance with the Suburban Residential OCP policies. The Suburban Residential designation has been discussed extensively by Council, and on September 5, 2017, Council reviewed and reaffirmed the Suburban Residential designation with the following resolution:

That no changes be made to the current policies in the Official Community Plan for Estate Suburban Residential and Suburban Residential Land Use Designations, as discussed in the Council report dated September 5, 2017.

The Urban Reserve is within the Urban Area Boundary, however, it is not currently available for urban development. This portion of the site will be required to have a "no build" covenant placed on it, and to be attached to one of the newly created parcels to its north. These two measures will assist to ensure the retention of this parcel for future development as an area plan for the Urban Reserve commences and advances towards completion. The policies and triggers pertaining to urban

development in the Urban Reserve are discussed further in this report. To proceed further with this application additional information is required as outlined below.

This application is subject to Policy 6.31 for Community Amenity Contribution Program fee of \$5100.00 per single family dwelling.

RECOMMENDATIONS:

That Zone Amending Bylaw No. 7517-2018 be given first reading; and

That the applicant provide further information as described on Schedules (A, B, F, G, & J) of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

DISCUSSION:

a) Background Context:

Applicant: OTG Developments Limited
Legal Description: Lot: 5, Section: 11, Township: 12, Plan: NWP37195

OCP:
Existing: Urban Reserve & Suburban Residential
Proposed: Urban Reserve & Suburban Residential Zoning:
Existing: A-2 (Upland Agricultural), RS-3 (One Family Rural Residential)
Proposed: A-1 Small Holdings Agricultural, RS-2 (One Family Suburban Residential)

Surrounding Uses:
North: Use: Suburban Residential
Zone: RG-2 Suburban Strata Zone
Designation: Suburban Residential
South: Use: Vacant
Zone: A-2 Upland Agricultural
Designation: Urban Reserve
East: Use: Park
Zone: A-2 Upland Agricultural
Designation: Urban Reserve
West: Use: Farm, Rural Residential
Zone: RS-3 One Family Rural Residential, A-2 Upland Agricultural
Designation: Urban Reserve and Suburban Residential.

Existing Use of Property: Rural Residential
Proposed Use of Property: Suburban and Rural Residential

Site Area: 4.045 HA. (10 acres)
Access:
Servicing requirement: Rural and Suburban Standard

b) Site Characteristics:

This application is for rezoning in support of subdivision for a split zoned and split designated property. The boundary of the Thornhill Urban Reserve transects the site on a diagonal, following the ridge of a steep slope. The north portion of the site is designated Suburban Residential. The property has unconstructed road allowance on its south and east boundaries. The lands to the north of the site are gradually developing in compliance with their Suburban Residential land use designation, characterized by a mix of adjacent suburban and rural residential land uses. The area to the south of the site is a mix of rural residential and municipally owned park land.

c) Project Description:

This development proposal is to rezone and subdivide the property in alignment with its land use designations. In compliance with the Zoning Bylaw and the Official Community Plan, the portion of the site that is designated Urban Reserve will be rezoned and retained as a future development site.

Based on lot size and land use designations, the applicant is seeking a 3 lot subdivision. In compliance with the land use designations, the north portions of the site will be rezoned to RS-2 Suburban Residential with 3 RS-2 lots. The southern remainder of the site will be rezoned to A-1, and will be tied to one of the 3 RS-2 parcels with a requirement for a no-build covenant on title.

The feasibility of this proposal has not been fully explored. Requirements such as site servicing and developable area will require further review as this application develops.

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:

Urban Reserve. The southern portion of the site is located within the Thornhill Urban Reserve and is currently designated for future urban development. Policies 3-24 and 3-25 of the Official Community Plan have established triggers to identify the pacing of urban development in this area, and specific measures prior to development occurring. Pertinent policies are as follows:

3 - 23 Maple Ridge will not support urban level densities in the Urban Reserve until an Area Plan is adopted pursuant to policy 3 -25.

The key message behind Policy 3-23 is that at present, the Urban Reserve is not available for urban development. This message is followed by Policy 3-24 which outlines the 2 triggers that will signify the timing for an area planning process for the Urban Reserve.

3 - 24 Maple Ridge will retain the Thornhill area as a long term Urban Reserve area. Urban development will not be supported in the Thornhill Urban Reserve Area until the population threshold exceeds 100,000 people for the District and the residential capacity within the existing urban area is approaching build-out.

Policy 3-25 establishes required processes in advance of urban levels of development occurring in the Urban Reserve:

3 - 25 Prior to urban development occurring in the Thornhill Urban Reserve, the following must have been achieved:

- a) approval of an amended Regional Context Statement by the Metro Vancouver Board;
- b) approval of an extension to the Fraser Sewer Area by the Greater Vancouver Sewerage and Drainage District (GVS&DD) Board;
- c) an Area Plan adopted by Council which includes, but is not limited to:
 - i. policies regarding the types of residential development, land use patterns, minimum density requirements, and appropriate phasing for the area;
 - ii. a fiscal impact assessment study;
 - iii. identification of environmentally sensitive areas, ecosystems and the impact of development;
 - iv. agricultural impact assessment to minimize the impact of development on adjacent farm lands;
 - v. an aquifer groundwater management study; and
 - vi. a transportation plan that includes an integrated system which balances all modes of transportation, including transit.

Policy 3-26 establishes the retention of large parcels in the Urban Reserve, in order to maximize opportunities in the area planning process.

3 - 26 Until policies 3-24 and 3-25 are satisfied, the minimum parcel size for subdivision of land designated Urban Reserve is 2.0 hectares.

Until the requirements noted above are met, Policy 3-26 states that the minimum parcel size for subdivision of land designated Urban Reserve is 2.0 hectares. For these reasons, the portion of the site that is within the Urban Reserve will remain attached to one of the newly created northern parcels, to be retained for future development.

The property is split zoned RS-3 and A-2 Upland Agriculture. The A-2 Zone has a minimum parcel size of 4.0 hectares. As the subject property is only slightly larger than 4.0 hectares, it cannot be subdivided further without rezoning. To resolve this matter, the southern portion of the site that is within the Urban Reserve is proposed to be rezoned to A-1 Small Holdings Agriculture, which has a minimum parcel size of 2.0 hectares. Appendix C of the Official Community Plan identifies appropriate zones for land use designations. As both agricultural zones are identified as consistent with the Urban Reserve designation, this portion of this rezoning proposal complies with the Official Community Plan.

Suburban Residential. The portion of the subject property that is designated Suburban Residential in the Official Community Plan, aligns with the RS-2 (One Family Suburban Residential) zone. This zone requires city water and private sewage disposal system to permit a one family residential housing form outside of the Urban Area Boundary.

The Suburban Residential designation has been the subject of Council discussion for a few years. On September 5, 2017 Council reaffirmed the Suburban Residential designation. The resolution is as follows:

That no changes be made to the current policies in the Official Community Plan for Estate Suburban Residential and Suburban Residential Land Use Designations, as discussed in the Council report dated September 5, 2017.

With the September 5, 2017 reaffirmation of this land use designation, it is clear that this proposal for rezoning this affected portion of the site to RS-2 Suburban Residential is consistent with the stated direction of both Council and the Official Community Plan.

Zoning Bylaw:

The current application proposes to rezone the property located at 25180 108 Avenue from A-2 (Upland Agricultural), RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) and A-1 Small Holding Agriculture to permit a 3 lot subdivision with retention of a remainder for further development once the Urban Reserve is ready for development. The minimum lot size for the current A-2 zone is 4.0 hectares, and the minimum lot size for the proposed A-1 zone is 2.0 hectares. The minimum parcel size for the current RS-3 zone is 0.8 hectares (with community water), and the minimum lot size for the proposed RS-2 Zone is 0.4 hectares. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

Development Permits:

Pursuant to Section 8.9 of the OCP, a Watercourse Protection Development Permit application is required to ensure the preservation, protection, restoration and enhancement of watercourse and riparian areas. In addition, pursuant to Section 8.10 of the OCP, a Natural Features Development Permit application is required for all development and subdivision activity or building permits for:

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

to ensure the preservation, protection, restoration and enhancement of the natural environment and for development that is protected from hazardous conditions.

Further, pursuant to Section 8.12 of the OCP, a Wildfire Development Permit application is required for all development and subdivision activity identified in wildfire risk areas. The purpose of the Wildfire Development Permit is for the protection of life and property in designated areas that could be at risk for wildland fire; and where this risk may be reasonably abated through implementation of appropriate precautionary measures. The subject property is located within the Wildfire Development Permit Area, identified on Map 1 in Section 8.12 of the Official Community Plan. Prior to second reading a Registered Professional Forester's Report will be required to determine wildfire mitigation requirements.

Development Information Meeting:

Maple Ridge Policy 6.20 establishes the circumstances whereby a Development Information Meeting is required. This application is exempt from this requirement as the proposal is in compliance with the Official Community Plan and fewer than 5 lots are proposed.

e) Interdepartmental Implications:

In order to advance the current application, after First Reading, comments and input, will be sought from the various internal departments and external agencies listed below:

- a) Engineering Department;
- b) Operations Department;
- c) Fire Department;
- d) Building Department;
- e) Parks Department;

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 Development Procedures Bylaw No. 5879-1999 as amended:

- 1. An OCP Application (Schedule A);
- 2. A complete Rezoning Application (Schedule B);
- 3. A Watercourse Protection Development Permit Application (Schedule F);
- 4. A Natural Features Development Permit Application (Schedule G);
- 5. A Wildfire Development Permit Application (Schedule J); and
- 6. A Subdivision Application.

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

CONCLUSION:

The development proposal is in compliance with the OCP, 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.

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

"Original signed by Diana Hall"

Prepared by: **Diana Hall M.A, MCIP, RPP
Planner 2**

"Original signed by Christine Carter"

Reviewed 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**

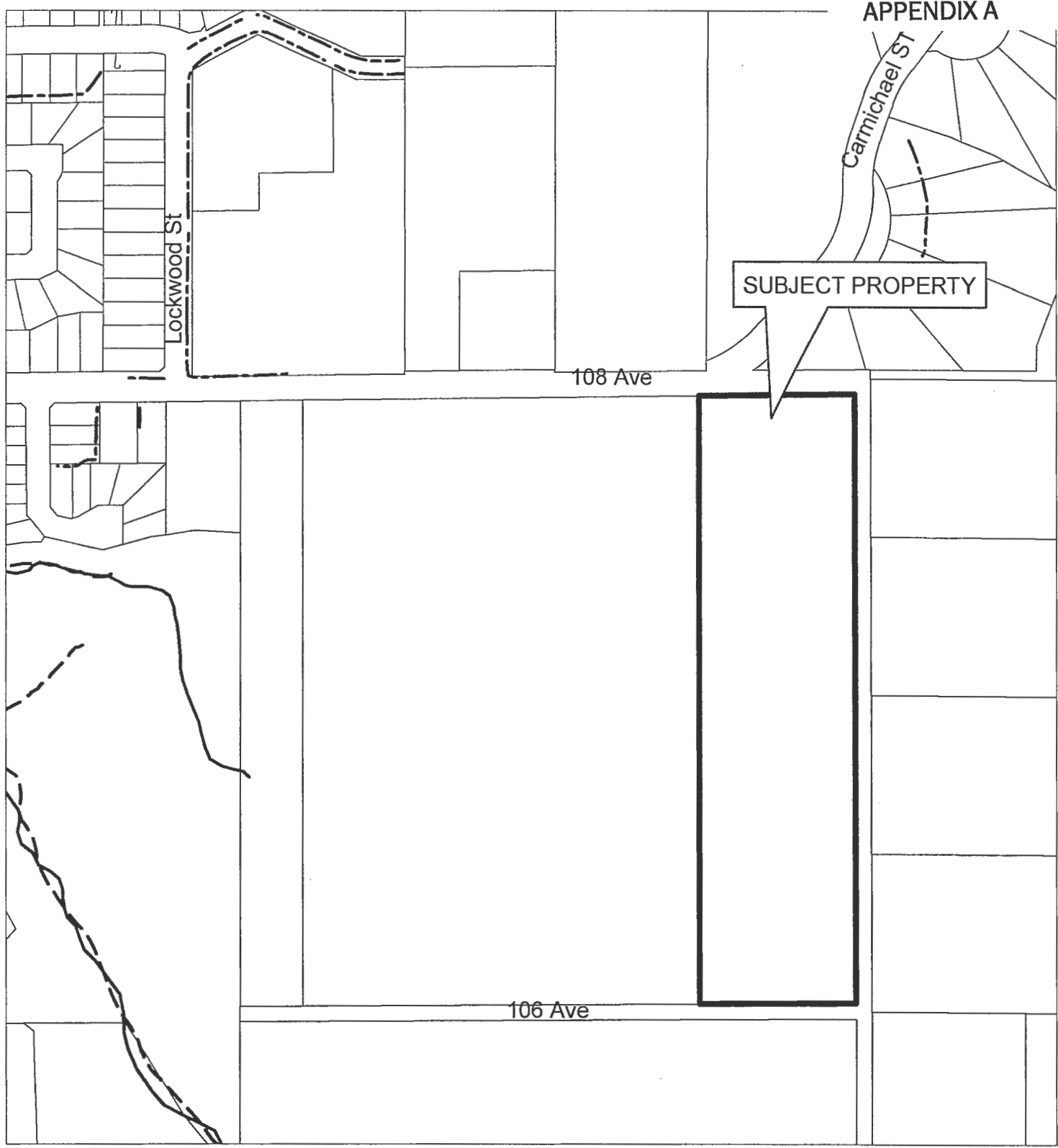
"Original signed by Frank Quinn" for

Concurrence: **Paul Gill, BBA, CPA, CGA
Chief Administrative Officer**

The following appendices are attached hereto:





Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Official Community Plan Map
Appendix D - Zone Amending Bylaw No. 7517-2018
Appendix E – Proposed Site Plan

APPENDIX A



Scale: 1:3,500

Legend

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

25180 108 Ave

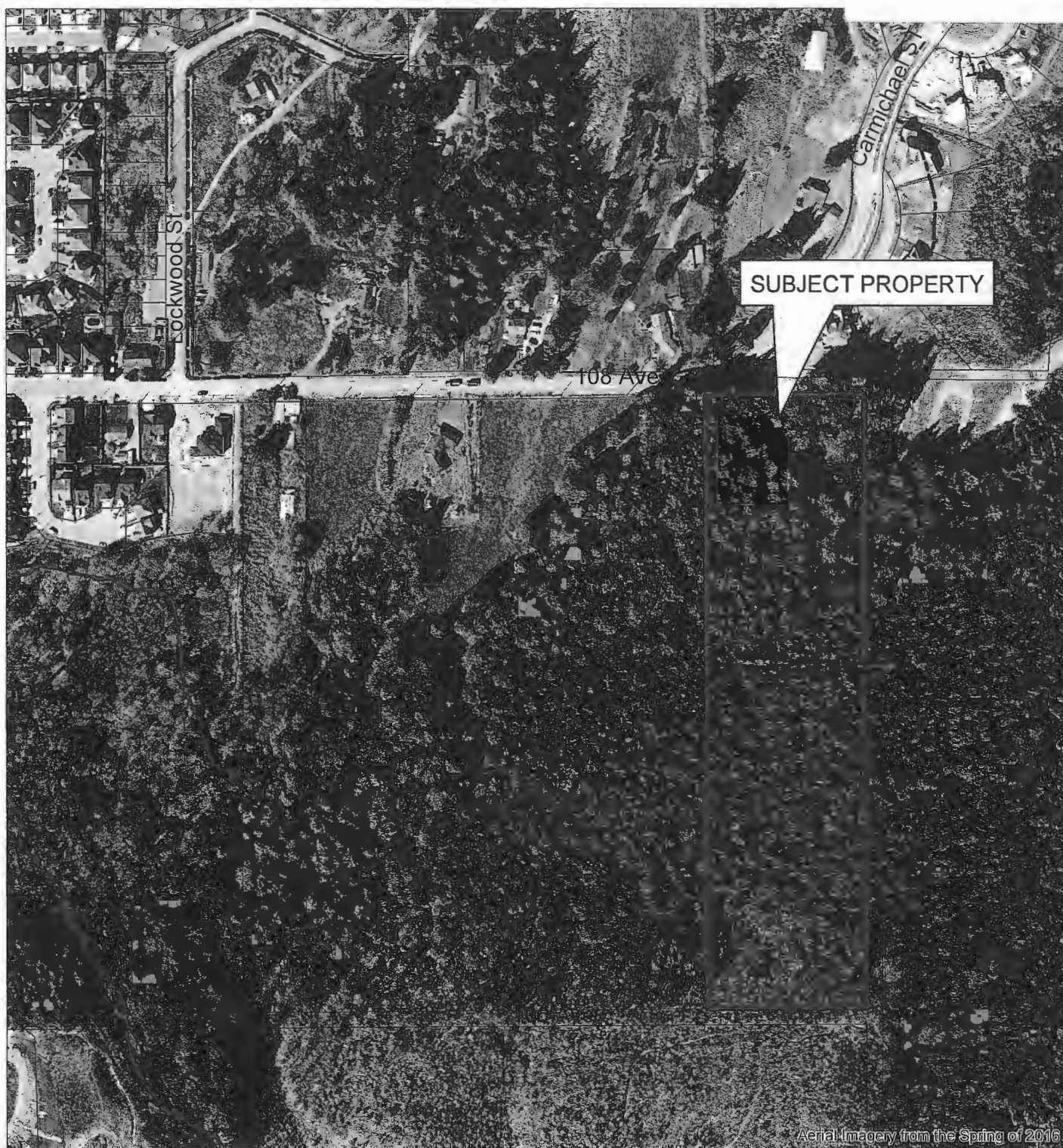
PLANNING DEPARTMENT



mapleridge.ca

2018-249-RZ
DATE: Jun 14, 2018

BY: JV



Aerial Imagery from the Spring of 2016



Scale: 1:3,500

Legend

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

25180 108 Ave

PLANNING DEPARTMENT



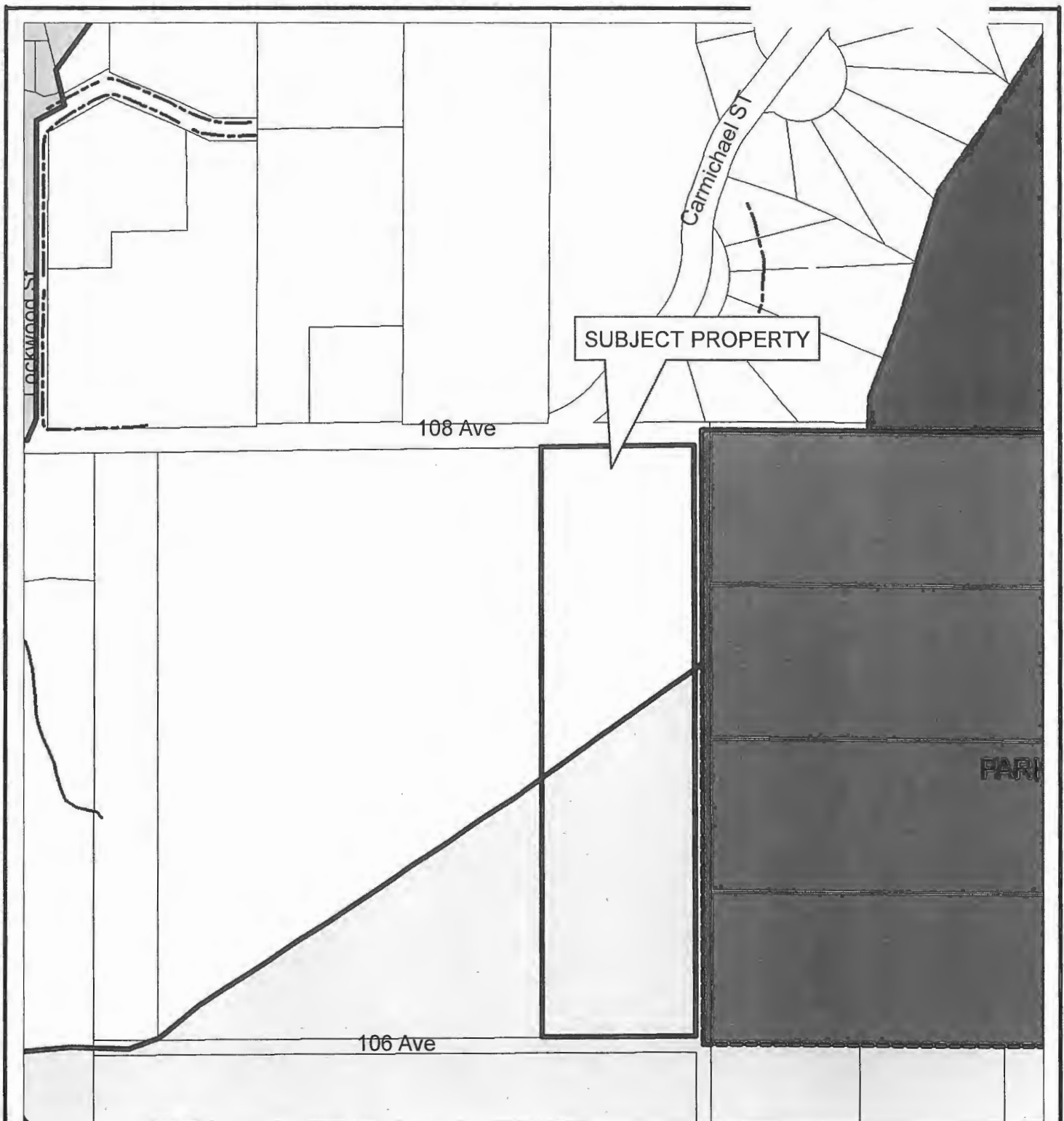
MAPLE RIDGE
British Columbia

mapleridge.ca

2018-249-RZ
DATE: Jun 14, 2018

BY: JV

APPENDIX C



Scale: 1:3,500

Legend

-  Urban Reserve
-  Park
-  Forest
-  Suburban Residential

25180 108 Ave

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

2018-249-RZ
DATE: Jun 14, 2018

BY: JV

**CITY OF MAPLE RIDGE
BYLAW NO. 7517-2018**

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7517-2018."

Lot 5 Section 11 Township 12 New Westminster District Plan 37195

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

READ a first time the _____ day of _____, 20_____

READ a second time the _____ day of _____, 20_____

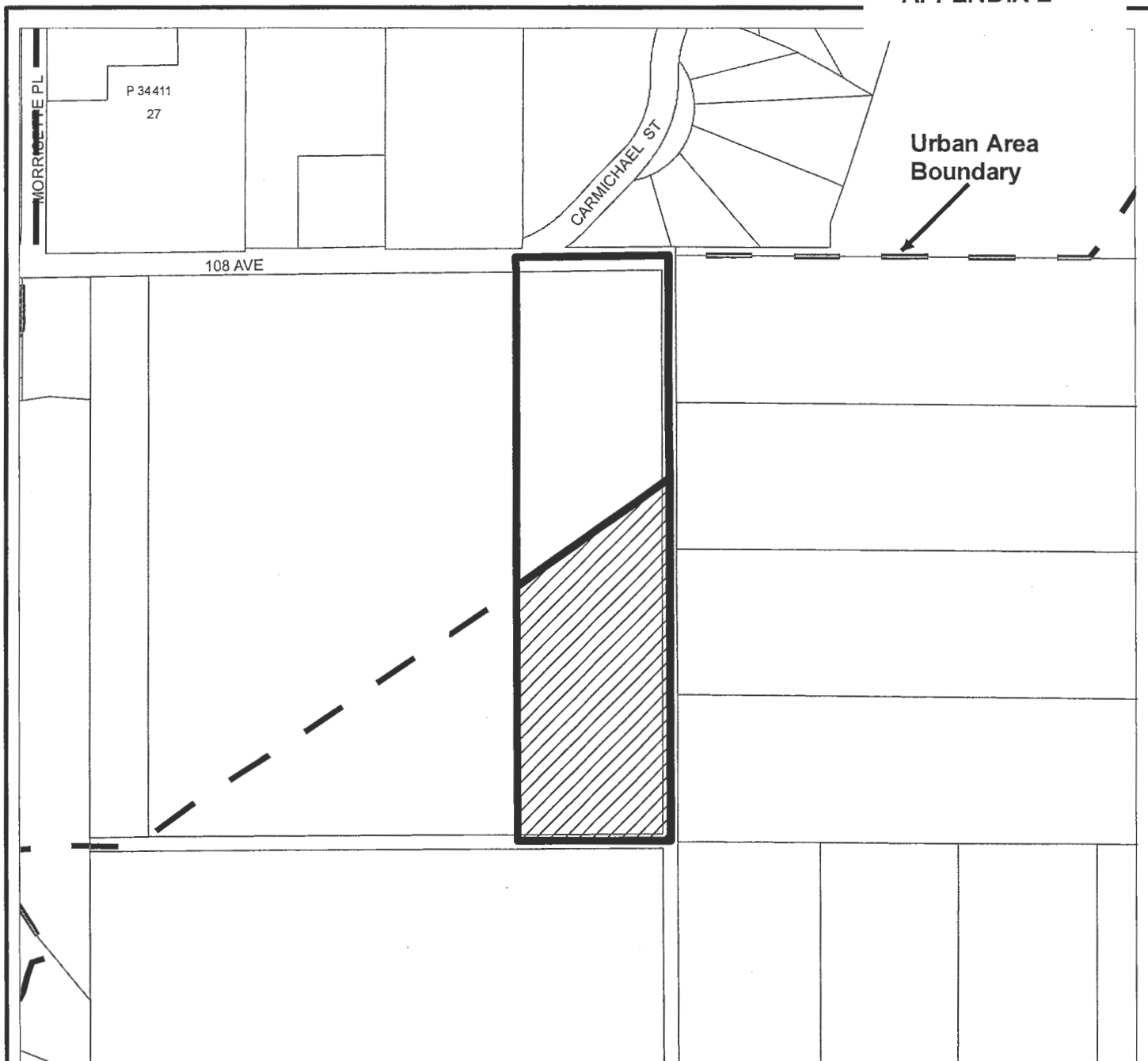
PUBLIC HEARING held the day of , 20

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

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7517-2018

Map No. 1783

From: A-2 (Upland Agricultural)
RS-3 (Single Family Rural Residential)

To:  RS-2 (Single Family Suburban Residential)
 A-1 (Small Holding Agricultural)

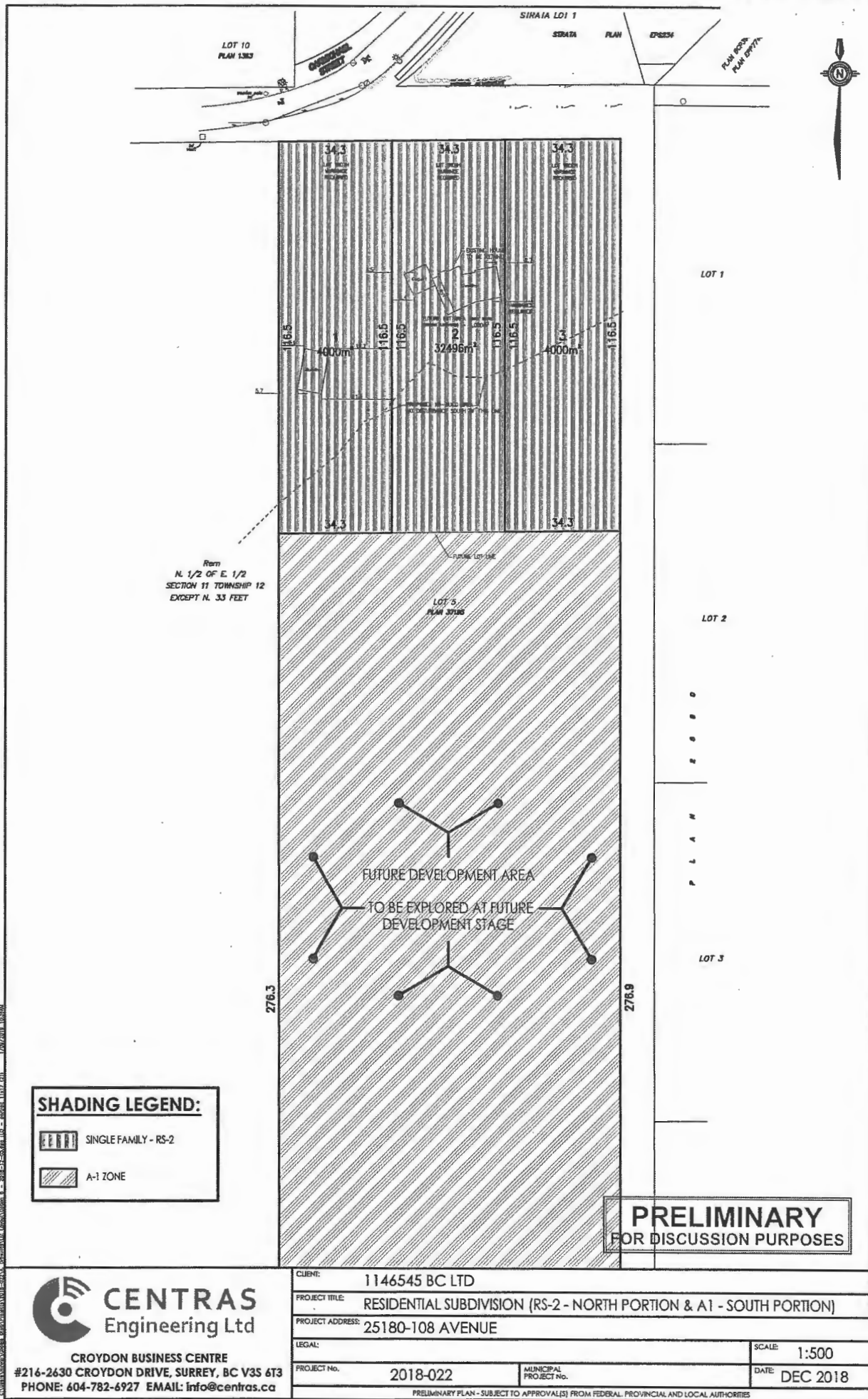


--- Urban Area Boundary



SCALE 1:4,000

APPENDIX F



CROYDON BUSINESS CENTRE
#216-2630 CROYDON DRIVE, SURREY, BC V3S 6T3
PHONE: 604-782-6927 EMAIL: info@centras.ca

CLIENT: 1146545 BC LTD
PROJECT TITLE: RESIDENTIAL SUBDIVISION (RS-2 - NORTH PORTION & A1 - SOUTH PORTION)
PROJECT ADDRESS: 25180-108 AVENUE

LEGAL: PROJECT No. 2018-022 MUNICIPAL PROJECT No. SCALE 1:500 DATE: DEC 2018

PRELIMINARY PLAN - SUBJECT TO APPROVALS FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First Reading
Zone Amending Bylaw No. 7221-2016
24138 Lougheed Highway

MEETING DATE: February 5, 2019
FILE NO: 2014-040-RZ
MEETING: C of W

EXECUTIVE SUMMARY:

An application was received on May 15, 2014 to rezone the subject property, located at 24138 Lougheed Highway, from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential), to permit a future subdivision into two lots. Council deferred the application on June 28, 2016, pending the outcome of the feasibility analysis to determine the employment potential of the site for industrial development, and completion of the Suburban Residential land use review.

As part of the City's Employment Land Re-designation process, both OCP Amending Bylaws (Bylaw No. 7299 – 2016 Area 1: 256th Street Lands and Bylaw No. 7335-2017 Area 2: Lougheed Lands) were considered for final reading and adopted at the September 12, 2017 Council Meeting. The public process resulted in the subject property located at 24138 Lougheed and zoned RS-3 (One Family Rural Residential) getting re-designated from *Suburban Residential* to *Rural Residential*. This designation accommodates the RS-3 (One family Rural Residential) zone, but not the proposed RS-2 (One Family Suburban Residential) zone.

Due to the recent change in designation of the subject area, the proposed zone does not comply with the OCP, and hence the recommendation in this report. The applicant requested that his application be brought forward to the new Council after the 2018 elections.

RECOMMENDATION:

That first reading for Zone Amending Bylaw No. 7221-2016 be denied.

DISCUSSION:

a) Background Context:

Applicant:	Hue I Yun
Legal Description:	Lot 7, District Lot 407, New Westminster District Plan 33984
OCP:	
Existing:	Rural Residential
Proposed:	Suburban Residential
Zoning:	
Existing:	RS-3 (One Family Rural Residential)
Proposed:	RS-2 (One Family Suburban Residential)

Surrounding Uses:

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

Existing Use of Property:	Residential
Site Area:	1.15 ha (2.8 acres)
Access:	River Road, with access easement (MOTI requirement)
Servicing requirement:	Rural Standard

b) Site Characteristics:

The subject property is approximately 1.15 ha. (2.8 acres) in size, is generally flat in the centre and south-east side, with significant slopes along the north, north-east, south-west and west side. The existing home on site will remain.

c) Project Description:

At this time the 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 if Council decides to grant first reading and 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.

Project History:

The current application was received on May 15, 2014 to rezone the subject property from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential). Due to required permissions from the Ministry of Transportation & Infrastructure, granting access off of Loughheed Highway, and other personal unforeseen circumstances, the application was not ready to move forward to Council until June 2016.

The application proposes to rezone the subject property from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) to permit future subdivision into two residential lots, not less than 4,000 m² (1 acre). The existing residence will remain on the western portion of the property, with the new lot created on the eastern portion (See Appendix D). The existing home currently has direct access from Loughheed Highway. The Ministry of Transportation and Infrastructure (MOTI) requires that access to be closed and provide a new access from River Road for both proposed lots. An access easement would need to be registered on proposed Lot 1, to provide access to Lot 2.

The subject property is located outside of the Urban Area Boundary and is outside of the Metro Vancouver Urban Containment Boundary.

On March 18, 2016 Council directed staff to review the lands East and West of the Kwantlen First Nations, with a goal of creating employment. Council also pursued further dialogue with Kwantlen First Nations. In addition, staff were working on preparing a report on the Suburban Residential land use designation, based on Council concerns with the subject form of development.

On June 28, 2016, Council deferred the application, pending the outcome of the feasibility analysis to determine the employment potential of the site for industrial development, and completion of the Suburban Residential land use review.

Through the feedback provided during the rigorous public consultation process by community, land owners, and stakeholders, it was acknowledged that issues related to the environmental conditions of the sites along Lougheed Highway were impacting the residential lots considerably, reducing the overall potential for developing into employment lands. Re-designating these lots into Rural Residential would provide all current land owners with certainty regarding their properties remaining residential and at the same time reduce subdivision opportunities and potential for industrial/residential interface challenges.

As part of the ongoing updates on the City's Employment Land Re-designation process, both OCP Amending Bylaws (Bylaw No. 7299 – 2016 Area 1: 256th Street Lands and Bylaw No. 7335-2017 Area 2: Lougheed Lands) were considered for final reading and adopted at the September 12, 2017 Council Meeting. The public process resulted in the subject property located at 24138 Lougheed and zoned RS-3 (One Family Rural Residential) getting re-designated from *Suburban Residential* to *Rural Residential*.

d) Planning Analysis:

Official Community Plan:

The development site is currently designated *Rural Residential*, which permits agricultural uses and single detached and duplex housing forms outside of the Urban Area Boundary, where municipal servicing is not available. The *Rural Residential* land use designation aligns with the RS-3 (One Family Rural Residential) zone, therefore use of the RS-2 (One Family Suburban Residential) zone is not supportable. In order to utilize the RS-2 (One Family Suburban Residential) zone an OCP amendment from *Rural Residential* to *Suburban Residential* would be required.

This OCP amendment is not supported due to the recent Council direction following a comprehensive public consultation process that occurred to re-designate the area, in addition to concerns that adding residential development could impact the ability to create future employment in this area.

Zoning Bylaw:

The *Rural Residential* land use designation aligns with the RS-3 (One Family Rural Residential) zone. The proposed application is requesting a rezoning to RS-2 (One Family Suburban Residential) which is not permitted. As a result, the proposal for 2 RS-2 (One Family Suburban Residential) lots is not in compliance with the OCP, and is not supportable.

The minimum lot size for the current RS-3 (One Family Rural Residential) zone is 0.80 ha (2 acres) when connected to City water, and the minimum lot size for the proposed RS-2 (One Family Suburban Residential) zone is 0.40 ha (1 acre). The subject lot is 1.15 ha (2.8 acres) in area. Any

variations from the requirements of the proposed zone will require a Development Variance Permit application.

As noted above, the RS-2 (One Family Suburban Residential) zone is not available to properties designated *Rural Residential* in the OCP.

Development Permits:

Pursuant to Section 8.10 of the OCP, a Natural Features Development Permit application is required for all development and subdivision activity or building permits for:

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

to ensure the preservation, protection, restoration and enhancement of the natural environment and for development that is protected from hazardous conditions.

e) Interdepartmental Implications:

Should Council choose 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) Building Department;
- e) Utility companies;
- f) Ministry of Transportation and Infrastructure; and
- g) Canada Post.

The above list is intended to be indicative only and it may become necessary, as the application progresses, to liaise with agencies and/or departments not listed above. This application has not been forwarded to the Engineering Department for comments at this time; therefore, an evaluation of servicing requirements has not been undertaken. We anticipate that this evaluation will take place between first and second reading.

f) Early and Ongoing Consultation:

In respect of Section 475 of the *Local Government Act* for consultation during an Official Community Plan amendment, it is recommended that no additional consultation is required beyond the early posting of the proposed OCP amendments on the City's website, together with an invitation to the public to comment.

g) Alternative:

If Council considers it is appropriate to support an OCP amendment to re-designate the subject property back to its former designation *Suburban Residential*, to support a rezoning into two one acre lots, Council can direct staff to prepare the OCP amending bylaw for consideration, with additional information being provided and assessed prior to second reading.

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

CONCLUSION:

The development proposal is not in compliance with the OCP and an amendment to such is not supportable due to the recent public consultation to revise this area's designation, therefore, it is recommended that this application be denied.

"Original signed by Therese Melser"

Prepared by: **Therese Melser**
Planning Technician

"Original signed by Christine Carter"

Reviewed 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 Frank Quinn" for

Concurrence: **Paul Gill, BBA, CPA, CGA**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Proposed Site Plan

APPENDIX A



Legend

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

24138 LOUGHEED HWY

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

2014-040-RZ

DATE: Jun 16, 2016

BY: JV



Scale: 1:2,500



Aerial Imagery from the Spring of 2015



Scale: 1:2,500

Legend

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

24138 LOUGHEED HWY

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

mapleridge.ca

2014-040-RZ

DATE: Jun 16, 2016

BY: JV

APPENDIX C



Terra Pacific
Land Surveying Ltd
23371 St. John Avenue, Maple Ridge, BC
Phone: 604-463-2509 Fax: 604-463-4501

Client:
Yun Hue IL

Project:
24138 Lougheed Highway
Maple Ridge, BC

Drawing Title:
Proposed Subdivision Over
Lot 7 Except: Part In Plan
LMP28323; District Lot 407
Group 1 NWD Plan 33984

File: MR11-672 Proposed Sub Sketch

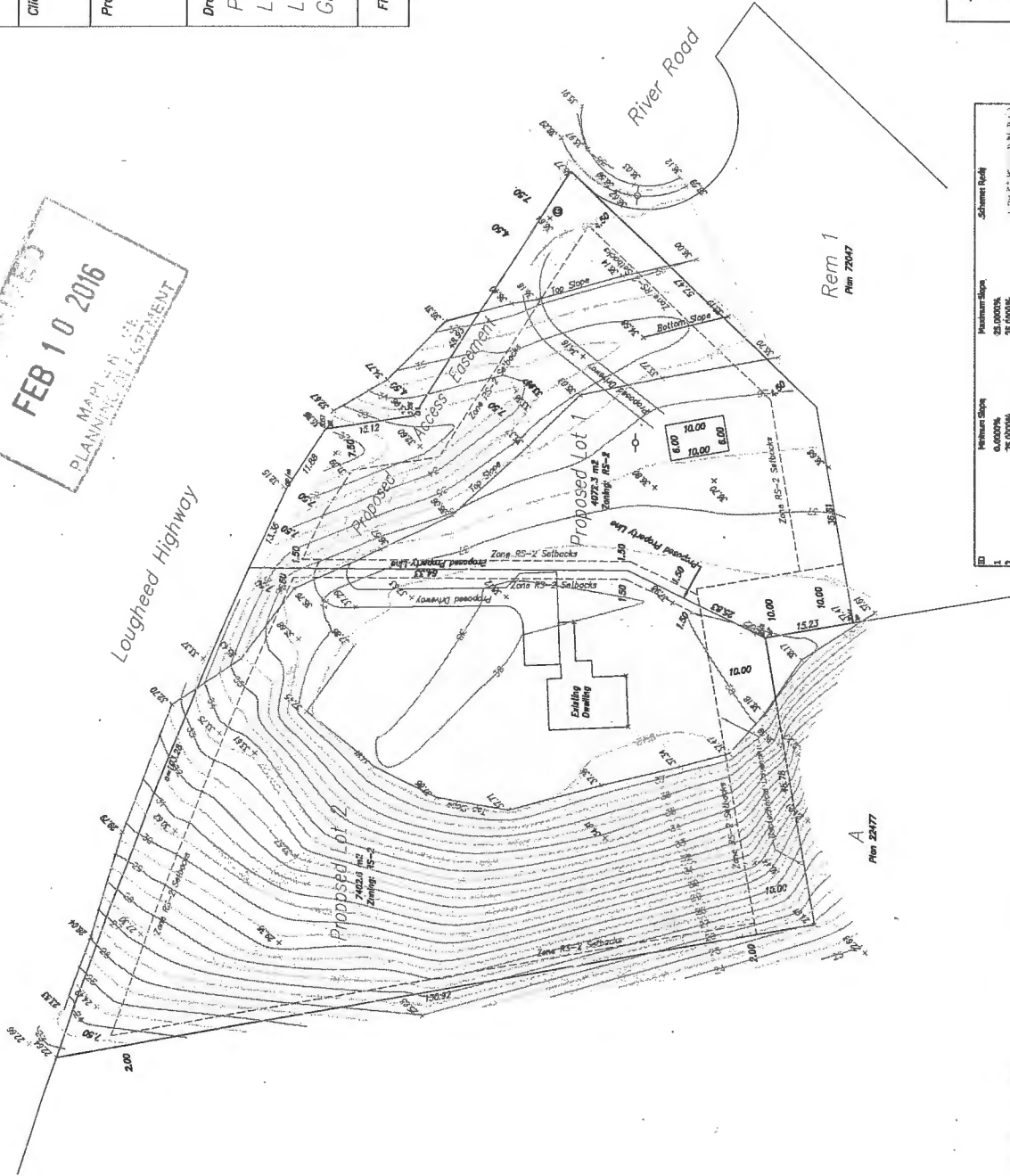
Certified Correct
This 20th Day Of January, 2016

Legend:

- × Ground Elevation
- City Line
- Monitoring Well
- Power Pole
- ⊕ Gas Meter

Mike Birnbaum, BCLS

RECEIVED
FEB 10 2016
MAPLE RIDGE
PLANNING DEPARTMENT



Minimum Slope	Maximum Slope	Schedule Value
0.0000%	25.0000%	1.00
25.0000%	30.0000%	2.00
30.0000%	35.0000%	3.00
35.0000%	40.0000%	4.00

SCALE 1 : 500





mapleridge.ca

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First and Second Reading
Official Community Plan Amending Bylaw No. 7530-2019;
Second Reading
Zone Amending Bylaw No. 7392-2017;
23585 128 Avenue

MEETING DATE: February 5, 2019
FILE NO: 2017-184-RZ
MEETING: CoW

EXECUTIVE SUMMARY:

An application has been received for a text amendment to the RS-2 (One Family Suburban Residential) Zone with density bonus provisions. Density bonus provisions are outlined in the Maple Ridge Official Community Plan and give Council the discretion to approve additional density in exchange for community benefits. The proposal is to create a 5 lot subdivision on this 1.24 ha (3 acre site). The density bonus provisions and text amendment provide a mechanism to allow smaller lot sizes than permitted under current RS-2 (One Family Suburban Residential) Zoning (see Appendix C). The minimum parcel size in the RS-2 Suburban Residential Zone is 0.4 hectares (1 acre). Proposed lot sizes average 0.12 hectares (one third of an acre). These proposed lot sizes and densities are consistent with the RS-1c Zone.

Council approved a similar application on March 8, 2016 (known as the Dogwood Application 2014-054-RZ) which voluntarily dedicated 25% of developable area for park purposes. This developable area had significant stands of mature trees, and Council recognized the benefits of allowing them to be retained with the clustered development and park dedication. The example set by the Dogwood application was the consideration of density bonus provisions in exchange for the dedication of developable area into public ownership in order to protect environmental assets. The current application and the density it proposes will be reviewed in light of this previous application and the recently adopted Tree Protection and Management Bylaw, which protects and retains trees in the development process.

As the subject property is within the Fraser Sewer Area, both sewer and water connections are available, making it possible to create parcels with smaller lot sizes. The applicant's justification for reduced parcel sizes is due to the voluntary dedication of developable area for park purposes.

The subject property is outside of the Urban Area Boundary in the Maple Ridge Official Community Plan, but is designated Urban in the Metro Vancouver Regional Growth Strategy. The issue of increased densities on qualifying properties in the Estate Suburban designation¹ has been discussed by Council for some time. On September 5, 2017, Council voted in favour of leaving the Estate and Suburban Residential designations and their policy base unchanged (i.e. retaining the minimum lot size at 0.4 hectare (1 acre) for subdivision purposes). The Council resolution is as follows:

¹ Council has the jurisdiction to increase residential densities on Estate Suburban properties that are designated Urban in the Regional Growth Strategy of Metro Vancouver.

That no changes be made to the current policies in the Official Community Plan for Estate Suburban Residential and Suburban Residential land use designations, as discussed in the Council report dated September 5, 2017.

Based on the above Council resolution, the base density for both of these designations will remain at 0.4 hectare (1 acre) lots. However, the Official Community Plan has a policy framework for density bonus measures to increase residential density where community benefits may be realized.

This application proposes lot sizes that are smaller than indicated in the Estate Suburban Designation. However, due to its utilization of density bonus provisions, and the community benefits it will provide, this application is in compliance with the OCP. The applicant has committed to dedicating developable area as park, and Council considered these amenities in their decision to give first reading to this application on October 17, 2017.

This application will be subject to the Community Amenity Contribution Program which for Single Family Development would amount to \$5100.00 per lot, for a total contribution of \$25,500.00.

RECOMMENDATIONS:

- 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. 7530-2019 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 Official Community Plan Amending Bylaw No. 7530-2019 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
- 3) That it be confirmed that Official Community Plan Amending Bylaw No. 7530-2019 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Official Community Plan Amending Bylaw No. 7530-2019 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7392-2017 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) Amendment to Official Community Plan Schedules "B" and "C";
 - iii) Road dedication on 235 A Street as required;
 - iv) Park dedication as required, including construction of walkways, multi-purpose trails; and removal of all debris and garbage from park land;
 - v) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;

- vi) Registration of a Restrictive Covenant for the protection of the Environmentally Sensitive areas on the subject property;
- vii) Registration of a Restrictive Covenant for Tree Protection and Stormwater Management
- viii) Removal of existing buildings;
- ix) That a voluntary contribution, in the amount of \$25,500.00 (\$5100.00/lot) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

DISCUSSION:

1) Background Context:

Applicant: Aplin & Martin Consultants David Laird

Legal Description: Lot: 24, Section: 28, Township: 12, Plan: NWP38973

OCP:

Existing:	Estate Suburban Residential
Proposed:	Estate Suburban Residential

Zoning:

Existing:	RS-2 (One Family Suburban Residential)
Proposed:	RS-2 (One Family Suburban Residential)

Surrounding Uses:

North:	Use:	Single Family
	Zone:	RS-2 with density bonus provisions
	Designation:	Estate Suburban
South:	Use:	Single Family
	Zone:	RS-2 Suburban Residential
	Designation:	Estate Suburban
East:	Use:	Single Family
	Zone:	RS-2 Suburban Residential
	Designation:	Estate Suburban
West:	Use:	Single Family
	Zone:	RS-2 Suburban Residential
	Designation:	Estate Suburban

Existing Use of Property: Suburban Residential

Proposed Use of Property: Suburban Residential with density bonus provisions

Site Area: 1.242 HA (3 acres)

Access: 128th Avenue

Servicing requirement: Urban Standard

2) Background:

The subject property is located on 128th Street, directly south of the recently developed Dogwood site, which also utilized density bonus provisions and a text amendment in the RS-2 Zone. The

topography of the site is relatively flat, although a ridge transects the property on the diagonal from the southwest to the northeast corner. The applicant has provided a tree survey showing a total of 190 trees. There are over 80 trees on the site with diameters of over 0.7 metres (2'4") and over 40 trees with diameters over 1 metres (3'3"). The implications for development and tree retention will be discussed further in this report.

3) Project Description:

This proposal is to follow the development pattern of the Dogwood development to its immediate north with minimum lot sizes of 1,200 square metres. There are 5 single family lots proposed on the 1.2 hectare (3 acre) site. The subdivision layout would connect the existing 235a Street with 235th Street to its south at 128th Avenue. The justification for the increased density and density bonus measures relates to the community benefits that would result from park dedication and the tree protection measures that this application proposes. Through park dedication and covenants, for this application the usual 5% park dedication requirements would be increased to 36.5 % of the site. The applicant estimates that the proposal will retain an additional 55 trees (with diameters equal to or greater than 70 centimeters) than would be protected with a conventional Estate Suburban subdivision with the Tree Protection and Management Bylaw in place. The contiguous strip of park and environmentally sensitive area on the east side of the site has been identified as a possible future trail.

For the Dogwood Application to the north of the site, the Engineering Department advised that this location may serve as a future bridge crossing for the South Alouette River, and the subject property would be similarly affected by this project. However, at this time 240th Street has been identified for a bridge crossing and remains the priority location for bridge construction in the Transportation Plan.

4) Planning Analysis:

i) Official Community Plan:

The development site is located within the Estate Suburban designation which typically aligns with 0.4 hectare (1 acre) lots. Under the RS-2 Zone, the subdivision potential of the 1.2 hectare (3 acre) property would be limited to a 2 lot split, as road dedication would be required to connect 235 Street at 128th Avenue with 235A Street to the north of the site. In order to realize higher density than is permitted in the Official Community Plan this application proposes to utilize density bonus provisions. The subject property is designated *Estate Suburban Residential*. The majority of properties designated *Estate Suburban Residential* in the OCP are within the Metro Vancouver Urban Containment Boundary, but outside of the municipal Urban Area Boundary. The Regional Urban Containment Boundary includes the *Estate Suburban Residential* designated lands directly south of Silver Valley. The *Estate Suburban Residential* designation aligns with land that is serviceable by the regional sanitary service within the Fraser Sewer Area. Where these lands are within the Regional Urban Containment Boundary, development to higher density is possible than with *Suburban Residential* designated lands, which must rely on septic disposal. The following OCP policies guide the form and density supported in the *Estate Suburban Residential* land use designation:

Policy 3-14 Urban-level residential densities will not be supported in areas designated Estate Suburban Residential

Policy 3-15 Maple Ridge will support single detached and two-family residential housing in Estate Suburban Residential areas. The Estate Suburban Residential land use designation is characterized generally by 0.4 hectare lots.

The RS-1c (One Family Urban (Low Density) Residential) allows for smaller lots (1200 square metres) than does the RS-2 Suburban Residential Zone (4000 square meters). However, the RS-1c Zone is significantly larger than most urban lots. In addition, the single detached form proposed by the applicant meet the intent of the above mentioned policies.

An OCP amendment will be required to re-designate a portion of the subject property to *Conservation* for the riparian setback area of Dogwood creek in the 128th Avenue corridor. Similar to the previous Dogwood application to the north, lands dedicated for tree conservation will be designated *Forest*. The *Forest* designation is described in the OCP as a designation *for the protection and maintenance of the ecological diversity and integrity of forested land within the District*. The preservation of forested lands is recognized as both environmentally and economically beneficial to the community, as outlined in two key OCP policies:

Policy 5-13 Maple Ridge will promote the retention of urban and mature trees and of natural forests and woodland areas, and ensure that additional trees and plant material are provided as part of all development proposals. To enhance the ecological integrity of the District, the use of native trees, plants and naturescape principles will also be encouraged.

Policy 6-62 To protect ecological diversity and the integrity of forested lands, Maple Ridge will retain parts of the northern slope of Thornhill as Forest. Innovative development proposals that protect unique site characteristics, ecologically sensitive areas, or amenities on lands designated Forest and within private ownership, may be considered for a density bonus. The value of the density bonus will be at Council's discretion, in return for the development providing an identified community benefit.

In particular, Policy 6-62 speaks to a density bonus framework as a mechanism for protecting unique site characteristics, such as forested lands, that provide an identified community benefit. The density bonus structure proposed for this development application, while site-specific presently, is consistent with the previous application to its north. It is noted that the OCP supports using a density bonus framework in three specific development scenarios.

Based on the September 5, 2017 Council resolution, the base density for the Estate Suburban designation will remain at 0.4 hectare (1 acre) lots. The Official Community Plan has a policy framework (outlined in Policy 2-9) for density bonus measures to increase residential density where community benefits may be realized, as follows:

Policy 2-9 Community Amenity Contributions and density bonuses may also be considered at Council's discretion for all Official Community Plan and Zoning Bylaw amending applications that are seeking a higher density than is envisioned in Schedule "A" and/or Schedule "B", to help provide a variety of amenities and facilities throughout the municipality.

This policy framework gives Council discretion to consider density bonus options on a case by case basis, where there is an opportunity to protect a unique environmental feature.

The subject application is supported for three important reasons. Firstly, the subject property is serviceable by sanitary sewer due to their location in the Fraser Sewer Area, and there is no Regional policy impediment that would require lot sizes to remain at 0.4 hectare (1 acre).

Secondly, the proposed development will ensure long term protection of significant stands of mature second growth trees under public ownership in dedicated parkland in alignment with Policy 6-62 of the OCP. The applicant maintains that more trees will be retained than would occur under the Maple Ridge Tree Protection and Management Bylaw. This application has been reviewed by the Environmental section of the Planning Department. The proposed site plan and areas for density bonus (designated as forest) meet with the objectives of each department.

Thirdly, the subdivision of this site from 2 to 5 lots ensures an adequate return for the applicant to construct the necessary road and service connection through the site. The completed road will significantly improve neighbourhood accessibility and the looping of municipal water service in the area. The sanitary sewer will also be extended further east with greater ease of connection for existing lots to the east that are currently on septic. In addition, the new road connection should significantly improve automobile, bike and pedestrian access to Yennadon Elementary School and to the nearby Historic Commercial Node. It is unlikely that these benefits would be realized without increased density, as the servicing costs for one additional lot would be prohibitive. The areas that are proposed to be protected by restrictive covenant will have the effect of enclosing the developable portions of the site with greenspace, thereby buffering the site from adjacent lower density developments.

The proposed density bonus structure used to accommodate the RS-1c (One Family Urban (Low Density) Residential) Zone will not require an OCP amendment. The Zoning Bylaw text amendment will be established to create the density bonus framework, made on a site specific basis, based on an evaluation of community benefits of the dedicated lands. This application will be providing additional dedication for tree protection rather than a cash contribution. In the absence of density bonus program in the site area, this site specific approach provides similar opportunities to the Albion Area Community Amenity Program, which has a prescribed fee schedule that applies to all developments utilizing the density bonus program in Albion.

ii) Zoning Bylaw:

The minimum lot size for the current RS-2 zone is 4000 m². The proposed text amendment is to permit lots sizes that conform with the RS-1c Zone, with minimum lot sizes of 1200 m². The proposed lot dimensions that accompany this rezoning text amendment are also reduced from the RS-2 Zone. In addition to a proposed, minimum lot size of 1200 m², the minimum lot width is proposed to be 24 metres, and minimum lot depth is proposed to be 36 metres. These dimensions in the RS-2 Zone are respectively, 36 metres, and 60 metres.

iii) Off-Street Parking And Loading Bylaw:

The Off-Street Parking And Loading Bylaw identifies a minimum of 2.0 parking spaces for a one family residential use. This can readily be accommodated on the proposed lots.

iv) Development Permits:

Pursuant to Section 8.9 of the OCP, a Watercourse Protection Development Permit application is required to ensure the preservation, protection, restoration and enhancement of watercourse and riparian areas. In addition, pursuant to Section 8.10 of the OCP, a Natural Features Development Permit application is required for all development and subdivision activity or building permits for:

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

to ensure the preservation, protection, restoration and enhancement of the natural environment and for development that is protected from hazardous conditions.

v) Development Information Meeting:

A Development Information Meeting was held at Yennadon Elementary School on November 21, 2018. A total of 15 people attended the meeting. A summary of the main comments and discussions with the attendees was provided by the applicant and include the following main points:

- Increased traffic concerns along 128th Avenue
- Request for pathway on South side of corridor.
- Drainage concerns
- Lot size was inconsistent with neighbourhood context.

The following are provided in response to the issues raised by the public:

- The link through 235A Street will improve connectivity and emergency access concerns.
- Concerns for pedestrian access has been forwarded to the Engineering Department.
- Drainage concerns will be reviewed at the detailed civil design stage.
- The dedication of land at the south perimeter of the site will reduce the impact of smaller lot sizes.

vi) Parkland Requirement:

For this project, there is sufficient land that is proposed to be dedicated as park on the subject property and this land will be required to be dedicated as a condition of Final Reading.

5) Environmental Implications:

The applicant has incorporated concerns raised by the Environment Division of the Planning Department to create the best layout for protecting conservation areas and the additional dedication for the protection of significant stands of trees. In addition, the implications of the tree cutting permit have been outlined, and the requirement for protective fencing along park boundaries have been established along with a planting restoration plan.

Interdepartmental Implications:

i) Engineering Department:

The Engineering Department has reviewed this application and has established requirements for servicing, and road dedication. These requirements will be addressed through the Rezoning Servicing Agreement as a condition of final reading.

ii) Parks & Leisure Services Department:

The Parks Department was involved in the establishment of dedicated park areas and provided a favorable review of the final layout.

iii) Fire Department:

The Fire Department established conditions for securing the existing building prior to demolition, and for road width standards for emergency access.

6) Intergovernmental Issues:

i) Local Government Act:

An amendment to the OCP requires the local government to consult with any affected parties and to adopt related bylaws in compliance with the procedures outlined in Section 477 of the *Local Government Act*. The amendment required for this application, for forest and conservation, is considered to be minor in nature. It has been determined that no additional consultation beyond existing procedures is required, including referrals to the Board of the Regional District, the Council of an adjacent municipality, First Nations, the School District or agencies of the Federal and Provincial Governments.

The amendment has been reviewed with the Financial Plan/Capital Plan and the Waste Management Plan of the Greater Vancouver Regional District and determined to have no impact.

7) Citizen/Customer Implications:

Opportunities for public input have been provided at the November 21, 2018 Development Information that was hosted by the applicant. Additional opportunities will be provided at the required public hearing as this application advances.

CONCLUSION:

It is recommended that first and second reading be given to OCP Amending Bylaw No. 7530-2019, that second reading be given to Zone Amending Bylaw No 7392-2017, and that application 2017-184-RZ be forwarded to Public Hearing.

"Original signed by Diana Hall"

Prepared by: **Diana Hall, M.A, MCIP, RPP**
Planner

"Original signed by Christine Carter"

Reviewed 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 Frank Quinn" for

Concurrence: **Paul Gill, BBA, CPA, CGA**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – OCP Amending Bylaw No. 7530-2019

Appendix D – Zone Amending Bylaw No. 7392-2017

Appendix E – Site Plan showing trees and additional dedication.

APPENDIX A



SUBJECT PROPERTY

23585 128 AVENUE

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2017-184-RZ
DATE: May 5, 2017

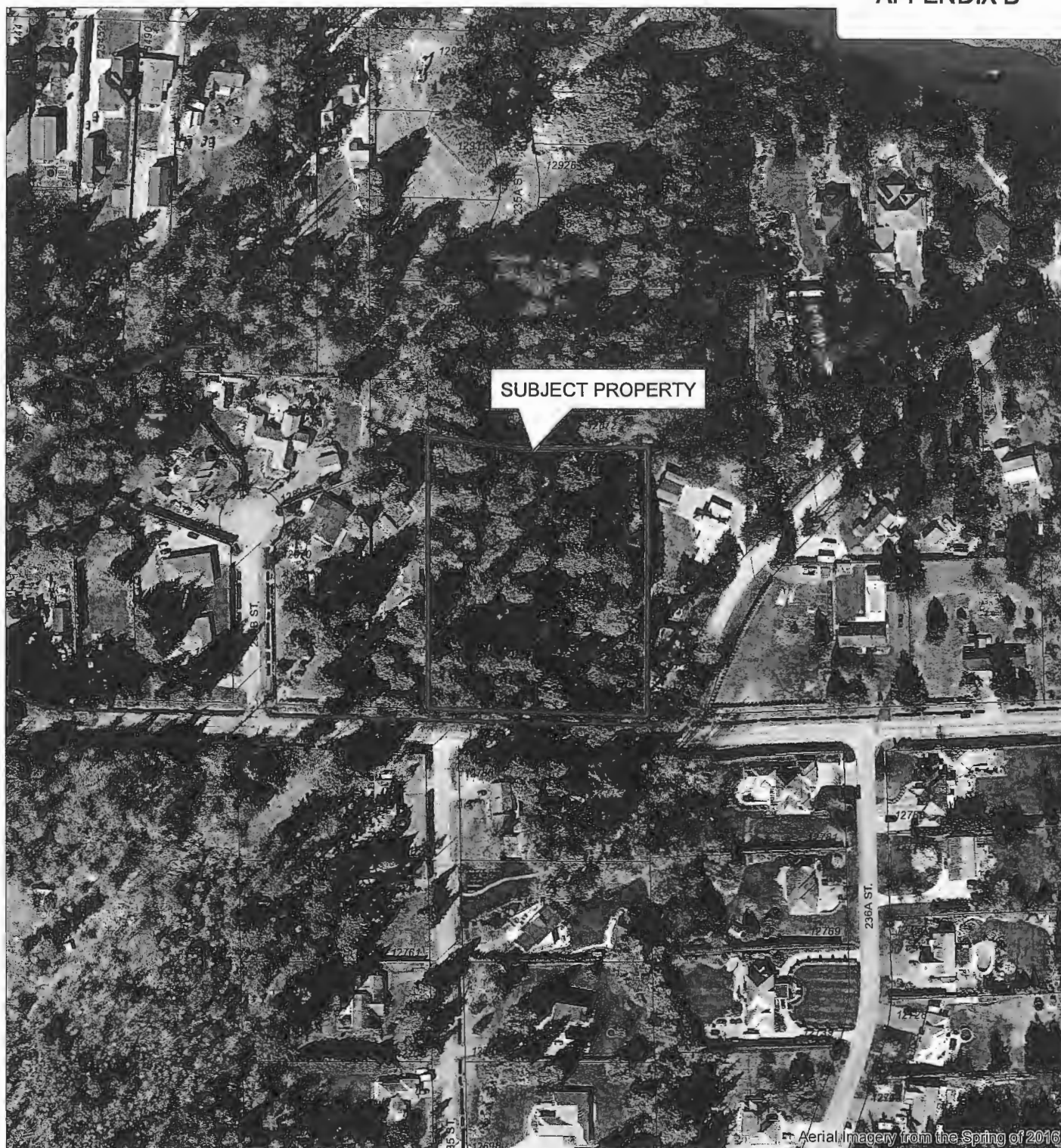
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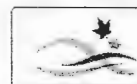
Legend

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



23585 128 AVENUE

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

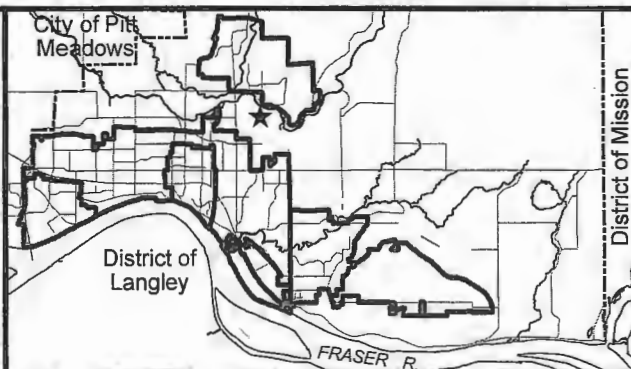
FILE: 2017-184-RZ

DATE: May 5, 2017

BY: PC



Scale: 1:2,500



**CITY OF MAPLE RIDGE
BYLAW NO. 7530-2019**

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

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

- and outlined in heavy black line on Map No. 993, a copy of which is attached hereto and forms part of this Bylaw, is hereby designated/amended as shown.

- and outlined in heavy black line on Map No. 994, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended by adding Conservation and Forest.

- ADOPTED**, the day of , 20 .

CORPORATE OFFICER

CITY OF MAPLE RIDGE

BYLAW NO. 7392-2017

A Bylaw to amend the text of Maple Ridge 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. 7103 - 2014."
2. Section 601 ONE FAMILY AND TWO FAMILY RESIDENTIAL ZONES (R-1, R-2, R-3, RS-1, RS-1a, RS-1b, SRS, RS-1c, RS-1d, RS-2, RS-3, RT-1, RE, CD-1-93) Subsection C. REGULATION FOR THE SIZE, SHAPE AND SITING OF BUILDINGS AND STRUCTURES of Maple Ridge Zoning Bylaw No. 3510 - 1985 is amended by adding the following as item 19:

“(19) DENSITY BONUS REGULATIONS

- (a) A Density Bonus is permitted on the parcels or tracts of land and premises known and described as:

23585 128th Avenue Lot: 24, Section: 28, Township: 12, Plan: NWP38973
provided that the owner dedicates park land for the purpose of tree preservation, exclusive of Environmentally Sensitive Area lands and park dedication required by Local Government Act Section 510 Provision of Park Land.

- (b) The base density is a minimum subdivision lot area of 4,000 m², minimum subdivision lot width of 36 metres, and minimum subdivision lot depth of 60 metres. A Density Bonus is an option in the RS-2 zone as follows:

- (i) The owner must dedicate as park land at least 2922 m² in any subdivision containing one or more lots with an area of less than 4,000 m², as a condition of subdivision approval by the Approving Officer, such area to be acceptable to the Approving Officer for the purpose of preserving mature trees on the parent parcel.

- (ii) The maximum density bonus is:

- A) Minimum lot area of 1,200 m²
- B) Minimum lot width of 24 m
- C) Minimum lot depth of 36 m

3. Zoning requirements for the RS-1c zone shall apply and supersede the zoning requirements for the RS-2 zone for any subdivision approved pursuant to this item 19.”

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

READ a first time the 10th day of October, 2017.

READ a second time the _____ day of _____, 20_____

PUBLIC HEARING held the day of , 20

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

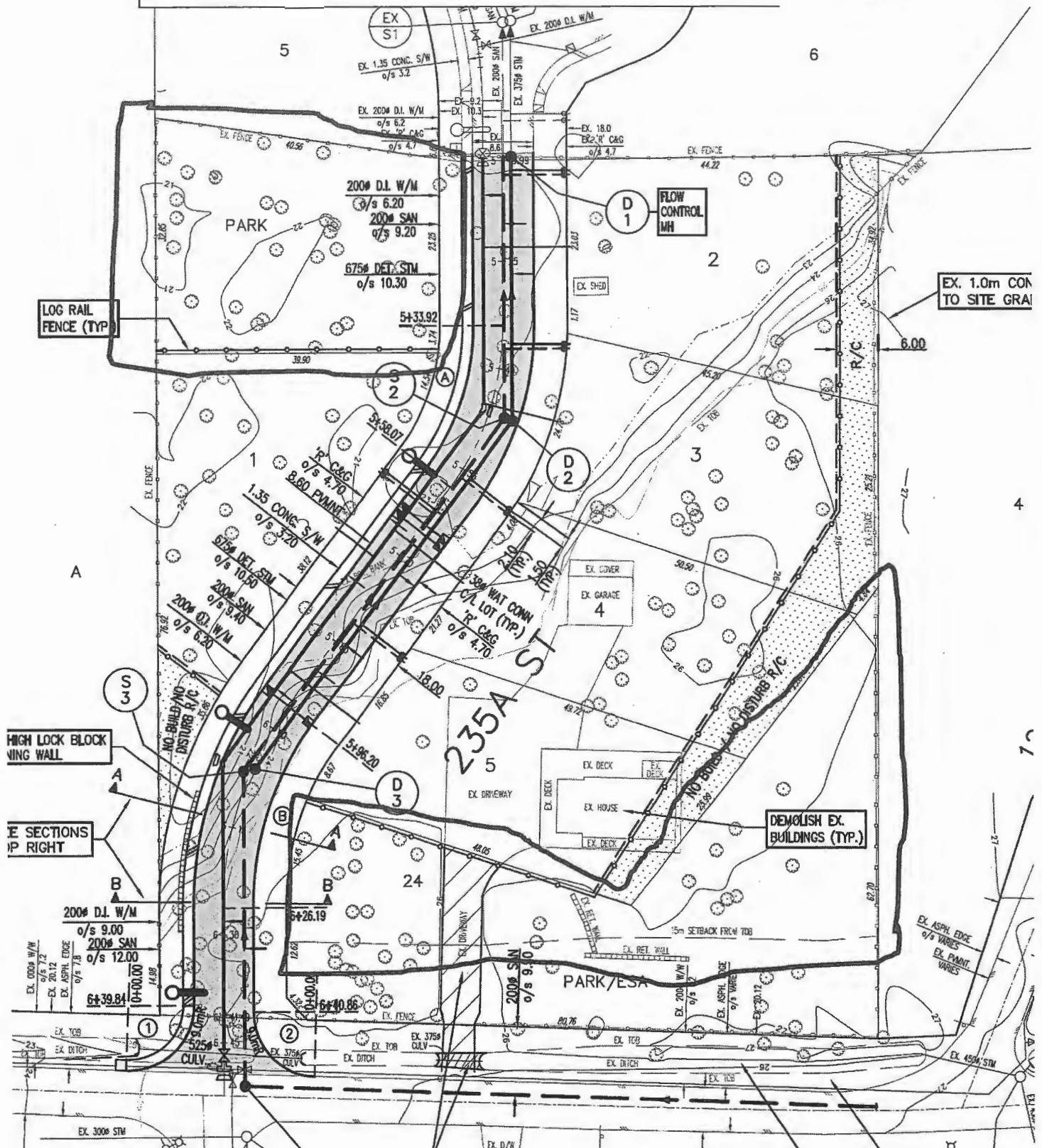
APPROVED by the Ministry of Transportation and Infrastructure this day of
 , 20 .

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER

APPENDIX E



City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Development Variance Permit
12705 235 Street

MEETING DATE: February 5, 2019
FILE NO: 2019-004-DVP
MEETING: C o W

EXECUTIVE SUMMARY:

Development Variance Permit application (2019-004-DVP) has been received in conjunction with a Building Permit application to erect a Detached Garden Suite with attached garage. The requested variance is to reduce the asphalt width requirement, from 7m to 6m.

Since the existing asphalt width of 6m provides an adequate level of service for the road, the variance can be supported. It is recommended that Development Variance Permit 2019-004-DVP be approved.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2019-004-DVP respecting property located at 12705 235 Street.

DISCUSSION:

a) Background Context

Applicant: Wayne F Friesen
Legal Description: Lot A, Section 21, Township 12, New Westminster
District Plan 75557

OCP :
Existing: Suburban Residential
Proposed: Suburban Residential

Zoning:
Existing: RS-2 (One Family Suburban Residential)
Proposed: RS-2 (One Family Suburban Residential)

Surrounding Uses:

North:	Use:	Residential
	Zone:	RS-2 (One Family Suburban Residential)
	Designation	Estate Suburban Residential
South:	Use:	Residential
	Zone:	RS-2 (One Family Suburban Residential)
	Designation:	Suburban Residential

East:	Use:	Residential
	Zone:	RS-2 (One Family Suburban Residential)
	Designation:	Suburban Residential
West:	Use:	Residential
	Zone:	RS-3 (One Family Rural Residential and RS-2 (One Family Suburban Residential)
	Designation:	Agricultural and within ALR
Existing Use of Property:		
Proposed Use of Property:		Residential
Site Area:		4040m ² (1 acre)
Access:		235 Street
Servicing:		Rural

b) Project Description:

The subject property is approximately 1 acre (0.4 ha) in size, and is relatively flat with a small slopes ridge along the south-east corner. The subject property is bound by suburban and rural residential lots, and 235 Street to the east (see Appendix A and B). An existing dwelling is on the lot and the applicant is proposing to erect a Detached Garden Suite (DGS) with an attached garage in the backyard. The proposed DGS with accessory use attached is acceptable, while fire separation is required to ensure safety and habitable space in the DGS, as regulated in the Zoning Bylaw. The subject variance is required to reduce the required asphalt width of the local rural road, 235 Street.

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 B and C):

1. *Subdivision and Development Services Bylaw No. 4800-1993, Schedule D (Design Criteria Manual) and F (Supplementary Standard Detail Drawings):* To reduce the asphalt width requirement for a Local Rural Road, from 7m to 6m.

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 for the reasons described above, therefore it is recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2019-004-DVP.

"Original signed by Therese Melser"

Prepared by: **Therese Melser**
Planning Technician

"Original signed by Christine Carter"

Reviewed 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 Frank Quinn" for

Concurrence: **Paul Gill, BBA, CPA, CGA**
Chief Administrative Officer

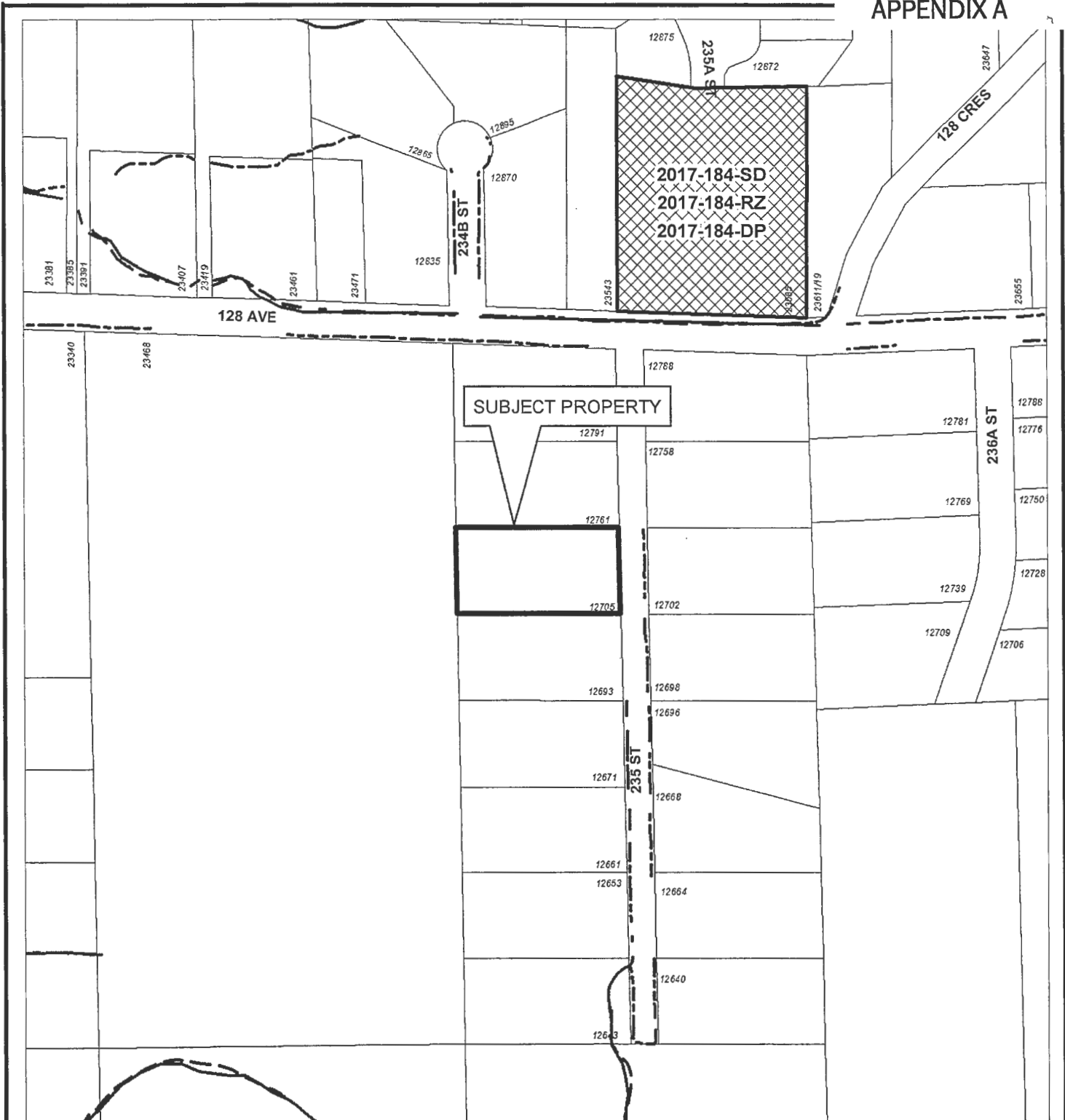
The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Site Plan Variance request

APPENDIX A



Legend

- Stream
- Ditch Centreline
- Indefinite Creek
- Active Applications (RZ/SD/DP/VP)

12705 235 ST

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

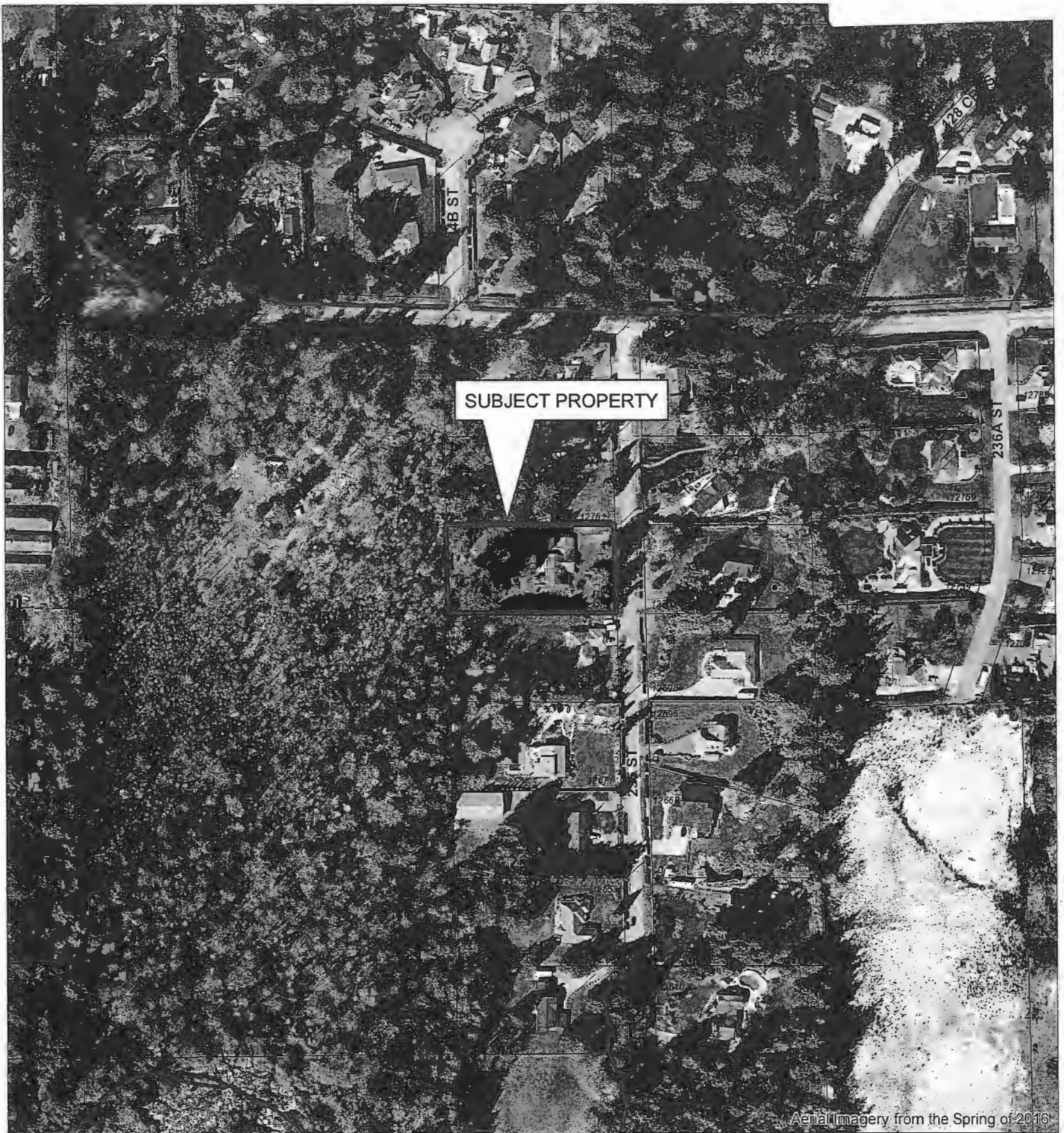
mapleridge.ca

FILE: 2019-004-VP

DATE: Jan 15, 2019

BY: LP

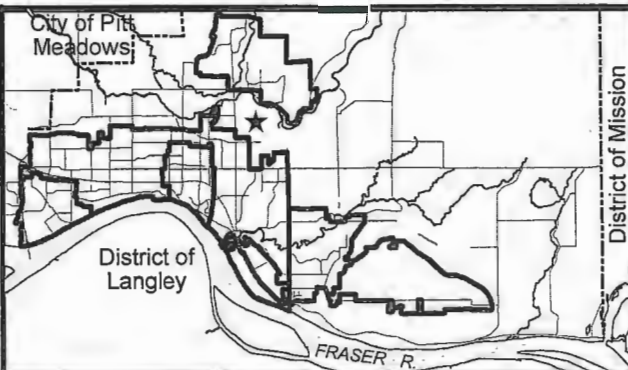
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Aerial Imagery from the Spring of 2016

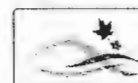


Scale: 1:2,800



12705 235 ST

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2019-004-VP
DATE: Jan 15, 2019

BY: LP

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	MEETING DATE:	February 5, 2019
FROM:	Chief Administrative Officer	FILE NO:	2016-176-DVP
		MEETING:	C o W
SUBJECT:	Development Variance Permit 23710 133 Avenue		

EXECUTIVE SUMMARY:

Development Variance Permit application 2016-176-DVP has been received for the subject property, located at 23710 133 Avenue, in conjunction with a Rezoning application, Multi-Family Development Permit application, Wildfire Development Permit application and Watercourse Protection and Natural Features Development Permit application. The requested variances are to:

1. Reduce the minimum front yard setback from 7.5m (24.6 ft.) to 6.0m (19.7 ft.) to the principal building face;
2. Reduce the minimum rear yard setback for Block 3 from 7.5m (24.6 ft.) to 4.0m (13.1 ft.);
3. Reduce the minimum interior yard setback for Blocks 1 through 4 from 6.0m (19.7 ft.) to 3.5m (11.5 ft.) at its farthest distance;
4. Increase the maximum building height for Blocks 1 through 4 from 11m (36.1 ft.) to 12.2m (40.0 ft.) at its highest point; and
5. Reduce the minimum required Usable Open Space for Blocks 1, 2 and 3 from 45m² (484 ft²) to 40m² (431 ft²) at its smallest area.

Council will be considering final reading for rezoning application 2016-176-RZ on February 12, 2019

It is recommended that Development Variance Permit 2016-176-DVP be approved.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2016-176-DVP respecting property located at 23710 133 Avenue.

DISCUSSION:

a) Background Context

Applicant:	Hillside Ventures Ltd.
Legal Description:	Lot 4 Section 28 Township 12 New Westminster District Plan EPP73927
OCP:	
Existing:	Medium/High Density Residential
Zoning:	
Existing:	RS-3 (One Family Rural Residential) and
Proposed:	RM-1 (Townhouse Residential)

Surrounding Uses:

North:	Use:	Single Family Residential
	Zone:	CD-1-93 (Amenity Residential District)
	Designation:	Medium/High Density Residential
South:	Use:	Park
	Zone:	RS-1b (One Family Urban (Medium Density) Residential)
	Designation:	Conservation
East:	Use:	Park
	Zone:	P-1 (Park and School)
	Designation:	Neighbourhood Park, Conservation, Medium/High Density Residential
West:	Use:	Multi-Family Residential
	Zone:	RM-1 (Townhouse Residential)
	Designation:	Medium/High Density Residential

Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Multi-Family Residential
Site Area:	0.34 ha (0.84 acres)
Access:	133 Avenue
Servicing requirement:	Urban Standard
Concurrent Applications:	2016-176-RZ, 2016-176-DP, 2016-175-DP, 2017-004-DP

b) Project Description:

The subject property is 0.34 ha (0.84 acres) in area, and is bound by single family and multi-family developments to the west, single family lots to the north, Maple Ridge Park Creek to the south, and Cedar Park to the east (see Appendices A and B). Large boulders and rocky outcrops have been identified throughout the property, with a significant rock feature located along the eastern boundary of the site.

The applicant is proposing a townhouse development consisting of 16 units. Access to the townhouse site will be from 133 Avenue. All units are proposed to have double-car garages. A common activity area is proposed along the eastern property boundary, between Blocks 3 and 4. Retaining walls are proposed along the western property boundary to mitigate the grade changes on site.

c) Variance Analysis:

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

The requested variances and rationale for support are described below (see Appendix C):

1. *Zoning Bylaw No. 3510 -1985, Part 6, Section 602, 6. SITING a):* To reduce the minimum front yard setback from 7.5m (24.6 ft.) to:
 - i. 6.0m (19.7 ft.) to the building face for Unit 1 in Block 1;
 - ii. 5.8m (19.0 ft.) to the roof overhang for Unit 1 in Block 1;
 - iii. 6.8m (22.3 ft.) to the building face for Unit 16 in Block 4; and
 - iv. 6.0m (19.7 ft.) to the roof overhang for Unit 16 in Block 4.

The reduced front yard setbacks are supported as they improve the street presence and aesthetics of the development.

2. *Zoning Bylaw No. 3510 -1985, Part 6, Section 602, 6. SITING a):* To reduce the minimum rear yard setback from 7.5m (24.6 ft.) to:
 - i. 4.0m (13.1 ft.) to the building face for Unit 10 in Block 3.

The reduced rear yard setback is supported as the property line is angled, therefore the reduced setback allows for an adequate buildable area. The property also backs onto dedicated parkland, so there will not be a negative impact on an adjacent property.

3. *Zoning Bylaw No. 3510 -1985, Part 6, Section 602, 6. SITING b):* To reduce the minimum interior yard setback from 6.0m (20 ft.) to:
 - i. 3.4m (11.2 ft.) at Block 1 (for deck);
 - ii. 3.5m (11.5 ft.) at Block 2 (for deck);
 - iii. 3.3m (10.8 ft.) at Block 3 (for deck); and
 - iv. 3.4m (11.2 ft.) at Block 4 (for deck).

The reduced interior side yard setback is supported for the deck and deck roof as it will allow for more useable outdoor space.

4. *Zoning Bylaw No. 3510 -1985, Part 6, Section 602, 7. SIZE OF BUILDINGS AND STRUCTURES a):* To increase the maximum building height from 11.0m (36 ft.) to:
 - i. 12.2m (40.0 ft.) for Block 1; and
 - ii. 11.8m (38.7 ft.) for Blocks 2 through 4.

These increases in height are supported because of the grades on the property running from the northeast to the southwest. As well, the traditional design of the buildings and their roof pitch further contribute to the need for the height variance.

5. *Zoning Bylaw No. 3510 -1985, Part 6, Section 602, 8. OTHER REGULATIONS d) and Part 2, INTERPRETATION:* To reduce the minimum required Usable Open Space per 3 bedroom unit from 45m² (484 ft²), to:
 - i. 40.2m² (433 ft²) for Unit 1
 - ii. 41.4m² (446 ft²) for Unit 2;
 - iii. 41.8m² (450 ft²) for Unit 3;
 - iv. 44.4m² (478 ft²) for Unit 5;
 - v. 42.4m² (456 ft²) for Units 6, 7 and 8;
 - vi. 41.6m² (448 ft²) for Unit 9; and
 - vii. 43.9m² (473 ft²) for Unit 10.

These variances are supported as the shortfall of 24.5m² (264 ft²) of Usable Open Space is provided in the Community Amenity Space. Overall, the required amount of Community Amenity Space is 80m² (861 ft²) and 112m² (1,206 ft²) is being provided.

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 variances are supported due to the grades on the property and traditional design of the buildings. Supported variances also contribute to desirable street presence and functional buildable areas within the development.

It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2016-176-DVP.

"Original signed by Adam Rieu"

Prepared by: Adam Rieu
Planning Technician

"Original signed by Christine Carter"

Reviewed 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 Frank Quinn" for

Concurrence: Paul Gill, BBA, CPA, CGA
Chief Administrative Officer

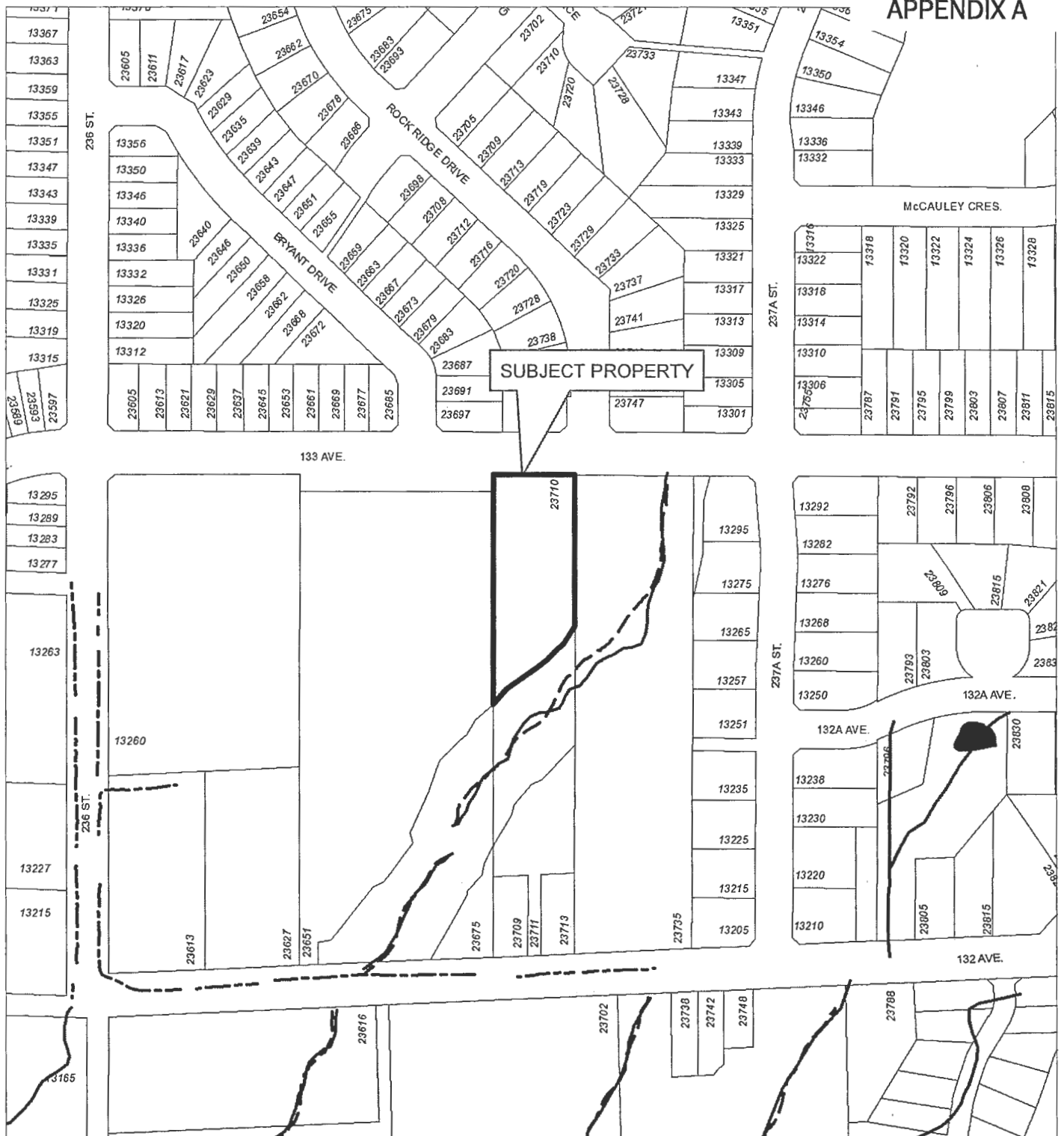
The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Proposed Variances

APPENDIX A



Legend

- Stream
- Ditch Centreline
- Indefinite Creek
- Lake or Reservoir

23710 133 Ave

PLANNING DEPARTMENT



MAPLE RIDGE

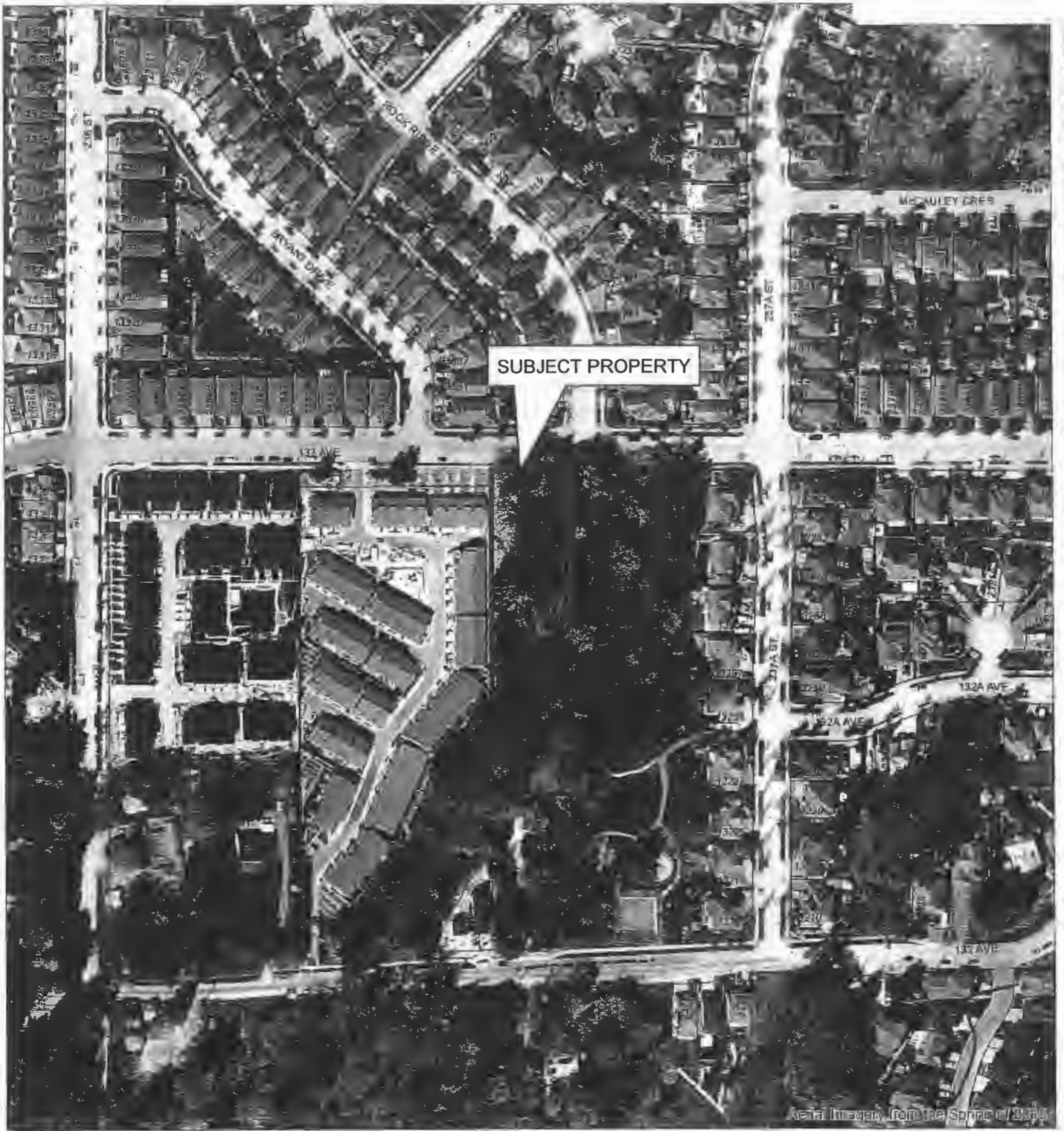
British Columbia

mapleridge.ca

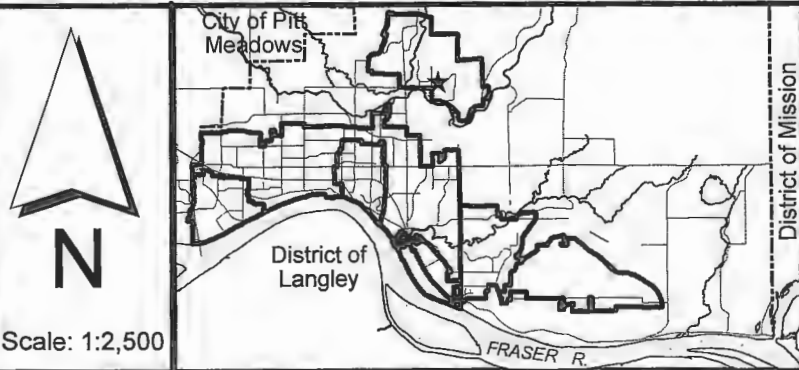
Scale: 1:2,500

FILE: 2016-176-VP
DATE: Jan 17, 2019

BY: LP



Aerial Imagery from the Spring of 2016



Scale: 1:2,500

23710 133 Ave

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2016-176-VP

DATE: Jan 17, 2019

BY: LP



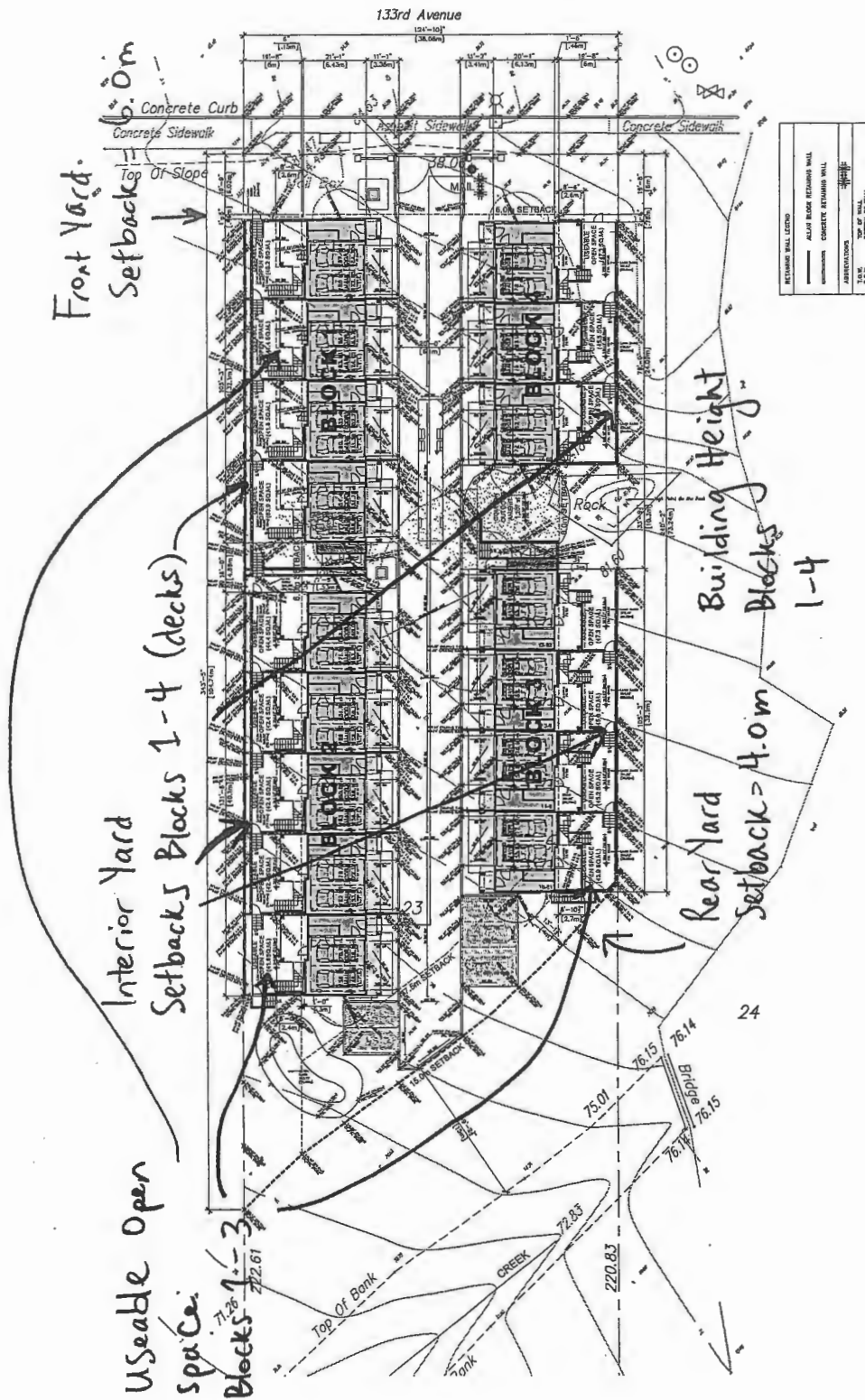
PROJECT
NORTH

DP 1.0

SITE PLAN

SCALE: 1:200

Proposed Variances 2016-176-DVP



23710 133 AVENUE

23710 133 AVENUE, MAPLE RIDGE, BC

ATELIER PACIFIC ARCHITECTURE INC.
APRIL 23, 2018

Proposed Townhouse Development



City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer

MEETING DATE: February 5, 2019
FILE NO: 2016-176-DP
MEETING: C o W

SUBJECT: Development Permit
23710 133 Avenue

EXECUTIVE SUMMARY:

A Multi-Family Development Permit application has been received for the subject property, located at 23710 133 Avenue, for a 16 unit townhouse development consisting of four buildings, under the RM-1 (Townhouse Residential) zone. This application is subject to the Multi-Family Residential Development Permit Area Guidelines, which establish the form and character of multi-family development, with the intent to enhance the existing neighbourhood with compatible housing styles that meet diverse needs and minimize potential conflicts on neighbouring land uses.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2016-176-DP respecting property located at 23710 133 Avenue.

DISCUSSION:

a) Background Context:

Applicant:	Hillside Ventures Ltd.
Legal Description:	Lot 4 Section 28 Township 12 New Westminster District Plan EPP73927
OCP:	
Existing:	Medium/High Density Residential
Zoning:	
Existing:	RS-3 (One Family Rural Residential) and
Proposed:	RM-1 (Townhouse Residential)
Surrounding Uses:	
North:	Use: Single Family Residential Zone: CD-1-93 (Amenity Residential District) Designation: Medium/High Density Residential
South:	Use: Park Zone: RS-1b (One Family Urban (Medium Density) Residential) Designation: Conservation
East:	Use: Park Zone: P-1 (Park and School) Designation: Neighbourhood Park, Conservation, Medium/High Density Residential

West:	Use:	Multi-Family Residential
	Zone:	RM-1 (Townhouse Residential)
	Designation:	Medium/High Density Residential
Existing Use of Property:		Single Family Residential
Proposed Use of Property:		Multi-Family Residential
Site Area:		0.34 ha (0.84 acres)
Access:		133 Avenue
Servicing requirement:		Urban Standard

b) Project Description:

The subject property is 0.34 ha (0.84 acres) in area, and is bound by single family and multi-family lots to the west, single family lots to the north, Maple Ridge Park Creek to the south, and Cedar Park to the east (see Appendices A and B). Large boulders and rocky outcrops have been identified throughout the property, with a significant rock feature located along the northeast boundary of the site. The area around Maple Ridge Park Creek has been dedicated to the City as part of an approved adjacent single family development directly south (2016-175-RZ).

The applicant is proposing a townhouse development consisting of 16 units in four buildings. Access to the townhouse site will be from 133 Avenue. All units are proposed to have double-car garages. A common activity area is proposed along the eastern property boundary, between blocks three and four. Retaining walls are proposed along the western property boundary to mitigate the grade changes on site. The architectural aesthetics of the proposed development utilize both traditional and modern elements, including a gable roof form, as well as contemporary details of clean straight building lines, neutral colours and large windows.

c) Planning Analysis:

Official Community Plan:

The subject property is located within the Silver Valley Area Plan, just outside the River Village. The Official Community Plan (OCP) designation for the subject property is *Medium/High Density Residential*, which allows both single family and multi-family housing forms. Densities of 30-50 units per hectare are encouraged for the River Village area and may include attached as well as detached fee-simple housing. The proposed RM-1 (Townhouse Residential) development, at 16 units per 0.34 hectare, is approximately 47 units per hectare, and therefore complies with the *Medium/High Density Residential* designation within the Silver Valley Area Plan.

Design features of the Silver Valley Area Plan include concentrating higher density residential development into the Hamlets and the River Village. These areas were planned to be within walking distance of commercial uses. Residential densities outside of these core areas were reduced overall, through clustering or retention of larger lots, to retain significant natural amenities and protect view corridors. The subject property is situated on the peripheries of River Village, but maintains the higher density found within the River Village. As per the 'Design Guidelines for Residential Developments' within the Silver Valley Area Plan, "*The form and character of townhousing developments should be compatible with neighbouring residential scale and should reflect the design variety of its context.*"

Zoning Bylaw

The current application proposes to rezone the subject property from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential) to permit the future development of approximately 16 townhouse units (see Appendix).

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

1. Reduce the minimum front yard setback from 7.5m (24.6 ft.) to 6.0m (19.7 ft.) to the principal building face;
2. Reduce the minimum rear yard setback for Block 3 from 7.5m (24.6 ft.) to 4.0m (13.1 ft.);
3. Reduce the minimum interior yard setback for Blocks 1 through 4 from 6.0m (19.7 ft.) to 3.5m (11.5 ft.) at its farthest distance;
4. Increase the maximum building height for Blocks 1 through 4 from 11m (36.1 ft.) to 12.2m (40.0 ft.) at its highest point; and
5. Reduce the minimum required Usable Open Space for Blocks 1, 2 and 3 from 45m² (484 ft²) to 40m² (431 ft²) at its smallest area.

Off-Street Parking and Loading Bylaw:

The *Off-Street Parking and Loading Bylaw No. 4350 – 1990* requires that the RM-1 (Townhouse Residential) zone provide two off-street parking spaces per dwelling unit, plus 0.2 spaces per dwelling unit designated for visitors. There are 16 dwelling units proposed, therefore, 32 resident parking spaces are provided and five visitor parking spaces, including one accessible parking space, which is in conformance with the requirements of the *Off-Street Parking and Loading Bylaw*.

d) Advisory Design Panel:

The Advisory Design Panel (ADP) reviewed the development plans for form and character of the proposed development and the landscaping plans at a meeting held on May 16, 2018. The Panel provided the following comments, which have since been resolved, as outlined below by the project architect:

- Make a connection from the proposed south pathway to the central drive aisle;
A connection has been provided from the central drive aisle to the proposed south pathway.
- Provide building, landscape and amenity lighting plans;
Site lighting has been added to the front of each unit entry. As well, lighting is provided at the outdoor amenity area.
- Introduce alternative colour palettes and contrast for the buildings;
Revised colour elevations provided.
- Consider accent colours or features to enliven the facades;
The contrast of the trim and panel bring out the Tudor feature. Wood brackets are added to the roof overhang.
- Consider the addition of master bedroom patios;
Front and back balconies are provided from kitchen and living area. We (the applicant / architect) feel that the two balconies with the rear patio provide more than the 45 m² requirement.

- ADP has consistently requested that vinyl materials not be applied;
All vinyl has been replaced with fiber reinforced cement material.
- Architecturally improve the end elevations of the buildings;
Colour side elevations are provided. The side elevation façade area is quite small. Where the façade is facing the public street, cultured stone, flower planter and window side panels are provided to make the building appear to be street facing. Where the façade is facing the amenity space or parking stalls, bay windows are provided with contrasting colour and materials. Additional windows have also been added where possible in the master bedroom located on the side elevation.

e) Environmental Implications:

An Environmental Assessment, Arborist Report, and Geotechnical Report were provided as part of the development application. The northeastern portion of the subject property is higher in elevation and slopes down towards the southwest. Vegetation on the subject property is mainly comprised of mixed forest that remains relatively undisturbed. Large boulders and rocky outcrops have been identified throughout the property, with one significant large boulder identified along the northeast boundary of the site. The boulder feature will be retained, as this is the proposed location of the common activity area (see Appendix E). The watercourse to the south of the subject property, Maple Ridge Park Creek, was dedicated to the City of Maple Ridge as part of a previously approved development (2016-175-DP). The applicant has proposed to outfall their stormwater from the development into Maple Ridge Park Creek, and as such, an appropriate design has been provided for the stormwater outfall channel.

f) Citizen/Customer Implications:

A Development Information Meeting (DIM) was held on June 18, 2018 and Public Hearing was held on October 9, 2018. Final reading of the subject property will be considered at the February 12, 2019 Council meeting.

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 \$163,677.90, the security will be \$163,677.90.

CONCLUSION:

As the development proposal complies with the Multi-Family Development Permit Area Guidelines of the OCP for form and character, it is recommended that 2016-176-DP be given favourable consideration.

"Original signed by Adam Rieu"

Prepared by: **Adam Rieu**
Planning Technician

"Original signed by Christine Carter"

Reviewed 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 Frank Quinn" for

Concurrence: **Paul Gill, BBA, CPA, CGA**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Site Plan
Appendix D – Building Elevations
Appendix E – Landscape Plans

APPENDIX A



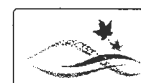
SUBJECT PROPERTY

Legend

- Stream
- Ditch Centreline
- Indefinite Creek
- Lake or Reservoir

23710 133 AVE

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

Scale: 1:2,500

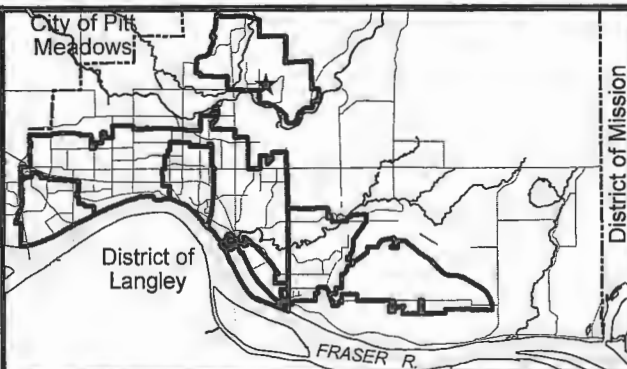
FILE: 2016-176-DP
DATE: Jan 28, 2019

BY: LP

APPENDIX B

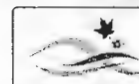


Scale: 1:2,500



23710 133 AVE

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2016-176-DP

DATE: Jan 28, 2019

BY: LP

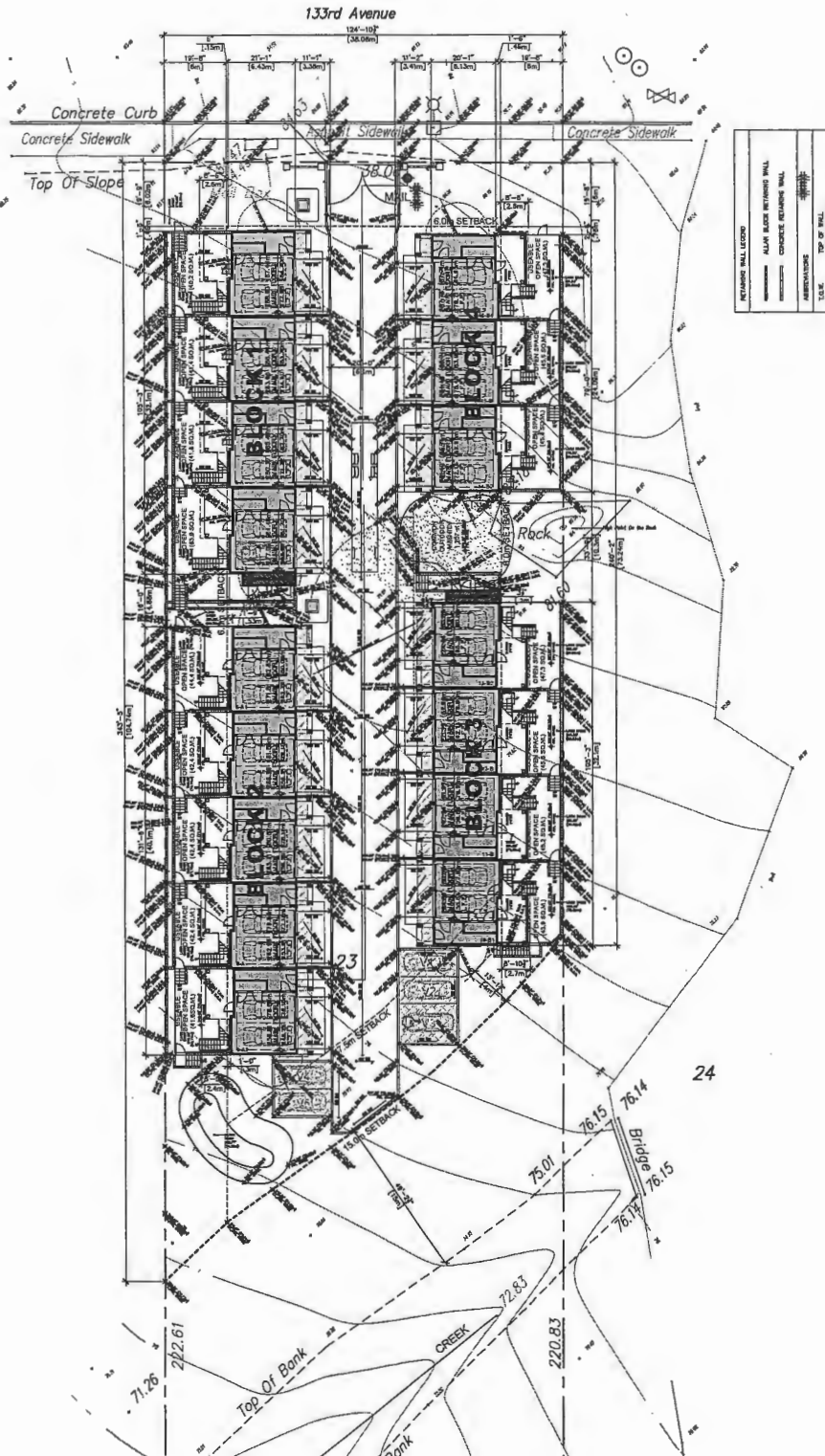


PROJECT
NORTH

DP 1.0

SITE PLAN

SCALE: 1:200



RETAINING WALL LEGEND
ALUM. BLADE RETAINING WALL
CONCRETE RETAINING WALL
ARMED/UNARMED
TOP OF WALL
BOTTOM OF WALL

Proposed Townhouse Development

23710 133 AVENUE

23710 133 AVENUE, WAREHOUSES, BLDG.

ATELIER PACIFIC ARCHITECTURE INC.
APRIL 23, 2012



PROFILED ARCHITECTURAL
ASPHALT SHINGLE
ROOFING: PABCO
FIBERGLASS SHINGLES
COLOUR: PEWTER GREY



GARAGE DOOR
NORTHWEST DOOR
SANDSTONE



PAINTED WOOD BRACKET,
IN BENJAMIN MOORE,
GRAHAM CRACKER 113



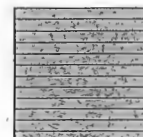
PAINTED WOOD FASCIAS,
TRIMS, RAILINGS AND
GARAGE:
BENJAMIN MOORE,
HC-70 VAN BUREN BROWN



ALUMINUM RWLs +
PROFILED GUTTERS
IN CHARCOAL



FIBER REINFORCED
CEMENT PAINTED
IN BENJAMIN MOORE,
PALE OAK OC-20



PROFILED FIBER
REINFORCED CEMENT
SIDING: PAINTED IN
BENJAMIN MOORE,
PLATINUM GREY HC-179



PAINTED/STAINED
FIBERGLASS ENTRY DOOR:
WOOD GRAIN, MISSION,
WITH GLAZED INSERT:
OAK TONE



CULTURED STONE: GREY
COBBLEFIELD

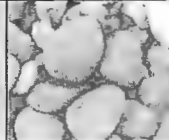
BEIGE VINYL WINDOW
FRAMES

23711 132 AVENUE

23711 132 AVENUE, MAPLE RIDGE, B.C.

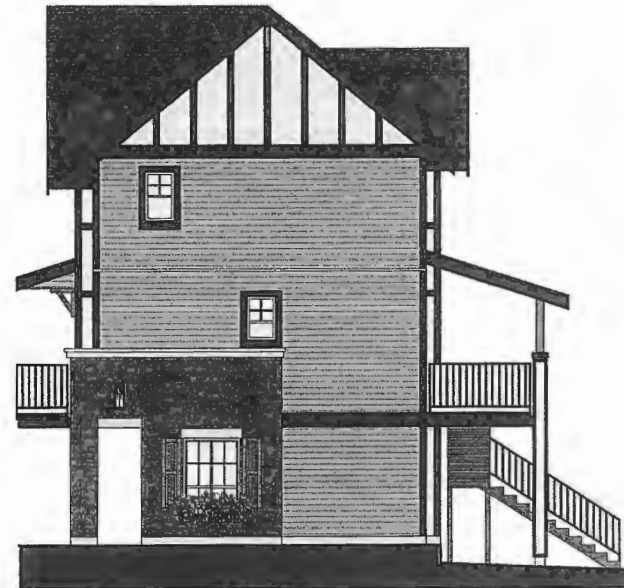
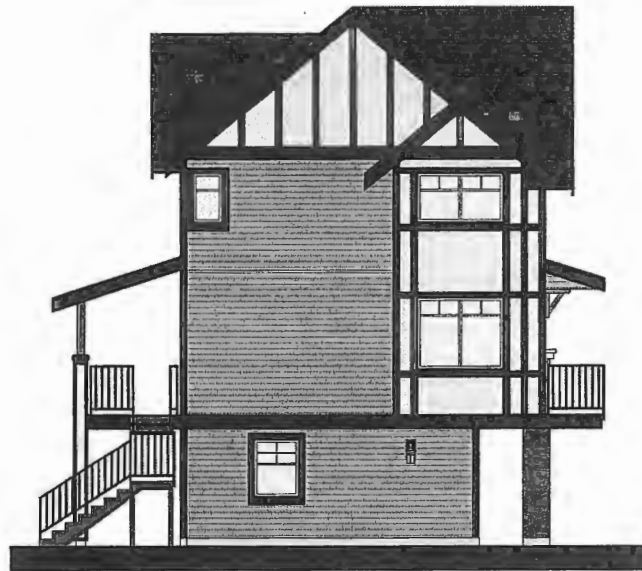
ATELIER PACIFIC ARCHITECTURE INC.
MAY 31, 2018

Proposed Townhouse Development



DP 0.11,
COLOUR ELEVATION &
MATERIALS

APPENDIX D



PROFILED ARCHITECTURAL
ASPHALT SHINGLE
ROOFING: PABCO
FIBERGLASS SHINGLES
COLOUR: PEWTER GREY



GARAGE DOOR
NORTHWEST DOOR
SANDSTONE



PAINTED WOOD BRACKET,
IN BENJAMIN MOORE,
GRAHAM CRACKER 113



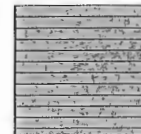
PAINTED WOOD FASCIAS,
TRIMS, RAILINGS AND
GARAGE:
BENJAMIN MOORE,
HC-70 VAN BUREN BROWN



ALUMINUM RWLS +
PROFILED GUTTERS
IN CHARCOAL



FIBER REINFORCED
CEMENT PAINTED
IN BENJAMIN MOORE,
PALE OAK OC-20



PROFILED FIBER
REINFORCED CEMENT
SIDING: PAINTED IN
BENJAMIN MOORE,
PLATINUM GREY HC-179



PAINTED/STAINED
FIBERGLASS ENTRY DOOR:
WOOD GRAIN, MISSION,
WITH GLAZED INSERT:
OAK TONE



CULTURED STONE: GREY
COBBLEFIELD



BEIGE VINYL WINDOW
FRAMES

23711 132 AVENUE

23711 132 AVENUE, MAPLE RIDGE, B.C.

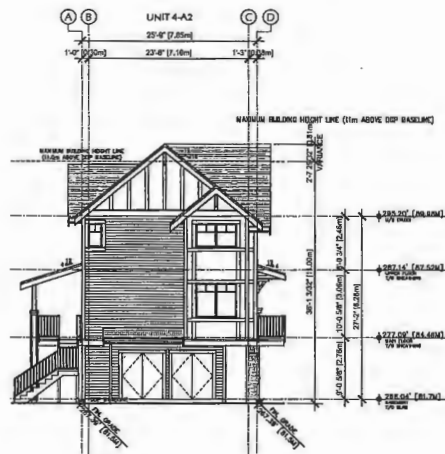
ATELIER PACIFIC ARCHITECTURE INC.
MAY 31, 2018

Proposed Townhouse Development



DP 0.11B

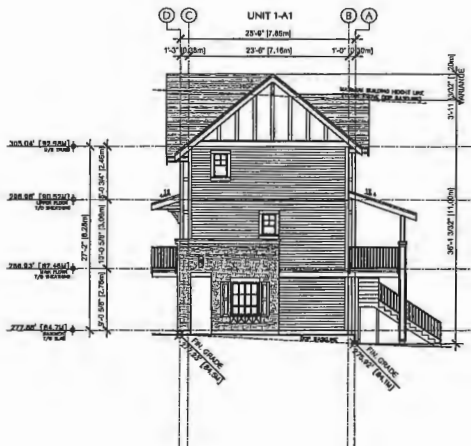
COLOUR ELEVATION &
MATERIALS



BLOCK 1
SIDE ELEVATION (UNIT 4-A2)
SCALE: 1:100



BLOCK 1
FRONT ELEVATION
SCALE: 1:100



BLOCK 1
SIDE ELEVATION (UNIT 1-A2)
SCALE: 1:100



BLOCK 1
REAR ELEVATION
SCALE: 1:100

MATERIALS LEGEND	
①	ASPHALT SHINGLE ROOFING
②	PAINTED WOOD FASCIES
③	ALUMINUM VIN. PROFILED METAL SHUTTER
④	PAINTED FIBER REINFORCED CEMENT HORIZONTAL LAP SIDING
⑤	PAINTED FIBER REINFORCED CEMENT VERTICAL SIDING AND BUTTER
⑥	PAINTED FIBER REINFORCED CEMENT PANELING
⑦	PAINTED FIBER REINFORCED CEMENT SIDING
⑧	PAINTED WOOD POSTE, BEAMS
⑨	COLORADO STONE VENEER
⑩	WHEEL, TREADS
⑪	PAINTED STAINED FIBERGLASS ENTRY DOOR
⑫	SECTIONAL GARAGE DOOR
⑬	SLIDING DOOR
⑭	REAR FIBERGLASS DOOR
⑮	PAINTED ALUMINUM RAILING / CORUSION

23711 132 AVENUE

Proposed Townhouse Development

23711 132 AVENUE, MAPLE RIDGE, B.C.

ATELIER PACIFIC ARCHITECTURE INC.
MAY 31, 2018

DP 3.1

BLOCK 1
ELEVATIONS
(A2-A-A1)

SCALE: 1:100



SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
SHRUBS					
Az	52	<i>Azalea japonica</i> 'Autumn Royal'	Japanese Azaleas; purple	3' pot	900mm O.C.
Ac1	18	<i>Azalea japonica</i> 'Hino White'	Japanese Azaleas; white	3' pot	900mm O.C.
Ac2	82	<i>Buxus morifolia</i> 'Winter Gem'	Winter Gem Boxwood	3' pot	600mm O.C.
Cs	13	<i>Comus arvensis</i>	Field Dogwood	4' pot	900mm O.C.
Pm	91	<i>Polystichum munsteri</i>	Swand Fern	2' pot	750mm O.C.
Rb	10	<i>Rhododendron 'Capitaneu'</i>	Hybrid Rhodo Capitaneu	3' pot	1500mm O.C.
Rs	23	<i>Ribes sanguineum</i> 'White Icicle'	Flowering Currant; White	3' pot	1200mm O.C.
Ss	91	<i>Sarcococca hookeriana</i> var. <i>humilis</i>	Dwarf Sweetgale	3' pot	600mm O.C.
Ts	43	<i>Taxodium 'Thunderbird'</i>	Evergreen Hickslary	3' pot	900mm O.C.
Y	113	<i>Taxus x media</i> 'Hicksii'	Yew	1.2m ft	750mm O.C.

PERENNIALS/GROUNDCOVERS/GRASSES					
Ar	9	<i>Arunco diosco</i>	Goatsbeard	#1 Pot	900mm O.C.
B	147	<i>Bergenia cordifolia</i> 'Breastgum White'	Bergenia	#1 Pot	800mm O.C.
G	53	<i>Galen clematis</i> 'Spirynhot White'	White Clematis; White	#1 Pot	450mm O.C.
G	227	<i>Geranum macrorrhizum</i>	Bilgroot Geranium	#1 Pot	450mm O.C.
H	38	<i>Heliconia Ivory Prince</i>	Ivory Prince Lancel Rose	#1 Pot	450mm O.C.
U	195	<i>Heuchera 'Sashay'</i>	Sashay Coral Bells	#1 Pot	450mm O.C.
S	35	<i>Scilla muscar</i>	Uch Trill	#1 Pot	300mm O.C.
P	363	<i>Pennisetum alopecuroides 'Nanah'</i>	Orner Fountain Grass	#1 Pot	450mm O.C.
P	18	<i>Portulaca lissocarpus 'SofiaMini'</i>	Soft Fossil Sunen	#1 Pot	250mm O.C.

3	TE	For Development Permit	Apr 23, 2018
4	PC	For Development Permit	May 18, 2017
3	MD5	Rev. as Per New Site Plan	May 11, 2017
2	MD5	Rev. as Per New Site Plan	March 23, 2017
1	DC	For Development Permit	June 27, 2016

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Location:
23711 - 132nd Avenue
Maple Ridge, BC

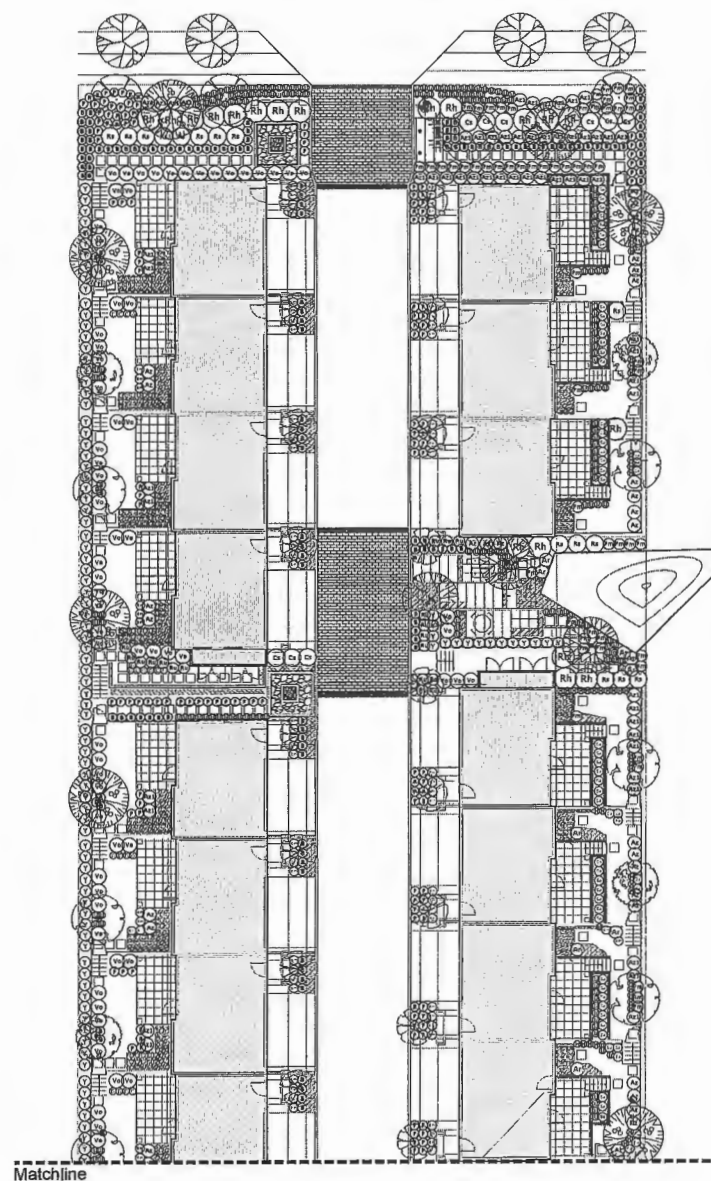
Scale:
1:150

CONTRACTOR SHALL PROTECT ALL DIMENSIONS ON THE WORKMAN-SHOWN TO THE EXISTING SURFACE PROJECTIONS AND DIMENSIONS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE DESIGNER AND MUST BE RETURNED TO THE CONTRACTOR OF THE WORK. ALL DIMENSIONS MUST BE RETURNED TO THE CONTRACTOR OF THE WORK. ALL DIMENSIONS MUST NOT BE USED FOR CONSTRUCTION WITHOUT THE DESIGNER'S PERMISSION.

Drawing #: 104

Drawing Title:
PLANTING PLAN

VDZ Project #:
DP2016-36

Drawing #: -04

This is a detailed black and white architectural site plan of a park. The plan shows a large building on the left, a winding path, a stream or river, and several large circular features. A dashed line indicates a specific area of interest.

1:150

107-A FIVEHOURS COMMENT PERMITTANCE PERIOD 16-18 27711 13300 STREETCROSSING 04 11 JANUO PLAM 0200

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Ministry of Transportation and Infrastructure Project 12452-0002 Highway 7
Corridor Improvements – Haney Bypass Intersection Improvements Project:
Contribution Agreement Approval

MEETING DATE: February 5, 2019
FILE NO: 11-5255-50-096
MEETING: COW

EXECUTIVE SUMMARY:

The approved Financial Plan includes funding for the replacement of the City's major sanitary sewer known as the south slope interceptor. This project increases the capacity of the sewer to accommodate growth and is to be phased over the next three years. The Ministry of Transportation and Infrastructure (MoTI) is now preparing to commence the construction of the first phase of improvements to the Haney Bypass that include capacity enhancements at the terminus intersections at 222 Street and Kanaka Way as well four-laning the Haney Bypass down the River Road access ramp, and a new signal at Callaghan Avenue.

The City has been planning the upgrade of the sanitary sewer forcemain from 225 Street, north on the Haney Bypass to Lougheed Highway and given the synergy with the planned roadworks it was agreed that MoTI would include the construction and administration of the sanitary sewer forcemain in the roads project. Coordination of the work benefits both parties in that the integration of the forcemain construction and the roadwork construction lessens the impacts of construction delays as well as recognizing cost savings through increasing the project scale.

The construction components and associated cost allocation elements need be finalized into a Contribution Agreement prior to commencing construction and now that MoTI has completed the tender process and recommended a contractor, the Contribution Agreement has now been finalized for ratification by Council.

In addition to the sanitary sewer forcemain the City identified other infrastructure needs that have been incorporated into the project including a multi-use path (MUP) on the north side of Lougheed Highway from 220 Street to 222 Street; local improvements for water distribution including new hydrants as well as the installation of fibre-optic conduit in support of the City's IT expansion plan. The MUP is funded by TransLink and the watermains and fibre optic ducting funded from existing capital funds identified in the Financial Plan.

MoTI closed the tender for the Haney Bypass improvements on January 9, 2019 and MoTI has indicated they intend to award the contract to Mainland Civil Site Services Inc. upon finalization and signing of the Contribution Agreement. Legal counsel has reviewed the Contribution Agreement and is satisfied that the City's interests are protected. The City's share of the works is up to a maximum of \$3,500,000.00 which includes a contingency for unforeseen items. It is anticipated that the works will be complete by the spring of 2020.

The purpose of this report is to seek Council approval to enter into the Contribution Agreement with MoTI for the improvements on the Haney Bypass.

RECOMMENDATION:

That the value of the Contribution Agreement titled: Project 12452-0002 Highway 7 Corridor Improvements – Haney Bypass Intersection Improvements Project be established up to a maximum of \$3,500,000.00 which includes a project contingency to address unforeseen site conditions; and

That the Corporate Officer be authorized to execute the Contribution Agreement.

DISCUSSION:

a) Background Context:

The approved Financial Plan includes funding for the replacement of the City's major sanitary sewer and needs to be replaced to accommodate growth. The Ministry of Transportation and Infrastructure (MoTI) is moving forward with the reconstruction of the Haney Bypass between the intersection of 222 Street and Lougheed Highway and Haney Bypass and 225 Street this spring. The City has coordinated with MoTI, the construction of the South Slope Forcemain which is in the same area so that both projects can be completed at the same time in a cost effective manner. Council approval is required for the City to enter into a Contribution Agreement with MoTI to fund the forcemain installation. Coordination of the work benefits both parties, as well the City is realizing cost savings on the forcemain installation.

With the Haney Bypass Project proceeding, the City evaluated other infrastructure needs and identified several other components for inclusion in the MoTI project such as a multi-use path, watermain extensions and extension of the City's fibre optic network in the area. TransLink has provided a grant of \$150,000.00 towards the construction the multi-use path. All other projected costs are being funded within existing budgets as identified in the Approved Financial Plan.

MoTI closed tenders for the Haney Bypass improvements on January 9, 2019 and MoTI will award the contract to Mainland Civil Site Services Inc. once the Contribution Agreement is signed by the City. Legal counsel has reviewed the Contribution Agreement and is satisfied that the City's interests are protected. The City's share of the works is \$3,500,000.00 that includes a contingency for unforeseen items.

b) Desired Outcome:

The desired outcome of this report is to obtain Council approval to enter into the Contribution Agreement for the portion of the City's work to proceed and establish funding for project contingencies.

c) Strategic Alignment:

The Corporate Strategic Plan provides direction to manage municipal infrastructure under various initiatives such as the Sanitary Master Plan, the Development Cost Charge (DCC) Bylaw and Smart Managed Growth. Increasing forcemain size and providing pump station upgrades to the 225 Street Pump Station is in line with the Corporate Strategic Plan.

d) Citizen/Customer Implications:

The design process included a public consultation process to obtain feedback from all stakeholders and to mitigate concerns, especially where the new alignment traverses through local streets.

e) **Interdepartmental Implications:**

Engineering and Operations staff were consulted during the preliminary and detailed design process to provide input for the design.

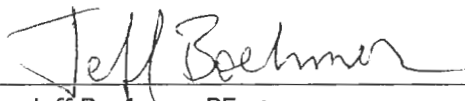
f) **Business Plan/Financial Implications:**

This Contribution Agreement will draw from several projects and different funding sources. Each element that is being allocated under this Contribution Agreement is within the approved budget. The element and projected costs with the appropriate Long Term Capital number (LTC #) are listed as follows:

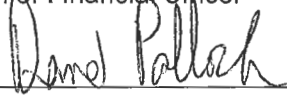
<u>Element</u>	<u>Projected Cost</u>	<u>LTC #</u>
Forcemain	\$ 2,624,251.56	LTC 002737
Multi-use Path	\$ 211,074.00	LTC 016021
Watermain	\$ 360,055.00	LTC 018085
Watermain Crossing	\$ 115,364.18	LTC 002190
Fiber Optic Network	\$ 189,255.15	LTC 017093
Total	\$ 3,500,000.00	

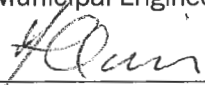
CONCLUSION:

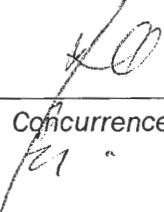
Council approval is required to enter into the Contribution Agreement for the portion of the City's work with the Ministry of Transportation and Infrastructure for up to a maximum of \$3,500,000.00 which includes and a project contingency to address unforeseen site conditions.


Prepared by: Jeff Boehmer, PEng.
Manager of Design & Construction


Financial: Trevor Thompson, BBA, CPA, CGA
Concurrence: Chief Financial Officer


Reviewed by: David Pollock, PEng.
Municipal Engineer


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


Concurrence: Paul Gill, BBA, CPA, CGA
Chief Administrative Officer

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Contract ITT-EN18-37: Downtown Enhancement – Lougheed Highway (224 Street to 226 Street) - Update

MEETING DATE: February 5, 2019
FILE NO: 11-5255-40-182
MEETING: COW

EXECUTIVE SUMMARY:

Since 2011, the City of Maple Ridge has undertaken a multi-phased road and streetscape improvement program in the Town Centre including Spirit Square and 224 Street, Lougheed Highway from 222 to 224 Street and from 226 to 228 Street as well as Selkirk Avenue between 225 and 226 Street. The current and final phase entails the upgrading of Lougheed Highway from 224 Street to 226 Street, along with improvements to 225 Street between Lougheed Highway and Selkirk Avenue.

The Downtown Enhancement of Lougheed Highway (224 Street to 226 Street) Project, as with other phases, provides a pedestrian-friendly streetscape that involves revitalization and beautification with roadworks, new concrete curbs, sidewalks, planted medians, street trees and irrigation, ornamental street lighting and traffic signal modifications.

Lougheed Highway between 222 Street and Kanaka Way is part of the TransLink Major Road Network (MRN) within Maple Ridge and the City receives annual Operating, Maintenance and Rehabilitation (OMR) funding to ensure that the MRN roads within the City are maintained at a satisfactory level of service. TransLink carries out regular pavement condition evaluations across the entire network to ascertain that municipalities are adequately maintaining MRN-designated roadways.

The contract required milling and paving the existing roadway; however when excavating utility trenches crossing the roadway on the south side, it was determined that weak organic materials underlay the road structure in localized areas that will likely compromise the lifespan of the pavement. The City engaged Braun Geotechnical Ltd. (Braun) to complete further geotechnical investigations to confirm the extents of the poor soils and provide an updated pavement recommendation. The investigation confirmed degradation in the eastbound pavement between 224 and 225 Street, and noted that the originally specified asphalt mill and pave treatment, while it would improve the roadway in the short term could require repaving in approximately 5 years. Removal of the organic materials and reconstruction of the roadway in this area would increase the pavement life up to 20 years before further remedial work would be required. Upon review, reconstruction of the roadway is the most cost-effective solution that complies with the mandate to ensure MRN roads receive adequate maintenance and perform at the expected level of service.

The estimated cost for the unforeseen subgrade repair and asphalt paving on Lougheed Highway is \$350,000.00. It is recommended that the funds required to address the deficient subgrade be sourced from TransLink's Major Road Network (MRN), Operation, Maintenance and Rehabilitation (OMR) funding that is designated for this type of rehabilitation and the contract with BA Blacktop Ltd. should be increased by \$350,000.00 to reflect the additional roadworks, for which Council approval is required.

RECOMMENDATION:

That the BA Blacktop Ltd. contract for ITT-EN18-37: Downtown Enhancements – Lougheed Highway (224 Street to 226 Street) be increased by \$350,000.00 to address the additional roadworks; and

That the funds be allocated from TransLink Major Road Network (MRN), Operation, Maintenance and Rehabilitation (OMR) funding.

DISCUSSION:

a) Background Context:

Since 2011, the City of Maple Ridge has undertaken a multi-phased road and streetscape improvement program in the Town Centre including Spirit Square and 224 Street, Lougheed Highway from 222 to 224 Street and from 226 to 228 Street as well as Selkirk Avenue between 225 and 226 Street. The current and final phase entails the upgrading of Lougheed Highway from 224 Street to 226 Street, along with improvements to 225 Street between Lougheed Highway and Selkirk Avenue.

The Downtown Enhancement of Lougheed Highway (224 Street to 226 Street) Project, as with other phases, provides a pedestrian-friendly streetscape that involves revitalization and beautification with roadworks, new concrete curbs, sidewalks, planted medians, street trees and irrigation, ornamental street lighting and traffic signal modifications.

The current contract with BA Blacktop Ltd. for the Downtown Enhancement Project (224 Street to 226 Street) includes funding for the purchase of street lights and property restorations approved in October 2018.

Lougheed Highway between 222 Street and Kanaka Way is part of the TransLink Major Road Network (MRN) within Maple Ridge and the City receives annual Operating, Maintenance and Rehabilitation (OMR) funding to ensure that the MRN roads within the City are maintained at a satisfactory level of service. TransLink carries out regular pavement condition evaluations across the entire network to ascertain that municipalities are adequately maintaining MRN-designated roadways.

The original construction contract required milling and paving the existing roadway; however when excavating utility trenches crossing the roadway on the south side it was determined that the road structure was underlaid with weak organic materials in localized areas that will compromise the lifespan of the pavement. The City engaged Braun Geotechnical Ltd. (Braun) to complete further geotechnical investigations to confirm the extents of the poor soils and provide an updated pavement recommendation. The investigation confirmed degradation in the eastbound pavement between 224 and 225 Street and noted that the originally specified asphalt mill and pave treatment, while it would improve the roadway in the short term could require repaving in approximately 5 years. Removal of the organic materials and reconstruction of the roadway in this area would increase the pavement life up to 20 years before further remedial work would be required.

Upon review, reconstruction of the roadway is the most cost-effective solution that complies with the mandate to ensure MRN roads receive adequate maintenance and perform at the expected level of service.

The estimated cost for the unforeseen subgrade repair and asphalt paving on Loughheed Highway is \$350,000.00. It is recommended that the funds required to address the deficient subgrade be sourced from TransLink's Major Road Network (MRN), Operation, Maintenance and Rehabilitation (OMR) funding that is designated for this type of rehabilitation and the contract with BA Blacktop should be increased by \$350,000.00 to reflect the additional roadworks, for which Council approval is required.

b) Business Plan/Financial Implications:

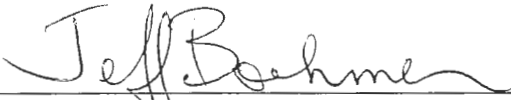
This project has a number of funding sources but the largest component is a Transportation & Infrastructure grant under the New Building Canada Fund (NBCF) – Small Communities Fund valued at \$2.3 million. The subgrade repair and asphalt replacement can be funded by allocating \$350,000.00 of annual MRN OMR funding to the overall project budget.

c) Citizen/Customer Implications:

Construction is currently in progress and extensive efforts are being made to minimize the impact to traffic, residents, and businesses. Loughheed Highway remains open to traffic throughout the construction although lane closures are required to expedite the timeline. A communication strategy is in place to ensure that business owners are kept well informed of daily and weekly construction activities. Weekly project update sheets are being hand distributed to all the business owners within the project limits, as well as posted on the City's project webpage.

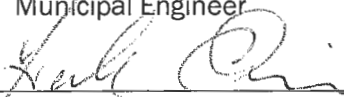
CONCLUSIONS:


The remediation of the pavement structure on Loughheed Highway between 225 Street and 226 Street is necessary to ensure that the pavement is maintained to an adequate level of service. It is recommended that Council approve the allocation of TransLink OMR funds to a maximum of \$350,000.00 and the existing contract with BA Blacktop Ltd. be increased by the same amount.


Prepared by: Jeff Boehmer, PEng.
Manager of Design & Construction


Financial: Trevor Thompson, BBA, CPA, CGA
Concurrence: Chief Financial Officer


Reviewed by: David Pollock, PEng.
Municipal Engineer


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


Concurrence: Paul Gill, BBA, CPA, CGA
Chief Administrative Officer

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Maple Ridge Economic Development Committee Amending Bylaw 7531-2019

MEETING DATE: February 5, 2019
FILE NO: DOC #2131250
MEETING: Committee of the Whole

EXECUTIVE SUMMARY:

The Economic Development Committee (EDC) is comprised of six (6) community members and one Council liaison and an alternate. The EDC generally performed well last year, with several achievements being realised, but the EDC was stretched due to the relatively small size of the Committee. This report recommends expanding the EDC community membership to eight (8) members and one Council liaison and alternate. The Amending Bylaw is attached for Council's consideration (see Appendix 1). This will provide for both continuity and renewal of the EDC going forward.

RECOMMENDATION:

That bylaw No. 7531-2019 be given first, second and third readings.

DISCUSSION:

a) Background Context:

The EDC advises staff and Council on strategic objectives that support economic development in general and the implementation of the OCP and other City plans and strategies, specifically to:

- ✓ Advise Council on matters related to strengthening our economy;
- ✓ Provide strategic input for consideration of Council;
- ✓ Contribute to an annual business plan and performance measures;
- ✓ Act as an ambassador profiling economic opportunities in Maple Ridge.

b) Desired Outcome:

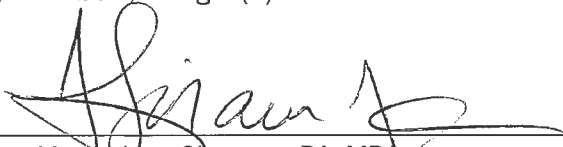
To amend the Economic Development Committee bylaw by increasing its membership from its current six (6) members to eight (8).

c) Alternatives:

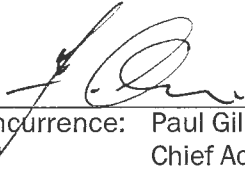
Council may wish to keep the Bylaw as it stands with six (6) community member appointed.

CONCLUSION:

The Economic Development Committee serves Council by providing advice and guidance in the area of Economic Development. In an effort to offer additional capacity and renewal of the EDC, it is proposed to amend the EDC bylaw and to increase this committee's membership from the current six (6) members, to eight (8) members.



Prepared by: Lino Siracusa, BA, MBA
Director of Economic Development and Civic Property



Concurrence: Paul Gill, BBA, CPA, CGA
Chief Administrative Officer

Attachments:

- (1) Amending Bylaw - Economic Development Committee

CITY OF MAPLE RIDGE

BYLAW NO. 7531-2019

A bylaw to amend the Maple Ridge Economic Development Committee Bylaw No. 7204-2016

WHEREAS, it is deemed expedient to amend the Maple Ridge Economic Development Committee Bylaw No. 7204-2016;

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

1. This bylaw may be cited as "Maple Ridge Economic Development Committee Amending Bylaw No.7531-2019".
2. Maple Ridge Economic Development Committee Bylaw No. 7204-2016 is hereby amended as follows:

Section 3. under COMMITTEE COMPOSITION be amended by changing the number of community members appointed by Council from six to eight

3. Maple Ridge Economic Committee Bylaw No. 7204-2016 is hereby amended accordingly.

READ a first time the day of , 2019

READ a second time the day of , 2019

READ a third time the day of , 2019

ADOPTED the day of , 2019

PRESIDING MEMBER

CORPORATE OFFICER

TO: His Worship Mayor Michael Morden
and Members of Council
MEETING DATE: February 5, 2019
FILE NO: 2140431
FROM: Chief Administrative Officer
MEETING: COW
SUBJECT: Emerald Pig Theatrical Society Licence to Occupy Agreement

EXECUTIVE SUMMARY:

Emerald Pig Theatrical Society (EPTS) has requested to exercise the option to renew contained in its 2015-2018 Licence-to-Occupy Agreement with the City for use of a detached garage space at Davidson's Pool House located at 23681 128 Crescent. The Society is a volunteer-run organization that provides valuable cultural programming and engagement in the community and the garage continues to be a much needed storage and workshop space for its programming uses. This arrangement has worked for many years, and staff recommend entering into a licence-to-occupy agreement with EPTS for a five-year term with an option to renew for one term of five (5) years.

RECOMMENDATION:

That the Corporate Officer be authorized to execute the Licence-to-Occupy Agreement with the Emerald Pig Theatrical Society for a five-year term ending on December 31, 2023, with an option to renew for one term of five (5) years.

DISCUSSION:

a) Background Context:

Founded by John Stuart and Sharon Malone in 2001, EPTS's purpose is to foster and encourage amateur theatre in Maple Ridge and Pitt Meadows. It is a volunteer-run organization in which members perform, produce, direct, build, staple, duct tape and sew for the love of live theatre. EPTS is very active in encouraging participation in theatre for all ages and experience levels. In addition to three staged productions per year, it also presents free performances in the summer through its Bard on the Bandstand events and participation in many local special events. The organization continues to provide quality, affordable artistic community programs including educational workshops, rehearsals, auditions and mentorships. EPTS has occupied the garage at Davidson's Pool House for many years, which supports its work to bring affordable and accessible cultural programming to the community.

b) Desired Outcome:

The desired outcome is to support EPTS in continuing to provide accessible arts programming that contributes towards a healthy, creative, engaged and inclusive community.

c) Strategic Alignment:

Encouraging citizens to develop their creative potential and sense of community through arts and culture aligns with the Corporate Strategic Plan, Parks, Recreation & Culture Master Plan, Culture Plan, Tourism Plan and other key planning documents.

d) Citizen/Customer Implications:

Authorizing the 2019-2023 licence-to-occupy agreement will support EPTS in continuing to provide positive recreational and cultural opportunities for residents.

e) Business Plan/Financial Implications:

It is recommended that EPTS continue to be provided access to the garage space to support their work in providing affordable and accessible artistic programming to the community. Maintenance of this City facility is accounted for in the Parks & Facilities Department operating budget.

CONCLUSION:

The Emerald Pig Theatrical Society continues to provide valuable community theatre programs and experiences. Authorizing the 2019-2023 licence-to-occupy agreement will help to sustain the growth of local community theatre, artistic excellence and pride of place.


Prepared by: **Yvonne Chui**
Manager of Arts & Community Connections


Reviewed by: **Danielle Pope**
Director of Recreation & Community Engagement


Approved by: **Kelly Swift, MBA**
General Manager Parks, Recreation & Culture


Concurrence: **Paul Gill, BBA, CPA, CGA**
Chief Administrative Officer

Attachments:

(A) Emerald Pig Theatrical Society Licence to Occupy Agreement

CITY OF MAPLE RIDGE

(hereinafter called the "City")

LICENCE-TO-OCCUPY

1. Subject to the following terms and conditions, a Licence-to-Occupy is hereby granted to:

EMERALD PIG THEATRICAL SOCIETY

Incorporation No. S-44084,
PO Box 91, Maple Ridge, British Columbia, V2X 7E9
(hereinafter called the "Licencee")

to occupy the detached garage located at 23681 128th Crescent, Maple Ridge, BC and legally described as: PID 005-137-071, LOT 44 SECTION 28 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN 53482, known as the Davidson's Pool Residence site, and shown outlined in heavy black ink on the sketch plan attached hereto as Schedule "A".

This Licence-to-Occupy commences the 5th day of February, 2019 and terminates on the 31st day of December, 2023 with an option to renew for one term of five (5) years.

2. The Licencee covenants and agrees with the City that it will:

- 2.1 during the entire term hereof, at its sole cost and expense, carry and provide the following insurance with an insurance company satisfactory to the City:
- (a) Commercial General Liability insurance against claims for personal injury, death or property damage occurring upon, in or about the Premises or the City's Lands or any portion thereof including personal liability, liability assumed by contract, Licencee's legal liability, and non-owned automobile liability. Such insurance will:
 - i. *have a limit of not less than \$5,000,000 in respect of any one occurrence;*
 - ii. *be primary insurance and will not call into contribution any other insurance available to the City, which means that the Licencee's insurance will cover any loss before the City's or other insurance; and*
 - iii. *provide for cross-liability and severability of interests, which means that the policy applies separately to each insured party;*
 - iv. *include a clause indicating the City of Maple Ridge as additional named insured;*

- (b) insurance upon the Licencee's property normally located within the Premises, and any property which is repaired at the Licencee's expense under this licence-to-occupy, including stock in trade, inventory, furniture, fittings, improvements, and Licencee's fixtures in an amount equal to the full replacement cost thereof, against at least the perils of fire, sprinkler leakage, theft, vandalism, riot, civil commotion, impact of aircraft, water damage, earthquake, flood, and any perils not mentioned above which are included in normal "all risks" coverage;
- (c) insurance against all explosion, rupture or failure of boilers, pressure vessels or equipment within or serving the Premises exclusively;
- (d) such other types of insurance as a prudent Licencee would obtain from time to time.

2.2 The Licencee will obtain all such insurance in at least those amounts set out in Section 2.1 as it relates to the liability insurance policies, and otherwise in those amounts a prudent owner of comparable space in a comparable building in the Greater Vancouver area would obtain and maintain from time to time. All such insurance policies will:

- (a) include the Licencee and the City with respect to the insurance policy specified in Section 2.1 (a) iv as named insureds;
- (b) contain a waiver of any right of subrogation or recourse by the Licencee's insurer against the City or its employees, agents, contractors, whether or not any loss is caused by the act, omission or negligence of the City or its employees, agents, contractors;
- (c) provide that the insurer will give the City 30 days' prior written notice of cancellation, material alteration or lapse of any policy; and
- (d) provide that such policies will not be invalidated with respect to the interest of the City by reason of any breach or violation of any warranties, representations, declarations, or conditions contained in the policies. The Licencee will affect all such policies with insurers and upon terms satisfactory to the City. The Licencee will give the City certified copies of its insurance policies evidencing all such insurance and its renewal. The Licencee will pay the premium for each policy. If the Licencee fails to obtain or maintain any such insurance, the City may do so as the Licencee's agent and at the Licencee's costs. The Licencee will review all its policies annually to ensure that they are up to date and will obtain and maintain such other insurance as required by the City from time to time.

2.3 to pay the City the prepaid rent for the Term of \$5.00 (the "Rent"), the receipt of which is hereby acknowledged by the City.

2.4 not use the garage building for any purposes other than as arts storage and workshop program use, unless approved in writing by the City;

- 2.5 not carry on, or do, or allow to be carried on, or do, any work, business, occupation, act or anything whatever which may become a nuisance or annoyance to the City or the neighbours and public;
- 2.6 not assign this Licence without the consent of the City;
- 2.7 indemnify and save harmless the City from and against any and all manner of actions or causes of action, damages, loss, costs or expenses which it may sustain, incur or be put to by reason of the occupation of the said lands by the Licencee;
- 2.8 permit representatives of the City to enter at all reasonable times and view the state of repair of the licenced building and land;
- 2.9 use the licenced building in an orderly manner and keep and maintain the same in a clean, sanitary and attractive condition at all times to the satisfaction and approval of the City's representative which includes removing garbage, recycling and snow/ice, keeping the premises in an orderly manner and complying with fire and safety practices;
- 2.10 to pay or cause to be paid any applicable Utility Costs (i.e. heat, water, light, electricity) used by the Licencee directly to the caretaker of Davidsons Pool Residence who is responsible for paying the appropriate Government Body or other utility, agency or company levying such charge at the time any such Utility Cost is due. The Licencee will contribute \$10.00 per month towards its basic use of hydro utilities (i.e. light) which will be assessed regularly to ensure fairness to the Licencee and caretaker. Licencee will monitor its use of hydro utilities for equipment (i.e. fans, power tools) and share the information from meter device readings with the caretaker to ensure fair compensation for equipment and any additional usage. Payment will be made directly to the caretaker at the end of each month or through any other arrangements that will be made between these two parties;
- 2.11 not permit liquor to be consumed on the said building and land unless a properly authorized Liquor Administration Branch temporary permit is first obtained for special functions;
- 2.12 not destroy, alter or build additions to the existing buildings, or to erect signs, fences or other fixtures on the existing buildings without the written consent of the City's representative;
- 2.13 in respect of the Licencee's activities on the premises, at its own cost and expense, comply with all applicable municipal, regional, provincial and federal legislative enactments, by-laws, regulations or orders from time to time in force relating to the City, the Licencee, the activities carried out on the premises or any part thereof relating to Hazardous Substances and the protection of the environment and shall immediately give written notice to the City of the occurrence of any event on the premises or the City's buildings and lands or any part thereof constituting an offence thereunder or be in breach thereof and shall not bring upon the premises, the City's buildings and lands, or any part thereof, or cause or suffer the bringing upon the premises or the City's buildings and lands or any part thereof, any Hazardous Substances.

The Licencee, at its own expense, will promptly remove the Hazardous Substances from the premises or the City's lands or any part thereof in a manner which conforms with all

applicable municipal, regional, provincial and federal legislative enactments, by-laws, regulations and orders governing the movement of the same;

2.14 abide by and comply with all lawful rules, regulations and bylaws of the City and other governing bodies in any manner affecting the said lands as a result of this Licence;

2.15 to maintain its status as a registered non-profit society for the performing arts in good standing with the Provincial Registrar of Companies.

GENERAL CONDITIONS

3. The City appoints Yvonne Chui, Manager of Arts & Community Connections as its representative for the purposes of communications between the City and the Licencee pursuant to this Licence-to-Occupy agreement.
4. This agreement may not be amended nor modified nor shall any of its terms and conditions be waived except by subsequent agreement in writing executed by both parties.
5. If there is any dispute between the parties to this licence agreement regarding matters relating to this licence-to-occupy, the parties must first attempt to resolve the dispute with the assistance of the City's representative within a reasonable time period. Either party will be given the opportunity to remedy the conflict or situation prior to notice being given to terminate the contract. If this attempt at resolution is unsuccessful the representative shall refer this matter to the Director of Parks and Facilities. All parties hereto agree to abide by whatever conflict resolution process it may institute, and to its eventual outcome.
6. The Licencee shall not have the responsibility nor the right to make major structural repairs. If such repairs are required the City may elect whether to carry them out or not and if it elects not to carry them out this Licence shall be deemed to be terminated.
7. It is understood and agreed that the City does not covenant with the Licencee herein for quiet enjoyment and should the Licencee be disturbed in the peaceful possession and enjoyment of the said property, there shall be no liability on the part of the City to the Licencee herein.
8. It is further understood and agreed that the Licencee shall not be liable to pay any real property taxes which it might otherwise be required by law to pay under the provisions of the *Community Charter* as an occupier of municipally-owned property.
9. The City shall not be responsible to the Licencee for any defect in or change of conditions affecting the existing building and land, nor for any damage or injury to the existing building and land, to the Licencee or employees of the Licencee, or to merchandise, goods, chattels, machinery or equipment contained therein howsoever caused.
10. The City's representative shall be permitted to exercise a reasonable amount of control over all activities on the said building and lands and may erect signs to the effect that it is a park or municipal property.
11. If the Licencee does not fully and promptly observe and perform all of the covenants, provisos and conditions in this Licence contained, whether positive or negative, or if the Licencee shall suffer or permit the licenced lands to be charged with any encumbrance, or in case the said land is vacant, unoccupied and unused by the Licencee for a period of three months, or is not, in the

opinion of the City being used properly for the benefit of the Licencee or is not being used or operated in a manner deemed by the said City to be satisfactory, the City shall, at its option, give notice in writing to the Licencee setting forth the reason or reasons for the notice.

12. If at any time after 14 days from the giving of the aforesaid notice to the Licencee, the reason for the giving of the notice still exists, or remains unabated, in the sole opinion of the City (whose decision shall be final and binding), the City may give 14 days written notice to the Licencee terminating the Licence and this Licence shall cease and determine and the Licence hereby created shall expire and be at an end notwithstanding anything to the contrary herein contained, and the City may re-enter and take possession of the licenced lands.
13. This Licence may be terminated at any time by the City by giving to the Licencee three (3) months notice in writing, either delivered to the Licencee or mailed addressed to the address given in paragraph 1, and thereupon, after the expiration of such period of notification, this Licence shall be determined and ended.

14. Notices

14.1 All notices, claims and communications required or permitted to be given shall be in writing and shall be sufficiently given if personally delivered to a responsible officer of the party hereto to whom it is addressed or mailed by prepaid post:

- (a) in the case of the City of Maple Ridge, to Yvonne Chui, Manager of Arts & Community Connections, City of Maple Ridge 11995 Haney Place, Maple Ridge, B.C. V2X 6A9;
- (b) in the case of the Licencee, to the President, Ryan Barnes, at the Society's registered office situated at PO Box 91, Maple Ridge, BC, V2X 7E9.

or at such other addresses as the parties may from time to time advise the other party hereto in writing. The date of receipt of any notice shall be deemed to be the date of delivery of such notice if served personally, or if mailed as aforesaid on the fifth (5th) day following the date of such mailing.

14.2 In the event of a disruption in postal service, the notice referred to in subsection 14.1 shall be hand delivered and it shall be considered to have been received on the date of such delivery.

15. This contract shall continue on a month to month basis with all terms and conditions attached until both parties enter a new agreement or until written notice or cancellation has been submitted and the appropriate notice period has lapsed.

IN WITNESS WHEREOF of the parties hereto have executed this contract as of the day and year first above written.

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

Corporate Officer

Date: _____

LICENCEE EMERALD PIG THEATRICAL SOCIETY by its authorized signatory:

Per: _____

Ryan Barnes, President

Date: _____

TO: His Worship Mayor Michael Morden
and Members of Council
MEETING DATE: February 5, 2019
FILE NO: 2140827
FROM: Chief Administrative Officer
MEETING: COW
SUBJECT: Maple Ridge Lapidary Club Lease Agreement

EXECUTIVE SUMMARY:

The City of Maple Ridge lease agreement with the Maple Ridge Lapidary Club for use of the facility at 23470 Fern Crescent expired on December 31, 2018. It is a two-story detached building next to Maple Ridge Park and adjacent to the Fern Crescent Artist in Residence studio. Since 2002, Club members use the facility to meet, exhibit rocks, gems and mineral collections, create artwork in stone, metal and glass, and provide workshops to other members and the public. This agreement between the Club and City has worked well for many years to support community engagement in the arts. As per the agreement both parties can choose to enter into a new agreement upon expiry of the lease and the Club has requested to execute a lease agreement for another term.

RECOMMENDATION:

That the Corporate Officer be authorized to execute a Lease Agreement with the Maple Ridge Lapidary Club for a five-year term ending on December 31, 2023.

DISCUSSION:

a) Background Context:

Since 1958, the Lapidary Club has been a family-oriented arts group with members of all ages who express their creativity through the lapidary arts discipline. The Club started as a special interest group which held meetings in private homes, basements and greenhouses. It later grew, becoming a registered non-profit society, and moved its operations into the old ice arena, and finally transitioned to its present location at 23470 Fern Crescent. The Club currently has over 100 members and celebrated its 60th anniversary in 2018. Across Canada the Club has a great reputation and is known to be one of the best lapidary clubs in the country with talented artisans.

Lapidary arts are an age-old art form dating back to the Stone Age. Today, lapidary artisans grind, polish, cut and carve stone, minerals, or gemstones into decorative items such as cabochons, sculptures and engraved gems. The Club is very active in organizing the annual Gem Show, and offers educational workshops including conducting regular classes at the ACT Arts Centre and the Lapidary Club site, and providing working studio space and display opportunities. The Club is seeking to collaborate more with the City and Arts Council to offer a wider array of programs and services. As an arts service partner, the Lapidary Club continues to provide quality, affordable programming to the community.

b) Desired Outcome:

The desired outcome is to maintain accessible and affordable options for community engagement in arts and culture.

c) Strategic Alignment:

It is recognized that encouraging residents to develop their creative potential and sense of community through arts and culture aligns with the Corporate Strategic Plan, Parks, Recreation & Culture Master Plan, Culture Plan, Tourism Plan and other key planning documents.

d) Citizen/Customer Implications:

The Lapidary Club's lease agreement will support the Club in continuing to encourage positive recreational and cultural opportunities for residents, and support the development of an engaged, vibrant, and livable community.

e) Business Plan/Financial Implications:

It is recommended that the Maple Ridge Lapidary Club continue to be provided with a lease for this building at 23470 Fern Crescent to support their work in providing affordable and accessible artistic programming to the community. The Club's responsibilities outlined in the agreement include the operation, maintenance, repair and renovation of the building. It should be noted, however, that capital infrastructure repairs may be required in the foreseeable future that may exceed the amount of funds the Club is reasonably able to fundraise. Given the age and general condition of the building, significant costs could arise relating to structural or geotechnical work, in which case staff will provide an update to Council with a recommendation prior to proceeding with any major capital work in this regard.

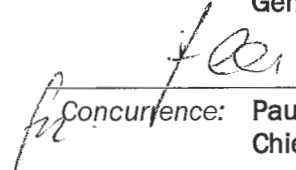
CONCLUSION:

The Maple Ridge Lapidary Club has offered valuable programs and service to the community, including the provision of much-needed studio space for artists of all ages. As the community grows, the City's agreement with the Club will continue to sustain the development of artistic excellence and vibrancy in Maple Ridge.


Prepared by: **Yvonne Chui**
Manager of Arts & Community Connections


Reviewed by: **Danielle Pope**
Director of Recreation & Community Engagement


Approved by: **Kelly Swift, MBA**
General Manager Parks, Recreation & Culture


Concurrence: **Paul Gill, BBA, CPA, CGA**
Chief Administrative Officer

Attachments: (A) 2019-2023 Lapidary Club Lease Agreement

Maple Ridge Lapidary Club Lease

THIS INDENTURE is made as of the 5th day of February, 2019, but is effective on the _____ day of _____, 2019. This LEASE dated as of this 5th day of February 2019.

IN PURSUANCE OF THE "LAND TRANSFER FORM ACT, PART 2"

BETWEEN:

THE CITY OF MAPLE RIDGE, a municipal corporation, having its place of business at 11995 Haney Place, Maple Ridge, British Columbia V2X 6A9

(Hereinafter called the "Landlord")

OF THE FIRST PART

AND:

MAPLE RIDGE LAPIDARY CLUB, Incorporation No. S30257, a Society duly incorporated under the laws of the Province of British Columbia, and having its registered office at 23750 Fern Crescent, Maple Ridge, British Columbia V4R 2S4

(Hereinafter called the "Tenant")

OF THE SECOND PART

WITNESSETH that in consideration of the rents, covenants, conditions, and agreements hereinafter respectively reserved and contained on the part of the Landlord and the Tenant to be respectively paid, kept, observed and performed the Landlord and the Tenant covenant and agree each with the other as follows:

1. Lease of Premises

The Landlord does hereby demise and lease unto the Tenant the entire building located at 23470 Fern Crescent which is situated in the City of Maple Ridge, British Columbia on lands legally described as:

PID 005-137-071

Lot 44, Section 28, Township 12, NWD, Plan 53482

(Hereinafter called the "Lands");

And as shown outlined in heavy black ink on the sketch plan attached hereto as Schedule "A" and labelled "detached building" (hereinafter called the "Premises"), for arts and craft workshop purposes.

TO HAVE AND TO HOLD from the Commencement Date of Term (as hereinafter defined) for the term (hereinafter called the "Term") five (5) years thence ensuing, terminating on December 31, 2024 with an option to renew for one term of five (5) years.

2. Definitions

For the purposes of this Lease:

- (a) "Additional Rent" means of sums, other than rent payable pursuant to Section 3, payable by the Tenant as determined in accordance with the provisions of this Lease;
- (b) "Commencement Date of Term" means the 5th day of February, 2019.

3. Rent

The Tenant shall pay the Landlord the prepaid rent for the Term of \$5.00 (the "Rent"), the receipt of which is hereby acknowledged by the Landlord.

4. Dispute Resolution

Where there is an unresolved dispute arising out of this Lease, the parties shall in good faith attempt to resolve the dispute and if the parties are unable to resolve the dispute within a 10-day period following notification from one party to the other of a dispute then the dispute shall be resolved by arbitration in accordance with the procedures under the *Commercial Arbitration Act* (British Columbia), or any successor legislation in effect from time to time.

5. Net Lease

Unless otherwise expressly stipulated herein to the contrary, it is the intention of this Lease that all expenses, costs, payments and outgoings incurred in respect of the Premises or for any other matter or thing affecting the Premises shall be borne by the Tenant, that the Rent herein shall be free of all abatements, withholding, reduction, release or discharge, set-offs or deductions of any kind or affected by any event, occurrence, circumstance or otherwise and despite any law or statute now or in the future to the contrary, and shall be absolutely net to the Landlord of real property taxes, charges, rates or assessments, expenses, costs, payments or outgoings of every nature arising from or related to the Premises and that the Tenant shall pay or cause to be paid all such taxes, charges, rates, assessments, expenses, costs, payments and outgoings. The Tenant will also pay its costs of carrying out its obligations under this Lease.

6. Entire Agreement

No verbal, written, express, or implied representations, warranties, guarantees, covenants or agreements of either the Landlord or the Tenant will survive the signing of this Lease unless they are set out in this Lease. This Lease may not be modified or amended except by an express written agreement, made after the Lease has been executed.

7. Landlord's Representative

The Landlord will designate a staff liaison from time to time to serve as the Landlord's Representative for the purposes of this Lease.

8. Tenant's Covenants

The Tenant covenants and agrees with the Landlord as follows:

- (a) to use the Premises in accordance with this Lease for the intended purposes as a site for the Tenant's lapidary arts and craft programs and activities including related workshops, presentations, community arts gatherings, and events and for no other purpose save and except that which may be approved by the Landlord from time to time. The Club will establish operating policies and procedures for its operations in line with its business plan in accordance with the Landlord's rules and regulations set out in Schedule "B", and for no other purposes whatsoever;
- (b) to provide lapidary arts and craft programs and services to the community which will be functioning primarily within the City of Maple Ridge's geographic area of jurisdiction, within the limits of available resources;
- (c) to maintain its status as a registered non-profit society in good standing with the Provincial Registrar of Companies;
- (d) to maintain an open membership, at reasonable costs which will ensure all citizens of Maple Ridge may become members of the society;
- (e) to provide the Landlord with advance notice and copies of all changes to the Society's Constitution or Bylaws;
- (f) to provide the Landlord with copies of the Society's financial statements in each year of the Term, as soon as such statements of the previous year have been approved by the Society's board of directors, understanding that the Landlord will have the option to conduct a financial audit at the Landlord's discretion;
- (g) to provide the Landlord with an annual report each year detailing the activities on the Premises during the previous calendar year and such report to be delivered no later than two weeks after the annual general meeting in each year which will be to the satisfaction of the Landlord;
- (h) to pay or cause to be paid all Utility Costs (e.g. heat, water, phone, internet, garbage and recycling), Tenant's Taxes, Goods and Services Tax and Social Services Tax and Operating Expenses directly to the Government Body or other utility, agency or company levying such charge at the time any such Utility Cost, Tax or Operating Expense is due or as the Landlord may direct, and provide the Landlord with proof of payment on demand. If the Tenant fails to pay such amounts, the Landlord may, but is not obliged to, pay such amount and the Tenant shall pay to the Landlord the amount of any such payment as Additional Rent;
- (i) to acknowledge and agree that it is solely responsible for the payment of all taxes including property taxes and assessments levied against the Premises during the Term and which may

hereafter be levied, imposed, rated, or assessed by any lawful authority relating to or in respect of the business or other activities carried on by the Tenant;

- (j) the Tenant may in each year apply to the Landlord for an exemption from taxation in accordance with the *Local Government Act* provisions in force from time to time, and may apply for financial assistance from the Landlord. However, the Tenant acknowledges that such grants and exemptions are within the sole discretion of the Landlord and cannot in any way be guaranteed or relied upon;
- (k) to heat the Premises as necessary to prevent damage from frost at the Tenant's expense;
- (l) not to display any sign of any kind anywhere outside the Premises, or within the Premises so as to be visible from the outside of the Premises, without first obtaining the approval of the Landlord as to design, size and location, such approval not to be unreasonably withheld;
- (m) to maximize the use of the Premises for the intended purposes ensuring that no request to use the Premises by another bona fide non-profit society or the Landlord is refused if the time and facilities are available for such use;
- (n) to observe and cause its employees, invitees and others over whom the Tenant can reasonably be expected to exercise control to observe the Rules and Regulations set out in Schedule "B", and such further and other rules and regulations of the Landlord, acting reasonably after consultation with the Tenant, and all such rules and regulations shall be deemed to be incorporated into and form part of this Lease;
- (o) to acknowledge that the Landlord has given no representations or warranties with respect to the Premises, including without limitation with respect to the suitability of the Premises for the Tenant's intended use and the condition of the Premises;
- (p) to have the power and capacity to enter into and carry out the obligations under this Lease and has undertaken all necessary corporate approvals to enter into and carry out this Lease.

9. Possession and Use of Premises

The Tenant will:

- (a) take occupancy of the Premises on the Commencement Date, and at the request of the Landlord, sign an acknowledgment as to the Commencement Date;
- (b) manage and operate the Premises for lapidary arts and craft programs and services use in accordance with the terms herein;
- (c) not allow anyone except for its employees, clients and other persons lawfully having business with the Tenant, or permitted sub-tenants, to use or occupy the Premises;
- (d) use the Premises only for use as a craft workshop and studio for lapidary programs and services;

- (e) not let the Premises remain vacant for more than five consecutive days;
- (f) not cause or permit any waste, damage, spoil, destruction, or injury to the Premises or to the surrounding Land;
- (g) not let the Premises become untidy or unsightly, and at the end of each day leave them in such condition that they are clean, sanitary and tidy, to a standard befitting public facilities used for a similar purpose;
- (h) not to cause, maintain or permit anything that may be or become a nuisance or annoyance in, on or from the Premises to the owners or occupiers of adjoining lands or to the public, including by the accumulation of rubbish, or unused personal property of any kind;
- (i) in respect of the Tenant's activities on the Premises, at its own cost and expense, comply with all applicable municipal, regional, provincial and federal legislative enactments, by-laws, regulations or orders from time to time in force relating to the Landlord, the Tenant, the activities carried out on the Premises or any part thereof relating to Hazardous Substances and the protection of the environment and shall immediately give written notice to the Landlord of the occurrence of any event on the Premises or the Landlord's Lands or any part thereof constituting an offence thereunder or be in breach thereof and shall not bring upon the Premises, the Landlord's Lands, or any part thereof, or cause or suffer the bringing upon the Premises or the Landlord's Lands or any part thereof, any Hazardous Substances and, if at any time, notwithstanding the foregoing covenants of the Tenant;
 - i. there are any Hazardous Substances upon the Premises or the Landlord's Lands or a part thereof as a result of the Tenant's use, occupation of or activities on the Premises;
 - ii. there is an occurrence of any event on the Premises or the Landlord's Lands or any part thereof arising from the Tenant's activities, operations, use or occupation of or on the Premises constituting an offence under or a breach of any applicable municipal, regional, provincial and federal legislative enactments, by-laws, regulations and orders from time to time in force relating to Hazardous Substances;

the Tenant shall, at its own expense:

- i. immediately give the Landlord notice to that effect and thereafter give the Landlord from time to time written notice of the extent and nature of the Tenant's compliance with the following provisions of this section;
- ii. promptly remove the Hazardous Substances from the Premises or the Landlord's Lands or any part thereof in a manner which conforms with all applicable municipal, regional, provincial and federal legislative enactments, by-laws, regulations and orders governing the movement of the same; and
- iii. if requested by the Landlord, obtain at the Tenant's cost and expense from an independent consultant designated or approved by the Landlord, verification of the complete and proper removal of the Hazardous Substances from the Premises or

the Landlord's Lands, or any part thereof or, if such is not the case, reporting as to the extent and nature of any failure to comply with the foregoing provisions of this section;

- (j) at the Tenant's own expense, remedy any damage to the Premises or to the Landlord's Lands where damage arises from the Tenant's activities, use, occupation or operation of or on the Premises;
- (k) if any Government Body having jurisdiction shall require the clean-up of any Hazardous Substances held, released, spilled, abandoned or placed upon the Premises or the Landlord's Lands or any part thereof or released into the environment from the Premises or the Landlord's Lands or any part thereof during the Term by the Tenant or arising from the Tenant's use and occupation of, and operations and activities on the Premises, then the Tenant shall, at its own expense, prepare all necessary studies, plans and proposals and submit the same for approval, provide all bonds and other security required by that Government Body having jurisdiction and carry out the work and shall keep the Landlord fully informed and provide to the Landlord full information with respect to proposed plans and comply with the Landlord's requirements with respect to such plans. The Tenant agrees that if the Landlord determines, in its sole discretion, that the Landlord, its property or its reputation is placed in any jeopardy by the requirement for any such work, the Landlord may itself undertake such work or any part thereof at the cost and expense of the Tenant;
- (l) provide authorizations to permit the Landlord to make enquiries from time to time of any Government Body with respect to the Tenant's compliance with any and all laws and regulations pertaining to the Tenant, the Tenant's activities on the Premises or the Landlord's Lands or any part thereof including without limitation all applicable municipal, regional, provincial and federal legislative enactments, by-laws, regulations and orders pertaining to Hazardous Substances and the protection of the environment; and the Tenant covenants and agrees that the Tenant will from time to time provide to the Landlord such written authorization as the Landlord may require in order to facilitate the obtaining of such information;
- (m) permit the Landlord at any time and from time to time to inspect the Tenant's property and equipment used by the Tenant upon the Premises or the Landlord's Lands or any part thereof and the Tenant's records relating thereto for the purpose of identifying the existence or absence of any Hazardous Substances and the Tenant shall assist the Landlord in so doing;
- (n) if the Tenant shall bring or create upon the Premises or the Landlord's Lands any Hazardous Substances or suffer the bringing or creation upon the Premises or the Landlord's Lands of any Hazardous Substances or if the Tenant shall cause there to be any Hazardous Substances upon the Premises or the Landlord's Lands, then, notwithstanding any rule of law or equity to the contrary such Hazardous Substances shall be and remain the sole and exclusive property of the Tenant and shall not become the property of the Landlord and notwithstanding the degree of affixation of the Hazardous Substances or the goods containing the Hazardous substances to the Premises or the Landlord's Lands and notwithstanding the expiry or earlier termination of this Lease;

- (o) the obligations of the Tenant in subsections 9(g), 9(h), 9(i), 9(j), 9(l), and 9(n) inclusive shall survive the end of the Term.

10. Complying with Laws

- (a) The Tenant covenants to obtain and maintain all required licences, permits and consents and shall competently and faithfully observe and comply with all laws, by-laws and lawful orders which touch and concern the Premises or the Landlord's Lands or any part thereof or the Tenant's activities within the Premises or the Landlord's Lands or any part thereof.
- (b) Without derogating from the generality of the foregoing, the Tenant covenants that, throughout the Term, the Tenant will comply and abide by all municipal, regional, provincial and federal legislative enactments, by-laws, regulations, orders and any municipal conversion guidelines which relate to the Premises, or to the equipment, maintenance, operation, occupation, or to the construction of the Premises and the making of any repairs, replacements, alterations, additions, changes, substitutions or improvements of or to the Premises or any part thereof.

11. Tenant's Quiet Enjoyment

If the Tenant duly and punctually pays the Rent and complies with its obligations, the Tenant will be entitled to peaceably possess and enjoy the Premises during the Term.

12. Additional Easements - Landlord's Lands

The Tenant acknowledges and agrees that the Landlord may grant or allow easements, statutory rights of way, licenses, or other agreements for access purposes or to provide for services and facilities in connection with the Landlord's Lands, and agrees that the Tenant's rights under this Lease shall be subject to any such easements, statutory rights of way, licenses, or other agreements and notwithstanding any terms of this Lease hereunder the Landlord may enter into such agreements and grant such rights.

13. Dispositions

13.1 Assigning and Sub-Letting

The Tenant will not assign this Lease or sub-let or part with possession of the whole or any part of the Premises for the whole or any part of the Term without the written consent of the Landlord, which consent shall be in the sole and unfettered discretion of the Landlord, provided that the Tenant may allow a portion or all of the Premises to be used and occupied under license to third parties from time to time for periods of time not exceeding seven (7) consecutive days.

13.2 Landlord's Assignment

The Tenant acknowledges and agrees that the Landlord may assign, sell, transfer, lease, mortgage, encumber or otherwise deal with its interest in the Premises or any portion thereof, or any interest of the Landlord therein, in every case without the consent of the

Tenant.

14. Repairs, Renovations, Damage

14.1 Tenant's Repairs and Maintenance

The Tenant will keep the Premises in a good and reasonable state of repair and maintenance as a prudent and reputable long term tenant. The Tenant will also keep the Premises in good and reasonable repair, reasonable wear and tear excepted. The Tenant will keep the Premises, its Leasehold Improvements and its fixtures in good repair and in a clean and safe condition, and shall be responsible for all equipment and facility operating, servicing and preventative maintenance, painting, snow removal and repairs, including without limitation all maintenance, replacement and repairs) to the structural, electrical, plumbing, heating, roofing, air conditioning, machinery, equipment, facilities and fixtures to a standard befitting public facilities used for a similar purpose, at the Tenant's sole expense.

If during the Term the Tenant defaults in its obligations to maintain the Premises and all Improvements, the Landlord may give written notice specifying the respect in which such maintenance is deficient, and the Tenant shall, within fifteen (15) days of such notice, remedy the default specified in the notice and where the Tenant has not commenced, or having commenced, is not diligently completing the remedying of such default or if the maintenance is not satisfactory to the Landlord, the Landlord may enter upon the Premises and perform such maintenance as is in the Landlord's opinion required, at the sole cost and expense of the Tenant, plus such additional charge as may then be applicable in accordance with the policies of the Landlord for administration and overhead, provided that nothing in this section requires the Landlord to perform any maintenance during the Term.

14.2 Inspection and Access

With 72 hours advance notice to the tenant, the Landlord's representatives may enter the Premises from time to time and at all reasonable times, and at any time during any emergency, to:

- (a) inspect or supervise repair, maintenance, or renovation;
- (b) do its own repairs, maintenance, or renovations; and
- (c) gain access to utilities and services (including under floor or overhead ducts and access panels).

14.3 Renovations

The Tenant will not modify, construct, install, or alter the Premises without the Landlord's prior written consent. When requesting that consent, the Tenant will give the Landlord a copy of reasonably detailed drawings and specifications for the proposed work and names of contractors and subcontractors who will perform such work. The Tenant will do such approved work at its sole cost and expense in a good and workmanlike manner, in accordance with the drawings and specifications the Landlord has approved, and in

accordance with the Landlord's reasonable requirements. The Tenant will use contractors and subcontractors to whom the Landlord has consented, except that the Tenant may use its own employees provided such employees carry out such construction, installation or alteration in accordance with all manufacturers or equipment suppliers requirements and industry standards and subject to the foregoing, the Landlord may designate the contractors, and subcontractors to be used for mechanical, structural, or electrical design and work. The Landlord's reasonable costs of providing consent, inspection, and supervision with respect to any such work are to be paid for by the Tenant as Additional Rent. Upon completing any work, the Tenant will deliver to the Landlord a full set of as-built drawings which the Landlord may keep.

14.4 Liens

In connection with all labour performed on, or materials supplied to the Premises or the Landlord's Lands, the Tenant shall comply with all the provisions of the *Builders Lien Act* (British Columbia) and other statutes from time to time applicable thereto (including any provision requiring or enabling the retention of portions of any sums payable by way of holdbacks) and, pursuant to the *Builders Lien Act* or such other statutes, shall post and keep posted and registered notices pursuant to the *Builders Lien Act* and in respect of the posted notices in at least two conspicuous places, on the Premises or the Landlord's Lands obvious to workmen, material men, contractors and subcontractors, from the date of commencement of any construction until the date that is 45 Days next following the date on which the architect certifies that the improvements to the Premises or the Landlord's Lands are substantially completed, stating that the Landlord will not be responsible for the improvements. Notwithstanding the foregoing, the Landlord reserves the right through the Term to enter upon the Premises at the Landlord's option for the purpose of posting and maintaining such notices. The Tenant and those claiming through the Tenant shall not remove, deface or obscure such notices.

14.5 Tenant to Discharge Lien

If and whenever any builders liens or other lien for work, labour, services or materials supplied to or for the Tenant or for the cost of which the Tenant may be in any way liable, or claims therefore shall arise or be filed, the Tenant shall within 15 days after receipt of notice thereof procure the discharge thereof, including any *certificate of pending litigation* registered in respect of any lien, by payment or giving security or in such other manner as may be required or permitted by law.

14.6 Tenant to Reimburse Landlord

The Tenant will reimburse the Landlord for all costs of the Landlord arising out of or in any way connected with section 14.1 or 14.3 or any builder's lien or other lien arising as a result of any activity of the Tenant under this Lease or on the Premises or the Landlord's Lands.

14.7 Tenant's Negligence and Liability

Notwithstanding section 14.1, if any part of the Premises or the Landlord's Lands, including utilities systems, needs repair or replacement by reason of the fault, omission or negligence

of the Tenant or its employees, contractors, invitees or licensees, the Tenant will be responsible for repair and restoration thereof at its own expense therefore and for any resulting or consequential injury, loss or damage whether or not such repair or replacement is covered by the Landlord.

14.8 Damage or Destruction

In the event of any substantial damage or destruction to the Premises, the Landlord may in its discretion, terminate this Lease without compensation to the Tenant.

15. Surrendering Premises and Removing Fixtures

15.1 Surrender

At the end of the Term or earlier termination of this Lease, the Tenant will surrender possession of the Premises and the Tenant's Leasehold Improvements to the Landlord, without compensation, in the condition in which the Tenant was obliged to keep them during the Term. The Tenant's Leasehold Improvements will remain the Landlord's property, except for those which the Tenant is obliged to remove under Section 15.2.

15.2 Removal of Fixtures

During the Term, the Tenant will not remove from the Premises its Leasehold Improvements, trade fixtures, furniture or equipment, except for furniture and equipment which, in the normal course of its business, is no longer needed or is being replaced by furniture or equipment of equal or better quality.

15.3 Survival

The Tenant's obligations in this Section 15 will survive the end of the Term.

16. Liability-Indemnification and Insurance

16.1 Limitation of Landlord's Liability

The Landlord will not be liable for any bodily injury or death of, or loss or damage to any property belonging to, the Tenant or its employees, contractors, invitees, or licensees or any other person in or about the Premises, the Landlord's Lands or any part thereof unless resulting from the Landlord's gross negligence, but in no event will the Landlord be liable for any damage caused by smoke, steam, water, ice, rain, snow, or fumes which may leak into, issue or flow from any part of the Premises, the Landlord's Lands or any part thereof or from the plumbing works, or from any other place, or caused by the condition or arrangement of any wiring. The Tenant shall not be entitled to any abatement of Rent in respect of any such loss, damage, injury, failure or interruption of service nor shall the same constitute an eviction.

16.2 Indemnification - General

The Tenant will release, indemnify, defend and save harmless the Landlord, its elected officials, officers, employees, agents and contractors from and against any and all losses, demands, builders liens, liabilities, damages, costs, expenses, indirect or consequential damages (including loss of profits and loss of use and damage arising out of delays), causes of actions, actions, claims, suits and judgments including all costs of defending or denying the same (including all legal fees on a solicitor and own client basis), which the Landlord may incur or suffer or be put to by reason of or in connection with or arising from the Tenant's activities on the Premises or the Landlord's Lands, this Lease or the use and occupation of the Premises or the Landlord's Lands, including without limitation:

- (a) any breach, violation or non-performance by the Tenant of any obligation contained in this Lease to be observed or performed by the Tenant;
- (b) any damage to the property of the Tenant, any sub-tenant, licensee, or any person claiming through or under the Tenant or any sub-tenant or licensee, or any of them, or damage to any other property howsoever occasioned by the condition, use, occupation, repair or maintenance of the Premises;
- (c) any injury to any person, including death, resulting at any time therefrom, occurring in or about the Premises or the Landlord's Lands;
- (d) any wrongful or unlawful act or neglect of the Tenant, its invitees and licensees, in and about the Premises or the Landlord's Lands;
- (e) the Premises or the Landlord's Lands or any portion thereof not being suitable for use by the Tenant;
- (f) any release or alleged release of any Hazardous Substances at or from the Premises for the Landlord's Lands arising or resulting from or in relation to any act or omission or of the use of occupation of the Premises by the Tenant or any person for whom in law the Tenant is responsible;
- (g) the need to take any remedial action and the taking of such action as a result of Hazardous Substances on the Premises or the Landlord's Lands or any portion thereof; or
- (h) any injury to any person (including death), property damage or other loss or damage including damage to property outside the Premises or the Landlord's Lands or any portion thereof, arising out of or in any way connected with the manufacture, storage, transportation, handling or discharge of Hazardous Substances on or from the Premises.

16.3 Survival of Indemnities

The obligations of the Tenant to indemnify the Landlord shall apply and continue notwithstanding the end of the Term, any termination of this Lease or breach of this Lease by

the Landlord, or negligence on the part of the Landlord, its elected officials, officers, servants, agents, employers, contractors and subcontractors anything in this Lease to the contrary notwithstanding.

16.4 Tenant's Insurance

The Tenant will obtain and maintain in good standing:

- (a) Commercial General Liability insurance against claims for personal injury, death or property damage occurring upon, in or about the Premises or the Landlord's Lands or any portion thereof including personal liability, liability assumed by contract, Tenant's legal liability, and non-owned automobile liability. Such insurance will:
 - (i) have a limit of not less than \$5,000,000 in respect of any one occurrence;
 - (ii) be primary insurance and will not call into contribution any other insurance available to the Landlord, which means that the Tenant's insurance will cover any loss before the Landlord's or other insurance; and
 - (iii) provide for cross-liability and severability of interests, which means that the policy applies separately to each insured party;
- (b) insurance upon the Tenant's property normally located within the Premises, and any property which is repaired at the Tenant's expense under this Lease, including stock in trade, inventory, furniture, fittings, Leasehold Improvements, and Tenant's fixtures in an amount equal to the full replacement cost thereof, against at least the perils of fire, sprinkler leakage, theft, vandalism, riot, civil commotion, impact of aircraft, water damage, earthquake, flood, and any perils not mentioned above which are included in normal "all risks" coverage;
- (c) insurance against all explosion, rupture or failure of boilers, pressure vessels or equipment within or serving the Premises exclusively;
- (d) such other types of insurance as a prudent tenant would obtain from time to time.

16.5 The Tenant will obtain all such insurance in at least those amounts set out in Section 16.4 (a) to (d) as it relates to the liability insurance policies, and otherwise in those amounts a prudent owner of comparable space in a comparable building in the Greater Vancouver area would obtain and maintain from time to time. All such insurance policies will:

- (a) include the Tenant and the Landlord (City of Maple Ridge) with respect to the insurance policy specified in Section 16.4(a) as named insured;
- (b) contain a waiver of any right of subrogation or recourse by the Tenant's insurer against the Landlord or its employees, agents, contractors, whether or not any loss is caused by the act, omission or negligence of the Landlord or its employees, agents, contractors;

- (c) provide that the insurer will give the Landlord 30 days' prior written notice of cancellation, material alteration or lapse of any policy; and
- (d) provide that such policies will not be invalidated with respect to the interest of the Landlord by reason of any breach or violation of any warranties, representations, declarations, or conditions contained in the policies. The Tenant will effect all such policies with insurers and upon terms satisfactory to the Landlord. The Tenant will give the Landlord certified copies of its insurance policies evidencing all such insurance and its renewal. The Tenant will pay the premium for each policy. If the Tenant fails to obtain or maintain any such insurance, the Landlord may do so as the Tenant's agent and at the Tenant's costs. The Tenant will review all its policies annually to ensure that they are up to date and will obtain and maintain such other insurance as required by the Landlord from time to time.

16.6 Landlord's Insurance

The Landlord will take out and maintain property insurance on the Premises in the amounts, for the perils and on the terms and conditions that it insures its other buildings and property.

2. PERFORMANCE OF TENANT'S COVENANTS, DEFAULT, BANKRUPTCY AND TERMINATION

17.1 Landlord May Perform Covenants

If the Tenant defaults in complying with any of its obligations under this Lease, the Landlord, in addition to its other rights and remedies under this Lease or at law or at equity, may remedy or attempt to remedy any such default and for such purpose may enter the Premises. No such entry will be deemed to be a re-entry or trespass. The Tenant will promptly pay the Landlord on demand for the Landlord's costs, charges and expenses of so remedying or attempting to remedy together with any interest thereon. Except for the Landlord's intentional acts or negligence, the Landlord will not be liable to the Tenant for any act or omission in so remedying or attempting to remedy. No notice of the Landlord's intention to perform such covenant need be given to the Tenant except if and to the extent any provision of this Lease expressly requires that notice be given in the circumstances.

17.2 Right of Re-Entry on Default or Termination

- (a) If and whenever:
 - (i) the Tenant fails to pay any Rent after it is due and after five Days' notice of late Rent from the Landlord; or
 - (ii) the Tenant defaults in observing or performing any of its obligations and fails to cure that default within 30 days after the Landlord gives the Tenant notice specifying the nature of the default, or no time for cure in the event of emergency circumstances, or where the Tenant has failed to keep in force the required insurance, or where the default is not curable;
 - (iii) the Tenant ceases to be or operate as a not-for-profit entity;

- (iv) this Lease is terminated under any provision hereof;
- (v) the Landlord has become entitled to terminate this Lease; or
- (vi) the Tenant abandons the Premises or any part thereof,

then, in each and every such case, it shall be lawful for the Landlord at any time thereafter without notice or demand, with or without process of law and by forced entry if necessary, to enter into and upon the Premises or any part thereof in the name of the whole, and to terminate this Lease to repossess the Premises and enjoy as of its former estate, despite anything in this Lease to the contrary. If the Landlord terminates this Lease pursuant to this Section 17.2 or otherwise as a result of default of the Tenant, the Tenant shall be liable to the Landlord for the amounts payable pursuant to Section 17.10.

- (b) Any party may terminate this Agreement upon giving 180 days notice in writing to all parties of its intention to do so, at the address or addresses of the parties first above set out or at such address or addresses as the parties may advise each other in writing from time to time. At the end of the notice period, the Tenant shall immediately cease all use and occupation of the Premises and shall vacate and deliver up possession of the Premises and the Landlord may forthwith re-enter the Premises and repossess and enjoy the same. The Tenant may terminate the lease with 180 days notice or in the event that the Premises be deemed structurally, mechanically or otherwise unfit for occupation, the Tenant may terminate upon 48 hours notice.

17.3 Termination and Re-Entry

If the Landlord is entitled to re-enter the Premises under this Lease or at law or at equity, the Landlord, in addition to its other rights and remedies, may terminate this Lease forthwith by leaving notice of such termination in the Premises.

17.4 Re-Letting

If the Landlord is entitled to re-enter the Premises under this Lease or at law or at equity, the Tenant shall immediately vacate and surrender the Premises and all rights of the Tenant under this Lease to the Landlord and the Landlord, in addition to its other rights and remedies, may enter the Premises, as the Tenant's agent, and re-let them and receive the rent from that re-letting, and, as the Tenant's agent, take possession of any personal property in the Premises, or any place to which it has been removed, and sell it at public or private sale without notice to the Tenant, and the Landlord shall retain the proceeds and any basic rent or additional rent received from the re-letting, without prejudice to any amounts due and owing by the Tenant hereunder, all on whatever terms the Landlord may deem appropriate.

17.5 Method and Waiver on Re-Entry

If the Landlord re-enters the Premises then, in addition to its other rights and remedies, it

may expel the Tenant and those claiming through or under the Tenant, remove any property in the Premises, and force or change the locks, without being guilty of trespass. The Tenant waives and renounces the benefit of any present or future law requiring the Landlord to serve notice or begin legal action in order to re-enter.

17.6 Bankruptcy or Insolvency

If the Term shall at any time be seized or taken in execution by any creditor of the Tenant, or if the Tenant shall make a general assignment for the benefit of creditors, or if it is dissolved, cancelled or wound up under the *Society Act* (British Columbia), or if it is struck from the register of societies by the British Columbia Corporate Registry, or be adjudicated a bankrupt or insolvent, or shall consent to the institution of bankruptcy or insolvency proceedings against it, or shall file an application or petition or answer or consent, seeking re-organization or re-adjustment of the Tenant under the *Bankruptcy and Insolvency Act* or any law of Canada or any province thereof relating to bankruptcy or insolvency, or shall consent to the filing of any such application or petition, or shall consent to the appointment of a receiver, or if the Tenant or its officials or officers shall pass any resolution authorizing the dissolution or winding-up of the Tenant, or if a receiver, interim receiver, trustee or liquidator of all or any part of the property of the Tenant shall be appointed or applied for by the Tenant, or if a judgment, decree or order shall be entered by a court of competent jurisdiction adjudging the Tenant as bankrupt or insolvent or subject to the provisions of the *Bankruptcy and Insolvency Act* or determining the proceedings for reorganization, arrangement, adjustment, composition, liquidation, dissolution or winding-up or any similar relief under the *Bankruptcy and Insolvency Act* or any law of Canada or any province thereof relating to bankruptcy or insolvency have been properly instituted, then this Lease shall at the option of the Landlord immediately become terminated.

17.7 Distress

The Tenant waives and renounces the benefit of any present or future law taking away or limiting the Landlord's right of distress, and agrees that none of the Tenant's personal property will be exempt from levy by distress for Rent in arrears.

17.8 Cumulative Remedies

The remedies of the Landlord specified in this Lease are cumulative and are in addition to any remedies of the Landlord at law or equity. No remedy shall be deemed to be exclusive, and the Landlord may from time to time have recourse to one or more or all of the available remedies specified herein or at law or equity. In addition to any other remedies provided in this Lease, the Landlord shall be entitled to restrain by injunction any violation or attempted or threatened violation by the Tenant of any of the covenants or agreements hereof.

17.9 Waiver and Condoning

The failure of the Landlord to insist upon the strict performance of any covenant or agreement of this Lease shall not waive such covenant or agreement, and the waiver by the Landlord of any breach of any covenant or agreement of this Lease shall not waive such covenant or agreement in respect of any other breach. The receipt and acceptance by the

Landlord of Rent or other monies due hereunder with knowledge of any breach of any covenant or agreement by the Tenant shall not waive such breach. No waiver by the Landlord shall be effective unless made in writing.

17.10 Legal Fees

If the Landlord exercises any of its rights or remedies as a result of the default, the Tenant will pay the Landlord's reasonable costs and out-of-pocket expenses of so exercising, including complete legal costs.

3. GENERAL PROVISIONS

18.1 Events of Delay

If either the Landlord or the Tenant is unable to provide any service, utility, work, or repair by reason of an Event of Delay not the fault of the party delayed, the time for performing the obligation shall be extended by that period of time which is equal to length of the delay, but this shall not operate to excuse the Tenant or the Landlord from the prompt payment of any amount required under the Lease. The Landlord or the Tenant, as the case may be, will use all reasonable efforts to overcome any such Event of Delay. Neither the Landlord nor the Tenant will be entitled to compensation for any inconvenience, nuisance, or discomfort caused by such an Event of Delay, or to cancel this Lease.

18.2 Overholding

This Lease will terminate at the end of the Term without notice or demand. If the Tenant stays in the Premises after the end of the Term without objection by the Landlord and without a further written agreement with the Landlord, such holding over will not constitute a renewal of this Lease. In such case, the Landlord, at its option, may elect to treat the Tenant as one who has not vacated at the end of the Term and to exercise all its remedies in that situation, or may elect to construe such holding over as a tenancy from month to month subject to all the terms of this Lease, except:

- (a) for Term;
- (b) basic rent which will be equal to two times the Basic Rent payable in advance in monthly installments on the first day of each month; and
- (c) that there will be no inducements or allowances, renewal rights, rent abatements, rights of refusal, rights to additional space or other like concessions or rights.

This provision shall not authorize the Tenant to overhold where the Landlord has objected.

18.3 Exhibiting Premises

The Landlord, during normal business hours, may exhibit the Premises to prospective tenants during the last six (6) months of the Term and, at all reasonable times, to the Landlord's prospective purchasers and lenders, but, in doing, will disturb the Tenant as little

as possible.

18.4 Subordination

This Lease and the Tenant's rights will be subordinated and postponed to all mortgages and other financial charges which now or hereafter charge the Premises, and to all renewals, modifications, consolidations, replacements, or extensions of same, notwithstanding the respective dates of execution or registration. The Tenant, at the Landlord's cost, will execute any instrument confirming such subordination and postponement.

18.5 Certificates

The Landlord and the Tenant agree that at any time and from time to time upon not less than thirty (30) days prior request by the other party, each will execute, acknowledge and deliver to the other a statement in writing certifying:

- (a) that this Lease is unmodified and in full force and effect or if there have been modifications that the same are in full force and effect as modified and identifying the modifications;
- (b) the dates to which the Rent and other charges have been paid and the request shall specify the charges in respect of which such information is required;
- (c) that, so far as the maker of the statement knows, without having conducted any searches or made any particular enquiries, the party who requests the statement is not in default under any provisions of this Lease; or, if in default, the particulars thereof; and
- (d) any other reasonable information which is requested.

18.6 Attornment

If any person shall through the Landlord succeed to the rights of the Landlord under this Lease or to ownership of the Premises, whether through possession or foreclosure or the delivery of a transfer of the Premises then, upon the request of the party succeeding to the Landlord's rights hereunder, the Tenant shall attorn to and recognize the Landlord's mortgagee or other party as the landlord of the Tenant under this Lease, and shall promptly execute and deliver any instrument that such party may reasonably request to evidence the attornment. In the event of any other transfer of the interest of the Landlord hereunder, upon the written request of the transferee and the Landlord, the Tenant shall attorn to and recognize the transferee as the landlord of the Tenant under this Lease and shall promptly execute and deliver any instrument that the transferee and Landlord may reasonably request to evidence the attornment provided that the transferee agrees with the Tenant to become the landlord hereunder and to assume the obligations of the Landlord hereunder that are to be performed after the transfer.

18.7 Notices

Any notice, request, or demand required or permitted to be given must be in writing and will be sufficiently given if personally served or mailed by prepaid registered post as follows:

- (a) to the Landlord:
City of Maple Ridge
11995 Haney Place
Maple Ridge, British Columbia V2X 6A9
Attention: Manager of Arts & Community Connections
- (b) to the Tenant:
The Maple Ridge Lapidary Club
P.O. Box 142
Maple Ridge, British Columbia V2X 7E9
Attention: The President

Any notice, request, or demand will be presumed, if mailed, to have been received five (5) business days after the day on which it is mailed, if delivered, upon receipt, except that if, between the time of mailing and actual receipt, there is an actual or reasonable, anticipated mail strike, slowdown, or labour dispute which might affect delivery, the notice will be effective only if actually delivered. Either the Landlord or Tenant will give notice to the other changing its address for service.

18.8 Time of Essence

Time will be of the essence of this Lease, save as herein otherwise provided.

18.9 Registration

This Lease must not be registered in the Land Title Office.

18.10 Liability

If two or more persons, corporations, partnerships, or other business associations execute this Lease as Tenant the liability of each to observe or perform the Tenant's obligations will be deemed to be joint and several. If the Tenant or covenantor, as the case may be, named in this Lease is a partnership or other business association, the members of which by law are subject to personal liability, the liability of each such member will be deemed to be joint and several. The Tenant will cause the Tenant's employees, invitees, licensees, and other persons over whom the Tenant may reasonably be expected to exercise control to comply with the Tenant's obligations under this Lease, and any failure to comply will be deemed to be a default by the Tenant. The Tenant will be liable to the Landlord for the negligent or willful acts or omissions or any such employees, invitees, licensees, or other persons over whom the Tenant may reasonably be expected to exercise control.

18.11 Binding Effect

It is further agreed and declared by the Landlord and the Tenant that this Lease shall extend to, be binding upon and enure to the benefit of the Landlord and the Tenant and each of their successors and permitted assigns.

IN WITNESS WHEREOF the parties hereto have duly executed this Lease on the dates set out below.

THE CORPORATE SEAL OF THE LANDLORD
was hereunto affixed in the presence of:

Corporate Officer

Date: _____

THE CORPORATE SEAL OF THE TENANT
was hereunto affixed
in the presence of:

Signature

Name & Title

Signature

Name & Title

Date: _____



SCHEDULE "B"RULES AND REGULATIONS

The Tenant shall observe the following Rules and Regulations (as amended, modified or supplemented from time to time by the Landlord after consultation with the Tenant and acting reasonably as provided in the Lease):

1. The Tenant shall not use or permit the use of the Premises in such manner as to create any objectionable noises or fumes.
2. The Tenant shall not abuse, misuse or damage the Premises or any of the improvements or facilities therein, and in particular shall not deposit rubbish in any plumbing apparatus or use it for other than purposes for which it is intended.
3. The Tenant shall not permit access to main header ducts, janitors and electrical closets and other necessary means of access to mechanical, electrical and other facilities to be obstructed by the placement of furniture or otherwise. The Tenant shall not place any additional locks or other security devices upon any doors of the Premises without immediately notifying the Landlord and subject to any conditions imposed by the Landlord for the maintenance of necessary access.
4. The foregoing Rules and Regulations, as from time to time amended, may be waived in whole or in part with respect to the Premises without waiving them as to future application to the Premises, and the imposition of such Rules and Regulations shall not create or imply any obligation of the Landlord to enforce them or create any liability of the Landlord for their non-enforcement.

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: South Albion Neighbourhood Park Contribution

MEETING DATE: February 5, 2019
FILE NO: 2135121
MEETING: COW

EXECUTIVE SUMMARY:

Since early 2016, the City of Maple Ridge has been working closely with School District No. 42 (SD42) on the development of a joint neighbourhood park and school site at 24093 – 104 Avenue, which when complete will contain the cəsqənele Elementary School, a neighbourhood park and the Albion Community Centre. As part of this joint park/school development, the City has set aside funds towards the construction of a playground, sports court, pathways and sports field which are amenities that would typically be provided in a neighbourhood park. In this case, the School District will construct these amenities in conjunction with the school development project. Construction and operating agreements will be presented for Council's endorsement prior to the school's opening.

RECOMMENDATION:

That the City of Maple Ridge's funding contribution of \$578,000 for the South Albion area neighbourhood park amenities be released to School District No. 42 towards the construction of a playground, sports court, pathways and sports field at 24093 – 104 Avenue.

DISCUSSION:

a) Background Context:

Several years ago, the City and SD42 acquired lands for a joint park/school site on 104 Avenue in alignment the City's Official Community Plan. In 2018, additional lands were purchased adjacent to the site to accommodate a larger capacity school and a community centre. City and SD42 staff have been working closely on the proposed facilities design and the joint site development plan. The elementary school and neighbourhood park project has advanced through detailed design to construction, and is scheduled to open for the 2019/2020 school year.

SD42 is overseeing the construction management for both the school and park amenities in order to obtain best pricing, provide coordinated construction activities and joint project completion. Construction and operating agreements for the park amenities and shared parking will be presented for Council's endorsement prior to the school's opening.

b) Desired Outcome:

The desired outcome is that SD42 be enabled to deliver the South Albion park amenities on behalf of the City in a timely and efficient manner to coincide with the opening of the cəsqənele Elementary School.

c) Strategic Alignment:

This joint park/school project is consistent with the 2010 Parks, Recreation & Culture Master Plan and the Master Agreement between the School District and the City for the joint use of public facilities and coordination of services.

d) Citizen/Customer Implications:

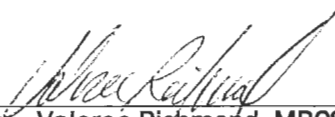
South Albion area residents will benefit from the ability to access this new park amenity within close walking distance and Cēsqueñeñe Elementary School students will benefit from having these amenities in place when the school opens in the 2019/2020 school year.

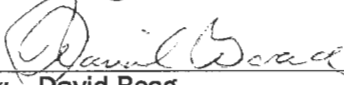
e) Business Plan/Financial Implications:

Funding for the City's contribution for the proposed park amenities identified as 'South Albion Park Development' (LTC017129) in the amount of \$585,600 is contained in the adopted 2019 Financial Plan with the majority of this funding provided through Development Cost Charges. A small portion of this funding has been utilized for the land subdivision costs, with remaining funds in the amount of \$578,000 to be used to develop the neighbourhood park amenities.

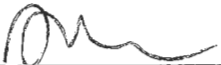
CONCLUSION:

Construction of Cēsqueñeñe Elementary School is advancing on schedule for the anticipated opening in the 2019/2020 school year. It is recommended that the City's contribution of \$578,000 for the neighbourhood park amenities be released to SD42 in order for the work to be completed in tandem with the school project.


Prepared by: **Valoree Richmond, MBCSLA**
Manager of Parks Planning & Development


Reviewed by: **David Boag**
Director of Parks & Facilities


Reviewed by: **Trevor Thompson, BBA, CPA, CGA**
Chief Financial Officer


Approved by: **Kelly Swift, MBA**
General Manager Parks, Recreation & Culture


Concurrence: **Paul Gill, BBA, CPA, CGA**
Chief Administrative Officer

1200 *Staff Reports*

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Community Safety Plan- Process

MEETING DATE: February 12, 2019
LF NO: 2153978
MEETING: Council

EXECUTIVE SUMMARY:

Community safety has been identified by Council as a key strategic priority. Specifically, Council has expressed a desire to consolidate community-wide efforts into a holistic and multi-disciplinary Community Safety Plan.

Current best-practice in community safety focuses on a risk-based approach with input from the public, community organizations, government, and social development stakeholders. This is best achieved through a facilitated process with stakeholders and contributing partners. The plan addresses proactive strategies to mitigate the risks faced by the community's vulnerable populations. This process leverages existing community resources and social assets to build on current efforts.

Staff recommend that community organizations and government stakeholders, along with the public, be convened to pool their resources and expertise over a series of guided meetings with the goal of developing a multi-disciplinary Community Safety Plan.

RECOMMENDATION:

That the process for developing a Community Safety Plan as outlined in the staff report dated February 12, 2019 be endorsed; and further

That \$40,000 be funded from the Police Services Reserve for developing a Community Safety Plan.

DISCUSSION:

a) Background Context:

While the City has operated with safety-focused departmental plans, such as RCMP and Fire master plans, we have never had a comprehensive safety plan that recognizes the range of service providers involved in safety. Over the course of time, both the community and trends in public safety have changed significantly. Therefore, it is recognized that adopting a multi-disciplinary approach to community safety would create greater synergies between the efforts of different sectors, disciplines, and levels of government.

A holistic safety plan will establish the necessary partnerships and programs that ensure social supports are readily available to those in need and community pride is fostered through a vibrant downtown. It is important for citizens and businesses to feel safe within their community.

Best-practice

Over the past decade community safety planning has evolved into a holistic and multi-disciplinary framework that considers the implications of human well-being in addition to formal regulatory structures, such as policing and judicial processes. Within the discipline, one of the most influential models is the risk-based approach adopted by the Province of Ontario, formally known as the Community Safety and Well-Being Planning Framework (CSWPF). Utilizing this holistic framework narrows the focus on developing a data-driven plan based on two streams of issues: risk levels and vulnerable populations. The following community safety plan development process integrates concepts and outcomes from the Framework.

Process

Upon Council endorsement of the project, representatives from participating organizations will be engaged to create a mutual understanding through information sharing. This level of understanding will be achieved through presentations provided by each organization over the course of a series of meetings. Presentations will include the organization's vulnerable groups served, community risks addressed, available data, current strategies, and existing partnerships. The project will be led by a facilitator to be arranged by the City.

The initial step of information sharing will support a gap analysis in identifying areas of focus, overlaps in programming, and a resource-based view of the current environment. Priorities are shaped by the analysis data in combination with the shared risks and vulnerable groups identified earlier in the process. A work plan identifying responsibilities and timelines for achieving tasks is derived from the priorities and tracked using established performance measures. As the plan is being developed, there may be matters that are raised that need to be implemented with urgency. They will be brought to Council's attention immediately and not await completion of the Plan.

While community input will be provided through stakeholder participation, broader public engagement will occur when the draft plan is brought forward to Council for consideration. Some items may have budget implications for the City, which Council will need to address. With that said, Council will also receive regular updates regarding the development of the Plan throughout the process. Once the plan is complete, it will be important to dedicate a City resource to see that identified action items are completed. This too will have budget implications.

Additional information regarding the process can be found within the graphic in Appendix B-Community Safety Plan Process.

Participants

City staff have a significant role to play throughout the development process; however, the development of a multi-disciplinary plan requires a much greater breadth of knowledge and resources. Therefore, participating organizations will support the broader scope by providing sector and programming-specific insights and data. A list of partnering organizations can be found in Appendix A-Suggested Participants.

Developing the community safety plan will require a facilitator. This individual's responsibilities include organizing meetings, compiling data, liaising with Council and the community, and managing communications regarding the plan.

b) Desired Outcome:

That Council provide feedback on the proposed Community Safety Plan process.

c) Strategic Alignment:


Council has identified community safety and, more specifically, the development of a holistic and multi-disciplinary community safety plan as a key priority for the City. Furthermore, collaborating with partners and stakeholders across the community supports the City's efforts in strengthening relationships.

CONCLUSION:

Community safety is a high priority for Council. Endorsing the proposed development process for a multi-disciplinary community safety plan is the first step in delivering on Council's priority.



Prepared by: **Daniel Olivieri**
Corporate Support Coordinator



Approved by **Laura Benson, CPA, CMA**
Director of Corporate Administration



Concurrence: **Paul Gill, BBA, CPA, CGA**
Chief Administrative Officer

Appendix A- Suggested Participants

Suggested Participants
Bylaws Department
BC Housing
Canadian Pacific Rail Police
City of Maple Ridge
Community Representation
Downtown Maple Ridge Business Improvement Assoc.
Fire Department
Fraser Health
Maple Ridge Pitt Meadows Community Services
Ministry of Children and Family Services
Ministry of Health
Ministry of Municipal Affairs and Housing
Ministry of Public Safety and Solicitor General
Outreach Representation
RCMP
Ridge Meadows Chamber of Commerce
Ridge Meadows Seniors Society
School District 42
Senior's Network
Smart Centres
Transport Canada / Government of Canada
Warrington PCI Management
Westridge Security
Youth Planning Table

Appendix B- Community Safety Plan Process

